

Buckinghamshire Council Comments on Beaconsfield Neighbourhood Plan reg16 Submission Consultation

Comment from team	Policy/Para	Page	Comment
Archaeology	General	-	Some mention of the archaeology within the plan area would have been welcomed. The Plan area contains scheduled monuments and quite extensive planning notification areas.
Minerals and Waste	General	-	No comments. I cannot see any specific provision made about minerals and waste matters (excluded development per Section 38B of the Compulsory Purchase Order 2004)
Environmental Protection	General	-	With reference to Air Quality the Strategic Environmental Protection team only have the capacity to fully consider policies that have specific reference to Local Air Quality Management. However, the team welcome any policies that comply with the basic conditions and promote the following: <ul style="list-style-type: none"> • Uptake of Sustainable and Active Travel. • Reduction in congestion
Landscape & Urban Design	throughout	-	Throughout the neighbourhood plan and Design Code documents, the language used lacks clarity and specificity. Examples of this include: NP - 'Outside of the three centres, proposals should sustain and enhance the residential character of the suburban areas of the town through sensitively designed infill and plot redevelopment.' DC - 'Narrow gaps between buildings must be avoided. Buildings should either be detached, semi-detached or properly attached' or CD - 'Corner buildings should have active frontages on all street facing facades.' or DC - 'Local traditional roof detailing elements should be considered' Words such as 'should' represent a suggestion which often fails to deliver the prescribed benefit, while the word 'must' ensure the recommendation is delivered. The word 'narrow' is relative and open to interpretation, therefore again unlikely to deliver the anticipated outcome.

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			<p>Words such as 'consider' enable applicants to 'consider then discard' benefits sought through the NP and Design code.</p> <p>We recommend the NP authors review the document and strengthen the language to increase likelihood the benefits will be secured.</p>
Planning Policy	Para 1.3	6	<p>due to slippage in the start date for the Buckinghamshire Local Plan the end date is now likely to be 2042. The paragraph needs some re-wording to improve clarity the current development plan includes the Adopted Core Strategy and the adopted Local Plan which will both be replaced by the Buckinghamshire Local Plan once it is adopted. However, the legacy district policy documents will not work alongside the Buckinghamshire Local Plan as the current text implies.</p>
Planning Policy	Plan A	6	<p>there is a slight glitch in the boundary at Hogback Wood where the Green Belt and AONB designation crosses the parish boundary line.</p> <p>To the east of Beaconsfield, the southern edge of the AONB boundary follows Long Bottom Lane which curls upwards from the bottom of Seer Green towards the junction opposite Ledborough lane. In other words, the AONB boundary is not a straight line across the map as shown in plan A.</p>
Development Management (DM)	3.2	11	NPPF date incorrect
Ecology	3.2	11	<p>This may need to be revised: '3.2 The most recent version of the National Planning Policy Framework (NPPF) was published in July 2021' as the most recent version is in September 2023.</p> <p>And 'Protecting and enhancing biodiversity (§179)' is now 'Conserving and enhancing the natural environment (§174)'.</p>
Planning Policy	3.6	11	<p>it's unclear why this paragraph is inserted in a colour box – coloured boxes in a plan usually signify some significance – could be an objective, vision or commonly a policy. This</p>

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			paragraph doesn't appear to be significant as such the coloured box presentation could be confusing or misleading. It's suggested that the odd paragraphs of which 3.6 is one are not treated differently to the remainder of the text and so are not put into a shaded box.
Trees	3.6	11	Add L10 as most of Beaconsfield is subject to TPO status.
Ecology	3.6	11	Typo: 'Burnham Beeches SAC Strategic Access Management and Monitoring Strategy Supplementary Planning <u>Document</u> '
Planning policy	3.9	13	see comment for paragraph 3.6
Planning policy	3.11	13	this references the withdrawn Chiltern and South Bucks Local Plan it was withdrawn as correctly stated. A withdrawn Local Plan has no planning status. What the withdrawn plan was proposing is also irrelevant and has no bearing on the neighbourhood plan. its suggested paragraph 3.11 is deleted.
Planning policy	Paragraph 4.1	14	see comment for paragraph 3.6.
Planning policy	Vision and 5.1	15	<p>the vision is something you would expect to appear in a shaded box as its presented here and unlike the paragraphs including paragraph 3.6.</p> <p>The vision is a bit long – but as it's the Towns own vision have no significant comments to make. The town is in Buckinghamshire so could drop the word 'south' in the 2nd line of the vision. Especially as South Buckinghamshire no longer exists as a district council.</p>
Planning policy	Para 5.2	15	the objectives appear to overlap with each other, several cover public realm or recreation for example. Its noticeable that all but two objectives reference the town. It needs to be clear that the neighbourhood plan covers the whole Town Council area and while there is not much area outside of Beaconsfield town built up area it does exist. Some objectives

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			therefore maybe need to refer to the Town Council area if intended to apply across the Neighbourhood area where others are clearly more focused on the three town centres.
Local Economic Growth	Vision and 5.2	15	It is good to see reference to “ <i>providing opportunities to work</i> ” in the vision and to “ <i>relevant centres for business</i> ” within the objectives but there is limited information on this in the rest of the document.
DM	Beacon 1	16	A, First sentence – Inappropriate development not relevant to AONB. Except in very special circumstances - Policy needs to allow for VSC to be accordance with NPPF.
Planning Policy	Policy BEACON 1	16	<p>It's not clear how the policy aims to resist Green Belt and AONB development could 'enhance' the special character, heritage and distinctiveness given no development is intended to occur. Perhaps all of these characteristics should be linked to maintain – i.e., 'maintain the special character, heritage, distinctiveness, important rural views...'</p> <p>Government Guidance in the NPPF does allow development in the Green Belt in very special circumstances and the policy should reflect thus otherwise it would be in conflict with that national guidance. The criterion for controlling development in areas of outstanding National Beauty is less restrictive and aimed at preventing major development or development that affects the setting of the AONB as all the AONB in the plan area is Green Belt which has greater protection suggested that the policy concentrates on Green Belt development and very special circumstances.</p> <p>Clause B seems to partially conflict with Clause c. B focuses new development on the whole town area whereas clause c says new development should be focused on the new town.</p> <p>Clause E appears to be an ambition – whilst a valid aim it's not something that a planning decision can be based on and so should not form part of the policy.</p>

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Highways	Policy BEACON1 – <i>A Spatial Plan for the Town (Part E)</i>	16	Terminology used is confusing and/or misleading. In terms of proposed development, it is suggested that the use of ‘traffic management measures’ within Part E is replaced in favour of ‘mitigation measures secured by planning permission’ in consideration that development can on deliver or seek to contribute towards its own or cumulative impact.
Planning Policy	Paragraph 5.3	16	surely this should appear before Policy BEACON 1 as it is describing the policies that follow and their format.
Planning Policy	Paragraph 5.5	16	interesting quote from someone’s planning training memory but not sure it's necessary in the Beaconsfield Neighbourhood Plan.
Ecology	Policy BEACON1 5.7	16 17	It is stated that ‘B. The focus for new development in the Parish of Beaconsfield will be on reusing brownfield land and on realising other suitable development opportunities within the town boundary, as shown on the Policies Map within the blue line labelled BEACON1. Using the principles of ‘brownfield first’ and of ‘gentle densification’ in the town reinforces the objective to protect the Green Belt.’ and ‘5.7 The exploratory work on the plan indicated that there may be brownfield sites that become available for redevelopment later in the plan period, noting that some have been submitted for assessment by Bucks Council in its 2021 ‘call for sites’. Once housing supply objectives are made available, the Brownfield Land Register (May 2022) is to be referred to for fulfilling future growth requirements of the town’. It should be recognised in the Neighbourhood Plan that brownfield sites can support a diverse assemblage of protected and priority species, and some have conservation importance. Land that falls within the brownfield site category may meet the criteria for the Priority Habitat (NERC Act Section 41 Habitat of Principal Importance) type designation ‘Open Mosaic Habitat on Previously Developed Land’. Therefore, future

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			development on brownfield sites should consider the importance they may have in relation to biodiversity.
Local Economic Growth	BEACON2	17	It is increasingly important that town centres offer opportunities to bring people together so proposals to enhance community spaces in the town centre are to be welcomed. Similarly, schemes that will improve the public realm are to be encouraged. Would retention/creation of office space be encouraged? Shared office space, such as that provided at The Workstation in the Old Town is something we'd particularly want to encourage.
Planning Policy	Policy BEACON 2	17	this doesn't read like a policy its more of a statement of ambition – it encourages proposals to maintain the town centre mix of uses. It doesn't state how development proposals that would affect the mix of uses should be considered. It supports co-location of community uses on the Town Hall site. It doesn't define the types of community uses that would be acceptable or again how other development proposals for the site should be considered. Finally, it supports proposals to reduce through traffic and improve the public realm. Through traffic is unlikely to be resolved through a planning application and would need to be a highways solution. As such this shouldn't form part of a policy and perhaps should fall in wider ambitions for the Town Council. Public realm may be improved through a planning application if the application site included adjoining areas of public space, but again most public realm will be highway land or other public land, local landowning estate land which would be the responsibility of the controlling bodies to improve. Again, perhaps the improvements to public realm should appear in a section covering wider ambitions for the future of the town as its not relevant to a planning policy.
Highways	Policy BEACON3 – <i>A Thriving Old Town</i> (Part B)	18	It is advised that the language is softened in reflection that the car park proposed by the policy would be subject to a planning permission, inclusive of a review of the highway impacts or removing parking from the old town and placing it in a different location.

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Planning Policy	Policy BEACON3	18	<p>clause B – again this is an ambition for the town to reduce through traffic. It can't be implemented through a planning policy and as such should not form part of the policy text.</p> <p>It's not clear how the existing free public car parking spaces will be re-located. Who controls access to the current parking areas. Who is going to pay for the replacement car parking provision. A car park will need continuing operating costs, business rates, maintenance, possibly insurance etc who will cover the ongoing costs. The proposed parking area is some distance from the centre. While this may work for long term parking should the users be persuaded to park there its unlikely to work for passing trade, people just wanting to pop to a local shop for a quick purchase. If people can't park conveniently, they may well choose to shop where they can park close by which might divert trade from the old town. The proposal seems vague and while there is no harm in the policy supporting such a development it appears to be more of a long-term ambition for the town which may be better listed in some form of ambitions/wider town improvements which could be used to allocate any additional community infrastructure funding to in the future outside of the planning policy process. As with parking public realm improvements are most likely not to form part of any planning application and so should not feature in a planning policy but again form part of their future ambitions for the town.</p>
Trees	Beacon 3	18	<p>Car parking proposed at Windsor End</p> <p>As the plan appears to show parking off the highway so depending on ditch, drainage, cycleway/footpath locations as part of parking? Parking would not go all the way down because of trees opposite oak lodge so there would be a natural break. A lot of ecological (hedgerow & flora/habitat- bat/lighting etc) as well as highway drainage considerations which could also have ecological and tree impacts either directly or indirectly. Parking I assume would be herringbone with footpath/cycleway closer to hedgerow which means clearance pruning for landowner/lease holder of rugby grounds. Central highway parking with existing grass verge removed for footpath/cycleway enhancement? Footpath</p>

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			<p>relocated to other side of road for part of the overall scheme (north of oak lodge) and herringbone or/and recessed parking, all design considerations should be considered to help inform final design. All goes down to the level of harm, benefit and justification so a good one for the metric which should be used to help consider design options and yes impact on natural environment (biodiversity because of maintenance pruning of hedgerow) including trees. Also highways would have to consult public Environment Act 2021 (legislation.gov.uk)</p>
Local Economic Growth	BEACON3 a	18	<p><i>“Proposals to change the established town centre use of a ground floor unit facing on to London End to a residential use will not be supported.”</i> Is there a reason why this applies only to London End and not others? Given that London End already has a mixture of ground floor residential and commercial units, might it be worth considering the extent of London End to which this applies? For example, after the White Horse pub, there are a number of residential properties, before a final commercial unit is reached (number 86). The ground floor is currently vacant with planning permission sought for a residential conversion; under this policy, the planning application would be rejected, but might it be better to concentrate town centre uses in the centre, rather than interspersing amongst residential?</p>

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Local Economic Growth Local Economic Growth	BEACON3 b	18	<p>I would agree that parking is a problem in the Old Town so ways to address this are to be encouraged. Similarly, I would agree that relocating parked cars opens up a number of potential opportunities for public realm improvements which would be beneficial. I note the suggestion about using land off Windsor End but I would be interested to understand wider views on this. There is generally a preference amongst those visiting and working in a town for parking provision to be as close as possible to where they are visiting/working. Will people be prepared to walk from Windsor End to the centre and be prepared presumably to pay for parking? Is there a danger of having a negative impact on footfall?</p> <p>Other than a handful of references, not a lot is said about other employment generating uses. The Old Town has a number of offices, whilst the New Town has some offices above retail. Would retention/creation of office space be encouraged? As mentioned earlier, shared office space, such as that provided at The Workstation in the Old Town is something we'd particularly want to encourage.</p>
Planning policy	Paragraph 5.19	19	<p>it's not clear if the Highway authority have agreed to the proposed car parking provision, by implication as the proposed car parking is on Highway land it's this council that would have to pick up the costs listed above in the consideration of the policy. Without some form of parking survey, it's not considered sufficient justification for Green Belt development has been provided.</p>

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DM	5.19	19	<p>Parking - Would this conform with Green Belt policy, parking is a change of use. Engineering operation, would openness be preserved?</p> <p>How to accommodate footpath and parking? tree loss? ecology?</p> <p>Character implications, Heritage?</p> <p>It is not clear where the access road will be for these new parking spaces and if the hedgerow will be retained (as in the coloured inset below the hedgerow is featured). If it is to be removed then that will contradict the Policy BEACON5: Green Infrastructure that states "<i>Elsewhere, all proposals should protect and maintain trees and hedgerows...</i>". A biodiversity net gain assessment will be required for the proposed car park and if trees are to be removed a ground level tree assessment to determine bat roosting suitability will be required.</p>
DM	Beacon 4	19	<p>Holtspur Policy Map – what is this showing. Where is the boundary of Holtspur. Unclear. Two areas identified as ‘Holtspur’.</p>
DM	Beacon 4	19	<p>Point a. Why does this only apply to Holtspur? Worthwhile in other centres?</p>
Planning policy	Paragraph 5.21	20	<p>neither the policy nor this paragraph defines community uses. As such other than the named Holtspur School and the Beacon centre there is a level of interpretation needed to decide which facilities are community facilities to be protected. Other neighbourhood plans have provided lists and or maps of the local community facilities they are seeking to protect, and this removes the need for an applicant or decision maker to decide if a particular facility is protected by the policy.</p> <p>Interestingly as the plan policies are written its only community facilities in Holtspur that are proposed to be protected and not other community facilities across the neighbourhood plan area was this the intention or an omission for the rest of the plan area?</p>
Planning policy	Policy BEACON 5 Clause A		<p>this is more of a description of the Green Infrastructure network and is more akin to justification for the policy than policy text. Suggested the first clause is ended at the word</p>

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			'Map' the rest of the text if required should be added to the written justification that follows the policy.
Planning policy	Policy BEACON 5 Clause D		the phrase 'in close proximity' introduces ambiguity into the policy, what is close will be a matter of interpretation and developer's ad planning officers may come to a different view. Its suggested close proximity is defined in the written justification to avoid future difficulties in enforcing this part of the policy.
Planning policy	Paragraph 5.26		the paragraph doesn't describe the policy clause – it implies that the policy requires all developments to comply with the laws protecting Bats and their roosts which it doesn't – the paragraph would be better if it referred to the act. The paragraph goes on to state that provision of Bat roosts and hedgehog habitats is encouraged but the policy actually requires it. As already mentions in relation to clause D of the policy – 'in close proximity' is not defined and it would be helpful if this paragraph included some explanation of what in close proximity means to aid in the interpretation of the policy.
DM	Beacon 5	20	Potential conflict with parking.
Trees	Policy 5	20	Under C it could refer to FC Woodland creation - Forestry Commission (blog.gov.uk) as part of Forestry Commission Strategy 2023-2028 - GOV.UK (www.gov.uk) .
Trees	5.22	20	Pg. 20. 5.22. could refer to Buckinghamshire GI Strategy (2009) and Delivery Plan (2013) Green infrastructure Buckinghamshire Council
Ecology	BEACON5	20	It is welcomed that green infrastructure and biodiversity net gain are considered. It is stated that 'B. Development proposals that lie within or adjoining the Network are required to have full regard to creating, maintaining, and improving the Network, including delivering a net gain to general biodiversity value using Natural England's biodiversity metric calculation tool, in the design of their layouts, landscaping schemes and public open space and play provisions. <u>Elsewhere, all proposals should protect and</u>

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			<p><u>maintain trees and hedgerows, provide for the planting of new trees, hedgerows, and bulb planting of local provenance where it is compatible with the street scene.'</u></p> <p>Although we overall agree with paragraph B it should be clearer in the Neighbourhood Plan that all development proposals must deliver a measurable net gain in biodiversity in line with the NPPF and Buckinghamshire Council's Biodiversity Net Gain Supplementary Planning Document (BNG SPD) unless they are exempt under the Town and Country Planning Act 1990.</p> <p>It should be noted that the Council has aspiration for a minimum of 10% biodiversity net gain and that 10% net gain will be mandatory for all development proposals from January 2024 and for small sites from April 2024.</p>
Ecology	BEACON5	20	<p>It is stated that 'C. Proposals of a gross site area of more than 2 hectares should wherever possible incorporate woodland planting of local provenance using the <u>Defra Metric 3.0 Guidelines</u> on-site of a species and standard that will effectively store/sequester carbon, as verified by the Woodland Carbon Code, unless it can be demonstrated that the soil or other site feature cannot accommodate this planting. In such circumstances a biodiversity net gain proposal on the site should be incorporated.'</p> <p>The 'Defra Metric 3.0' should be revised to Defra Metric 4.0 or more appropriately to the 'most up to date version or the latest version of the Defra Metric' to be used as there will be future revisions of the Government's metric. Currently the available version is 4.0.</p>
Ecology	BEACON5	20	<p>It is stated 'D. To support the bat and hedgehog numbers in the Parish, all suitable new buildings bordering or within close proximity to open spaces and the green infrastructure network will be required to incorporate integrated bat boxes and hedgehog holes.'</p> <p>We welcome this biodiversity enhancement provision but would recommend that either bat or swift boxes are incorporated in all new buildings throughout the Parish and not only in areas within the proximity to open spaces or the green infrastructure network.</p>

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			<p>Bats such as pipistrelle species that can tolerate more artificial lighting than other bat species can be benefited by installation of bat boxes in other areas where mature gardens exist and are not necessarily next to open space of the selected network.</p> <p>Hedgehog holes should be also incorporated in all boundary fences regardless the proximity to open space as hedgehogs require connectivity between gardens.</p> <p>Additional biodiversity enhancements can be stated following consideration of existing protected and priority species records within the Parish. The Buckinghamshire and Milton Keynes Environmental Records Centre (BMERC) can be consulted for records of protected, priority and notable species records.</p>
DM	Beacon 6	21	<p>Could strengthen to make clearer how applications would be assessed.</p> <p>Add? Proposals for development in a Local Green Space will be managed in accordance with Green Belt policies.</p>
Planning policy	Policy BEACON 6	21	<p>This policy designates local green spaces, these are shown on the policies map, but this is of such a scale it is difficult to identify the precise boundaries of the local green spaces. Whilst it is acknowledged the areas are well known to locals' decision makers and applicants may be less clear on the precise boundaries particularly where a development proposal comes close to a boundary of a local green space. Neighbourhood plan examiners examining other neighbourhood plans have proposed modifications to the plan to include large scale plans of designated areas. It is suggested that either in an appendix or following the policy a large-scale plan of each site is included with its description.</p>
Ecology	5.24	21	<p>We welcome the statements of 'Felling of healthy trees should therefore be resisted. Any loss of trees should be replaced with new appropriate tree species' and 'delivering a net gain to general biodiversity value using Natural England's biodiversity metric calculation</p>

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			<p>tool is vital for the continuous improvement of the network with a focus on planting and maintaining local native species of trees and hedgerows. Planting orchards and woodlands of native trees should be encouraged where it is compatible with the landscape and soil. Planting of street trees, wildflowers, and bulbs of local provenance are actively encouraged where it would add a net biodiversity gain and is compatible with the street scene.'</p>
Ecology	5.26	21	<p>We welcome the statement 'Fourthly, the policy requires that all building and development proposals must strictly adhere to the law protecting bats and their roosts including the loss and fragmentation of their habitats, diminished food supply, destruction of roosts and disease as set out in the Wildlife and Conservation Act (1981) (as amended), and the Conservation of Habitats and Species Regulations (2017) (as amended). The construction of bat houses and provision of hedgehog habitats and holes are key to protect populations, so are encouraged and supported when considering building and development proposals within or close proximity to the green infrastructure network.'</p> <p>Please see comment 5 for additional enhancements that can be targeted in new developments.</p> <p>The policy refers specifically to the loss and fragmentation of bats' habitats and their diminished food supply. Such habitats of substantial invertebrate biomass important to bats should be included in the Green Infrastructure Network.</p>
Trees	Policy 6	21	<p>Is there any more woodlands that should be added to list of local green spaces because of the number of woodlands/AW in Beaconsfield, e.g. Ledborough Wood. Understand why list is short as it is explained in following paragraphs but the document 'GI and local green space study' describes the importance of other woodlands and it is a key objective of the neighbourhood plan (pg.15).</p>

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Trees	5.24	21	last sentence add 'civic space' as part of street scene.
Climate	Policy BEACON7	22	<p>The Climate Response Team strongly recommends that the wording for Point A is revised so that reference to “zero carbon ready by design” is replaced with “net zero compliant”. Whilst reference to principles such as layout, building orientation etc. is welcomed, this point should be expanded further to also include additional passive house principles such as shutters and roof overhang (solar shading) and natural/ mechanical ventilation. The policy should also require developers to consider the placement of windows to minimise heat loss and maximise solar gain.</p> <p>We also recommend further defining the meaning of “Net Zero Compliant”, ideally by reference to the relevant Part L (2021) Regulations and considering, for example, a requirement that all new build housing be fitted with a low carbon heating source such as a heat pump, unless the applicant can demonstrate that is not feasible.</p>
Climate	Policy BEACON7	22	<p>With regards to Point B of the policy, by beginning with “wherever feasible...” emphasis is placed on the wrong part of the policy requirement. The policy should require developers to ensure all buildings are certified to a Passivhaus or equivalent standard unless exceptional circumstances prevent this.</p> <p>Suggested revised wording for Point B is as follows:</p> <p><i>“All buildings should be certified to a Passivhaus or equivalent standard with a space heating demand of less than 15KWh/m2/year, unless robust evidence can be provided that demonstrates that this is not feasible. Where schemes that maximise their potential to meet this standard by proposing the use of building forms or plot size, plot coverage and layout that are different to those of the Beaconsfield Design Code, this will be</i></p>

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			<i>supported, provided it can be demonstrated that the scheme will not have a significant harmful effect on the character of the local area."</i>
Climate	Policy BEACON7	22	Point C – The policy wording should be updated so that “to ensure the buildings will perform as predicted” is replaced with “to ensure the buildings will perform as detailed within the approved Energy Statement”.
Climate	Policy BEACON7	22 - 23	Suggested amendments to the wording of Point E of the Policy are shown below in red: <i>“An Energy Statement will be required for proposals for residential developments (except householder applications) and all non-residential development. The statement will include, but is not limited to, 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.”</i>
Climate	Policy BEACON7	22	Under the 2021 Part L Building Regulations, all new homes must produce 31% less carbon emissions compared to the 2013 regulations. However, it is anticipated that the Future Homes Standards that is due to come into effect in 2025 will require new homes to achieve a 75-80% reduction in carbon emissions when compared to the 2013 Part L standards. For non-domestic buildings such as offices and shops, the Future Homes Standard will require a 27% reduction in carbon emissions. The Climate Response Team strongly recommends that Beaconsfield’s Neighbourhood Plan is ambitious and set outs a leading approach. One way to achieve this would be for the Neighbourhood Plan to require new housing to achieve an 85% reduction in carbon emissions when compared to 2013 Part L standards and for non-domestic development, 30%. Carbon emission reductions can be achieved through the installation of low-carbon

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			<p>heating systems such as air or ground source heat pumps, the integration of renewable technologies, installing triple glazing, higher levels of insulation etc.</p> <p>Suggested wording is as follows:</p> <p><i>“All new homes must achieve at least 85% carbon savings when compared to 2013 Part L standards and non-domestic development must achieve 30% carbon emission reductions, unless robust evidence can be provided that demonstrates that this is not feasible.”</i></p>
Climate	Policy BEACON7	22	<p>The Climate Response Team recommends that Policy BEACON7 is updated to secure the integration of renewable energy technologies e.g. solar PV, solar thermal, biomass, wind turbines or other low carbon energy sources into developments within Beaconsfield’s settlement boundary.</p> <p>Core Policy 12 of South Bucks Core Strategy requires all developments of ten dwellings or more and 1,000sqm or more non-residential floor space to have at least 10% of the energy requirements from decentralised and renewable or low-carbon sources, unless it can be demonstrated that this is not feasible. The Climate Response Team however recommends that the Beaconsfield Neighbourhood Plan is ambitious in its targets and seeks to achieve at least 15% from renewable energy e.g. solar PV, solar thermal, wind turbines or other low carbon energy sources within the settlement boundary.</p> <p>It is acknowledged that consideration would need to be given to the local heritage assets e.g. Beaconsfield Conservation Area and Listed Buildings when integrating renewable energy technologies into new development. It is therefore recommended that Beaconsfield’s Neighbourhood Plan requires all development proposals to consider any</p>

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			<p>potential impact on heritage assets when installing renewable technology. For example, North Marston's Neighbourhood Plan states that:</p> <p><i>"Proposals for the retrofit of existing buildings, including heritage assets, to reduce energy demand and to generate renewable energy will be supported where such works retain the character and integrity of the building concerned."</i></p>
Planning policy	Policy BEACON 7	22	Clause A refers to all development which would include householder extensions, is this intended? Additionally, as the policy requires developments to be zero carbon ready assume it means at the point of application, they don't have to be Zero carbon?
Planning policy	Policy BEACON 7	22	Clause B states that where feasible development should be built to passivehaus standards. Who determines what is feasible? Additionally, the policy implies that if the proposed development is carbon neutral or to Passivehaus standards whatever it looks like externally it would be acceptable in development terms. Again, is this really what the plan intends?
Planning policy	Policy BEACON 7	22	Clause C this imposes a planning condition requiring an energy assessment to be made after the house is occupied. It's unclear who would monitor this requirement and how it could be enforced if the developer of the house (not the current occupiers) doesn't comply the condition may remain unresolved but that wouldn't prevent the occupiers from continuing to live at the property without compliance with the requirement. Additional issues are raised if the assessment shows additional work is required to bring the house up to energy standard if the developer is no longer involved in the site who would ensure they would pay for the necessary work?
Planning policy	Policy BEACON 7	22	Clause E needs some editing to make sense of the initial sentence. Also as worded its not clear what would happen if the submitted statement doesn't show compliance with the policy or doesn't maximise reduction in energy use or how this would be assessed by the decision maker.

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Planning policy	Paragraph 5.36	22	mentions two Passive Haus certificates being required one prior to commencement and one post completion both to be required by condition. However, the policy makes no mention of the requirement for conditions.
DM	5.29	22	Line three – after proposals add - which would constitute inappropriate development?
DM	Beacon 7	22	C, A planning condition will be attached
DM	Beacon 7	22	c. Expertise and capacity issues within the Council to assess these statements. Planning officers do not have the expertise to assess the statements.
Heritage	BEACON9	27	5.45 - Refers to 'Historic England's 2019 guidance note'. I would suggest putting the full title of this document in as HE has several. Also, if they mean the 'Local Heritage Listed: Identifying and Conserving Local Heritage Advice Note 7' a second edition was published 27th Jan 2021
DM	Beacon 9	27	Last sentence – what is meant by 'special regard'
DM	Beacon 9	27	Last sentence - 'essential characteristics' these don't seem to have been identified for each area. Or are officers to pick these characteristics out? Would be useful if it could be set out what the essential characteristics are. If officers are to have regard to them, would be useful to know what they are. Are the essential Characteristics set out from page 21 of the Design Code?

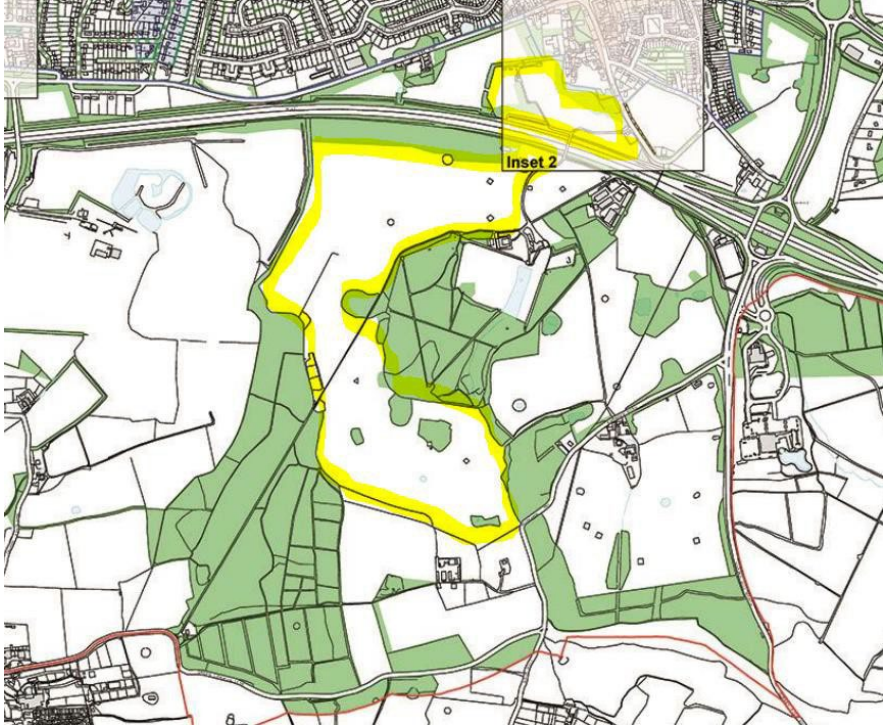
Comment from team	Policy/Para	Page	Comment
Local Economic	BEACON10	28	<p>Improvements to walking and cycling in the town centre are welcomed. There is need to improve some of the walking and cycling routes in the New Town centre and to improve connections between different modes of public transport. The walk way from the station to Maxwell Road for example, is not particularly pleasant. Getting from one side of the railway bridge to the other can be a challenge. Ways to enhance the area immediately around the railway station should be considered as the welcome/first impression for those arriving by train could be improved.</p> <p>No reference to parking in the new town – does this mean there is no need for any change?</p> <p>It is worth noting that Beaconsfield is one of the ten towns identified in the Council's recently approved Regeneration Framework. Whilst the initial focus is on Aylesbury, Chesham and High Wycombe, the Regeneration Framework sets out a number of guiding principles for regeneration. Positively, a number of these are alluded to within the Neighbourhood Plan (including public realm, accessibility and multi-purpose hubs of activity).</p>
Planning policy	Policy BEACON 10	28	<p>Clause A and B appear to be policy text. However, clauses C and D don't appear to relate to planning applications and appear to be more of an ambition for the town. Improvements to public realm and or provision of off-site footpath or footway improvements are unlikely to relate to the planning process and are likely to be funded by other programmes or contributions from the Town Council element of the Community Infrastructure levy. While clause b's intentions are appreciated its not clear how developers can be seen to encourage non car use and how any attempt by a developer to encourage non car use would be assessed so a decision maker can say if the developer has met the requirement. You would expect a modern development to provide electric car charging points for all residents but there is no way to ensure a new occupant has an</p>


Comment from team	Policy/Para	Page	Comment
			electric car. Or if an occupant has access to a car of any form of propulsion that they would choose to leave it at home and use public transport for longer trips or to visit the local shops.
Transport	Beacon10	28	Walking & Cycling in the Town: We approve the provision that developments should prioritise minimising the need to travel, enable active, public and shared forms of transport and enable use of zero emission vehicles for car journeys.
Transport	Chapter 5.47	28	<p>Buckinghamshire Council and Sustrans worked with the Beaconsfield Cycle Paths Action Group (BCP) to develop their aspirational network further, including developing some high level designs. This work pre-dated more recent LTN 1-20 national design standards, therefore these designs would need to be updated in order to meet current cycle design standards, however the Council is in support of the general locally led network proposal. It's great to see such local commitment to cycling and walking improvements, particularly in terms of aiming to facilitate and encourage safer cycling and walking to all of the schools in the area. The BCP continues to regularly engage with the Council to keep us up to date and help ensure that the local aspirations continue to be considered within any future funding opportunities.</p> <p>The emerging Buckinghamshire Local Cycling & Walking Infrastructure Plan (LCWIP), currently in development, envisages the development of a countywide network for Buckinghamshire, focussing on links through and between villages and towns. Local Members and Community Boards have already been consulted as part of the development process, with public consultation due to take place next year. The local aspirations of the BCP have been considered within the development of this LCWIP.</p>
Highways	Policy BEACON10 – <i>Walking and Cycling in the Town</i>	28	It's unlikely that individual developments will deliver the aspirations for the town's walking and cycling network... Ergo the Highway Authority recommends that the proposed policy is amended to reflect that these routes will be funded by mechanisms such as CIL and/or LAF bids.


Comment from team	Policy/Para	Page	Comment
Strategic Access	Beacon10	28	<p><u>Policy Title</u> – “<i>In the town</i>” this seems to restrict improvements to the built town only, but if connections by walking and cycling are to be made to surrounding villages [Penn and Seer Green] they will be through the countryside. Perhaps this should be Walking and Cycling within Beaconsfield Parish or Beaconsfield Town and Countryside.</p> <p>A – supported with no suggestions.</p> <p>B – I feel that the word ‘major’ will likely exclude many other developments for which this policy should apply, for example, a development of 5 or more houses needs to be encompassed within this policy but an applicant could argue ‘we don’t have to comply’ as we’re not ‘major’. I can only see the likelihood of one major development [land east of Beaconsfield within the bypass] coming forward in light of greenbelt and AONB restrictions, so the policy would only be applicable to a very limited number of developments.</p> <p>Bullet point 1 should say...<i>sought to minimise use of the car within the town and surrounding rural roads, by provision for or funding towards walking and cycling routes that meet the plan aims to encourage active travel.</i></p> <p>C – I think should say: ‘<u>Developments should seek to provide or contribute to fund</u> public realm improvements that provide...etc. as there won’t be many applications that simply apply for planning permission for cycle racks. Otherwise the policy is wasted. There will be many small developments in Beaconsfield, say 2-5 houses, that will pay nothing towards walking and cycling unless they are brought into policy requirements to pay a <i>contribution to</i> walking and cycling improvements - see below - or public realm improvements.</p> <p>D - I think should say: ‘<u>Developments should seek to provide or contribute to fund...</u></p>


Comment from team	Policy/Para	Page	Comment
			I've always thought that any development east of the town should seek walking and cycling connections to Seer Green Station. Does the town not wish to see a station to station route?
DM	Beacon 11	30	This policy would support the provision of flats. Within the vision you mention small homes with front doors but this aspiration doesn't seem to have been carried through.
Planning policy	Policy BEACON 11	30	Is there some wording missing from the 2 nd line of the policy '...provision should be made for approximately half as small homes...' assuming an odd number of dwellings is proposed who decides if the approximately half should over or under provide on small dwellings?
Planning policy	Paragraph 5.50	30	while supporting the intention that a supply of smaller dwellings will be lower cost there is no guarantee that small dwellings will in fact be lower cost. Supply/demand/location/access to off street parking will all influence costs. On council tax bands these are mostly based on historical house value at the time council tax was originally set up. While larger houses would tend to be in higher council tax bands this is not necessarily the case. It's the high value of properties in Beaconsfield generally that's the issue and not the applicable council, tax band.
Planning policy	Paragraph 6.1	31	While this statement is true as outlined above there are sections of some of the policies currently that couldn't be implemented by determination of planning applications
Transport	Chapter 6.3	31	We agree that opportunities to secure financial contributions to invest in improving local infrastructure through Section 106 agreements (or through the Community Infrastructure Levy) should go towards improvements of the public realm and community infrastructure.
Planning policy	Paragraph 6.4	31	acknowledges that there are a number of non-planning matters that will be considered in partnership with other organisations outside the planning process and it list a number of examples. It's therefore unclear why some of the examples or similarly worded ideas have appeared in some of the proposed neighbourhood plan planning policies.

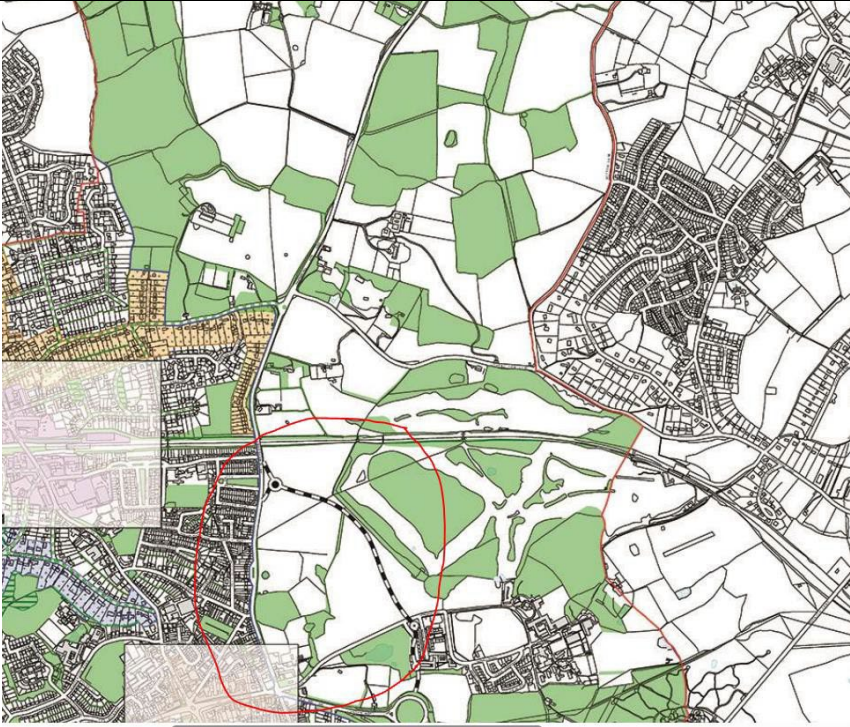
Comment from team	Policy/Para	Page	Comment
Transport	Chapter 6.4	31	We understand the challenges in relation to traffic management, through traffic and on-street parking and we will work with the parish to investigate and develop solutions appropriate to the scale of the challenge faced.
Ecology	Policies Map & Insets Beacon5	32	<p>It is unknown if the following sources were used to select the areas included in the Green Infrastructure Network:</p> <p>Natural England's Green Infrastructure Map: https://designatedsites.naturalengland.org.uk/GreenInfrastructure/Map.aspx</p> <p>Magic Maps (for designated NERC Act Section 41 Habitats of Principal Importance-Priority Habitats): https://magic.defra.gov.uk/MagicMap.aspx</p> <p>Habitat data (priority habitats, Local Wildlife Sites, Biological Notification Sites, Biodiversity Opportunity Areas) held by the Buckinghamshire & Milton Keynes Environmental Records Centre (BMERC): https://www.bucksmkerc.org.uk/</p> <p>Examples of areas that were missed in the selected Green Infrastructure Network include:</p> <ul style="list-style-type: none"> - A large area that is mapped on Magic Maps as priority habitat 'Wood Pasture and Parkland' and not featured in the Green Infrastructure Network:


Comment from team	Policy/Para	Page	Comment
			 <p data-bbox="795 1023 1921 1094">A Local Wildlife Site (Chalk Grassland next to Beaconsfield Embankment, Holtspur) and not featured in the Green Infrastructure Network:</p>

Comment from team	Policy/Para	Page	Comment
			 <p data-bbox="795 1118 1951 1270">There may be additional sites where important green infrastructure was missed and only by detailed review of aerial photography, Magic Maps, BMERC maps and site visits a complete Green Infrastructure Network can be drawn. This detailed review should be undertaken prior to the final version of the Green Infrastructure Network.</p>

Comment from team	Policy/Para	Page	Comment
Ecology	Policies Map & Insets Beacon5	32	<p>It would be beneficial to target green infrastructure in areas where habitat connectivity is needed the most for protected and priority species to continue to survive. An example is in Inset 3 where biodiverse areas exist between the built area of Holtspur and the M40.</p> <p>It should be noted that there is an error between the Policies Map and Inset 3. In the Policies map there is a larger area mapped as Green Infrastructure and in the Inset 3 a smaller area. For clarity screenshots are included below:</p> 

Comment from team	Policy/Para	Page	Comment
			 <p data-bbox="795 893 1915 1013">In addition, there are biodiverse areas that support protected and priority species that have not been included in the Green Infrastructure mapping. An example is the land indicated below:</p>

Comment from team	Policy/Para	Page	Comment
			 A detailed planning map showing residential areas, green spaces, and infrastructure. A red line highlights a specific path or boundary across the map. The map includes various colored zones: green for parks or green spaces, brown for residential areas, and grey for roads and infrastructure. A red line traces a path through the map, possibly indicating a proposed route or boundary.

Comment from team	Policy/Para	Page	Comment
			 <p data-bbox="797 1102 1951 1294">Relating to comment 7 and 8, and by considering some of the areas that we noted, that were missed, we are of the opinion that a detailed review is needed to finalise the Green Infrastructure Network. Ideally this should be carried out by specialist consultants. If this work were to be undertaken by council officers this work will take several hours of staff time and should be appropriately sourced.</p>

Comment from team	Policy/Para	Page	Comment
Ecology	Policies Map & Insets Beacon5	32	<p>As BMERC has not been consulted in designating a Green Infrastructure Network the Neighbourhood Plan does not recognise that there are areas within the boundary that lie within Biodiversity Opportunity Areas (BOAs).</p> <p>An area to the west falls within the Gomm Valley Biodiversity Opportunity Area and an area to the south lies within the South Bucks Heaths and Parklands Biodiversity Opportunity Area.</p> <p>Target habitats for creation and restoration within the Gomm Valley BOA include lowland calcareous grassland, lowland meadow, woodland, pasture and parkland, lowland heathland and hedgerows.</p> <p>Target habitats for creation and restoration within the South Bucks Heaths and Parklands BOA include lowland heathland, lowland dry acid grassland, lowland calcareous grassland, lowland fen, lowland meadows, hedgerows, ponds, traditional orchards, woodland, wood pasture and parkland.</p> <p>The design and layout of proposed developments should help to achieve the aims of the BOAs and the BOAs should be taken into account in the Green Infrastructure Network.</p> <p>Further information can be found at: https://bucksmknep.co.uk/boa/gomm-valley/ and https://bucksmknep.co.uk/boa/south-bucks-heaths-and-parklands/</p>

Comment from team	Policy/Para	Page	Comment
Ecology	APPENDIX A: GREEN INFRASTRUCTURE (POLICY BEACON5) & LOCAL GREEN SPACES (POLICY BEACON6	36	<p>It is not clear if the Green Infrastructure Framework -Principles and Standards for England were used to draw the Green Infrastructure Network. See: https://designatedsites.naturalengland.org.uk/GreenInfrastructure/Home.aspx</p> <p>The Green Infrastructure Vision and Principles document which was created by the Natural Environment Partnership should be referenced and used to inform the policy: <u>Vision and Principles for the Improvement of Green Infrastructure – Buckinghamshire & Milton Keynes Natural Environment Partnership (bucksmknep.co.uk)</u></p>
Landscape & Urban Design	LB11	47	<p>Figure 50 illustrates failure to deliver a consistent setback, because the proposed development in red wireframe would not reflect the predominant building setback as established by existing buildings – one would not consider the modest two-storey projection as the baseline setback. this illustration would undermine the aims set out elsewhere in the document.</p> <p>Figure 51 illustrates a form of development which would not be considered acceptable when assessed against the NPPF, the National Design Guide, and the National Model Design Code because it would result in an illegible layout whereby the boundaries between public and private would be blurred, it would increase likelihood of anti social behaviour and fear of crime, and appears likely to fail to deliver adequate amenity space to future residents.</p> <p>I note the illustration at F.61 illustrates a relationship between the cyclist and the adjacent car which is illegal in terms of the recently updated Highway Code – see rule 163. If cyclists are to share road space with vehicles, vehicle speeds must be <20mph, or provided with physically segregated space for cycling if speeds are higher. There are nuances, as illustrated in figure 4.1 of LTN 1/20.</p> <p>Figure 70 rear street parking illustrates a form of development which would not be considered acceptable when assessed against the NPPF, the National Design Guide, and</p>

Comment from team	Policy/Para	Page	Comment
			<p>the National Model Design Code because it would expose rear garden boundaries to inappropriate access, increasing likelihood of anti social behaviour and fear of crime</p> <p>I would not argue that the proposed NP and DC fails to meet the basic conditions as result of these points, but I would encourage the NP authors to reconsider these points, and test the policies and guidance against recent applications and approvals to understand if they will deliver the intended outcomes.</p>
DM	Appendix B	47	Should reference Beacon9 not Beacon8
DM	Appendix C		Concerned council does not have the necessary expertise and sufficient resource to appraise submitted energy statements and additional discharge of condition. Would you be willing to offer some training for officers on this?
Heritage	Design Code 3.2	17	In the text states no Grade I Listed Buildings, then only refers to GII – as per figure 8 – there are some GII* in the area
Trees	Design guidance codes	28	Gregories Road and Burkes Road. (Observation), Agree that new developments extension to boundaries provide little room for any significant planting or allowing new or existing trees to reach a mature size and contribute to the woodland character of the estate as current developments make it very difficult if all hardstanding. This is also same on a lot of roads on this estate like Stratton road, which is specifically mentioned in LB2 pg 83.
Heritage	Design Code LB.02	34	Again, only refers to Grade II
DM	Design Code	41	Also retain chimneys where possible.
DM	Design Code	61 SU.01	Should this reference the policy? Figure 83. Is this intended to complement the policy – want to make sure consistent
DM	Design Code	45	Typo F.46 - Of not on
Trees	Design guidance code NA.03	59	Could add these to add these as a footnote Street trees - Forest Research , The England Trees Action Plan (publishing.service.gov.uk) , Trees for Cities Trees for Cities as part of 'Building Better, Building Beautiful Commission'.

Comment from team	Policy/Para	Page	Comment
SuDs			SU.04 Water Management within the Beaconsfield Design Guidance and Codes is welcomed as it provides a good summary of the benefits of using sustainable drainage systems and how they can be integrated into design proposals.
SuDs			<p>Please find below some general guidance on information that may be useful to communities preparing neighbourhood plans in relation to flood risk matters.</p> <ul style="list-style-type: none"> • Provide local knowledge about historic local flooding experienced within the neighbourhood plan area. Including the year, location and source of flooding (e.g. river flooding, surface water, groundwater or sewer flooding) • Use of publicly available tools to assess potential development sites in relation to flood risk. This can include the LPA's Strategic Flood Risk Assessments, the Flood map for Planning and the Long term flood risk service. • Ensure that any flood risk policies steer future development to areas of lower flood risk in line with the National Planning Policy Framework. • Ensure that sustainable drainage systems (SuDS) are prioritised to mitigate surface water runoff generated by new development. • Ensure that developers and the community are aware of their riparian responsibilities in relation to any watercourses located within the neighbourhood plan area. Further guidance on riparian responsibilities can be found on Buckinghamshire Council's website.



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01 November 2023

Buckinghamshire – Beaconsfield Neighbourhood Plan submission consultation

Dear Sir/Madam,

Thank you for allowing Thames Water Utilities Ltd (Thames Water) to comment upon the above.

As you will be aware, Thames Water are the statutory water supply and sewerage undertaker for the majority of Buckinghamshire and are hence a “**specific consultation body**” in accordance with the Town & Country Planning (Local Planning) Regulations 2012.

We have the following comments on the consultation in relation to our water supply and sewerage undertakings:

General Sewerage/Wastewater and Water Supply Infrastructure Comments

A key sustainability objective for the preparation of Local Plans and Neighbourhood Plans should be for new development to be co-ordinated with the infrastructure it demands and to take into account the capacity of existing infrastructure. Paragraph 20 of the revised National Planning Policy Framework (NPPF), 2023, states: “*Strategic policies should set out an overall strategy for the pattern, scale and quality of development, and make sufficient provision for... infrastructure for waste management, water supply, wastewater...*”

Paragraph 11 states: “*Plans and decisions should apply a presumption in favour of sustainable development. For plan-making this means that:*

a) all plans should promote a sustainable pattern of development that seeks to: meet the development needs of their area; align growth and infrastructure; improve the environment; mitigate climate change (including by making effective use of land in urban areas) and adapt to its effects”

Paragraph 28 relates to non-strategic policies and states: “*Non-strategic policies should be used by local planning authorities and communities to set out more detailed policies for specific areas, neighbourhoods or types of development. This can include allocating sites, the provision of infrastructure...*”

Paragraph 26 of the revised NPPF goes on to state: “*Effective and on-going joint working between strategic policy-making authorities and relevant bodies is integral to the production*

of a positively prepared and justified strategy. In particular, joint working should help to determine where additional infrastructure is necessary....”

The web based National Planning Practice Guidance (NPPG) includes a section on ‘water supply, wastewater and water quality’ and sets out that Local Plans should be the focus for ensuring that investment plans of water and sewerage/wastewater companies align with development needs. The introduction to this section also sets out that *“Adequate water and wastewater infrastructure is needed to support sustainable development”* (Paragraph: 001, Reference ID: 34-001-20140306).

Thames Water therefore recommends that developers engage with them at the earliest opportunity (in line with paragraph 26 of the revised NPPF) to establish the following:

- The developments demand for Water Supply and Sewage/Wastewater Treatment and network infrastructure both on and off site and can it be met; and
- The surface water drainage requirements and flood risk of the development both on and off site and can it be met.

Thames Water offer a free Pre-Planning service which confirms if capacity exists to serve the development or if upgrades are required for potable water, waste water and surface water requirements. Details on Thames Water’s free pre planning service are available at: <https://www.thameswater.co.uk/developers/larger-scale-developments/planning-your-development/water-and-wastewater-capacity>

In light of the above comments and Government guidance we consider that the Neighbourhood Plan should include a specific reference to the key issue of the provision of wastewater/sewerage and water supply infrastructure to service development proposed in a policy. This is necessary because it will not be possible to identify all of the water/sewerage infrastructure required over the plan period due to the way water companies are regulated and plan in 5 year periods (Asset Management Plans or AMPs). We recommend that the Neighbourhood Plan include the following policy/supporting text:

“Where appropriate, planning permission for developments which result in the need for off-site upgrades, will be subject to conditions to ensure the occupation is aligned with the delivery of necessary infrastructure upgrades.”

“The Local Planning Authority will seek to ensure that there is adequate water and wastewater infrastructure to serve all new developments. Developers are encouraged to contact the water/waste water company as early as possible to discuss their development proposals and intended delivery programme to assist with identifying any potential water and wastewater network reinforcement requirements. Where there is a capacity constraint the Local Planning Authority will, where appropriate, apply phasing conditions to any approval to ensure that any necessary infrastructure upgrades are delivered ahead of the occupation of the relevant phase of development.”

Water Efficiency/Sustainable Design

The Environment Agency has designated the Thames Water region to be “seriously water stressed” which reflects the extent to which available water resources are used. Future pressures on water resources will continue to increase and key factors are population growth and climate change.

Water conservation and climate change is a vitally important issue to the water industry. Not only is it expected to have an impact on the availability of raw water for treatment but also the demand from customers for potable (drinking) water. Therefore, Thames Water support the mains water consumption target of 110 litres per head per day (105 litres per head per day plus an allowance of 5 litres per head per day for gardens) as set out in the NPPG (Paragraph: 014 Reference ID: 56-014-20150327) and support the inclusion of this requirement in the Policy.

Thames Water promote water efficiency and have a number of water efficiency campaigns which aim to encourage their customers to save water at local levels. Further details are available on the our website via the following link:
<https://www.thameswater.co.uk/Be-water-smart>

It is our understanding that the water efficiency standards of 105 litres per person per day is only applied through the building regulations where there is a planning condition requiring this standard (as set out at paragraph 2.8 of Part G2 of the Building Regulations). As the Thames Water area is defined as water stressed it is considered that such a condition should be attached as standard to all planning approvals for new residential development in order to help ensure that the standard is effectively delivered through the building regulations.

Within Part G of Building Regulations, the 110 litres/person/day level can be achieved through either the 'Calculation Method' or the 'Fittings Approach' (Table 2.2). The Fittings Approach provides clear flow-rate and volume performance metrics for each water using device / fitting in new dwellings. Thames Water considers the Fittings Approach, as outlined in Table 2.2 of Part G, increases the confidence that water efficient devices will be installed in the new dwelling. Insight from our smart water metering programme shows that household built to the 110 litres/person/day level using the Calculation Method, did not achieve the intended water performance levels.

Proposed policy text:

“Development must be designed to be water efficient and reduce water consumption. Refurbishments and other non-domestic development will be expected to meet BREEAM water-efficiency credits. Residential development must not exceed a maximum water use of 105 litres per head per day (excluding the allowance of up to 5 litres for external water consumption) using the ‘Fittings Approach’ in Table 2.2 of Part G of Building Regulations. Planning conditions will be applied to new residential development to ensure that the water efficiency standards are met.”

Comments in Relation to Flood Risk and Sustainable Drainage Systems

The National Planning Practice Guidance (NPPG) states that a sequential approach should be used by local planning authorities in areas known to be at risk from forms of flooding other than from river and sea, which includes "Flooding from Sewers".

Flood risk sustainability objectives and policies should also make reference to 'sewer flooding' and an acceptance that flooding can occur away from the flood plain as a result of development where off site sewerage infrastructure and capacity is not in place ahead of development.

With regard to surface water drainage it is the responsibility of the developer to make proper provision for drainage to ground, watercourses or surface water sewer. It is important to reduce the quantity of surface water entering the sewerage system in order to maximise the capacity for foul sewage to reduce the risk of sewer flooding.

Limiting the opportunity for surface water entering the foul and combined sewer networks is of critical importance to Thames Water. Thames Water have advocated an approach to SuDS that limits as far as possible the volume of and rate at which surface water enters the public sewer system. By doing this, SuDS have the potential to play an important role in helping to ensure the sewerage network has the capacity to cater for population growth and the effects of climate change.

SuDS not only help to mitigate flooding, they can also help to: improve water quality; provide opportunities for water efficiency; provide enhanced landscape and visual features; support wildlife; and provide amenity and recreational benefits.

With regard to surface water drainage, Thames Water request that the following paragraph should be included in the Neighbourhood Plan ***“It is the responsibility of a developer to make proper provision for surface water drainage to ground, water courses or surface water sewer. It must not be allowed to drain to the foul sewer, as this is the major contributor to sewer flooding.”***

Site Allocations

There are no new allocations in the draft Neighbourhood Plan and the level of information does not enable Thames Water to make an assessment of the impact the proposed development will have on the waste water/sewerage network infrastructure and sewage treatment works. To enable us to provide more specific comments we require details of the type and scale of development together with the anticipated phasing.

Early engagement between the developers and Thames Water would be beneficial to understand:

- What water supply requirements are required on and off site
- What drainage requirements are required on and off site
- Clarity on what loading/flow from the development is anticipated

We recommend Developers contact Thames Water to discuss their development proposals by using our pre app service via the following link: <https://developers.thameswater.co.uk/Developing-a-large-site/Planning-your-development/Water-and-wastewater-capacity>

It should be noted that in the event of an upgrade to our sewerage network assets being required, up to three years lead in time is usual to enable for the planning and delivery of the upgrade. As a developer has the automatic right to connect to our sewer network under the Water Industry Act we may also request a drainage planning condition if a network upgrade is required to ensure the infrastructure is in place ahead of occupation of the development. This will avoid adverse environmental impacts such as sewer flooding and / or water pollution.

We recommend developers attach the information we provide to their planning applications so that the Council and the wider public are assured wastewater and water supply matters for the development are being addressed.

We trust the above is satisfactory, but please do not hesitate to contact David Wilson on the above number if you have any queries.

Yours faithfully,

David Wilson
Thames Water Property Town Planner



Historic England

By email only to: neighbourhoodplanning@buckinghamshire.gov.uk

Our ref: PL00790142

Your ref Beaconsfield Neighbourhood Plan

Main: 020 7973 3700

e-seast@historicengland.org.uk

louise.dandy@historicengland.org.uk

Date: 09/10/2023

Dear Sir or Madam

Beaconsfield Neighbourhood Plan Regulation 16 Consultation

Thank you for inviting Historic England to comment on the Regulation 16 Submission version of this Neighbourhood Plan.

We do not consider it necessary for Historic England to provide detailed comments at this time. We would refer you to previous comments submitted at Regulation 14 stage, (which we have attached in terms of completeness) and for any further information to our detailed advice on successfully incorporating historic environment considerations into a neighbourhood plan, which can be found here:

<https://historicengland.org.uk/advice/planning/plan-making/improve-your-neighbourhood/>

We would be grateful if you would notify us on eastplanningpolicy@historicengland.org.uk if and when the Neighbourhood Plan is made by the council. To avoid any doubt, this letter does not reflect our obligation to provide further advice on or, potentially, object to specific proposals which may subsequently arise as a result of the proposed plan, where we consider these would have an adverse effect on the historic environment.

Yours sincerely

Louise Dandy
Historic Places Advisor



Historic England, 4th Floor, The Atrium, Cannon Bridge House, 25 Dowgate Hill, London EC4R 2YA

Telephone 020 7973 3700 HistoricEngland.org.uk

Please note that Historic England operates an access to information policy.

Correspondence or information which you send us may therefore become publicly available.



Our Ref: MV/ 15B901605

30 October 2023

Buckinghamshire Council
neighbourhoodplanning@buckinghamshire.gov.uk
via email only

Dear Sir / Madam

**Beaconsfield Neighbourhood Plan - Regulation 16 Consultation
September – November 2023
Representations on behalf of National Grid Electricity Transmission**

National Grid Electricity Transmission has appointed Avison Young to review and respond to local planning authority Development Plan Document consultations on its behalf. We are instructed by our client to submit the following representation with regard to the current consultation on the above document.

About National Grid Electricity Transmission

National Grid Electricity Transmission plc (NGET) owns and maintains the electricity transmission system in England and Wales. The energy is then distributed to the electricity distribution network operators, so it can reach homes and businesses.

National Grid no longer owns or operates the high-pressure gas transmission system across the UK. This is the responsibility of National Gas Transmission, which is a separate entity and must be consulted independently.

National Grid Ventures (NGV) develop, operate and invest in energy projects, technologies, and partnerships to help accelerate the development of a clean energy future for consumers across the UK, Europe and the United States. NGV is separate from National Grid's core regulated businesses. Please also consult with NGV separately from NGET.

Proposed development sites crossed or in close proximity to NGET assets:

An assessment has been carried out with respect to NGET assets which include high voltage electricity assets and other electricity infrastructure.

NGET has identified that no assets are currently affected by proposed allocations within the Neighbourhood Plan area.

NGET provides information in relation to its assets at the website below.

- www2.nationalgrid.com/uk/services/land-and-development/planning-authority/shape-files/

Please also see attached information outlining guidance on development close to NGET infrastructure.

Distribution Networks

Information regarding the electricity distribution network is available at the website below:
www.energynetworks.org.uk

Further Advice

Please remember to consult NGET on any Neighbourhood Plan Documents or site-specific proposals that could affect our assets. We would be grateful if you could add our details shown below to your consultation database, if not already included:

Matt Verlander, Director

nationalgrid.uk@avisonyoung.com

Avison Young
Central Square South
Orchard Street
Newcastle upon Tyne
NE1 3AZ

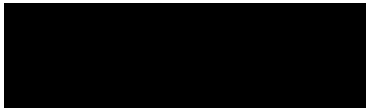
Ellie Laycock, Development Liaison Officer

box.landandacquisitions@nationalgrid.com

National Grid Electricity Transmission
National Grid House
Warwick Technology Park
Gallows Hill
Warwick, CV34 6DA

If you require any further information in respect of this letter, then please contact us.

Yours faithfully,



Matt Verlander MRTPI

Director

0191 269 0094

matt.verlander@avisonyoung.com

For and on behalf of Avison Young

Our Ref: MV/ 15B901605



30 October 2023

Buckinghamshire Council
neighbourhoodplanning@buckinghamshire.gov.uk
via email only

Dear Sir / Madam

**Beaconsfield Neighbourhood Plan - Regulation 16 Consultation
September – November 2023
Representations on behalf of National Gas Transmission**

National Gas Transmission has appointed Avison Young to review and respond to Neighbourhood Plan consultations on its behalf. We are instructed by our client to submit the following representation with regard to the current consultation on the above document.

About National Gas Transmission

National Gas Transmission owns and operates the high-pressure gas transmission system across the UK. In the UK, gas leaves the transmission system and enters the UK's four gas distribution networks where pressure is reduced for public use.

Proposed sites crossed or in close proximity to National Gas Transmission assets:

An assessment has been carried out with respect to National Gas Transmission's assets which include high-pressure gas pipelines and other infrastructure.

National Gas Transmission has identified that no assets are currently affected by proposed allocations within the Neighbourhood Plan area.

National Gas Transmission provides information in relation to its assets at the website below.

- <https://www.nationalgas.com/land-and-assets/network-route-maps>

Please also see attached information outlining guidance on development close to National Gas Transmission infrastructure.

Distribution Networks

Information regarding the gas distribution network is available by contacting:
plantprotection@cadentgas.com

Further Advice

Please remember to consult National Gas Transmission on any Neighbourhood Plan Documents or site-specific proposals that could affect our assets. We would be grateful if you could add our details shown below to your consultation database, if not already included:

Matt Verlander, Director

nationalgas.uk@avisonyoung.com

Avison Young
Central Square South
Orchard Street
Newcastle upon Tyne
NE1 3AZ

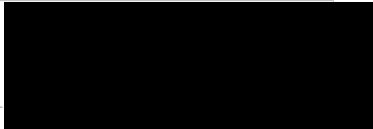
Kam Liddar, Asset Protection Lead

kam.liddar@nationalgas.com

National Gas Transmission
National Grid House
Warwick Technology Park
Gallows Hill
Warwick, CV34 6DA

If you require any further information in respect of this letter, then please contact us.

Yours faithfully,



**Matt Verlander MRTPI
Director**

0191 269 0094

matt.verlander@avisonyoung.com

For and on behalf of Avison Young

Date: 07 November 2023
Our ref: 452624
Your ref: Beaconsfield Neighbourhood Plan



The Planning Policy Team
Buckinghamshire County Council

Hornbeam House
Crewe Business Park
Electra Way
Crewe
Cheshire
CW1 6GJ

T 0300 060 3900

BY EMAIL ONLY

neighbourhoodplanning@buckinghamshire.gov.uk

Dear Sir/Madam

Beaconsfield Neighbourhood Plan - Regulation 16 Consultation

Thank you for your consultation on the above dated 28 September 2023.

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

Natural England is a statutory consultee in neighbourhood planning and must be consulted on draft neighbourhood development plans by the Parish/Town Councils or Neighbourhood Forums where they consider our interests would be affected by the proposals made.

Natural England does not have any specific comments on this draft neighbourhood plan.

Natural England does not hold information on the location of significant populations of protected species, so is unable to advise whether this plan is likely to affect protected species to such an extent as to require a Strategic Environmental Assessment. Further information on protected species and development is included in [Natural England's Standing Advice on protected species](#).

Furthermore, Natural England does not routinely maintain locally specific data on all environmental assets. The plan may have environmental impacts on priority species and/or habitats, local wildlife sites, soils and best and most versatile agricultural land, or on local landscape character that may be sufficient to warrant a Strategic Environmental Assessment. Information on ancient woodland, ancient and veteran trees is set out in Natural England/Forestry Commission [standing advice](#).

We therefore recommend that advice is sought from your ecological, landscape and soils advisers, local record centre, recording society or wildlife body on the local soils, best and most versatile agricultural land, landscape, geodiversity and biodiversity receptors that may be affected by the plan before determining whether a Strategic Environmental Assessment is necessary.

Natural England reserves the right to provide further advice on the environmental assessment of the plan. This includes any third party appeal against any screening decision you may make. If an Strategic Environmental Assessment is required, Natural England must be consulted at the scoping and environmental report stages.

Other advice

Burnham Beeches Special Area of Conservation (SAC)

We recognise that the Neighbourhood plan will not allocate development within the area. However, development coming forward in the future between 500 metres to 5.6km from Burnham Beeches SAC, will require a [Habitats Regulations Assessment](#) to determine Likely Significant Effect.

Mitigation measures will be necessary to rule out adverse effects on integrity. This should be in line with

Chilterns Area of Outstanding Natural Beauty (AONB) proposed extension

The plan area is within a proposed area of search which Natural England is considering as a possible boundary variation to the Chilterns Area of Outstanding Natural Beauty (AONB). Although the assessment process does not confer any additional planning protection, paragraph 174 of the National Planning Policy Framework (NPPF) states that planning policies and decisions should protect and enhance valued landscapes and recognise the intrinsic character and beauty of the countryside. Natural England advises that this area should be considered as a valued landscape with appropriate Local Plan policies to protect and enhance its intrinsic character and natural beauty. Furthermore, Paragraph 176 of the NPPF states that development in the settings of AONBs should be sensitively located and designed to avoid or minimise impacts on the designated areas. Page 2 of 2

An extension to an existing AONB is formally designated once a variation Order, made by Natural England, is confirmed by the Defra Secretary of State. Following the issue of the designation Order by Natural England but prior to confirmation by the Secretary of State, any area that is subject to a variation Order would carry great weight in plan-making and as a material consideration in planning decisions.

For more information about the boundary review process, please read these [Frequently Asked Questions](#).

For any further consultations on your plan, please contact: consultations@naturalengland.org.uk.

Yours sincerely

Sally Wintle
Consultations Team

Beaconsfield Neighbourhood Plan
Planning Policy Team, Buckinghamshire Council
neighbourhoodplanning@buckinghamshire.gov.uk
<By email only>

Reading
3rd Floor, Suite 3
Apex Plaza
3 Forbury Road
Reading RG1 1AX

nexusplanning.co.uk

09 November 2023

Our Ref: 40085

Dear Sir/Madam

**Submission Version Beaconsfield Neighbourhood Plan
Regulation 16 Consultation**

On behalf of our client, Inland Ltd, we provide representations in response to the Submission Version Beaconsfield Neighbourhood Plan Regulation 16 Consultation with specific regard to the potential for impact our client's interests at Wilton Park and Glory Hill Lane.

Approach to the Representations

The seven basic conditions that a Neighbourhood Plan must meet are set out in Paragraph 8(2) of Schedule 4B to the Town and Country Planning Act 1990. The Submission Beaconsfield Neighbourhood Plan has been considered in the light of these conditions, with the following conditions being particularly relevant to our consideration:

- a. having regard to national policies and advice contained in guidance issued by the Secretary of State it is appropriate to make the order (or neighbourhood plan);
- d. the making of the order (or neighbourhood plan) contributes to the achievement of sustainable development; and
- e. the making of the order (or neighbourhood plan) is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area).

The structure of these representations follows the structure of the Submission draft of the Neighbourhood Plan ("NP") with the specific paragraph or policy referenced.

General Commentary

The Council's website shows that some evidence documents have been published alongside the NP for review and comment. However, it is suggested that some important evidence has not been provided to justify the position that has been taken within the NP. Further commentary in this regard is therefore provided alongside specific paragraphs/policies, below.

Section 3

Paragraph 3.11 states, in reference to the withdrawn Chiltern and South Bucks Local plan, that "*its withdrawal means that its evidence and reasoning are not relevant in informing the Neighbourhood Plan.*" However, it is suggested that

London

Birmingham

Bristol

Manchester

Reading

this is incorrect. Appeal decisions, including the Maitland Lodge decision¹ in Basildon District, have confirmed that whilst a withdrawn Local Plan carries no weight, "its evidence base is still a material consideration." (Para. 2)

Evidence base documents prepared in respect of the withdrawn Chiltern and South Bucks Local Plan are therefore of relevance and should be considered as part of the preparation of the NP, particularly when this evidence post-dates information being referenced in the NP- refer to further detail below in response to Policy BEACON11.

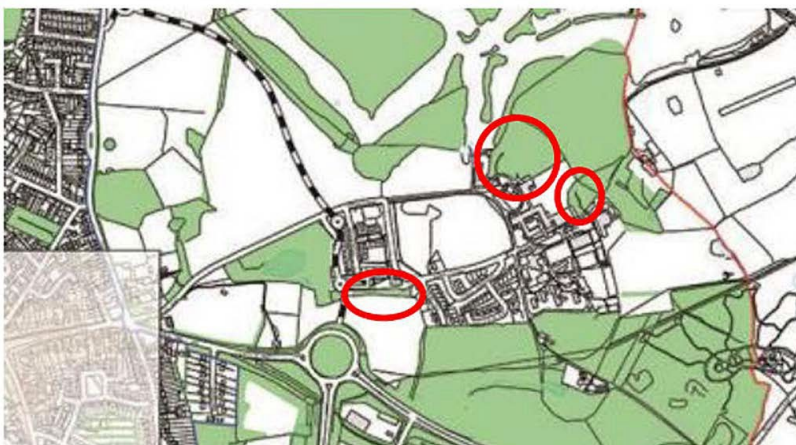
Policy BEACON1

This proposed policy, at **Point D**, states that "proposals at Wilton Park must be compliant with the adopted Wilton Park Supplementary Planning Document, otherwise they will not be supported." (emphasis added) However, the NPPF is clear at Annex 2 that Supplementary Planning Documents are "capable of being a material consideration in planning decisions but are not part of the development plan". Accordingly, it is considered that Point D is unduly elevating the status of the Wilton Park Supplementary Planning Document. As such, Policy BEACON 1 should, instead, refer to compliance with Core Policy 14 of the South Bucks Core Strategy 2011 which provides the strategic framework for development at Wilton Park and forms part of the development plan. If reference is made to the Wilton Park Supplementary Planning Document, it is suggested this should be in the form of 'having regard' to it.

Policy BEACONS

Point A of this policy sets out the purpose for designating a Green Infrastructure Network, and this is supported in principle. However, it is considered that the Policies Map, referenced in Point A, does not accurately take account of the planning status of all the areas it proposes to be defined as Green Infrastructure (GI). For example, an area proposed as GI at the northern extent of the Wilton Park redevelopment area (largest circled area on the extract of the Policies Map, below) is, in accordance with the illustrative masterplan and approved parameter plans for the redevelopment of the site, and indeed the Wilton Park SPD, to provide residential development.

In addition, there are potentially two further areas that would also impact on the ability to deliver the approved development at Wilton Park, albeit it is difficult to accurately tell from the scale of the Policies Map. As such, we request that a detailed overlay of the GI network with the approved plans for Wilton Park are prepared and we would seek to reserve the right to comment further on the implications for our client and the Wilton Park redevelopment once this has been prepared.



Extract of Beaconsfield Neighbourhood Plan Policies Map

¹ APP/VIS0S/W/22/3296116 - land at Maitland Lodge, Southend Road, Billericay

The NPPF, at paragraph 29, is clear that neighbourhood plans should not promote less development than set out in the strategic policies for the area or undermine those strategic policies. By including these areas of Wilton Park as GI, it could act as a restriction on the developable area of Wilton Park, reducing the amount of housing which could be delivered in direct conflict with Core Policy 14 of the South Bucks Core Strategy and the approved outline planning permission for the site (ref: 17/01763/OUT). BEACON5 would therefore directly conflict with basic conditions a. and e.

Supporting text to Policy BEACON 6

Paragraph 5.28 refers to a number of areas within the Green Belt “*which are maintained and improved for community use*” and includes Wilton Park Parkland and Wilton Park Football Pitches. These areas are addressed in the supporting assessment at **Appendix A** to the NP. In specific regard to the two areas at Wilton Park, whilst it is accepted and supported that the Parkland will, in due course, become a valued community asset, it is yet to be completed as approved under the Wilton Park redevelopment planning permission and therefore cannot be the asset at this stage as assessed. Similarly, the current football pitch provision at Wilton Park is only temporary, and the permanent provision approved by the Wilton Park redevelopment planning permission is yet to be provided. Therefore, the assessment of these areas at Appendix A, which provides the justification for the policy position in the NP, cannot be considered as accurate.

Policy BEACON7

The aims of Policy BEACON7 in delivering zero net carbon buildings are not questioned, but it is considered appropriate that what is proposed is consistent with what is now required by Building Regulations.

The supporting text to this policy, specifically at **Paragraph 5.35**, whilst acknowledging that it might not always be feasible to meet Passivhaus standards states that “*in respect of scheme viability, any extra-over cost of building to the ‘zero carbon ready’ Passivhaus standard (now less than 5%) will diminish to zero well within the period of this Plan, as per both the Governments Regulatory Impact Assessments and research by the Passivhaus Trust. The policy will help avoid expensive and unnecessary retrofit costs are not passed down to building occupiers in the future, particularly in an area which has relatively high property values. Scheme viability will not therefore be acceptable as a reason for not using the Standard, unless the applicant can demonstrate the scheme has abnormal costs to accommodate.*”

Whilst viability might not generally be a potential reason for not meeting the standards, it should be understood that this could impact on the house prices of future development. Occupiers may receive longer term energy cost savings of new properties, but the upfront cost to buy the property would need to be met. Simply justifying this stance on the basis of “*relatively high property values*” does not reflect a considered and evidenced approach in this regard, particularly when the issue of affordability of housing is particularly acute in the parish and the wider South Bucks area.

Policy BEACON11

The provision of small housing as part of an appropriate mix of housing is considered an important part of creating balanced and sustainable communities. However, it is suggested that the need for the approach put forward by this policy which seeks that 50% of new housing is provided as 1 and 2 bed dwellings, is unsubstantiated.

The supporting text to this policy refers to documents from 2019 and 2018, both of which are now somewhat dated. The 2019 Housing Needs Assessment from the withdrawn Chiltern and South Bucks Local Plan which is, as far as we are aware, the latest published assessment of housing need covering the Parish, and this suggests that 3 and 4 bed dwellings were the priority for South Bucks. It is accepted that this does not provide a Parish level assessment of need, but no other assessment is provided as an alternative. The Local Insight report for Beaconsfield 2018, which is referenced at Paragraph 5.50, looks at demographics and is not an assessment of need, and is also now some 5 years old.

On this basis, it is considered that there is no robust justification/evidence for this policy position which would significantly deviate away from the assessed need identified for South Bucks from 2019. Policy BEACON11 would therefore fail to meet basic criteria d.

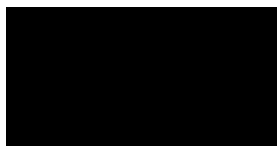
Summary and Conclusion

In order for a Neighbourhood Plan to be put to a referendum, prescribed basic conditions set in the Town and Country Planning Act 1990 are required to be met. It is considered that the Submission Beaconsfield Neighbourhood Plan fails to meet three of these basic conditions, as follows:

- **Condition a.** – the NPPF is clear that a neighbourhood plan should not undermine strategic policies, but by proposing to include areas of Wilton Park as GI which are otherwise approved for residential development, Policy BEACON5 could have this direct result. As such, the NP would not meet this basis requirement.
- **Condition d.** – a fundamental part of achieving sustainable development is demonstrating that sufficient and proportionate evidence has informed the solutions set. Whilst some evidence has been prepared, no evidence has been provided as to the justification and viability of the proposed requirements in Policy BEACON7, and more up to date evidence has been ignored in relation to the restrictions on the mix of housing to be provided set in Policy BEACON11. It is therefore not clear what the basis is for the NP and whether the policies and approach outlined are appropriate or deliverable.
- **Condition e.** – a Neighbourhood Plan has to be in general conformity with the strategic policies contained in the development plan for the area and, with specific regard to the Policy BEACON5, it is considered that the NP is in direct conflict strategic policy, Core Policy 14 of the South Buck Core Strategy.

Please accept this submission as representations duly made to the BNP Regulation 16 consultation. We would be grateful for your acknowledgement of this in due course and to be kept informed of the next stages of the Neighbourhood Plan process. Should you have any queries or require anything further at this stage, please do not hesitate to contact me.

Yours faithfully



Joanne Jones

Associate Director


M +44 (0) 7812 980197

E j.jones@nexusplanning.co.uk

enc.

2. **What is the name of your organisation?** (Go to question 4)

3. **Which organisation do you represent in this consultation?**

I (fle:, ,,,,avrd J Uo^{1/4} ._<>\ASY\ 

Contact details

We need to ask for your name and address because planning law states that we cannot accept anonymous comments.

The information you provide here will only be used for the purpose of this consultation and will be stored securely in line with data protection laws. No personal information will be shared or published.

4. **Full name***

5. **Address***

If you are a resident, this is your home address. If you are an agent or organisation this is your business address.

6. **Would you like to be notified of future progress with the Neighbourhood Plan?**

Please tick (✓) one option

Yes

No

7. What is your email address?

If you provide your email address and have asked to be notified of progress

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= ? : ? = ur = d ? :: = :: ? :: :: .UK

Your views

8. Please indicate whether you support or object to the submitted Neighbourhood Plan:

Please tick (✓) one option

- I support the submitted Plan but do not wish to make any comments or suggest changes **(End of survey)**
- I support the Neighbourhood Plan and would like to provide comments or suggest changes **(Go to question 9)**
- I object to the Neighbourhood Plan and will provide comments and evidence to explain my reasons **(Go to question 9)**

Your comments

Any comments you make in this section will be made available to the public on our website, as required by law. It is very important you don't include any personal details in your comments.

9. Please provide your comments, suggested changes or reasons for objecting:

If you comment on specific sections of the Neighbourhood Plan, please make it clear which sections these are.

If you have evidence to support your comments, please send it to us by email or post.

Gerrards Cross Town Council
Supports the Neighbourhood Plan
and would like to protect the
green belt between Gerrards
Cross and Beaconsfield.

From: [Assistant Clerk](#)
To: [Neighbourhood Planning Mailbox](#)
Subject: [EXTERNAL] Beaconsfield's Neighbourhood Plan:
Date: 01 November 2023 14:42:38
Attachments: [image001.png](#)
[image002.png](#)
[image005.jpg](#)

You don't often get email from assistantclerk@burnhamparish.gov.uk. [Learn why this is important](#)

To whom this may concern,

I am writing this email to rely the comments made by Burnham Parish Council's Planning Committee (see below)

Beaconsfield Neighbourhood Plan

The Planning Committee resolved to formulate a response for Beaconsfield's Neighbourhood Plan:

- The Committee acknowledged The Beaconsfield Neighbourhood Plan policies names.
- **Policy BEACON3:** The Committee ask that clarity is provided to understand how the proposal will reduce M40 north/south bound traffic through the Old Town?
- **Policy BEACON11:** Smaller Housing – The Committee support the small housing scheme of one or two bedroom builds to minimise the detriment to amenity areas.
- The Committee agree that the Old Town should remain as it is and not converted for residential purposes to continue to serve all residents in the town.

Kind regards,

Assistant Clerk

Laiba Malik

-

Burnham Parish Council

Burnham Park, Windsor Lane

Burnham

SL1 7HR

Tel: 01628 661381



www.burnhamparish.gov.uk



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Buckinghamshire Council
Planning Policy Team

By Email Only - neighbourhoodplanning@buckinghamshire.gov.uk

7 November 2023

Dear Sir/Madam,

Written representation in response to Beaconsfield Neighbourhood Plan Submission Consultation

This response to the Beaconsfield Neighbourhood Plan Consultation is submitted on behalf of the landowners of the site comprising land to the east of the A355, Beaconsfield, to which Henry Adams LLP act on their behalf.

In summary, this written response generally supports the spatial development principles set out in the Draft Beaconsfield Neighbourhood Plan (BNP) yet raises an objection in relation to policy BEACON5: Green Infrastructure. There are no comments in relation to the other policies within the BNP.

The Site

Our clients' land is located to the east of the A355 in Beaconsfield as shown on the land registry plan attached with this letter. The site was previously used as allotments; however, this use has now ceased and the land has now reverted back to agricultural land. The site is approximately 2 hectares in size with an access directly from the A355 on the western boundary. A short footpath is located outside the site with an existing crossing island allowing direct pedestrian access to the range of services and facilities within Beaconsfield.

Policy BEACON5 – Green Infrastructure

Policy BEACON5 of the BNP allocates our client's land as part of the Green Infrastructure Network as shown on the main proposals map. This policy has been informed by the Beaconsfield Neighbourhood Plan Green Infrastructure and Local Green Spaces Study 2023 which was undertaken by a group of residents tasked by Beaconsfield Town Council. The Study used qualitative analysis to identify sites for Local Green Space designation and a Green Infrastructure network in Beaconsfield.

The corresponding map in Appendix C of the Green Space Study is missing from the study and has not been made publicly available on the Council's website. We have sought to contact the Council to request this plan but a response has not been received. It is therefore unclear which of the sites tabled in Appendix C of the study corresponds to our clients' site. This plan has also not been included in Appendix A of the BNP which supports policy BEACON5. However, from our review of the Green Infrastructure and Local Green Space sites listed in the table in Appendix A of the BNP, none appear to relate to our client's land.

Based on the information presented within the BNP and supporting Green Space Study, there is no evidence to support the inclusion of our client's land within a Green Infrastructure designation in the BNP. The site comprises agricultural land and is surrounded by areas of agricultural land to the north and east. The surrounding land has not been designated as part of the Green Infrastructure Network and therefore it is unclear why this site specifically has been included. It does not appear to fit into any of the key spaces listed in section 5 of the Green Spaces Study 2023, which we agree is the correct conclusion.

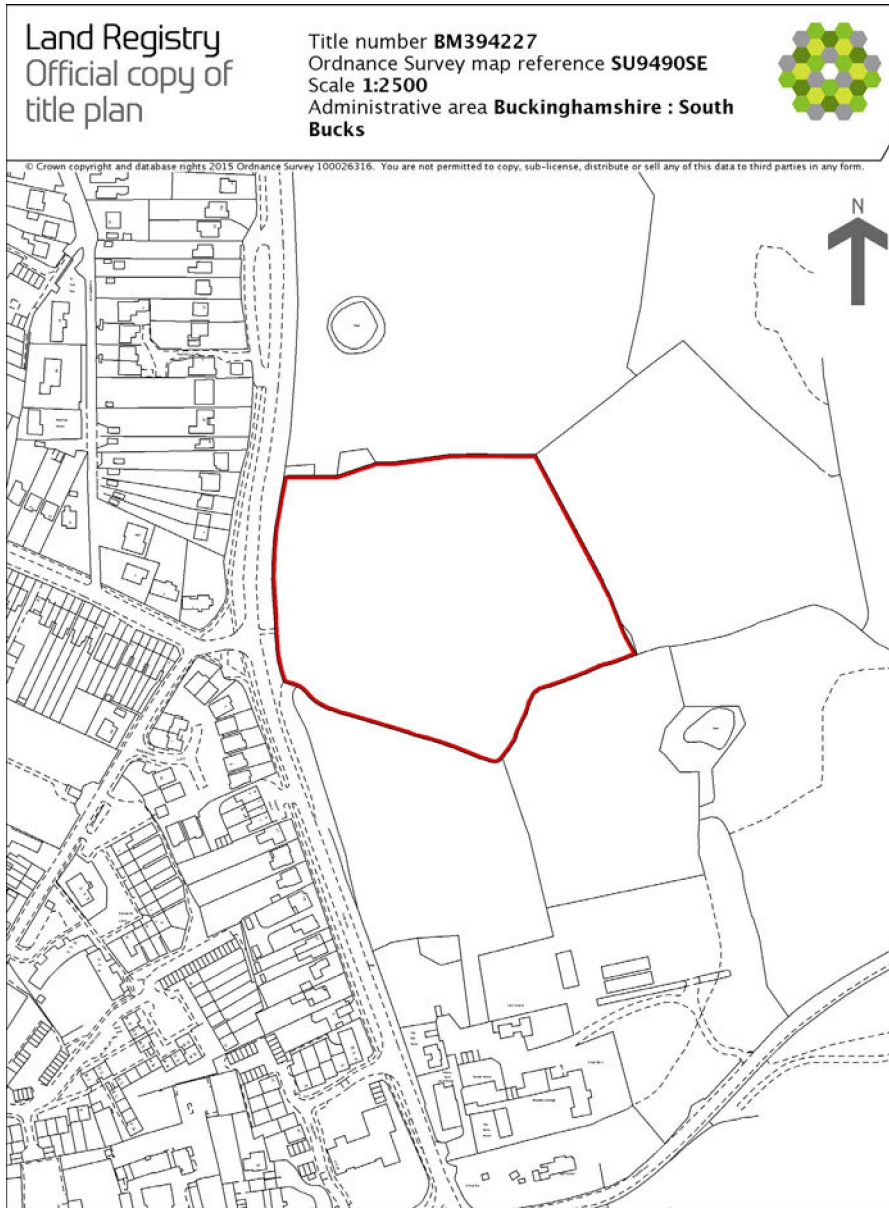
In order to be included in this Green Infrastructure designation there must be clear and robust reasoning and evidence to support this, which appears lacking from the information currently presented with the BNP.

We therefore raise an objection to the inclusion of the site within the Green Infrastructure Network designation as set out in Draft Policy BEACON5, as there is no substantive evidence to support this designation with the BNP and its associated documents.

Kind regards,

Rebecca Tier MRTPI
Senior Planner
Henry Adams LLP

Site Location Plan: Land east of A355, Beaconsfield





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fax: +44 (0)20 3435 4228
email: info@iceni-projects.com
web: www.iceniprojects.com

Neighbourhood Plan Officer
Beaconsfield Town Council
Penn Road
Beaconsfield
HP9 2PP

9th November 2023

LOC/ES- 22/305
BY EMAIL

Dear Sir/ Madam,

BEACONSFIELD TOWN COUNCIL - REGULATION 16 NEIGHBOURHOOD PLAN CONSULTATION

Iceni Projects Ltd has been instructed by Hawridge Strategic Land ('Hawridge') to prepare representations to Beaconsfield Town Council's ('the Town Council') Regulation 16 Neighbourhood Plan Consultation. Hawridge have recently acquired interest in land at Broad Lane, Beaconsfield. Representations were submitted to the Regulation 14 consultation in respect of this site.

Context

Hawridge are wholly supportive of the principle of preparing a Neighbourhood Plan for Beaconsfield as it provides a useful policy framework for guiding development proposals in the town and environs, and ensures that proposals can meet identified local need, achieve sustainable development and deliver maximum benefits whilst aligning with local aspirations.

An outline planning application (ref: PU23/1801/OA) has been submitted to Buckinghamshire Council by Hawridge at 'Land at Broad Lane' and is currently awaiting determination. The application is seeking permission for up to 120 residential dwellings, including affordable and self-build homes. Many of the policies set out in the Plan would need to be complied with at Reserved Matters planning submission stage, as such policy wording is given due consideration below.

Key Planning Matters

Neighbourhood Plans must meet a series of the basic conditions before they can come into force¹, including:

- having regard to national policies and Secretary of State Guidance;
- achieving sustainable development;
- having general conformity with the strategic policies contained in the development plan for the area;
- not breaching and being otherwise compatible with, EU obligations; and
- prescribed matters have been complied with.

¹ Paragraph 8(2) of Schedule 4B to the Town and Country Planning Act 1990/ Planning Practice Guidance Paragraph: 065
Reference ID: 41-065-20140306

Beaconsfield Town Council should seek to ensure that these basic conditions are met to ensure that the Neighbourhood Plan can be favourably considered by the independent examiner.

Conformity with Planning Policy

Neighbourhood Plans must have regard to the National Planning Policy Framework (NPPF) and also be in general conformity with the strategic policies contained in the Development Plan. It is noted a 'Beaconsfield NP Basic Conditions Statement' was produced in July 2023. This Statement sets out the basic conditions required by the Regulations which are relevant to this plan, and explains how the submitted Neighbourhood Plan meets the requirements of paragraph 8 of Schedule 4B to the 1990 Town & Country Planning Act.

Beaconsfield is located in the area that was formerly part of the South Bucks administrative area, before the formation of the Buckinghamshire Unitary Authority in 2020. Prior to the merging of the local planning authority areas, South Bucks alongside Chiltern had been preparing a new Local Plan, however this was withdrawn during the examination period and therefore has no status.

Buckinghamshire is in the early stages of preparing its new Local Plan. The Local Planning Authority undertook a Vision and Objectives Consultation in June 2023 and a Strategic Approach Consultation is due in January 2023. However, the Local Development Scheme (LDS) indicates that the Council is unlikely to have an up-to-date plan in place until 2027.

Until such time as the Buckinghamshire Local Plan is adopted, the Development Plan comprises the South Bucks District Local Plan (1999) and the South Bucks Core Strategy (2011). As such, many of the strategic policies are now out-of-date.

This creates a challenge for preparing a Neighbourhood Plan at this time, as essentially a policy vacuum to guide the strategic policies exists.

The Planning Practice Guidance does allow for Neighbourhood Plans to come forward before an up-to-date Local Plan is in place, but the process should be guided by discussions with the local planning authority to agree the relationship between policies in the emerging neighbourhood plan; the emerging local plan and the adopted development plan. Complementary policies should be produced and any conflicts should be minimised.

On this basis, Beaconsfield Town Council should have sought to actively engage with Buckinghamshire Council at the earliest opportunity to guide the preparation of the Neighbourhood Plan and to ensure that it will align with the new Local Plan.

Housing Requirement

The Planning Practice Guidance outlines that where strategic policies do not already set out a housing requirement figure, it is expected that an indicative figure be provided to neighbourhood planning bodies on request. It is noted the emerging Neighbourhood Plan does not currently identify a specific housing need figure for the plan area.

As set out in previous representations in order to ensure that the emerging Neighbourhood Plan meets the basic conditions, a housing requirement figure should have been requested from Buckinghamshire

Council. This figure needs to be based on up-to-date evidence and will need to be tested at the Neighbourhood Plan examination. It is noted a housing requirement figure has not been included as part of the Submission Version Plan, it was stated in the Basic Conditions Statement the LPA has not been able to provide an 'indicative housing figure' for the Parish in accordance with the NPPF provisions of meeting local housing needs. As such, within the inclusion of a housing requirement the Plan does not meet this basic condition.

In addition to this, Buckinghamshire as a whole, or South Bucks, cannot currently demonstrate a five-year housing land supply (currently 2.7 years) and therefore the local housing needs are not currently being met.

Neighbourhood planning bodies are also encouraged to plan to meet their housing requirement, and where possible to exceed it². The current draft Neighbourhood Plan does not seek to allocate sites for development. The Basic Conditions Statement infers this is due to all land beyond the town boundaries lying in the Green Belt. It is requested that the Town Council reconsider their current approach and consider identifying suitable sites for development. This will require an appraisal of the options and assessment of individual sites to be undertaken.

It is acknowledged that much of the greenfield land in Beaconsfield is currently designated as Green Belt with the adopted Buckinghamshire Local Plan. The NPPF prescribes that Green Belt boundaries should only be altered where exceptional circumstances exist. This should be done through the preparation or updating of plans. It is stated in the in the Basic Conditions Statement *“the LPA has not been able to provide an ‘indicative housing figure’ for the Parish in accordance with the NPPF provisions of meeting local housing needs. But, with all of the land in the Parish outside the town’s boundaries lying in the Green Belt, such a figure is meaningless when the Neighbourhood Plan does not have the policy tools to meet the figure.”* Hawridge raise serious question with this statement, Paragraph 140 indicates that detailed amendments to boundaries may be made through non-strategic policies, including neighbourhood plans, where a need for changes to boundaries has been established through strategic policies. As described above, there are currently no strategic policies in place in this instance and therefore it is contended that it is appropriate for the Neighbourhood Plan to reconsider the Green Belt boundaries, in the pursuit of seeking to meet the housing requirements for Beaconsfield and to ensure that sustainable patterns of development are achieved. There is precedence to support this approach derived from Thorpe in Runnymede where the qualifying body set the detailed boundary amendments, and technically modified the boundary of the Green Belt.

Beaconsfield is one of the major existing settlements within Buckinghamshire, it is identified as the top tier of the settlement hierarchy within both the adopted, and now withdrawn Chiltern and South Bucks Local Plans, as it provides a broad range of services and vital facilities. The withdrawn plan also allocated 1,600 homes to Beaconsfield, highlighting the sustainable location of the town for development. As such, it is clear development in Beaconsfield would support the land supply position of Buckinghamshire as a whole in a holistic and sustainable manner.

Environmental Assessments

Directive 2001/42/EC, known as the Strategic Environment Assessment (SEA) Directive, which deals with the assessment of the effects of certain plans and programmes on the environment is critical in the consideration of whether the Neighbourhood Plan is compliant with the basic condition to be compatible with EU obligations.

In addition to the SEA Directive, Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora and Directive 2009/147/EC on the conservation of wild birds may also apply.

It is acknowledged that an updated Screening has been undertaken and Buckinghamshire Council in February 2023 which has re-confirmed that an SEA or Habitats Regulation Assessment is not required. However, it should be noted that if the Plan is amended to include site allocations then an SEA is likely to be required.

Evidence Base

The Town Council have published a number of supporting documents alongside the pre-submission draft of the Neighbourhood Plan. The Town Council should ensure that proportionate, robust evidence supports the choices made and the approach taken within the policies of the plan.

Beaconsfield Neighbourhood Plan

² PPG, Paragraph: 103 Reference ID: 41-103-20190509

Beaconsfield Neighbourhood Plan

This section provides comment on specific policies of interest from the draft Neighbourhood Plan.

Spatial Plan for the Town

Policy BEACON1: A Spatial Plan for the Town: An additional Part A has been added to this policy, this now sets out how inappropriate development proposals will not be supported within the Green Belt and AONB. It further states these areas should be afforded the greatest protection to conserve all the land so designated in order to enhance the special character, heritage and distinctiveness, maintain rural views and continue to provide buffer zones between existing development.

Parts B and C of this policy, as drafted, sets out the focus for new development in the Parish of Beaconsfield will be on reusing brownfield land and on realising other suitable development opportunities within the town boundary. It is noted this relates to the Town Boundary only and does not extend to the wider extent of the Parish Boundary. It is indicated that principles of 'brownfield first' and of 'gentle densification in the town will deliver a plentiful supply of developable land over the plan period that will remove the need for any land to be released from the Green Belt for development. In the absence of an indicative housing requirement for the plan period or any site-specific allocations, Parts B and C of this policy are not supported by the robust evidence required to support this policy approach and makes proving deliverability challenging. There is significant risk that relying on brownfield land and modest densification would stifle growth over time as windfall opportunities become limited or exhausted. The plan period extends to 2040 and by effectively seeking to limit growth, the Neighbourhood Plan will fail to help address local housing needs.

In relation to only considering development opportunities in the Town Boundary it is requested that the policy wording is refined to encourage densification of appropriate sites located beyond the town boundary where they can make a meaningful contribution towards meeting to local housing needs over the plan period. Specifically, the reference to the town boundary in this policy should be amended to reflect the entirety of the plan/ Parish Area to allow for opportunities for sites to optimise their contribution to housing delivery over the plan period, despite not being within the Town Boundary.

Part C also states that the local centre of Holtspur is identified in this policy as needing to continue to help meet the day-to-day needs of the local community as a '20-minute neighbourhood'. It is logical that development in a pre-existing settlement with a range of amenities is the most appropriate and sustainable form of development. Hawridge are supportive of these aspirations for Holtspur and consider sustainability principles to be the key to underpinning successful development in this location to ensure that the vitality and viability of local centre is maintained into future.

Policy BEACON4: A Sustainable Holtspur: the policy resists proposals that will lead to the loss of community, sports and educational facilities in Holtspur. The contribution that these facilities can make to local communities is recognised and this accords with national policy however, it was previously suggested the policy is expanded upon to plan positively and support the delivery of new facilities to enhance the sustainability of communities. No further text has been added to this policy and as such this policy does not constitute planning positively.

Landscape

Policy BEACON5: Green Infrastructure sets out what the Green Infrastructure Network comprises and states development proposals that lie within or adjoining the Network are required to have full regard to creating, maintaining and improving the Network, including delivering a net gain to general biodiversity value, in the design of their layouts, landscaping schemes and public open space and play provisions. This protection and enhancement of green infrastructure and the delivery of biodiversity net gain is supported by national policy and is considered to be of importance to maintaining the existing character of the area.

There is some degree of concern relating to Part B, Part C and Part D of the policy. Part B requires full regard to be had to creating, maintaining and improving the Green Infrastructure Network and protecting and maintaining trees and hedgerows. It is considered there should be some flexibility within the policy to support appropriate green infrastructure networks but also ensure site specific constraints are taken into consideration.

Part C requires proposals of a gross site area of more than 2 hectares should incorporate woodland planting on-site of a species and standard that will effectively store/sequester carbon, as verified by the Woodland Carbon Code, unless it can be demonstrated that the soil or other site feature cannot accommodate this planting. Additionally, a biodiversity net gain proposal on the site should be incorporated. The proposed woodland planting could be challenging to deliver on sites of this scale and therefore, it is requested that the 2 hectare threshold is increased or additional flexibility is provided if this policy is carried forward. Hawridge supports the principle of this policy but requests that flexibility is built into this policy to ensure that site specific considerations and constraints can be taken into account in the development of appropriate proposals.

Part D requires all suitable buildings bordering or within close proximity to open spaces and the green infrastructure network to incorporate integrated bat boxes and hedgehog holes. Hawridge is supportive of this aspiration, noting this only relates to suitable buildings.

Policy BEACON8: The Beaconsfield Design Code: requires development proposals to be supported provided they have full regard to the Beaconsfield Design Code as relevant to their location, scale and nature. Sections 4 and 5 of the Design Code outline the expectations relating to the design of any new development within the town.

Hawridge supports the concept of achieving high-quality design on all proposals and would seek to positively respond to the Code once adopted. The design code has been considered in the submitted Design and Access Statement to support planning application at Land at Broad Lane, additionally, at Reserved Matters stage the Design Code will be given due consideration. It is noted a degree of flexibility has been added into the policy wording allowing for justification of deviation from the Design Code to allow for site specific circumstances to be accounted for, Hawridge is supportive of this approach.

Walking and Cycling

Policy BEACON10: Walking & Cycling in the Town: has been updated to include reference to development proposals needing to sustain and enhance the functionality of walking and cycling routes. Furthermore, the policy now refers to public realm improvements that provide more pedestrian and cycle friendly environments to connect key amenities in the town. The proposals at Broad Lane fully comply with the updates to this policy, the proposed scheme directly adjoins the existing footpath which provides services into Holtspur and Beaconsfield. Moreover, the proposals would provide a pedestrian and cycle friendly environment through on site designated foot and cycle paths which connect the Site to the wider surrounding area including to the amenities of Holtspur to the north and the sports pitches to the south.

The Policy also now refers to the focused Beaconsfield Cycle Path Action Group's (BCP) proposals for a network of cycle paths which connects all 7 schools with Beaconsfield. Page 29 of the Plan shows a potential cycle path which directly adjoins the application site and would provide services into Holtspur and Beaconsfield, as such aligning with the aspirations of Policy BEACON9.

Policy BEACON11: Smaller Housing: requires housing schemes comprising five or more net dwellings within the town, provision should be made for approximately half as small homes of one or two bedrooms where this can be achieved without detriment to the amenities of neighbouring properties. The stated aim of this policy to diversify the local housing stock to help satisfy the demand for smaller, lower cost dwellings and to improve choice is recognised.

However, the PPG outlines that any neighbourhood plan policies on the size or type of housing required will need to be informed by the evidence prepared to support relevant strategic policies, supplemented where necessary by locally-produced information. In order to align with national policy and therefore meet the basic conditions, proportionate and robust evidence should underpin this policy.

It is noted reference to the Local Insight Report for Beaconsfield (2018) has now been included in the Plan to justify the need for the smaller units, however this is not evidence prepared to support relevant strategic policies. The 2019 Housing Needs Assessment prepared to support the withdrawn Local Plan (i.e strategic policies) has also been referred to and how it indicated more three and four bedroom homes are needed across South Bucks, but it is stated this approach would skew the town's housing stock. As such, there is no justification for the 50% requirement small homes to be provided as one or two bedrooms and this should not be included in Policy BEACON11.

Conclusion

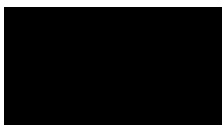
The proactive approach of Beaconsfield Town Council to prepare a Neighbourhood Plan for the town is supported. The policies carried forward in the Neighbourhood Plan should be underpinned by proportionate and robust evidence to ensure that they are wholly justified. It is noted further evidence has been referred to in the Plan as justification for a range policies, however it is still not considered the Plan meets the basic conditions set out in the PPG. Taking account of the wider planning context and the current lack of Local Plan for Buckinghamshire, the importance of this document as part of the development plan and as a guide for future development is heightened.

It is still proposed that the Town Council, working with Buckinghamshire Council should seek to identify an appropriate housing requirement for the plan area and allocate suitable sites in sustainable locations to meet housing needs. This would require making alterations to the current Green Belt boundaries, but it is considered that exceptional circumstances exist to justify this. It is essential that the policies of the plan also provide a degree of flexibility to ensure that they are positively prepared and take account of varying site conditions and proposals of different natures and scales, particularly with regard to Green Infrastructure and Smaller Housing.

It has also been highlighted how the forthcoming proposals at Land at Broad Lane accurately reflect the requirements of Policy BEACON 10 and would sustain and enhance the functionality of walking and cycling routes.

We request the opportunity to discuss the contents of these representations and the potential contribution that Hawridge;sland interests could make to the evolution of the town with the Town Council. It is also requested that we are kept informed of any progress in relation to the Beaconsfield Neighbourhood Plan.

Yours sincerely,



Lorna O'Carroll
DIRECTOR

cc. ewis O'Donoghue, Hawridge Strategic Land

9 November 2023



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Dear Sir/ Madam,

RESPONSE TO BEACONSFIELD NEIGHBOURHOOD PLAN REGULATION 16 CONSULTATION BEECHES PARK, BEACONSFIELD

On behalf of the Portman Estate ('Portman'), I am writing to respond to the Regulation 16 consultation of the Beaconsfield Neighbourhood Plan in relation to their land interests between Amersham Road and Beaconsfield Relief Road, Beaconsfield ('Beeches Park' or the 'Site'). Portman owns circa 2,000 acres of land in Buckinghamshire.

Our overarching concern is the lack of strategic planning which will underpin any Neighbourhood Plan. The adopted Local Plan is of considerable vintage and does not itself accord with National Planning Policy contained in the NPPF. Therefore, we are concerned about using this as a starting point for developing a Neighbourhood Plan which can effectively meet ongoing needs of the Beaconsfield residents. This has coloured our response to the current draft Neighbourhood Plan.

We have responded to each relevant policy/ section / evidence base document below and have used sub-headings for ease of reference. We request that the below comments as well as the representations we issued to the Regulation 14 Neighbourhood Plan consultation are taken into consideration.

Regulation 16 Consultation Response

Introduction and Background

We object to the wording of Section 1.5 of the draft plan. It should be amended to be in accordance with the Planning Practice Guidance (PPG)¹, making it clear that: *"only a draft neighbourhood Plan or Order that meets each of a set of basic conditions can be put to a referendum and be made"* [Savills emphasis]. The use of the word *'some'* in section 1.5 of the draft plan is considered to be open to interpretation and unclear. The National Planning Policy Framework (NPPF)² states that *"plans should: contain policies that are clearly written and unambiguous, so it is evident how a decision maker should react to development proposals"*. Therefore, we consider that this section is not currently in accordance with basic condition (a)³ which requires Neighbourhood Plans to have regard to national policies and advice.

Planning Policy Context

Basic Condition (e) requires Neighbourhood Plans to be in *"general conformity with the strategic policies contained in the development plan for the area of the authority"* [Savills emphasis]. Paragraph 3.6 of the

¹ PPG 065 Reference ID: 41-065-20140306

² NPPF paragraph 16, part d

³ Paragraph 8 (2) of Schedule 4b TCPA 1990 as applied to section 38 (a) of the PCPA 2004



Neighbourhood Plan lists the key policies of the Local Plan 1999 (Saved Policies) that the Town Council are relying upon in preparing the draft plan and paragraph 3.9 lists the Core Strategy 2011 policies that are being relied upon. Paragraph 3.6 is not clear on which saved policies the LPA / Town Council consider to be strategic. For instance, the Wilton Park Development Brief SPD and Burnham Beeches SAC Strategic Access Management and Monitoring Strategic SPDs are listed and these documents are not part of the 'Development Plan' for the LPA and are therefore not 'strategic policies'. These documents should be removed from the section under sub-heading 'Strategic Planning Policy'.

In addition to the above, neither the Saved Policies or Core Strategy are up to date. The saved local plan policies are 24 years old and the Core Strategy is 12 years old and both pre date the NPPF. We question the benefit of seeking to produce a Neighbourhood Plan when the strategic policies it needs to be in conformity with are out of date and even pre-date the publication of the first NPPF. The NPPF⁴ also states that all Plans "*should make explicit which policies are strategic policies*". As both of these plans were produced prior to the NPPF the draft Neighbourhood Plan should clearly identify which policies the LPA consider to be strategic and relevant to the future planning of Beaconsfield and why.

Additional text has been added to paragraph 3.8 since the Regulation 14 version and states that "*it is noted that retail and the working world changed in 2020 with demand for retail and commercial shrinking, therefore supporting the existing 3 hearts commercial areas vibrancy is a key priority, so out of town shopping/commercial will not be supported.*" This restriction does not accord with the NPPF⁵ which permits main town centres outside of existing centres subject to meeting a number of needs and accessibility criteria. This paragraph is not in accordance with national policy and therefore does not meet basic condition (a). We request that the above text is deleted from paragraph 3.8.

Community Views on Planning Issues

We support the Town Council's approach to engaging with the community which we consider is vital in order to produce a Neighbourhood Plan that guides future development in the parish and delivers high quality schemes to meet local needs.

Since the Regulation 14 version of the Neighbourhood Plan, additional text has been added to paragraph 4.3 to state that "*maintaining our Green Belt is of vital importance as it plays a key role in defining our town's character and whose boundaries preserve our identity as a distinct town and protects from urban sprawl*". This is considered to be a broad and unjustified statement which does not consider that Green Belt parcels adjacent to Beaconsfield perform differently against the purposes of the Green Belt⁶. Evidence produced by former South Bucks District Council show that some Green Belt parcels are not high performing against the purposes of the Green Belt, including Beeches Park. We request that this statement is deleted.

Vision Objectives & Land Use Policies

Paragraph 5.2 sets out the key objectives of the draft Neighbourhood Plan. We support the objective seeking "*to enhance and increase our public realm and create a community hub in New Town to help create a vibrant, inclusive community supporting all ages*". We agree that there is a general need to enhance public open space (POS).

Since the Regulation 14 consultation, new text referring to preserving the Green Belt has been added to the Vision and an additional bullet point has been added to the Objectives. The NPPF seeks to protect the Green Belt, however there are certain types of development which are not considered to be inappropriate⁷ and proposals which demonstrate very special circumstances⁸. In order for the Neighbourhood Plan to comply with

⁴ NPPF paragraph 21

⁵ NPPF paragraphs 87 - 90

⁶ NPPF paragraph 138

⁷ NPPF paragraphs 149 and 150

⁸ NPPF paragraph 148

basic condition (a), it is considered that the Neighbourhood Plan should have regard to the exemptions to development within the Green Belt.

It is unclear how the Town Council consider the objective - *"to support small homes with their own front doors and small outside space for downsizers or starter homes, well located for non-car users"* will be delivered. There are currently no policies included in the draft Neighbourhood Plan that focus on delivering the objective. We request that further clarity is provided on how this objective accords with the NPPF⁹, which requires plans to *"be prepared positively, in a way that is aspirational but deliverable"* [Savills emphasis].

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

Part A of the policy has been added since the Regulation 14 consultation. The policy states the following:

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

As stated in our response to the Vision and Objectives, the NPPF seeks to protect the Green Belt, however there are certain types of development which are not considered to be inappropriate. In order to comply with basic condition (a), Policy BEACON1 needs to be clear that development in the Green Belt which meets the criteria of the NPPF will be supported.

Furthermore, Part A also states that areas within the Green Belt and AONB *"should be afforded the greatest protection to conserve all the land so designated, and to enhance the special character, heritage, distinctiveness, maintain important rural views"*. This may be true of parts of the AONB but the Green Belt designation is a planning tool to prevent urban sprawl¹⁰ and not related to any landscape, recreational, biodiversity or heritage value. No evidence has been produced by the Town Council to demonstrate that all of the Green Belt within the Parish is of 'special character, heritage, distinctiveness and contains important rural views'. The evidence produced by South Bucks District Council demonstrates that some of the Green Belt adjacent to Beaconsfield does not perform highly against the five purposes. It is therefore important that this policy makes a distinction between the two designations in order to comply with national policy (basic condition (a)).

The final sentence of Part A (underlined above) and supporting paragraph 5.9 of the NP, reference the importance of maintaining a buffer between Amersham Road and Wilton Park. Paragraph 5.5 goes on to state that *"critical to the success of the town will be maintaining its identity as a distinct, self-contained settlement nestled within the Green Belt with stunning landscape views and open vistas from Amersham Road and Minerva Way"*. Portman strongly object to these subjective statements and the proposed buffer. There is no requirement in the adopted Core Strategy (Core Policy 14 - Wilton Park) for Wilton Park to be retained as a separate development. To the contrary, the Core Strategy and Wilton Park Development SPD encourage enhanced connections between the town and the development.

Additionally, evidence produced by South Bucks District Council as part of the withdrawn Chiltern and South Bucks Local Plan ('CSB LP') process¹¹ did not consider that a buffer needed to be retained. These studies found that land between Amersham Road and Wilton Park was actually suitable for development and a recent appeal decision on this land confirmed that the relief road formed a defensible Green Belt boundary (appeal reference APP/N0410/W/22/3299849 paragraph 57). The Town Council has not provided any relevant and up-to-date evidence to justify why a buffer is required¹² and the retention of this buffer in an area of the Parish immediately adjacent to the 'Beaconsfield Central' area (see Plan A of the NP), means that the plan is not

⁹ NPPF paragraph 16, part b

¹⁰ NPPF Paragraph 137

¹¹ Green Belt Assessment Part 1 (March 2026) and Part 2 (April 2019)

¹² NPPF paragraph 31

contributing achieving sustainable development (basic condition d.). We therefore request that reference to the retention of buffer between Amersham Road and Wilton Park is removed from Part A and paragraph 5.9.

Part B of Policy BEACON 1 states that *"the focus for new development in the Parish of Beaconsfield will be on reusing brownfield land and on realising other suitable development opportunities within the town boundary... Using the principles of 'brownfield first' and of 'gentle densification' in the town reinforces the objective to protect the Green Belt.* Although national policy encourages the reuse of previously developed sites, as stated above, it also supports certain types of development within the Green Belt which needs to be acknowledged in order for the plan to comply with basic condition (a). In addition, the withdrawn CSB LP evidence base, such as the Green Belt Exceptional Circumstances Report (May 2019), confirmed that there was not enough brownfield land to meet the housing needs without Green Belt release. Therefore, the Council's most recent evidence is clear that in order to meet housing need, there will be a requirement to use brownfield and greenfield land.

Paragraph 5.7 makes reference to potential brownfield redevelopment opportunities identified through the Buckinghamshire Council 'Call for Sites' process that could be delivered later in the plan period. We are awaiting the assessment of the Call for Sites submissions to be released by the Council. The only information available currently consists of a list of the submitted brownfield sites and a map, showing where the sites are located. Therefore, it remains unknown whether these sites are available or developable and supported by the landowners. From our review of the sites submitted within Beaconsfield town centre, some of the sites are unlikely to be deliverable, for example Beaconsfield Railway Station and tracks.

We acknowledge that the release of Green Belt land is a strategic matter for a Local Plan¹³. However, we consider that the NP should remove all policy assumptions, references or inferences that relate to the use of land in the Green Belt land not being required. The review of the emerging Buckinghamshire Plan is the most appropriate policy document for the consideration of land in the Green Belt. We support paragraph 5.7 which notes that the NP may be reviewed should the emerging Local Plan release Green Belt and allocated development sites adjacent to Beaconsfield.

We object to Part D of the policy which states that *"the harmful effects of traffic congestion, especially traffic with an origin and destination outside the town, will be tackled through a series of traffic management measures and the promotion of other means of moving about the town"*. We consider that in order to address any traffic management issues, up to date traffic modelling is required. No evidence on this has been provided. The NPPF states that *"development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe"*¹⁴. We have multiple highways model assessments which demonstrate that the highways network around Beaconsfield can support new development and therefore new development would only be assessed as giving rise to highway issues or being 'harmful' if the impact of development was 'severe'. Without evidence to support the NP, part D of the policy is not justified and should be deleted.

Policy BEACONS: Green Infrastructure

We support the separation of the green infrastructure and Local Green Space policies in the Regulation 16 plan.

Part A of the policy states that the green infrastructure network *"includes publicly accessible Common Land, key community and amenity space, Green Belt and Local Green Spaces"*. Paragraph 5.22 goes on to state that *"the Green Belt is of greater importance as it is well documented that Beaconsfield has significantly less public green space as compared with other towns in the southeast"*. As stated in our responses to other policies, being within the Green Belt does not necessarily mean there is any biodiversity or recreational value and therefore should not justify a site or area from being included within the proposed green infrastructure network. Furthermore, not all Green Belt is publicly accessible. The designation of green infrastructure (or Local Green Space¹⁵) will not result in that land being publicly accessible. The only realistic way to deliver more public open

¹³ NPPF paragraphs 13 and 29

¹⁴ NPPF Paragraph 111

¹⁵ PPG 017 Reference ID: 37-017-20140306

space for Beaconsfield in the short – medium term is as part of development proposals. Development proposals will provide the investment necessary to enhance areas of open space for the local community to use, providing better facilities that are connected and surveilled, whilst providing opportunities to enhance biodiversity and landscape value.

We support the addition of 'where possible' to Part C of the Policy. The last sentence has been added to Part C since the Regulation 14 consultation and states that where woodland planting of local provenance cannot be delivered on a site, *"a biodiversity net gain proposal on the site should be incorporated"*. All residential developments of more than 2ha (the size threshold set in this policy), whether they deliver local woodland planting or not, will be required to deliver biodiversity net gain of at least 10% and should be supported by a Biodiversity Net Gain Plan. In order to comply with basic condition (a), this policy should be amended to accord with national guidance on biodiversity net gain.

Part D states that *"all suitable new buildings will be required to incorporate integrated bat boxes and hedgehog holes"* [Savills emphasis]. It is unclear what the Neighbourhood Plan considers is 'suitable' so more clarity is requested on this matter.

BEACON?: Zero Carbon Buildings

As part of our response to the Regulation 14 consultation, The Portman Estate submitted a technical note produced by Hydrock in response to this policy (previously BEACON6). Given very minimal changes have been made to the policy, the comments previously raised are still relevant and we have resubmitted the technical note for your further review. We continue to object to Policy BEACON? as written, and have specific concerns in respect of the following elements of the policy as currently worded:

- Proposals for Net Zero Ready by design;
- Passivhaus certification;
- Post Occupancy Evaluation;
- Whole Life-Cycle Carbon Assessment; and
- Energy Statement Requirement.

In summary, the integration of the various elements of BEACON? could only be deemed acceptable and viable additions to the requirements of the Plan where there is an appropriate evidence base to support them. At this time, we are not aware of an evidence that Beaconsfield Town Council have made available to the public or interested parties, which gives rise to viability concerns created by the policy requirements.

In its current form, BEACON? appears to have been prepared without knowledge of the referenced standards and methodologies and does not provide a realistic or deliverable policy. The resubmitted technical note proposes alternative policy wording to bring it in line with national guidance (basic condition (a)).

BEACONS The Beaconsfield Design Code / Beaconsfield Design Guidance and Codes (August 2022)

The policy states that development proposals will be supported, provided they have full regard to and comply with the Beaconsfield Design Code and that justification will be required for proposals which do not comply with the Design Code. It is considered that the Design Code should be used to 'guide' development and additional flexibility should be added to the policy wording to state that development proposals should have regard to the Design Code and 'where possible' comply with it.

Given the weight being given to the Design Code in the current proposed policy wording, it is important that the Design Code is robust and up to date. Portman' design team have reviewed the Design Code and has the following comments to make. However, to summarise the comments below, more evidence is required as per

the NPPF¹⁶ / PPG¹⁷ to justify the approach in design guidance and codes which does not appear to be objective or reflective of the varied character, height and densities found across the town.

Section 1 – Introduction

- It is not clear from this Section or Section 4 what the difference is between 'general guidance' and 'codes'.
- It is not clear to what extent the design guidance is aimed at infill development within the existing urban area or development outside the settlement boundary.

Section 3 -Neighbourhood Analysis

- It is not clear why the appraisal does not extend to the whole area of the neighbourhood plan given that developed areas like Wilton Park are inside the plan boundary
- The plans contained within the Design Code need to be updated to show the operational eastern relief road and the consented Wilton Park Development. These are both important (and significant) developments in the Parish which should be referenced in the Design Code. This is particularly important where access and movement is discussed (e.g. Figure 05 of the Design Code) as the relief road will have a positive impact on traffic movements in the Parish.
- Throughout the Design Code there are a number of references to the following - 'due to the landscape designations and physical constraints that surround Beaconsfield, development will mostly be limited to infill within the town.' This is a blanket comment that we do not consider is appropriate or based on any robust evidence.
- Figure 09 - does not show the age of development immediately adjacent to the Parish Boundary (Knotty Green). We appreciate that this area is outside of the designated Neighbourhood Plan area but Knotty Green is fully contiguous with and read as part of Beaconsfield. It should be included in the analysis of Beaconsfield. Its exclusion skews the analysis of the town. Previous figures before Figure 9 show road types and listed buildings in Knotty Green so there is no consistency to what should or should not be included. Additionally, Wilton Park should be included within the analysis as a key development within the settlement which is still under construction but partially occupied.
- Section 3.3 -the final paragraph of the first column refers to the amount of green spaces (public parks and gardens) currently provided in the Parish and then goes on to state that these should be protected to limit habitat loss. This confuses the need for more recreational spaces and habitat protection which are two separate matters.
- Figure 18 – is missing a number of existing green infrastructure, for example, the allotments off Amersham Road and the playing pitches at Wilton Park.
- Section 3.4 - states that Beaconsfield comprises mostly of "*residential houses that are generally two storeys in height*". This is contradicted by the photographs which show buildings of 2.5 -4 storeys. The Design Code needs to recognise that there are a range of existing heights across the town and the provision of a range of heights on future development should be supported.
- Figure 23 – does not accurately reflect the distribution of 3 and 4 storey buildings in Beaconsfield.
- Figure 23 - the legend needs to state that the building height ranges shown are 'predominantly' the number of stories in the area. The plan does not really reflect the wide variety in the height of the storeys throughout Beaconsfield. 3 storey buildings at Yew Tree Close, Amersham Road and Maxwell Road are not identified. A number of 3 storey buildings are missed off the plan on London End. Additionally, some two storey buildings are the same height if not taller than some of the 2.5 storey buildings. A general ridge heights analysis would have been helpful.

¹⁶ NPPF Paragraph 31

¹⁷ Paragraph: 041 Reference ID: 41-041-20140306

Section 4 - Design Guidance and Codes

- LB.01 bullet 5 - states that *"Any proposal that would give rise to an unacceptable increase in the amount of traffic, noise or disturbance would be inappropriate"*. This is a broad statement and there is no clarity on what would be considered 'unacceptable'. It is also unclear what constitutes 'disturbance'. This should be removed from the design code as it is not relevant to design.
- LB.01 bullet 6 specifies parking standards to adopted Local Plan guidance. Without evidence justifying the suitability of the proposals, it is considered that the Design Code should refer to adopted LPA parking guidance.
- Figure 26 - marks on the building line of urban form in the Old Town and the caption states that this represents *"the pattern of historic development"*. No other commentary is provided to accompany this plan. This is an inadequate and overly simplistic description of the pattern of historic development in Beaconsfield.
- Figure 29 – the pink dashed line shown on the image is not the building line. It is unclear what relationship this figure has to the supporting bullet points.
- Figure 30 – as with the above, the relationship between the figure and the bullet points is unclear. It is also unknown what the measurement lines are adding to the image?
- LB.04 - bullet 2 states that *'narrow gaps between buildings must be avoided. Buildings should either be detached, semi-detached or properly attached'*. More clarity is sought on what the Design Code constitutes a 'narrow gap'.
- LB.04 - provides three different enclosure ratios, but there is no rationale for their scale or indeed any description of where each type would be applicable to development in Beaconsfield.
- LB.12 - states that *"providing a good housing mix within Beaconsfield is crucial for meeting the needs of different groups within the community"*. Portman is supportive of this code and as set out elsewhere in these representations, it is considered that BEACON11 should be updated to reflect this statement.
- Portman is also supportive of M.01 – M.04, NA.01 – NA.04, SU.01 – S.04 within the Design Code.

BEACON10: Walking & Cycling in the Town

Part A requires development proposals to sustain and enhance the functionality of walking and cycling routes. It is considered that this policy should also give weight to proposals which create new walking and cycling routes.

It is unclear whether Part B of the policy can be effectively and reasonably applied and how it enables the use of zero emission vehicles. This policy approach is therefore not in accordance with the NPPF¹⁸ which requires plans to *"contain policies that are clearly written and unambiguous, so it is evident how a decision maker should react to development proposals"*.

BECON11: Smaller Housing

We strongly object to Policy BECON11.

The policy states that *"on housing schemes comprising five or more net dwellings within the town, provision should be made for approximately half as small homes of one or two bedrooms"* [Savills emphasis]. It is unclear whether this policy purely relates to development within the town centre (as shown on Policies Map Inset 1) or the wider Parish area. For the purposes of this response, we have assumed the latter.

Paragraph 5.50 acknowledges that the most recent evidence produced by South Bucks demonstrates that more 3 and 4 bedroom homes were needed across the District. The Chiltern and South Bucks Housing and Economic Needs Assessment (2019) identified a housing mix requirement of 42.2% 3 beds and 46.8% 4 beds. The assessment noted that only 2.2% of 1 beds and 8.7% of 2 beds were required. This evidence demonstrates a need for housing which is significantly different to what is being required through BECON11. Without appropriate evidence to support the higher requirement for smaller properties this policy is not justified.

¹⁸ NPPF Paragraph 16 part d

The Neighbourhood Plan (paragraph 5.50) goes on to state that the housing mix proposed in BECON11 is a result of a 'Local Insight Report' for Beaconsfield in 2018 which showed that 55.6% of households in Beaconsfield were in council tax band F or above. Council tax bands are not considered to represent the demand or supply of housing in Beaconsfield but rather note that the existing prevalent type of property. This is not considered to be relevant or up-to-date evidence¹⁹ to justify the need for smaller bedroom properties and therefore the policy does not meet basic condition (a).

Paragraph 5.50 also notes that the number of elderly households is projected to increase over the plan period. Our experience is that most people downsizing, do not want one bedroom properties so it is unclear who in the community the NP is targeting for this smaller provision.

Additionally, the South Bucks Core Strategy 2011 Core Policy 2 - Housing Provision and Delivery states that *'to deliver mixed and sustainable communities, the Council will encourage a range of housing types and sizes and the mix of housing provided will vary from site to site but the aim should be to provide a range of types and sizes that take account of the existing housing mix in the area'* [Savills emphasis]. We therefore consider that Policy BECON11 is not in accordance with basic condition 6²⁰ as the adopted policy does not ask for a high proportion of certain tenures as is being asked for in BECON11.

The updated Beaconsfield Design Guidance and Code (February 2023) also states that *"providing a good housing mix within Beaconsfield is crucial for meeting the needs of different groups within the community"*²¹. Therefore, we consider that the policy is also not in accordance with basic condition (d)²². To achieve sustainable development a mix of housing tenures and sizes needs to be encouraged.

Furthermore, this policy is negatively worded which does not comply with the NPPF (paragraphs 10 and 16) to pursue sustainable development in a 'positive way' and ensure plans are 'prepared positively'.

We trust the above is helpful and look forward to being notified of safe receipt and the opportunity to engage further with the Town Council in respect of the draft Neighbourhood Plan.

Yours faithfully



Michael Davies
Director

Enc.

¹⁹ NPPF paragraph 31

²⁰ PPG Paragraph: 065 Reference ID: 41-065-20140306

²¹ Beaconsfield Design Guidance and Code (February 2023) LB.12

²² PPG Paragraph: 065 Reference ID: 41-065-20140306

TECHNICAL DESIGN NOTE



APPENDIX 1

Project name	Beeches Park		
Design note title	Inputs to Draft Beaconsfield Neighbourhood Plan Representations on Policy BEACON6.		
Document reference	Click here to enter Helix reference.		
Author	Pamitta Mall; Rebecca Lydon		
Revision	Final		
Date	10 October 2022	Approved	✓

Hydrock Smart Energy and Sustainability have prepared the following inputs to representations on behalf of the Portman Estate in response to Policy BEACON6 contained within the publication of the draft Beaconsfield Neighbourhood Plan.

The proposed BEACON6 policy addresses several key issues within the field of energy and sustainability leading to updated requirements within the Neighbourhood Plan area; the implementation of Passivhaus; the requirement of a Whole Life-Cycle Carbon Emission Assessment. The ultimate aim of the Policy is to ensure that sustainable energy is prioritised across new development within Beaconsfield Town.

It is also noted that the BEACON6 policy wording contains identical wording to the Ledbury Town and Elmstead Parish Neighbourhood Plans which feature a 'Zero Carbon Buildings' Policy.

Whilst the Portman Estate is very supportive of the overall policy aim/objective there are concerns with respect to several elements of the policy as proposed:

- Proposals for Net Zero Ready by design;
- Passivhaus certification;
- Post Occupancy Evaluation;
- Whole Life-Cycle Carbon Assessment
- Energy Statement Requirement

Proposals for Net Zero Ready by Design

Policy BEACON6 contains the following wording, in relation to buildings being net zero:

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

In this case, the terminology for the intended outlined approach is incorrect; 'net zero ready' relates to the removal of fossil fuel heating i.e. a development is net zero ready where it adopts an electrified approach such as through the incorporation of heat pumps or ensuring a development is all electric (which will become net zero as a result of decarbonisation of the national power grid). The desire for demand reduction is a valid, but separate, point that should continue to be at the heart of energy and sustainability policies, specifically linking to section E of the Policy.

TECHNICAL DESIGN NOTE



APPENDIX 1

Passivhaus Certification

Policy BEACON6 contains the following text:

"B. Wherever feasible, all new buildings, including those that are proposed to be extended, should be certified to a Passivhaus or equivalent standard with a space heating demand of less than 15KWh/m²/year. Where schemes that maximise their potential to meet this standard by proposing the use of building forms or plot size, plot coverage and layout that are different to those of the Beaconsfield Design Code, this will be supported, provided it can be demonstrated that the scheme will not have a significant harmful effect on the character of the local area."

Passivhaus is an international energy performance standard with a core focus on dramatically reducing the requirement for space heating and cooling, prioritising indoor comfort levels. This is primarily a very stringent version of the energy hierarchy, adopting a fabric first approach to the design by specifying high levels of insulation to the thermal envelope with exceptional levels of air tightness and the use of mechanical ventilation with heat recovery throughout. Whilst Passivhaus and its associated KPIs is accepted as a progressive standard to implement, this should be considered within the context of its application.

In the project experience of Hydrock Smart Energy and Sustainability, Passivhaus principles and its intricacies, whilst applicable to building design, mean that orientation, ventilation, wall thickness, air tightness sit outside of Building Regulations and particular attention is needed to ensure compliance. Where dwellings are detached, higher improvement margins are required, thus increasing the need for more stringent intervention. Ultimately, in the context of Beaconsfield Town Council, this may significantly limit the market for contractors and buyers, and thus negatively impact on the ability to meet housing requirements whilst using Passivhaus as the required sustainability metric. Without viability evidence being provided or an existing local plan policy to support the introduction of the Passivhaus standards we consider that this requirement fails to meet basic condition e of the Planning Practice Guidance¹. This requires Neighbourhood Plans to be "in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area)".

The Portman Estate support a Framework approach which is referenced in the Neighbourhood Plan document, but with no wider context given. This is in reference to it striving to meet net zero operational carbon, an approach developed in collaboration with LETI, UKGBC and BBP but maintaining flexibility in terms of project design.

The Framework encourages reductions in whole life carbon and improvements in energy efficiency as the most important steps in decarbonising buildings, additionally recognising that the procurement of renewable energy and offsets can also play a role in a building's net zero transition. It is in line with national governmental goals and its implementation would be in line with national and local ambitions. This includes the recent call for evidence (September 2022) established by the UK government to ensure that net zero is being delivered in a way that is pro-business and pro-growth.

Post Occupancy Evaluation

With regards to Post Occupancy Evaluation, the Policy contains the following text,

¹ Planning Practice Guidance : Paragraph: 065 Reference ID: 41-065-20140306

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

It should be noted that POE is a specific process of obtaining feedback on a building's performance after it has been built and occupied. This is not the same as performance monitoring and is considered incredibly onerous for every new and refurbished building; it is more commonly used as a tool in the public or commercial sectors. If applied to all new developments, it will place an unnecessary additional burden on planning officers via condition that due to its nature cannot be discharged until after building occupation.

If the aim is to reduce the performance gap, then a suitable performance modelling methodology could be followed such as that used for CIBSE TM54, which assesses overheating. CIBSE TM54 sees the evaluation of operational energy use at design stage; targets can be set in the project brief to achieve energy performance in line with the design estimates. This approach could be applied to major new development proposals for housing and mixed uses and is in line with emerging best practice for the built environment.

Specific 'problem' building types such as schools or offices or a threshold of redevelopment could be targeted in terms of the POE requirement to ensure poor energy performance is identified within these building. A requirement for performance modelling for major new developments will remove the need for POE, given that corrective action to meet project targets will be taken through the design and construction stages.

Whole Life-Cycle Carbon Emission Assessment

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

Hydrock Smart Energy and Sustainability agree that a Whole Life Carbon Assessment for major developments is welcomed given that this aligns with a best practice approach, and that at this time, no specific target reduction is required in relation to embodied carbon.

Energy Statement Requirement

Policy BEACON6 additionally includes the following requirement:

"E. An Energy 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."

Given the Town Council's proposed requirement for Passivhaus certification or equivalent, which has an EUI requirement attached to it, we would query the need for a passive design capacity assessment as part of the Energy Statement requirement.

TECHNICAL DESIGN NOTE



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In its place, we would recommend alternative policy wording which would better reflect the requirements for an Energy Statement within Beaconsfield Town Council:

An Energy Statement will be submitted to demonstrate that energy hierarchy principles and appropriate design methodologies (as outlined above) have been used to reduce energy use intensity (EUI) of development proposals over the plan period.

Conclusion

In summary, the integration of the various elements of BEACON6 could only be deemed acceptable and viable additions to the requirements of the Plan where there is an appropriate evidence base to support them. At this time, Beaconsfield Town Council have not made any evidence base information available to the public or interested parties which raises concerns on the viability of the policy requirements.

As a reminder the Planning Practice Guidance² states "In order to demonstrate that a draft neighbourhood plan or Order contributes to sustainable development, sufficient and proportionate evidence should be presented on how the draft neighbourhood plan or Order guides development to sustainable solutions."

In its current form, BEACON6 appears to have been prepared without knowledge of the referenced standards and methodologies and does not provide a realistic, deliverable policy. Until appropriate amendments are made to BEACON6 we maintain an objection to this policy. On behalf of the Portman Estate we have provided alternative policy wording as relevant to the various requirements.

¹ Planning Practice Guidance : Paragraph: 065 Reference ID: 41-065-20140306

8th November 2023

Dear Sirs,

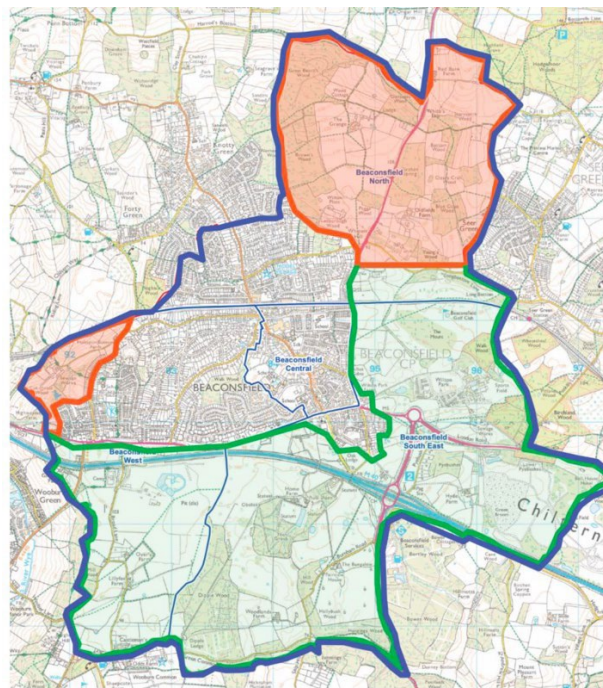
Here is the response from The Beaconsfield Society to the Public Consultation on the Submission Version of Beaconsfield Neighbourhood Plan. We would be grateful if you would take our comments into account.

We OPPOSE the Plan for the following reasons:

Page 6, Plan A.

- Please check the accuracy of this plan. The areas of AONB and Green Belt are not accurately shown, in particular at Ledborough Lane/Ledborough Wood, and in Holtspur. We include a screenshot of the Defra Magic Map and Bucks Council plans for comparison.

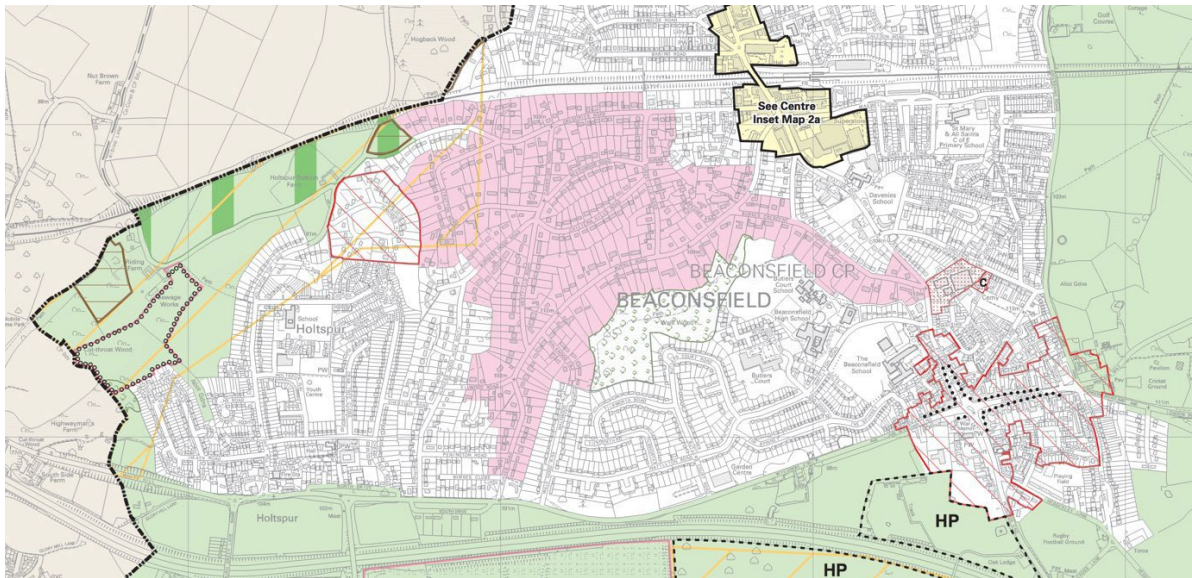
Plan A from the Neighbourhood Plan



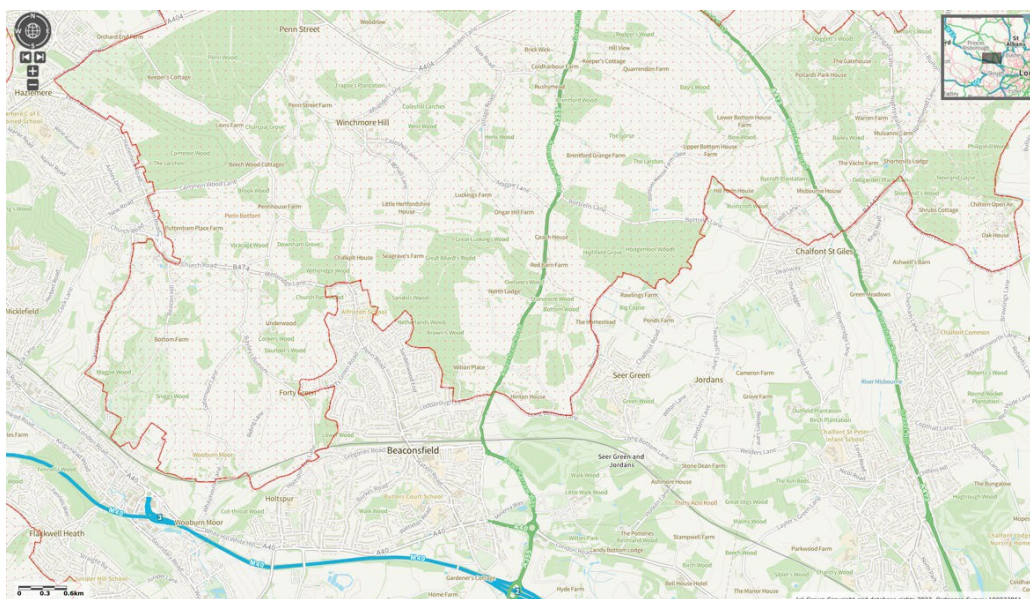
Plan A: Designated Beaconsfield Neighbourhood Area

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

Plans from Bucks Council's website



Defra Magic Map



- In addition, throughout the consultations, Town Councillors, including the Councillor Chairing the Steering Group, have told residents and the original steering group that the Neighbourhood Plan designated area is limited to the built up town area. This is incorrect; it is the whole parish. This misinformation has inhibited public comment because the public were given to understand that comments could not be contributed if they related to areas outside the built up area of the town.
- Members of the original steering committee were told by Town Council Officers that policies could not be included if they related to areas outside the built up area of the town, and that a policy for Wilton Park could not be included for this reason. This was incorrect information and, again, inhibited public comment such that Wilton Park (the town's Major Development Site) is only mentioned in one brief policy sentence, in policy BEACON 1.

Box 3.6, page 11

- Important key policies are missing from this box, including:

Chiltern and South Bucks Townscape Character Study

SBDC Residential Design guide SPD

South Bucks District Local Plan policy TR5 (accesses, highway works and traffic generation)

MWLP Mineral Safeguarding Area Policy 1: Safeguarding Mineral Resource

Biodiversity Net Gain SPD

- Move policy H9 up the list, to position it next to the other Local Plan policies listed in the box.

Policy BEACON 1A

- Version control is a problem with the Neighbourhood Plan. This submission version of this policy varies greatly from the latest version which went out to earlier public consultation. The changes are so great between this policy and the previous version (the content and meaning are completely different) that we consider that this should have merited further public consultation prior to finalising the Submission Version. Where can we see, chronologically, the various versions of the Neighbourhood Plan leading up to the Submission Version? This Submission Version has been submitted prematurely.
- Below is the previous (pre-submission) version of Policy BEACON 1A. We consider the complete change of policy BEACON1A between the pre-submission version and the submission version to be a material change in policy which should have necessitated another public consultation, prior to submission. This policy was un-evidenced and removed from the submission version but the Town Council should have re-consulted the public prior to submission, given this very material change in the document. The public relied on the content of the pre-submission version being evidenced, which it was not. This has inhibited public comment.

Policy BEACON1: A Spatial Plan for the Town

A. The focus for new development in the Parish of Beaconsfield will be on reusing brownfield land and on realising other suitable development opportunities within the town boundary, as shown on the Policies Map. The principles of ‘brownfield first’ and of ‘gentle densification’ in the town will deliver a plentiful supply of developable land over the plan period that will remove the need for any land to be released from the Green Belt for development.

- An accurate policy map is needed showing the Green Belt and AONB.
- “Important Rural Views” need to be defined and shown on a plan.
- “buffer zones” need to be defined and shown on a plan.
- “but not limited to” needs clarification; which other locations?
- “the Wilton Park SPD consented scheme” needs definition. Which scheme in particular?
- “the A355/Amersham Road” – The A355 (relief road) is no longer the Amersham Road.
- This policy is extremely badly drafted and needs to be re-written with clarity; it should refer to an accurate and detailed plan; and it should be backed up by expert evidence provided by a Landscape Expert’s Report. More work is needed.
- Strategic local gaps should be added to prevent ribbon development and coalescence of built up areas.

Policy BEACON 1D

- Wilton Park is the town's major development site, yet no policy has been included for it in the Neighbourhood Plan. This is because the steering group was told by Councillors and project manager that no policies could be included for sites outside the built up town area, which is incorrect as the designated area is the whole parish. As a result, this is the only "policy", limited to one short sentence, included for Wilton Park. Wilton Park merits its own BEACON policy and further work needs to be done on this.
- The NP should be taken back out to public consultation, this time with correct information being given i.e. policies can be included for sites outside the built edge of the town, so that the public can submit their thoughts based on correct information.

Policy BEACON 1E

No detail has been given of the "traffic management measures" and "other means of moving about the town." What does this mean?

Policy BEACON 2

- What are the "proposals...on land at and around the Town Hall...to co-locate and improve the currently dispersed range of community facilities"? Which land? Which community facilities? How can the Town Council say that they will be "supported" but not divulge what the proposals are?
- What are the "proposals to reduce through traffic on Penn Road and Station Road, and to improve the public realm"? How can the Town Council say that they will be supported but not divulge what they are, or provide any traffic modelling? The Penn Road is the B474 and Station Road is basically the High Street which is a main route designed for traffic, retail use, commuters using the station, children accessing schools, and business. Where would the traffic be diverted to? Residential areas, which would not be desirable for re-directed traffic? What would the impact be on other roads? What does this policy mean? No alternatives are given or modelled.

Policy BEACON 3 B

- What are the proposals to "reduce M40 north/south bound traffic through the Old Town"? This is the A40. How can the Town Council support such measures without knowing what they are and what the impact would be on the surrounding network of roads? Has any traffic modelling been carried out?
- Which of the "existing free public parking spaces" are to be relocated? And how many? What would be the net gain or loss in number of parking spaces? Would the new parking spaces remain free of charge?
- We query whether the "public realm" would be improved by removing existing car parking spaces and creating a new car park on green belt land and further away from the Old Town shops and restaurants.
- What is the "improved parking layout" mentioned in the final line of this policy?

- There is very little clarity to this policy. The aspirational car park appears to be a thin strip of land adjacent to the rugby club where the public can already park on the street free of charge, so there appears to be no benefit.

Policy BEACON 4

The entire community at Holtspur is covered by the 7 lines of this policy. We are at a loss to understand why more thought has not gone into this. For example, the Local Nature Reserve and Wildlife sites are located in Holtspur but are not mentioned in this policy. The AONB and the importance of its setting are also not mentioned. We know that problems exist currently with articulated lorries attempting deliveries to the parade of shops in Holtspur and also parking, and maybe this could be addressed when looking at the “mix of local centre uses.” The policy is extremely short and short on detail.

Policy BEACON 5

- The attempt at defining the “green infrastructure network” fails. This policy makes no sense.
- Not all of the “town’s variety of green spaces” to which the Policy refers and which “the Network comprises”, we are told, are shown on the Policies Map. This is despite para. 5.23 stating that “the full extent” “is shown on the Policies Map.” It is not.
- The “Green Infrastructure Network” appears as a hodge podge of areas with no legibility between them.
- This policy fails to mention the AONB and its setting.
- This policy map fails to include all green belt and AONB areas.
- This policy fails to mention the town’s Local Nature Reserve and Wildlife Site.
- There is no mention in this policy of the network of Public Rights of Way that cross the Green Belt and AONB.
- How does this policy sit with the Unitary’s BNG SPD?
- We would like to see reference to the protection of other protected species, such as badgers and great crested newts and their habitats and foraging grounds.
- The policy is very light on content.

Policy BEACON 6

We are, again, at a loss to understand why only 6 Local green Spaces are listed, all in Council ownership. Sites that are in the Green Belt (or covered by other existing designations such as village green or common land status) can still be listed as Local Green Spaces if they are of **particular community importance**. The list chosen by the Town Council is very short indeed. We would like to see the list expanded to include:

- Beaconsfield Cricket Club land
- Beaconsfield Rugby Club land, including the Cross Lane pitches
- The football pitches at Wooburn Green Lane

- The public amenity green spaces at Chesterton Green and Hyde Green
- The nature reserve and wildlife sites in Holtspur
- The Wilton Park woodland
- The Wilton Park parkland and football pitches
- One Tree Meadow
- Malthouse Square
- Ivins Road Allotments
- Park Lane Allotments
- Town Hall Green
- Davenies Piece

The Neighbourhood Plan study undertaken to assess the town's green spaces assessed various green spaces as scoring higher or equal to those listed in the policy.

Policy BEACON 8

- We disagree with the provision in the Design Code which allows for development of houses and flats near the town centre to provide zero or a reduced number of parking spaces as this will exacerbate the town's parking problems.
- The key to the map on page 22 of the Design Code refers to the Green Belt to be shown coloured green, but the Green Belt is not so coloured on the map. This needs to be corrected.
- Wilton Park has been omitted from the Design code, why?
- Figure 25 – there is a typo in the key, which should refer to Seeleys Road.

Policy BEACON 9

We would have liked to see the Town Council engage a heritage expert to support the listing of additional areas. Without expert input, it is difficult to assess and evidence the heritage value of sites.

Policy BEACON 10

We understand that as part of the Neighbourhood Plan project the Town Council engaged Urban Design Concept experts to draw up concept drawings for the "public realm", and these included elements of pedestrianisation and changes to the high street scene, but these have not been included in the Plan. Details should be given of the "public realm improvements" mentioned in BEACON 10 C which "will be encouraged and supported", so that residents can form a view and comment.

Policy BEACON 11

We disagree that a ratio of 50% one or two bed homes is needed as this will lead to town cramming and will not fulfil the need for family homes.

GENERAL

- The image on page 25 is very fuzzy and illegible in parts.
- The Plan represents a missed opportunity to include better landscape and ecology related policies.
- The Plan is very light on content and is mostly just aspirational.
- There are several references to “public realm improvements” with no detail given; the urban design report should be made public so that residents can have an idea of the types of “improvements” the Town Council is considering and will support, according to the Plan.
- Policies for the setting of the AONB should be included.
- The public were misled by Councillors who have rushed to submit this poor Plan, telling the public that it must be submitted now because it needs to influence the Local Plan, rather than be improved prior to submission. This is not true. The Local Plan will always trump the Neighbourhood Plan and this Neighbourhood Plan is extremely light on content and needs improvement and more considered input. It has been rushed and the result is poor.
- All members of the original steering group, except we believe 2 members, left the group because it was mismanaged by the Town Council; they were given erroneous information. The final steering group included only c. 4 members of the public, not sufficiently inclusive or representative. Public engagement has not been successful.

Thank-you for taking our comments into account.

Yours faithfully,

The Beaconsfield Society

From: P RICHARDS [REDACTED]
Sent: 08 November 2023 17:04
To: Neighbourhood Planning Mailbox
Subject: [EXTERNAL] Beaconsfield Neighbourhood Plan

We wish to submit the following comments on the draft plan currently out for consultation.

Beaconsfield Neighbourhood Plan (draft)

We have been going through the documents of the draft Neighbourhood Plan for Beaconsfield and have a number of reservations about the contents. We feel that the Plan as it currently stands needs considerable revision in some key areas. In a number of instances the Plan seems long on aspiration but short on specific detail, particularly on those areas dealing with the preservation of the area's Green Belt and open spaces as well as the designation of places ostensibly considered as 'brownfield sites' suitable for development. The whole Beaconsfield parish is constantly under attack from developers wanting to build on Green Belt land which we feel is, in every recent incidence, unjustified and totally unrelated to local need quite apart from the fact that the local infrastructure of facilities, roads and utilities is already overstretched and certainly inadequate even for modest, let alone large-scale, development. This does not seem to be considered in the draft Plan.

Of particular concern are:

BEACON IA - the 'buffer zones' referred to need to be clearly and accurately defined and shown precisely on a map in the context of the surrounding areas; this also requires the definition of Landscape Classifications, Corridors of Significance, Strategic Views and Local Gaps supported by independent expert evidence.

BEACON IB - as alluded to above, individual brownfield sites need to be specifically identified as being a priority for development and, if possible, in what sequence

BEACON 10 - since Wilton Park is Beaconsfield's principal development site, it needs to be given much more attention in the Plan so that a clear policy for its future is defined

BEACON 3 - parking for both residents and visitors is a major problem in both Old and New Towns. It talks of parking spaces being removed from the Old Town area but does not say how many or from which location; nor does the Plan say how many new spaces will be provided (if any) nor where they may be located

BEACON SA - this section talks about a 'Green Infrastructure Network as shown on the Policies map' but the map only shows some wooded areas whereas, to be meaningful, it requires other 'green assets' (some of which are mentioned elsewhere in the document) to be identified and included. Moreover, it appears that, the way this is drafted, development would be permitted within the Green Infrastructure Network despite some parts being either in an AONB or on Green Belt. As with other parts of this document, this section ought to be more precisely written

BEACON 6 - despite there being a number of local amenity green areas, only six Local Green Spaces are mentioned, all owned by the Council. These local amenity green areas, essential for recreation by local inhabitants, include rugby and football pitches (Oak Lodge Meadow, Cross Lane, Wilton Park and Wooburn Green Lane), two Nature Reserves adjacent to Holtspur, Beaconsfield Cricket Club and allotments at Ivins Road and Park Lane, the later designated a Local Community Asset. There are also parkland and woodland within the Wilton Park area. All these need to be listed and included in the Plan with an accompanying map to pinpoint their location

Beacon 11- the percentage of new homes of one or two bedrooms stated in the Plan is higher than we believe to be reasonable and ought to be nearer the 10-20% level otherwise we feel that too many smaller properties close together would be too concentrated and cramped

Other points which need amplification or further consideration are

- 1) Community Facilities do not appear to be listed nor does there seem to be any policy for their development where they are inadequate or do not yet exist**
- 2) Where flats and houses near the town centre exist, or are developed, the Design Code does not allow for parking spaces, or fewer than specified in the Buckinghamshire Council parking standards. As mentioned earlier in this note, parking in both Old and New Towns is a major headache for residents and any policy which does not acknowledge this or, worse, ignores it, does not have the best interests of the local population at heart**
- 3) We have looked through most of the documents related to the Neighbourhood Plan for Beaconsfield and have made the comments above to the best of our understanding and after discussion with friends and neighbours. We believe the Plan needs to be drafted so that it includes specific detail of what development is desirable and should be permitted and what areas MUST be protected for the integrity, not just of the Town but, of Beaconsfield parish as a whole and its position in the local area. These need to be clearly stated, precisely defined and accompanied by detailed maps/diagrams so that there can be no ambiguity nor misunderstanding as to the policy of the Council on behalf of its constituents in Beaconsfield.**

Ann and David Richards



Please would you keep us informed of all future documents and information connected to this and other related consultations and decisions.

From: Gill Walley [REDACTED]
Sent: 05 November 2023 20:24
To: Neighbourhood Planning Mailbox
Subject: [EXTERNAL] Neighbourhood Plan consultation

I wish to express my opposition to the Neighbourhood Plan for the following reasons:

- Policy BEACON 1A needs re-writing in order to define accurately all the "buffer zones" referred to, also to be shown on a map.
- Also in relation to BEACON 1A, as in other Neighbourhood Plans, I would like to see important Local Gaps, Corridors of Significance, Strategic Views and Landscape Classifications to be defined and shown on a map, and supported by expert evidence of a Landscape Consultant.
- BEACON 1B should be rewritten to identify which specific brownfield sites are a priority for development.
- BEACON 1D should be expanded into a policy for Wilton Park, which is the town's major development site yet is only covered by one short sentence. Policy 1D appears as an after-thought.
- BEACON 3 does not explain how many parking spaces are to be removed "from the defined Old Town Area" nor how many new spaces will be provided. Parking is a significant issue in the town.
- BEACON SA designates a Green Infrastructure Network as "shown on the Policies Map." The map only identifies some wooded areas. It needs to include other green assets. I object to this policy which seems to allow development within the Green Infrastructure Network despite some areas being located in AONB and Green Belt. The policy is badly drafted.
- BEACON 6 only designates 6 Local Green Spaces and they are all in Council ownership. The Local Green Spaces Study lists many more areas which were not taken forward yet scored higher or equal to the 6 areas chosen. The list of Local Green Spaces should be extended to include: Beaconsfield Cricket Club; the Wilton Park parkland, woodland and football pitches; Oak Lodge Meadow rugby pitches; Cross Lane rugby pitches; Wooburn Green Lane football pitches; Holtspur Bank Local Nature Reserve; Holtspur Bottom Butterfly Reserve; Ivins Road Allotments; and Park Lane allotments now designated as a Local Community Asset.
- BEACON 11 requires too great a ratio to be provided as "small homes of one or two bedrooms" which could lead to town cramming; 10 or 20% would be more reasonable.
- There is no list of Community Facilities within a Policy, nor policies for their development.
- The Design Code allows for no parking spaces, or fewer spaces than specified in Bucks Council parking standards, to be allocated for houses or flats near the town centre. We disagree with this policy; it is impractical and will exacerbate parking issues in the town.
- Councillors gave wrong information to residents about the Neighbourhood Plan and this has inhibited public comment throughout the Plan process. For example, residents were repeatedly told that the Neighbourhood Plan designated area was limited to the built up area of the town, rather than the whole.

From: Virginia Hanberry [REDACTED]
Sent: 10 November 2023 11:38
To: Neighbourhood Planning Mailbox
Subject: [EXTERNAL] Beaconsfield Neighbourhood Plan submission consultation

I oppose the Plan for a number of the following reasons:

- Policy BEACON 1A requires re-writing in order to define accurately all the "buffer zones" referred to, also to be shown on a map.
- Also in relation to BEACON 1A, as in other Neighbourhood Plans, we want to see important Local Gaps, Corridors of Significance, Strategic Views and Landscape Classifications to be defined and shown on a map, and backed up by the expert evidence of a Landscape Consultant.
- BEACON 1B needs to be rewritten to identify which specific brownfield sites are a priority for development.
- BEACON 1D needs to be expanded into a policy for Wilton Park, which is the town's major development site yet is only covered by one short sentence. Policy 1D appears as an after-thought.
- BEACON 3 does not explain how many parking spaces are to be removed "from the defined Old Town Area" (from where exactly?), nor how many new spaces will be provided. What is the net gain/loss in number of Old Town parking spaces? Parking is an issue in our town.
- BEACON 5A designates a Green Infrastructure Network as "shown on the Policies Map." The map only identifies some wooded areas. It needs to be extended to include other green assets. We object to this policy seemingly allowing development within the Green Infrastructure Network despite some areas being located in AONB and Green Belt. The policy is badly drafted.
- BEACON 6 only designates 6 Local Green Spaces and they are all in Council ownership. The Local Green Spaces Study lists many more areas which were not taken forward yet scored higher or equal to the 6 areas chosen. The list of Local Green Spaces should be extended to include: Beaconsfield Cricket Club; the Wilton Park parkland, woodland and football pitches; Oak Lodge Meadow rugby pitches; Cross Lane rugby pitches; Wooburn Green Lane football pitches; Holtspur Bank Local Nature Reserve; Holtspur Bottom Butterfly Reserve; Ivins Road Allotments; and Park Lane allotments now designated as a Local Community Asset.

- BEACON 11 requires too great a ratio to be provided as "small homes of one or two bedrooms" which could lead to town cramming; 10 or 20% would be more reasonable.
- There is no list of Community Facilities within a Policy, nor policies for their development.
- The Design Code allows for no parking spaces, or fewer spaces than specified in Bucks Council parking standards, to be allocated for houses or flats near the town centre. We disagree with this policy; it is impractical and will exacerbate parking issues in the town.

For good order, I suggest that Beaconsfield Town Council re-issue the information previously provided to residents about the Neighbourhood Plan as this has inhibited public comment throughout the Plan process. For example, residents were repeatedly told that the Neighbourhood Plan designated area was limited to the built up area of the town, rather than the whole parish.

Sincerely,

V. Hanberry



From: [Stephen Murrell](#)
To: [Neighbourhood Pfaooion Mailbox](#)
Subject: [EXTERNAL] Beaconsfield Neighbourhood Plan submission consultation
Date: 09 November 2023 09:58:17

Reference Beaconsfield Town Council Neighbourhood Plan

I have read the submission document issued by the Town Council and whilst the plan has some merits there are some important policy omissions which need rectifying. My major concern is that I do not believe the Council have engaged properly with local residents throughout the process this has led to a significant number of residents not being aware of the submission document or its importance.

As drafted I oppose the plan for the following reasons

Policy Beacon 1A – this should include a Map to include an accurate representation of all "buffer zones". This policy should include Local Gaps, Corridors of Significance, Strategic Views and Landscape Classifications to be defined and shown on a map, and backed up by the expert evidence of a Landscape Consultant.

Beacon 1B – there is no clear statement focussing on the specific brownfield sites which are designated as priority for future development BEACON 1D – it appears that policy 1D has been poorly drafted and needs to be expanded into a specific policy for Wilton Park which remains the town's major development site

BEACON 3 - needs to clarify exactly how many parking spaces are to be removed "from the defined Old Town Area", nor how many new spaces will be provided. What is the net gain/loss in number of Old Town parking spaces? There is no question in my mind that parking is an issue in our town.

BEACON 6 - only designates 6 Local Green Spaces and they are all in Council ownership. The Local Green Spaces Study lists many more areas which were not taken forward yet scored higher or equal to the 6 areas chosen. The list of Local Green Spaces should be extended to include: Beaconsfield Cricket Club; the Wilton Park parkland, woodland and football pitches; Oak Lodge Meadow rugby pitches; Cross Lane rugby pitches; Wooburn Green Lane football pitches; Holtspur Bank Local Nature Reserve; Holtspur Bottom Butterfly Reserve; Ivins Road Allotments; and Park Lane allotments now designated as a Local Community Asset.

BEACON 11 - should be restated at 15% this should accommodate a sufficient number of "small homes of one or two bedrooms".

The drafted plan does not include a list of Community Facilities nor does it incorporate policies for their development.

The Design Code needs to be amended as drafted it will only make worse the current parking issues in the town for instance as drafted it allows for no parking spaces, or fewer spaces than specified in Bucks Council parking standards, to be allocated for houses or flats near the town centre.

Stephen Murrell
Sent from my iPhone

From: [REDACTED]
To: [Neighbourhood Planning Mailbox](#)
Subject: [EXTERNAL] Beaconsfield Neighbourhood Plan submission consultation
Date: 08 November 2023 22:08:29

Sir,

Please find below my comments about a very badly thought out plan for Beaconsfield and surrounding area.

- We OPPOSE the Plan for a number of the following reasons.
- Policy BEACON 1A requires re-writing in order to define accurately all the "buffer zones" referred to, also to be shown on a map.
- Also in relation to BEACON 1A, as in other Neighbourhood Plans, we want to see important Local Gaps, Corridors of Significance, Strategic Views and Landscape Classifications to be defined and shown on a map, and backed up by the expert evidence of a Landscape Consultant.
- BEACON 1B needs to be rewritten to identify which specific brownfield sites are a priority for development.
- BEACON 1D needs to be expanded into a policy for Wilton Park, which is the town's major development site yet is only covered by one short sentence. Policy 1D appears as an after-thought.
- BEACON 3 does not explain how many parking spaces are to be removed "from the defined Old Town Area" (from where exactly?), nor how many new spaces will be provided. What is the net gain/loss in number of Old Town parking spaces? Parking is an issue in our town. BEACON SA designates a Green Infrastructure Network as "shown on the Policies Map." The map only identifies some wooded areas. It needs to be extended to include other green assets. We object to this policy seemingly allowing development within the Green Infrastructure Network despite some areas being located in AONB and Green Belt. The policy is badly drafted.
- BEACON 6 only designates 6 Local Green Spaces and they are all in Council ownership. The Local Green Spaces Study lists many more areas which were not taken forward yet scored higher or equal to the 6 areas chosen. The list of Local Green Spaces should be extended to include: Beaconsfield Cricket Club; the Wilton Park parkland, woodland and football pitches; Oak Lodge Meadow rugby pitches; Cross Lane rugby pitches; Wooburn Green Lane football pitches; Holtspur Bank Local Nature Reserve; Holtspur Bottom Butterfly Reserve; Ivins Road Allotments; and Park Lane allotments now designated as a Local Community Asset.
- BEACON 11 requires too great a ratio to be provided as "small homes of one or two bedrooms" which could lead to town cramming; 10 or 20% would be more reasonable. There is no list of Community Facilities within a Policy, nor policies for their development. The Design Code allows for no parking spaces, or fewer spaces than specified in Bucks Council parking standards, to be allocated for houses or flats near the town centre. We disagree with this policy; it is impractical and will exacerbate parking issues in the town. Councillors gave wrong information to residents about the Neighbourhood Plan and this has inhibited public comment throughout the Plan process. For example, residents were repeatedly told that the Neighbourhood Plan designated area was limited to the built up area of the town, rather than the whole parish.

Patrick Johnson

From: [Shae Withers](#)
To: [Neighbourhood Planning Mailbox](#)
Subject: [EXTERNAL] Beaconsfield Neighbourhood Plan submission consultation
Date: 09 November 2023 08:05:35

- following reasons.
- Policy BEACON 1A requires re-writing in order to define accurately all the "buffer zones" referred to, also to be shown on a map.
- Also in relation to BEACON 1A, as in other Neighbourhood Plans, we want to see important Local Gaps, Corridors of Significance, Strategic Views and Landscape Classifications to be defined and shown on a map, and backed up by the expert evidence of a Landscape Consultant.
- BEACON 1B needs to be rewritten to identify which specific brownfield sites are a priority for development.
- BEACON 1D needs to be expanded into a policy for Wilton Park, which is the town's major development site yet is only covered by one short sentence. Policy 1D appears as an after-thought.
- BEACON 3 does not explain how many parking spaces are to be removed "from the defined Old Town Area" (from where exactly?), nor how many new spaces will be provided. What is the net gain/loss in number of Old Town parking spaces? Parking is an issue in our town.
- BEACON 5A designates a Green Infrastructure Network as "shown on the Policies Map." The map only identifies some wooded areas. It needs to be extended to include other green assets. We object to this policy seemingly allowing development within the Green Infrastructure Network despite some areas being located in AONB and Green Belt. The policy is badly drafted.
- BEACON 6 only designates 6 Local Green Spaces and they are all in Council ownership. The Local Green Spaces Study lists many more areas which were not taken forward yet scored higher or equal to the 6 areas chosen. The list of Local Green Spaces should be extended to include: Beaconsfield Cricket Club; the Wilton Park parkland, woodland and football pitches; Oak Lodge Meadow rugby pitches; Cross Lane rugby pitches; Wooburn Green Lane football pitches; Holtspur Bank Local Nature Reserve; Holtspur Bottom Butterfly Reserve; Ivins Road Allotments; and Park Lane allotments now designated as a Local Community Asset.
- BEACON 11 requires too great a ratio to be provided as "small homes of one or two bedrooms" which could lead to town cramming; 10 or 20% would be more reasonable.
- There is no list of Community Facilities within a Policy, nor policies for their development.
- The Design Code allows for no parking spaces, or fewer spaces than specified in Bucks Council parking standards, to be allocated for houses or flats near the town centre. We disagree with this policy; it is impractical and will exacerbate parking issues in the town.
- Councillors gave wrong information to residents about the Neighbourhood Plan and this has inhibited public comment throughout the Plan process. For example, residents were repeatedly told that the Neighbourhood Plan designated area was limited to the built up area of the town, rather than the whole parish.

Many thanks, Shae
Shae withers



From: [Roger Gmail](#)
To: [Neighbourhood Planning Mailbox](#)
Cc: [REDACTED]
Subject: [EXTERNAL] Beaconsfield Neighbourhood Plan Submission Consultation- Roger and Christine Edwards
Date: 08 November 2023 22:56:32

Dear Beaconsfield Neighbourhood Plan submission Consultation Team,

My wife Christine and I OPPOSE the Plan for the following reasons.

- Policy BEACON 1A requires re-writing in order to define accurately all the "buffer zones" referred to, also to be shown on a map.
- Also in relation to BEACON 1A, as in other Neighbourhood Plans, we want to see important Local Gaps, Corridors of Significance, Strategic Views and Landscape Classifications to be defined and shown on a map, and backed up by the expert evidence of a Landscape Consultant.
- BEACON 1B needs to be rewritten to identify which specific brownfield sites are a priority for development.
- BEACON 1D needs to be expanded into a policy for Wilton Park, which is the town's major development site yet is only covered by one short sentence. Policy 1D appears as an after-thought.
- BEACON 3 does not explain how many parking spaces are to be removed "from the defined Old Town Area" (from where exactly?), nor how many new spaces will be provided. What is the net gain/loss in number of Old Town parking spaces? Parking is an issue in our town.
- BEACON 5A designates a Green Infrastructure Network as "shown on the Policies Map." The map only identifies some wooded areas. It needs to be extended to include other green assets. We object to this policy seemingly allowing development within the Green Infrastructure Network despite some areas being located in AONB and Green Belt. The policy is badly drafted.
- BEACON 6 only designates 6 Local Green Spaces and they are all in Council ownership. The Local Green Spaces Study lists many more areas which were not taken forward yet scored higher or equal to the 6 areas chosen. The list of Local Green Spaces should be extended to include: Beaconsfield Cricket Club; the Wilton Park parkland, woodland and football pitches; Oak Lodge Meadow rugby pitches; Cross Lane rugby pitches; Wooburn Green Lane football pitches; Holtspur Bank Local Nature Reserve; Holtspur Bottom Butterfly Reserve; Ivins Road Allotments; and Park Lane allotments now designated as a Local Community Asset.
- BEACON 11 requires too great a ratio to be provided as "small homes of one or two bedrooms" which could lead to town cramming; 10 or 20% would be more reasonable.
- There is no list of Community Facilities within a Policy, nor policies for their development.

The Design Code allows for no parking spaces, or fewer spaces than specified in Bucks Council parking standards, to be allocated for houses or flats near the town centre. We disagree with this policy; it is impractical and will exacerbate parking issues in the town.

- Councillors gave wrong information to residents about the Neighbourhood Plan and this has inhibited public comment throughout the Plan process. For example, residents were repeatedly told that the Neighbourhood Plan designated area was limited to the built up area of the town, rather than the whole parish.
- We would like to see the Beaconsfield New Town (ex – Prezzo/Weatherspoon's building) restored to its original (community asset) status as a theatre/cinema.

Kind regards

Roger & Christine Edwards

From: [Clare K](#)
To: [Neighbourhood Planning Mailbox](#)
Subject: [EXTERNAL] Beaconsfield Neighbourhood Plan submission consultation
Date: 09 November 2023 08:20:50

Dear Sir,

I am writing to express my views that I am averse to the draft Beaconsfield Neighbourhood Plan.

The Beacon 1A policy should clearly list the buffer zones and these should be clearly marked on an accompanying map. This policy and accompanying map should also contain Local Gaps, Corridors of significance, Strategic Views and Landscapes classes. These should be evidenced by an expert landscape consultant recognised and specialising in this.

Beacon 1B policy must clearly state which brownfield sites are priority for development.

Policy 1D should include in detail policies to cover Wilton Park

As parking is a significant issue of concern in Beaconsfield, Beacon 3 should be clarified to make sure at referendum residents are clear what is proposed.

Beacon 5A is not sufficiently clear to protect green infrastructure. This policy should be expanded to fully protect our green belt and AONB areas.

Again, to fully protect our precious green belt, Beacon 6 should include all our local green spaces that were listed in the local green spaces study. We must have a belt and braces approach to a listing, with maps, of every site identified as Local Green Spaces.

In this draft, Beacon 11 is too ambitious and will lead to serious gridlock, parking issues and overdevelopment in the town.

The plan should list our town's community assets and places, and say how these should be protected for our children.

I do not feel the council has been open and clear about this plan so residents have not realised how important it is that they should put forward their comments.

Please take these comments on board and redraft this plan before it goes to the next stage in the process so that green spaces and green belt can be protected completely and robustly.

kind regards

Clare Kirk

From: [Katie Dighe](#)
To: [Neighbourhood Planning Mailbox](#)
Subject: [EXTERNAL] Beaconsfield Neighbourhood Plan submission consultation
Date: 09 November 2023 09:06:49

Dear Sir/madam,

We are writing as residents of 16 plus years of living in Beaconsfield.

We are extremely concerned with the latest Beaconsfield Neighbourhood plan and strongly oppose it for the following reasons:

- Policy BEACON 1A requires re-writing in order to define accurately all the "buffer zones" referred to, also to be shown on a map.
- Also in relation to BEACON 1A, as in other Neighbourhood Plans, we want to see important Local Gaps, Corridors of Significance, Strategic Views and Landscape Classifications to be defined and shown on a map, and backed up by the expert evidence of a Landscape Consultant.
- BEACON 1B needs to be rewritten to identify which specific brownfield sites are a priority for development.
- BEACON 1D needs to be expanded into a policy for Wilton Park, which is the town's major development site yet is only covered by one short sentence. Policy 1D appears as an after-thought.
- BEACON 3 does not explain how many parking spaces are to be removed "from the defined Old Town Area" (from where exactly?), nor how many new spaces will be provided. What is the net gain/loss in number of Old Town parking spaces? Parking is an issue in our town.
- BEACON 5A designates a Green Infrastructure Network as "shown on the Policies Map." The map only identifies some wooded areas. It needs to be extended to include other green assets. We object to this policy seemingly allowing development within the Green Infrastructure Network despite some areas being located in AONB and Green Belt. The policy is badly drafted.
- BEACON 6 only designates 6 Local Green Spaces and they are all in Council ownership. The Local Green Spaces Study lists many more areas which were not taken forward yet scored higher or equal to the 6 areas chosen. The list of Local Green Spaces should be extended to include: Beaconsfield Cricket Club; the Wilton Park parkland, woodland and football pitches; Oak Lodge Meadow rugby pitches; Cross Lane rugby pitches; Wooburn Green Lane football pitches; Holtspur Bank Local Nature Reserve; Holtspur Bottom Butterfly Reserve; Ivins Road Allotments; and Park Lane allotments now designated as a Local Community Asset.
- BEACON 11 requires too great a ratio to be provided as "small homes of one or two bedrooms" which could lead to town cramming; 10 or 20% would be more reasonable.

- There is no list of Community Facilities within a Policy, nor policies for their development.
- The Design Code allows for no parking spaces, or fewer spaces than specified in Bucks Council parking standards, to be allocated for houses or flats near the town centre. We disagree with this policy; it is impractical and will exacerbate parking issues in the town.
- Councillors gave wrong information to residents about the Neighbourhood Plan and this has inhibited public comment throughout the Plan process. For example, residents were repeatedly told that the Neighbourhood Plan designated area was limited to the built up area of the town, rather than the whole parish.

We hope you will listen to the concerns of the people living in Beaconsfield who understand that this plan is not compatible.

Yours Sincerely,

Katie and Nish Dighe

[REDACTED]

[REDACTED]

[REDACTED]

From:
To:
Subject:

Ian Fowler
[Neighbourhood Fraction Mailbox](#)
[EXTERNAL] Objections to Beaconsfield Neighbourhood Plan

Date:
09 November 2023 16:46:24

I would like to oppose it for the following reasons.

Policy Beacon 1A

- Policy BEACON 1A is inadequate as it does not define accurately all the "buffer zones" referred to, and for the avoidance of doubt, they should also be shown on a map. As is the case in other Neighbourhood Plans, important Local Gaps, Corridors of Significance, Strategic Views, and Landscape Classifications need to be defined and shown on a map and backed up by the expert evidence of a Landscape Consultant.

Policy Beacon 1B

- This policy needs to be rewritten to identify which specific brownfield sites are a priority for development.

Policy Beacon 1D

- BEACON 1D needs to be expanded into a policy for Wilton Park, which is the town's major development site yet is only covered by one short sentence. Inland Homes have already tried to abrogate their agreement to build football pitches in Wilton Park, so a specific policy for Wilton Park needs to be drawn up and encapsulated in the Neighbourhood plan.

Policy Beacon 1E

- The series of Traffic management measures need to be specified.

Policy Beacon 3

- BEACON 3 does not explain how many parking spaces are to be removed "from the defined Old Town Area" (from where exactly?), nor how many new spaces will be provided. What is the net gain/loss in number of Old Town parking spaces? The proposed new carpark location will be deemed by many to be too far away from Restaurants and businesses in the Old town.

Policy Beacon SA

This policy designates a Green Infrastructure Network as "shown on the Policies Map." The map only identifies some wooded areas. It needs to be extended to include other green assets. The policy is badly drafted.

Policy Beacon 6

- This Policy only designates 6 Local Green Spaces and they are all in Council ownership. The list of Local Green Spaces should be extended to include: Beaconsfield Cricket Club; the Wilton Park parkland, woodland and football pitches; Oak Lodge Meadow rugby pitches; Cross Lane rugby pitches; Woodburn Green Lane football pitches; Holtspur Bank Local Nature Reserve; Holtspur Bottom Butterfly Reserve; One Tree Meadow; Ivins Road Allotments; and Park Lane allotments now designated as a Local Community Asset.

Policy BEACON 11 states that in any development of at least 5 homes, 50 % must be 1- or 2-bedroom properties. This is too high and could lead to town over filling. 10 or 20% would be more reasonable.

Other points:

- There is no list of Community Facilities in the plan, nor policies for their development.
- For houses or flats near the town centre, the Design Code allows for fewer spaces than specified in Bucks Council parking standard. This is impractical and will exacerbate parking issues in the town.

In summary, the Neighbourhood plan developed by the Town Council is vague and ill defined, with no safeguards built in to prevent challenge by local landowners and developers, who have a track record of looking to sell large plots of their greenbelt land close to Beaconsfield for development.

Ian Fowler

[REDACTED]

[REDACTED]

[REDACTED]

From:
To: [gMailbox](#)
Subject: [EXTERNAL] Beaconsfield Neighbourhood Plan submission consultation
Date: 09 November 2023 09:04:15
Importance: High

Dear Madam, dear Sir,

I hereby wish to document that I oppose the Beaconsfield Neighbourhood Plan. I oppose it for the following reasons:

- Policy BEACON 1A: This policy currently does not include a list or map of "buffer zones" and it does not contain any expert evidence to justify them. This Policy BEACON 1A therefore requires fundamental rewriting in order to precisely define all the buffer zones and also to accurately show them on a map that has to become a well defined element of this policy.
- Also in Policy BEACON 1A: As I have learnt is the lived practice in other Neighbourhood Plans, I want to see important Local Gaps, Corridors of Significance, Strategic Views and Landscape Classifications to be defined and shown on a map, and backed up by the expert evidence of a Landscape Consultant. The Neighbourhood Plan currently lacks all of this and needs to be rewritten to correct the specified deficiencies.
- Policy BEACON 1B: This policy currently does not contain any details of which land is considered Brownfield or how it is to be developed. This policy thus needs to be rewritten to specify, which accurately defined Brownfield sites are a priority for development.
- Policy BEACON 1D: This policy needs to be expanded into a policy for Wilton Park, which, despite being Beaconsfield's major development site, is currently only mentioned in passing in one sentence.
- Policy BEACON 3: It currently does neither state, how many parking spaces are to be removed "from the defined Old Town Area" (which I believe has not been defined precisely), nor does it spell out, how many new spaces will be provided. This policy does not give any detail about the resulting net gain or loss in number of the Old Town parking spaces.
- Policy BEACON SA: This policy refers to a Green Infrastructure Network as "shown on the Policies Map". The referred to map, however, currently only documents some wooded areas. The map needs to be reworked to also include further green assets. This policy in its current version can be read as allowing development within the Green Infrastructure Network despite some areas being located in Area of Outstanding Natural Beauty as well as Green Belt. This policy is poorly drafted and requires substantial rewriting.
- Policy BEACON 6: This policy in its current wording only designates 6 Local Green Spaces and they are all in Council ownership. The Local Green Spaces Study lists many more areas, which, despite scoring higher or equal to the 6 areas designated in the policy in its current version, were not taken forward. This policy therefore needs to be amended in such a way that the list of Local Green Spaces is extended to include Beaconsfield Cricket Club; the Wilton Park parkland, woodland and football pitches; Oak Lodge Meadow rugby pitches; Cross Lane rugby pitches; Wooburn Green Lane football pitches; Holtspur Bank Local Nature Reserve; Holtspur Bottom Butterfly Reserve; Ivins Road Allotments; and Park Lane allotments now designated as a Local Community Asset.
- Policy BEACON 11: This policy requires a ratio too great to be provided as "small homes of one or two bedrooms" which could lead to town cramming. 10 or 20% would be more appropriate to avoid the risk of town cramming.
- There is no list of Community Facilities within a Policy, nor are there policies for their development included in the plan.
- The Design Code allows for no parking spaces, or fewer spaces than specified in Bucks Council parking standards, to be allocated for houses or flats near the Beaconsfield town centre. I disagree with this policy as it would contribute negatively to the already problematic parking situation in our town.
- Finally, Councillors, have given wrong information to residents about the Neighbourhood Plan. For example, Beaconsfield residents were repeatedly told that the Neighbourhood Plan designated area was limited to the built up area of the town, rather than the whole parish. This incorrect information provided has inhibited public comment throughout the Neighbourhood Plan process.

- Sincerely,

- Andreas Preuss



From: Huw Jones [REDACTED]
Sent: 09 November 2023 12:49
To: Neighbourhood Planning Mailbox
Subject: [EXTERNAL] Beaconsfield Neighbourhood Plan

Dear Sirs,

I would like to object to and oppose the proposed Beaconsfield Plan for the following reasons.

The buffer zones in Policy IA Policy BEACON 1A are not described accurately and should be shown on a map. Also re BEACON 1A, as in other Neighbourhood Plans, all the Local Gaps, Corridors of Significance, Strategic Views and Landscape Classifications should be defined and shown on a map, and backed up by the expert evidence of a Landscape Consultant.

BEACON 1B should identify which specific brownfield sites are a priority for development.

BEACON 1D needs to be expanded into a policy for Wilton Park.

BEACON 3 does not explain how many parking spaces are to be removed "from the defined Old Town Area" (from where exactly?), nor how many new spaces will be provided. Parking is an issue in our town.

BEACON 5A designates a Green Infrastructure Network as "shown on the Policies Map." This needs to be extended to include other green assets. We object to this policy seemingly allowing development within the Green Infrastructure Network despite some areas being located in AONB and Green Belt.

BEACON 6 only designates 6 Local Green Spaces and they are all in Council ownership. The Local Green Spaces Study lists many more areas which were not taken forward yet scored higher or equal to the 6 areas chosen. The list of Local Green Spaces should be extended to include: Beaconsfield Cricket Club; the Wilton Park parkland, woodland and football pitches; Oak Lodge Meadow rugby pitches; Cross Lane rugby pitches; Wooburn Green Lane football pitches; Holtspur Bank Local Nature Reserve; Holtspur Bottom Butterfly Reserve; Ivins Road Allotments; and Park Lane allotments now designated as a Local Community Asset.

The Design Code allows for no parking spaces, or fewer spaces than specified in Bucks Council parking standards, to be allocated for houses or flats near the town centre. We disagree with this policy; it is impractical and will exacerbate parking issues in the town.

Councillors gave wrong information to residents about the Neighbourhood Plan and this has inhibited public comment throughout the Plan process. For example, residents were repeatedly told that the Neighbourhood Plan designated area was limited to the built up area of the town, rather than the whole parish.

I would be grateful if you would give these objections urgent consideration, as it appears that the significant amount of effort putting together this plan has been badly let down by poor drafting of the policy and leaves the open to development not desired by the council or residents.

Yours faithfully,

Huw Jones
Resident of Beaconsfield

From: [Sue Dormand](#)
To: [Neighbourhood Planning Mailbox](#)
Subject: [EXTERNAL] Beaconsfield Neighbourhood Plan submission consultation
Date: 07 November 2023 14:29:22
Attachments: [image001.png](#)

Dear Sir/Madam,

I have read the submission document issued by the Town Council and whilst the plan has some merits there are some important policy omissions which need rectifying.

My major concern is that I do not believe the Council have engaged properly with local residents throughout the process this has led to a significant number of residents not being aware of the submission document or its importance.

As drafted, I oppose the plan for the following reasons:

1. Policy Beacon 1A – this should include a Map to include an accurate representation of all “buffer zones”. This policy should include Local Gaps, Corridors of Significance, Strategic Views and Landscape Classifications to be defined and shown on a map and backed up by the expert evidence of a Landscape Consultant.
2. Beacon 1B – there is no clear statement focussing on the specific brownfield sites which are designated as priority for future development.
3. BEACON 1D – it appears that policy 1D has been poorly drafted and needs to be expanded into a specific policy for Wilton Park which remains the towns major development site.
4. BEACON 3 – needs to clarify exactly how many parking spaces are to be removed "from the defined Old Town Area", nor how many new spaces will be provided. What is the net gain/loss in number of Old Town parking spaces? There is no question in my mind that parking is an issue in our town.
5. BEACON 6 - only designates 6 Local Green Spaces and they are all in Council ownership. The Local Green Spaces Study lists many more areas which were not taken forward yet scored higher or equal to the 6 areas chosen. The list of Local Green Spaces should be extended to include: Beaconsfield Cricket Club; the Wilton Park parkland, woodland and football pitches; Oak Lodge Meadow rugby pitches; Cross Lane rugby pitches; Wooburn Green Lane football pitches; Holtspur Bank Local Nature Reserve; Holtspur Bottom Butterfly Reserve; Ivins Road Allotments; and Park Lane allotments now designated as a Local Community Asset.
6. BEACON 11 – should be restated at 15% this should accommodate enough "small homes of one or two bedrooms".
7. The drafted plan does not include a list of Community Facilities, nor does it incorporate policies for their development.
8. The Design Code needs to be amended as drafted it will only make worse the current parking issues in the town for instance as drafted it allows for no parking spaces, or fewer spaces than specified in Bucks Council parking standards, to be allocated for houses or flats near the town centre.

With thanks and kind regards,

Sue

Sue Dormand
HR Consultant

From: [REDACTED]
To: [Neighbourhood Planning Mailbox](#)
Subject: [EXTERNAL] Beaconsfield Neighbourhood Plan submission consultation
Date: 06 November 2023 16:24:14

Matt Siviter and Lisa Stephenson

There is no need for a plan - it is purely a good idea. This proposal has been poorly executed and needs more input and detail as there is no deadline for its submission we should get it correct first time that is why I oppose it in this form.

I OPPOSE the Plan:

In general there is a lack of detail and precision in the plan. This extends from not marking specific green spaces and naming them in the policies to not detailing the important buffer zones and green corridors - where they are and why they should be protected backed up by the expert evidence of a Landscape Consultant. If this plan is to be of any use to the planners it must specifically denote where can be developed and where should not otherwise it will be ignored. BEACON 1B needs to be rewritten to identify which specific brownfield sites are a priority for development. If we don't give the planners scope to fill their quotas then pressure will mount to allow less desirable developments through.

BEACON 1D needs to be expanded into a policy for Wilton Park, which is the town's major development site yet is only covered by one short sentence. Policy 1D appears as an after-thought. This is of utmost importance as they are already trying to creep the existing permission with retrospective changes for a huge nursing home and relocation of sports pitches.

BEACON 3 does not detail which parking spaces are retained and which lost. Parking is an issue in our town short term and medium term free or low cost parking is essential to make the town centre viable.

BEACON 5A designates a Green Infrastructure Network. All green spaces, including council owned ones need to be specifically named and protected.

BEACON 6 only designates 6 Local Green Spaces and they are all in Council ownership. The Local Green Spaces Study lists many more areas which were not taken forward yet scored higher or equal to the 6 areas chosen. The list of Local Green Spaces should be extended to include: Beaconsfield Cricket Club; the Wilton Park parkland, woodland and football pitches; Oak Lodge Meadow rugby pitches; Cross Lane rugby pitches; Wooburn Green Lane football pitches; Holtspur Bank Local Nature Reserve; Holtspur Bottom Butterfly Reserve; Ivins Road Allotments; and Park Lane allotments now designated as a Local Community Asset. The green spaces on Hyde Green, Chesterton Green and the park between One Tree Lane and the A355 need specific protection. I am really disappointed that there is no aspirational guidance for active travel in the plan at all. I would also welcome policies to avoid nuisance parking on pavements for future developments. If specific integrated roadside parking is not a policy we should expect to see this problem get worse.

There is no list of Community Facilities within a Policy, nor policies for their development. The Design Code allows for no parking spaces, or fewer spaces than specified in Bucks Council parking standards, to be allocated for houses or flats near the town centre. We disagree with this policy; it is impractical and will exacerbate parking issues in the town. Councillors gave wrong information to residents about the Neighbourhood Plan and this has inhibited public comment throughout the Plan process. For example, residents were repeatedly told that the Neighbourhood Plan designated area was limited to the built up area of the town, rather than the whole parish.

Sincerely

M Siviter & L Stephenson

From: [Sean O'Neill](#)
To: [Neighbourhood Planning Mailbox](#)
Subject: [EXTERNAL] Beaconsfield Neighbourhood Plan submission consultation - OPPOSE
Date: 06 November 2023 15:24:46

Dear Sir/Madam

Beaconsfield Neighbourhood Plan submission consultation - OPPOSE

Please find below both general and specific comments in relation to the above consultation.

In general, it is difficult to understand why the draft plan continues to put at risk the landscape, AONB, green belt or green spaces around our town. In stark contrast to other local towns, the plan studiously, obviously and deliberately does not consider the use of many potential safeguards for our green spaces such as Local Gaps, Corridors of Significance, Strategic Views, Local Green Spaces and Landscape classifications. As a direct recommendation and request as part of the consultation, I would ask that these safeguards are reflected in a revised plan that protects rather than puts at risk the quality of life for people in our town.

Specifically, and directly linked to the above comments, we OPPOSE the Plan for a number of the following reasons.

- Policy BEACON 1A requires re-writing in order to define accurately all the "buffer zones" referred to, also to be shown on a map.
- Also in relation to BEACON 1A, as in other Neighbourhood Plans, we want to see important Local Gaps, Corridors of Significance, Strategic Views and Landscape Classifications to be defined and shown on a map, and backed up by the expert evidence of a Landscape Consultant.
- BEACON 1B needs to be rewritten to identify which specific brownfield sites are a priority for development.
- BEACON 1D needs to be expanded into a policy for Wilton Park, which is the town's major development site yet is only covered by one short sentence. Policy 1D appears as an after-thought.
- BEACON 3 does not explain how many parking spaces are to be removed "from the defined Old Town Area" (from where exactly?), nor how many new spaces will be provided. What is the net gain/loss in number of Old Town parking spaces? Parking is an issue in our town.
- BEACON 5A designates a Green Infrastructure Network as "shown on the Policies Map." The map only identifies some wooded areas. It needs to be extended to include other green assets. We object to this policy seemingly allowing development within the Green Infrastructure Network despite some areas being located in AONB and Green Belt. The policy is badly drafted.
- BEACON 6 only designates 6 Local Green Spaces and they are all in Council ownership. The Local Green Spaces Study lists many more areas which were not taken forward yet scored higher or equal to the 6 areas chosen. The list of Local Green Spaces should be extended to include: Beaconsfield Cricket Club; the Wilton Park parkland, woodland and football

pitches; Oak Lodge Meadow rugby pitches; Cross Lane rugby pitches; Wooburn Green Lane football pitches; Holtspur Bank Local Nature Reserve; Holtspur Bottom Butterfly Reserve; Ivins Road Allotments; and Park Lane allotments now designated as a Local Community Asset.

- BEACON 11 requires too great a ratio to be provided as "small homes of one or two bedrooms" which could lead to town cramming; 10 or 20% would be more reasonable.
- There is no list of Community Facilities within a Policy, nor policies for their development.
- The Design Code allows for no parking spaces, or fewer spaces than specified in Bucks Council parking standards, to be allocated for houses or flats near the town centre. We disagree with this policy; it is impractical and will exacerbate parking issues in the town.
- Councillors gave wrong information to residents about the Neighbourhood Plan and this has inhibited public comment throughout the Plan process. For example, residents were repeatedly told that the Neighbourhood Plan designated area was limited to the built up area of the town, rather than the whole parish.

Sincerely
Sean O'Neill

From: [REDACTED]
To: [Neighbourhood Pfaooion Mailbox](#)
Subject: [EXTERNAL] Objection to Beaconsfield Neighbourhood Plan
Date: 06 November 2023 15:09:34

Obiections to Beaconsfield Neighbourhood plan

Regarding the Beaconsfield Neighbourhood Plan submitted by the Town Council, I would like to oppose it for the following reasons:-

In summary, the Neighbourhood plan developed by the Town Council is too vague and ill defined, with no safeguards built in to prevent challenge by local land owners and developers, who have a track record of looking to sell large plots of their greenbelt land close to Beaconsfield for development.

Taking the relevant policies in turn my comments are as follows:-

Policy Beacon 1A -

- Policy BEACON 1A is inadequate as it does not define accurately all the "buffer zones" referred to, and for the avoidance of doubt, they should also be shown on a map.
- As is the case in other Neighbourhood Plans, important Local Gaps, Corridors of Significance, Strategic Views and Landscape Classifications need to be defined and shown on a map, and backed up by the expert evidence of a Landscape Consultant.

Policy Beacon 1 B

- This policy needs to be rewritten to identify which specific brownfield sites are a priority for development.

Policy Beacon 1 D

- BEACON 1D needs to be expanded into a policy for Wilton Park, which is the town's major development site yet is only covered by one short sentence. Inland Homes have already tried to abrogate their agreement to build football pitches in Wilton Park, so a specific policy for Wilton Park needs to be drawn up and encapsulated in the Neighbourhood plan.

Policy Beacon 1 E

- The series of Traffic management measures need to be specified.

Policy Beacon3

- BEACON 3 does not explain how many parking spaces are to be removed "from the defined Old Town Area" (from where exactly?), nor how many new spaces will be provided. What is the net gain/loss in number of Old Town parking spaces? The proposed new carpark location will be deemed by many to be too far away from Restaurants and businesses in the Old town.

Policy Beacon SA

This policy designates a Green Infrastructure Network as "shown on the Policies Map." The map only identifies some wooded areas. It needs to be extended to include other green assets. The policy is

badly drafted.

Policy BEACON 6

- This Policy only designates 6 Local Green Spaces and they are all in Council ownership. The list of Local Green Spaces should be extended to include: Beaconsfield Cricket Club; the Wilton Park parkland, woodland and football pitches; Oak Lodge Meadow rugby pitches; Cross Lane rugby pitches; Wooburn Green Lane football pitches; Holtspur Bank Local Nature Reserve; Holtspur Bottom Butterfly Reserve; One Tree Meadow, Ivins Road Allotments; and Park Lane allotments now designated as a Local Community Asset.

Policy BEACON 11 states that in any development of at least 5 homes, 50 % must be 1 or 2 bedroom properties. This is too high, and could lead to town over filling. 10 or 20% would be more reasonable.

Other Points

- There is no list of Community Facilities in the plan, nor policies for their development.
- For houses or flats near the town centre, the Design Code allows for fewer spaces than specified in Bucks Council parking standard. This is impractical and will exacerbate parking issues in the town.

Yours Faithfully

Clive Chapman

[Redacted signature block]

From: Eliana Cals-summers [REDACTED]
Sent: 07 November 2023 08:43
To: Neighbourhood Planning Mailbox
Subject: [EXTERNAL] Objections to changes

As a resident of Beacosfield for the last 40 years I am rather worried about some clauses that might render the life of the community even harder.

We already have a SERIOUS problem with parking, as I will reinforce later.

I submit a list of the clauses I disagree upon:

- We OPPOSE the Plan for a number of the following reasons.
- Policy BEACON 1A requires re-writing in order to define accurately all the "buffer zones" referred to, also to be shown on a map.
- Also in relation to BEACON 1A, as in other Neighbourhood Plans, we want to see important Local Gaps, Corridors of Significance, Strategic Views and Landscape Classifications to be defined and shown on a map, and backed up by the expert evidence of a Landscape Consultant.
- BEACON 18 needs to be rewritten to identify which specific brownfield sites are a priority for development.
- BEACON 1D needs to be expanded into a policy for Wilton Park, which is the town's major development site yet is only covered by one short sentence. Policy 1D appears as an after-thought.
- BEACON 3 does not explain how many parking spaces are to be removed "from the defined Old Town Area" (from where exactly?), nor how many new spaces will be provided. What is the net gain/loss in number of Old Town parking spaces? Parking is an issue in our town.
- BEACON SA designates a Green Infrastructure Network as "shown on the Policies Map." The map only identifies some wooded areas. It needs to be extended to include other green assets. We object to this policy seemingly allowing development within the Green Infrastructure Network despite some areas being located in AONB and Green Belt. The policy is badly drafted.
- BEACON 6 only designates 6 Local Green Spaces and they are all in Council ownership. The Local Green Spaces Study lists many more areas which were not taken forward yet scored higher or equal to the 6 areas chosen. The list of Local Green Spaces should be extended to include: Beaconsfield Cricket Club; the Wilton Park parkland, woodland and football pitches; Oak Lodge Meadow rugby pitches; Cross Lane rugby pitches; Wooburn Green Lane football pitches; Holtspur Bank Local Nature Reserve; Holtspur Bottom Butterfly Reserve; Ivins Road Allotments; and Park Lane allotments now designated as a Local Community Asset.
- BEACON 11 requires too great a ratio to be provided as "small homes of one or two bedrooms" which could lead to town cramming; 10 or 20% would be more reasonable.
- There is no list of Community Facilities within a Policy, nor policies for their development.
- The Design Code allows for no parking spaces, or fewer spaces than specified in Bucks Council parking standards, to be allocated for houses or flats near the town centre. We disagree with this policy; it is impractical and will exacerbate parking issues in the town.
- Councillors gave wrong information to residents about the Neighbourhood Plan and this has inhibited public comment throughout the Plan process. For example, residents were repeatedly told that the Neighbourhood Plan designated area was limited to the built up area of the town, rather than the whole parish.

I hope that our voice will be heard and, that our community will be spared the hassle that some of the new changes will provoke.

Sincerely yours,

Eliana Cals- Summers

From: [Helen Fowler](#)
To: [Neighbourhood Pfaooion Mailbox](#)
Subject: [EXTERNAL] Fwd: Objections to Beaconsfield Neighbourhood Plan
Date: 07 November 2023 10:04:17

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Obiections to Beaconsfield Neighbourhood plan

Regarding the Beaconsfield Neighbourhood Plan submitted by the Town Council, I would like to op pose it for the following reasons:-

Taking the relevant policies in turn my comments are as follows:-

Policy Beacon 1A -

- Policy BEACON 1A is inadequate as it does not define accurately all the "buffer zones" referred to, and for the avoidance of doubt, they should also be shown on a map.
- As is the case in other Neighbourhood Plans, important Local Gaps, Corridors of Significance, Strategic Views, and Landscape Classifications need to be defined and shown on a map and backed up by the expert evidence of a Landscape Consultant.

Policy Beacon 1 B

- This policy needs to be rewritten to identify which specific brownfield sites are a priority for development.

Policy Beacon 1 D

- BEACON 1D needs to be expanded into a policy for Wilton Park, which is the town's major development site yet is only covered by one short sentence. Inland Homes have already tried to abrogate their agreement to build football pitches in Wilton Park, so a specific policy for Wilton Park needs to be drawn up and encapsulated in the Neighbourhood plan.

Policy Beacon 1 E

- The series of Traffic management measures need to be specified.

Policy Beacon3

- BEACON 3 does not explain how many parking spaces are to be removed "from the defined Old Town Area" (from where exactly?), nor how many new spaces will be provided. What is the net gain/loss in number of Old Town parking spaces? The proposed new carpark location will be deemed by many to be too far away from Restaurants and businesses in the Old town.

Policy Beacon SA

This policy designates a Green Infrastructure Network as "shown on the Policies Map." The map only identifies some wooded areas. It needs to be extended to include other green assets. The policy is badly drafted.

Policy BEACON 6

- This Policy only designates 6 Local Green Spaces and they are all in Council ownership. The

list of Local Green Spaces should be extended to include: Beaconsfield Cricket Club; the Wilton Park parkland, woodland and football pitches; Oak Lodge Meadow rugby pitches; Cross Lane rugby pitches; Wooburn Green Lane football pitches; Holtspur Bank Local Nature Reserve; Holtspur Bottom Butterfly Reserve; One Tree Meadow, Ivins Road Allotments; and Park Lane allotments now designated as a Local Community Asset.

Policy BEACON 11 states that in any development of at least 5 homes, 50 % must be 1- or 2-bedroom properties. This is too high and could lead to town over filling. 10 or 20% would be more reasonable.

Other points:

- There is no list of Community Facilities in the plan, nor policies for their development.
- For houses or flats near the town centre, the Design Code allows for fewer spaces than specified in Bucks Council parking standard. This is impractical and will exacerbate parking issues in the town.

In summary, the Neighbourhood plan developed by the Town Council is too vague and ill defined, with no safeguards built in to prevent challenge by local landowners and developers, who have a track record of looking to sell large plots of their greenbelt land close to Beaconsfield for development.

Yours Faithfully,

Helen Fowler

[Redacted signature block]

[Redacted contact information]

From: S HOLE [REDACTED]
Sent: 06 November 2023 12:12
To: Neighbourhood Planning Mailbox
Subject: [EXTERNAL] Opposition to local plan

Re: Opposition to Beaconsfield neighbourhood plan

Policy BEACON 1A requires re-writing in order to define accurately all the "buffer zones" referred to, also to be shown on a map. Also in relation to BEACON 1A, as in other Neighbourhood Plans, we want to see important Local Gaps, Corridors of Significance, Strategic Views and Landscape Classifications to be defined and shown on a map, and backed up by the expert evidence of a Landscape Consultant.

BEACON 1B needs to be rewritten to identify which specific brownfield sites are a priority for development.

BEACON 1D needs to be expanded into a policy for Wilton Park, which is the town's major development site yet is only covered by one short sentence. Policy 1D appears as an after-thought.

BEACON 3 does not explain how many parking spaces are to be removed "from the defined Old Town Area" (from where exactly?), nor how many new spaces will be provided. What is the net gain/loss in number of Old Town parking spaces? Parking is currently an issue in our town and does not need to be exacerbated.

BEACON 5A designates a Green Infrastructure Network as "shown on the Policies Map." The map only identifies some wooded areas. It needs to be extended to include other green assets. We object to this policy seemingly allowing development within the Green Infrastructure Network despite some areas being located in AONB and Green Belt. The policy is badly drafted and needs to be rewritten to include more areas.

BEACON 6 only designates 6 Local Green Spaces and they are all in Council ownership. The Local Green Spaces Study lists many more areas which were not taken forward yet scored higher or equal to the 6 areas chosen. The list of Local Green Spaces should be extended to include: Beaconsfield Cricket Club; the Wilton Park parkland, woodland and football pitches; Oak Lodge Meadow rugby pitches; Cross Lane rugby pitches; Wooburn Green Lane football pitches; Holtspur Bank Local Nature Reserve; Holtspur Bottom Butterfly Reserve; Ivins Road Allotments; and Park Lane allotments now designated as a Local Community Asset.

BEACON 11 requires too great a ratio to be provided as "small homes of one or two bedrooms" which could lead to town cramming; 10 or 20% would be more reasonable.

There is no list of Community Facilities within a Policy, nor policies for their development.

The Design Code allows for no parking spaces, or fewer spaces than specified in Bucks Council parking standards, to be allocated for houses or flats near the town centre. We disagree with this policy; it is impractical and will exacerbate parking issues in the town. It is unrealistic for planners to believe many new residents will either cycle or only use public transport

Councillors gave wrong information to residents about the Neighbourhood Plan and this has inhibited public comment throughout the Plan process. For example, residents were repeatedly told that the Neighbourhood Plan designated area was limited to the built up area of the town, rather than the whole parish.

Regards

Rosalind Hole

From: [Lee Evans](#)
To: [Neighbourhood Planning Mailbox](#)
Subject: [EXTERNAL] Beaconsfield Neighbourhood Plan submission consultation
Date: 08 November 2023 21:40:59

Dear sir/ madam,

I am writing to object to this plan.

Policy BEACON IA

This requires re-writing in order to define accurately all the "buffer zones" referred to, also to be shown on a map.

I want to see important Local Gaps, Corridors of Significance, Strategic Views and Landscape Classifications to be defined and shown on a map, and backed up by the expert evidence of a Landscape Consultant

BEACON 1B

This needs to be rewritten to identify which specific brownfield sites are a priority for development.

BEACON 1D

This needs to be expanded into a policy for Wilton Park, which is the town's major development site yet is only covered by one short sentence. Policy 1D appears as an after-thought.

BEACON 3

This does not explain how many parking spaces are to be removed "from the defined Old Town Area", nor how many new spaces will be provided. What is the net gain/loss in number of Old Town parking spaces? Parking is an issue in our town.

BEACON 5A

This designates a Green Infrastructure Network as "shown on the Policies Map." The map only identifies some wooded areas. It needs to be extended to include other green assets. I object to this policy seemingly allowing development within the Green Infrastructure Network despite some areas being located in AONB and Green Belt. The policy is badly drafted.

BEACON 6

This only designates 6 Local Green Spaces and they are all in Council ownership. The Local Green Spaces Study lists many more areas which were not taken forward yet scored higher or equal to the 6 areas chosen. The list of Local Green Spaces should be extended to include: Beaconsfield Cricket Club; the Wilton Park parkland, woodland and football pitches; Oak Lodge Meadow rugby pitches; Cross Lane rugby pitches; Woobum Green Lane football pitches; Holtspur Bank Local Nature Reserve; Holtspur Bottom Butterfly Reserve; Ivins Road Allotments; and Park Lane allotments now designated as a Local Community Asset

BEACON 11

This requires too great a ratio to be provided as "small homes of one or two bedrooms" which could lead to town cramming; 10 or 20% would be more reasonable.

There is no list of Community Facilities within a Policy, nor policies for their development.

The Design Code allows for no parking spaces, or fewer spaces than specified in Bucks Council parking standards, to be allocated for houses or flats near the town centre. I disagree with this policy; it is impractical and will exacerbate parking issues in the town. Councillors gave wrong information to residents about the Neighbourhood Plan and this has inhibited public comment throughout the Plan process. For example, residents were repeatedly told that the Neighbourhood Plan designated area was limited to the built up area of the town, rather than the whole parish.

Thank you.

Lee Evatis



From: [Gerry Halls](#)
To: [Neighbourhood Planning Mailbox](#)
Subject: [EXTERNAL] Beaconsfield Neighbourhood Plan submission consultation
Date: 08 November 2023 14:00:06

I oppose the Neighbourhood Plan which is so poor in comparison with other local neighbourhood plans: it is badly drafted, extremely short on indisputable content and consequently does not sufficiently protect our Green Belt and green spaces:

BEACON 1A

Must be re-written to define accurately all the "buffer zones" referred to and they should be shown on a map to avoid any ambiguity. Similarly important Local Gaps, Corridors of Significance, Strategic Views and Landscape Classifications should be accurately defined and shown on a map, and they should be backed up by the expert evidence of a Landscape Consultant.

BEACON 1B

Does not identify which specific brownfield sites are a priority for development: This too needs to be rewritten.

BEACON 1D

This needs to be expanded into a Policy for Wilton Park. The town's largest development site is only covered by one short sentence and appears to be an after-thought.

BEACON 3

Parking is a problem in our town. This policy does not detail how many parking spaces and where they are to be removed "from the defined Old Town Area" nor how many new spaces will be provided. Will the total be more or fewer spaces?

BEACON 5A

The Green Infrastructure Network as "shown on the Policies Map." identifies only some wooded areas. This policy is also badly drafted. It needs to be extended to cover other green assets. This policy seemingly allows development within the Green Infrastructure Network despite some areas being located in AONB and Green Belt.

BEACON 6

Why are only 6 Local Green Spaces specified which are all owned by the Council, when the Local Green Spaces Study lists many more areas? The following should be included: Beaconsfield Cricket Club; the Wilton Park parkland, woodland and football pitches; Oak Lodge Meadow rugby pitches; Cross Lane rugby pitches; Wooburn Green Lane football pitches; Holtspur Bank Local Nature Reserve; Holtspur Bottom Butterfly Reserve; Ivins Road Allotments; and Park Lane allotments now designated as a Local Community Asset.

BEACON 11

A greater than 50% of the total dwellings is too high a ratio to be provided as "small homes of one or two bedrooms" for schemes of five which could lead to town cramming; 10 or 20% would be more reasonable for a small development while 40-50% would be reasonable for larger schemes.

Other comments

- The lack of a list of Community Facilities within a Policy, nor policies for their

development is unacceptable.

- Similarly, the Design Code is destined to intensify parking problems where it allows for no parking spaces, or fewer spaces to be allocated for houses or flats near the town centre than specified in Buckinghamshire Council parking standards,
- I understand that Councillors misinforming residents about the Neighbourhood Plan has inhibited public comment throughout the Plan process. Notably we were repeatedly told that it was limited to the built up area of the town, rather than the whole parish.

In consequence I shall not be able to vote for this Plan until it has been extensively rewritten and improved.

Gerald Halls

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

From: [REDACTED]
To: [Neighbourhood Planning Mailbox](#)
Subject: [EXTERNAL] Beaconsfield Neighbourhood Plan submission consultation - OPPOSE
Date: 08 November 2023 10:25:10

Good morning,

I am a Resident in the Old Town and I am writing to oppose the Planning submitted to you with all of the below listed points.

-
- We OPPOSE the Plan for a number of the following reasons.
- Policy BEACON 1A requires re-writing in order to define accurately all the "buffer zones" referred to, also to be shown on a map.
- Also in relation to BEACON 1A, as in other Neighbourhood Plans, we want to see important Local Gaps, Corridors of Significance, Strategic Views and Landscape Classifications to be defined and shown on a map, and backed up by the expert evidence of a Landscape Consultant.
- BEACON 1B needs to be rewritten to identify which specific brownfield sites are a priority for development.
- BEACON 1D needs to be expanded into a policy for Wilton Park, which is the town's major development site yet is only covered by one short sentence. Policy 1D appears as an after-thought.
- BEACON 3 does not explain how many parking spaces are to be removed "from the defined Old Town Area" (from where exactly?), nor how many new spaces will be provided. What is the net gain/loss in number of Old Town parking spaces? Parking is an issue in our town.
- BEACON 5A designates a Green Infrastructure Network as "shown on the Policies Map." The map only identifies some wooded areas. It needs to be extended to include other green assets. We object to this policy seemingly allowing development within the Green Infrastructure Network despite some areas being located in AONB and Green Belt. The policy is badly drafted.
- BEACON 6 only designates 6 Local Green Spaces and they are all in Council ownership. The Local Green Spaces Study lists many more areas which were not taken forward yet scored higher or equal to the 6 areas chosen. The list of Local Green Spaces should be extended to include: Beaconsfield Cricket Club; the Wilton Park parkland, woodland and football pitches; Oak Lodge Meadow rugby pitches; Cross Lane rugby pitches; Wooburn Green Lane football pitches; Holtspur Bank Local Nature Reserve; Holtspur Bottom Butterfly Reserve; Ivins Road Allotments; and Park Lane allotments now designated as a Local Community Asset.
- BEACON 11 requires too great a ratio to be provided as "small homes of one or two bedrooms" which could lead to town cramming; 10 or 20% would be more reasonable.
- There is no list of Community Facilities within a Policy, nor policies for their development.
- The Design Code allows for no parking spaces, or fewer spaces than specified in Bucks Council parking standards, to be allocated for houses or flats near the town centre. We disagree with this policy; it is impractical and will exacerbate parking issues in the town.
- Councillors gave wrong information to residents about the Neighbourhood Plan and this has inhibited public comment throughout the Plan process. For example, residents were repeatedly told that the Neighbourhood Plan designated area was limited to the built up area of the town, rather than the whole parish.

Irené Marin

[REDACTED]

[REDACTED]

[REDACTED]

From: [REDACTED]
To: [Neighbourhood Planning Mailbox](#)
Subject: [EXTERNAL] Beaconsfield Neighbourhood Plan submission consultation
Date: 07 November 2023 12:03:00
Importance: High

Dear Sir or Madam,

I gather the Beaconsfield Neighbourhood plan is currently available for consultation and having now read it and compared it to neighbourhood plans that other parishes in Bucks have produced, this plan before you sadly lacks the detail required to make it robust and fit for purpose. The Beaconsfield Neighbourhood plan is poorly worded and fails to properly define all the green spaces and green belt and has confusing descriptions for the brownfield sites. The Town Council is under the misconception that because the green belt is protected by other higher authority, there is no need to mention it or other areas of green spaces that the council does not own. This is not so and why when compared to other Neighbourhood plans that I have read, the Beaconsfield Neighbourhood plan needs certain parts redrafted, such as the following:

1. The Neighbourhood plan does not include a list of Community Facilities within a Policy, nor are there any policies for their development.
2. Policy BEACON 1A needs to be rewritten to define more accurately all the "buffer zones" referred to, and these should be shown on a map to correctly identify the area.
3. Policy BEACON 1A, fails to define important Local Gaps, Corridors of Significance, Strategic Views and Landscape Classifications and as in other Neighbourhood Plans I have seen. As in the point above, these need to be shown on a map, and backed up by expert evidence from a Landscape Consultant.
4. BEACON 1B needs to be redrafted so it clearly identifies which specific brownfield sites are a priority for development. The current draft does not specify this and is muddled.
5. BEACON 1D fails to provide a policy for Wilton Park, which is the largest development site in Beaconsfield yet it would seem it is only mentioned in a throw away sentence.
6. BEACON 3 fails to describe how many parking spaces are to be removed and added in the Old Town Area of Beaconsfield and is very confusing.
7. BEACON 5A is extremely poorly drafted and fails to designate a Green Infrastructure Network as "shown on the Policies Map." The map only identifies some wooded areas, but it needs to be expanded to also show other green spaces. This policy seems to allow development within the Green Infrastructure Network despite some areas being located in AONB and Greenbelt and therefore conflicts with national policy the Greenbelt and needs to be amended.
8. BEACON 6 only refers six Local Green Spaces which are all owned by Beaconsfield Town Council and fails to include other local Green Spaces as designated green spaces on a scoring basis that is hard to understand and without explanation as to how the scoring was objectively made. Without explanation the following green spaces were not included in the Neighbourhood Plan:

Holtspur Bank Local Nature Reserve

Holtspur Bottom Butterfly Reserve

Beaconsfield Cricket Club including Latchmere Pond, home of Beaconsfield Angling Club

Wilton Park parkland, woodland and football pitches

Wooburn Green Lane football pitches

Oak Lodge Meadow rugby pitches

Cross Lane rugby pitches

Park Lane allotments which has now been designated as a Local Community Asset

Ivins Road Allotments which are owned by the Town Council.

These need to be included in the Neighbourhood Plan and shown on a supporting map as designated Green Spaces.

9. The Design Code in the Neighbourhood Plan does not provide parking spaces, or fewer spaces than specified in Bucks Council parking standards, to be allocated for houses or flats near the town centre. This therefore conflicts with Bucks Planning Policy and needs to be amended.

The Beaconsfield Neighbourhood plan also lacks the vision to develop the area into something that residents want; most notable, Beaconsfield is the one sizable town in Bucks that has no large park/green space with facilities for residents to enjoy. Instead, there is a hotchpot of green spaces around the town, some of which failed to be adequately described within the Neighbourhood Plan. It is this lack of cohesion and muddled approach that has produced a document that I cannot support, and will if it is not changed, vote against in the forthcoming referendum. For some reason Beaconsfield Town councillors seemed to continually give the wrong information to residents about the Neighbourhood Plan and this has frustrated residents from making any informed input throughout progress of the plan. For example, the Town Council repeatedly advised that the Neighbourhood Plan designated area was limited to the built-up area of the town only and not the whole parish as I kept on pointing out. It is this failure in the process that means the Neighbourhood Plan in its current form/draft must be rejected by Bucks Council and hence my reason for objection to it.

I trust the Independent Examiner will agree with me and reject the whole plan as drafted. In the meantime, please confirm that my comments and objection have been accepted timely before the deadline on Thursday.

Yours faithfully


Simon Woolf

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

From: [Peter Nagle](#)
To: [Neighbourhood Planning Mailbox](#)
Subject: [EXTERNAL] Beaconsfield Neighbourhood Plan submission consultation
Date: 08 November 2023 23:06:54

To the planning dept.

- We OPPOSE the Plan for a number of the following reasons.
- Policy BEACON 1A requires re-writing in order to define accurately all the "buffer zones" referred to, also to be shown on a map.
- Also in relation to BEACON 1A, as in other Neighbourhood Plans, we want to see important Local Gaps, Corridors of Significance, Strategic Views and Landscape Classifications to be defined and shown on a map, and backed up by the expert evidence of a Landscape Consultant.
- BEACON 1B needs to be rewritten to identify which specific brownfield sites are a priority for development.
- BEACON 1D needs to be expanded into a policy for Wilton Park, which is the town's major development site yet is only covered by one short sentence. Policy 1D appears as an after-thought.
- BEACON 3 does not explain how many parking spaces are to be removed "from the defined Old Town Area" (from where exactly?), nor how many new spaces will be provided. What is the net gain/loss in number of Old Town parking spaces? Parking is an issue in our town.
- BEACON 5A designates a Green Infrastructure Network as "shown on the Policies Map." The map only identifies some wooded areas. It needs to be extended to include other green assets. We object to this policy seemingly allowing development within the Green Infrastructure Network despite some areas being located in AONB and Green Belt. The policy is badly drafted.
- BEACON 6 only designates 6 Local Green Spaces and they are all in Council ownership. The Local Green Spaces Study lists many more areas which were not taken forward yet scored higher or equal to the 6 areas chosen. The list of Local Green Spaces should be extended to include: Beaconsfield Cricket Club; the Wilton Park parkland, woodland and football pitches; Oak Lodge Meadow rugby pitches; Cross Lane rugby pitches; Wooburn Green Lane football pitches; Holtspur Bank Local Nature Reserve; Holtspur Bottom Butterfly Reserve; Ivins Road Allotments; and Park Lane allotments now designated as a Local Community Asset.
- BEACON 11 requires too great a ratio to be provided as "small homes of one or two bedrooms" which could lead to town cramming; 10 or 20% would be more reasonable.
- There is no list of Community Facilities within a Policy, nor policies for their development.
- The Design Code allows for no parking spaces, or fewer spaces than specified in Bucks Council parking standards, to be allocated for houses or flats near the town centre. We disagree with this policy; it is impractical and will exacerbate parking issues in the town.
- Councillors gave wrong information to residents about the Neighbourhood Plan and this has inhibited public comment throughout the Plan process. For example, residents were repeatedly told that the Neighbourhood Plan designated area was limited to the built up area of the town, rather than the whole parish.



Sent from my iPhone

From: [Jacky Murrell](#)
To: [Neighbourhood Planning Mailbox](#)
Subject: [EXTERNAL] Beaconsfield Neighbourhood Plan submission consultation
Date: 06 November 2023 20:49:52

Reference Beaconsfield Town Council Neighbourhood Plan

I have read the submission document issued by the Town Council and whilst the plan has some merits there are some important policy omissions which need rectifying.

My major concern is that I do not believe the Council have engaged properly with local residents throughout the process this has led to a significant number of residents not being aware of the submission document or its importance.

As drafted I oppose the plan for the following reasons

Policy Beacon 1A – this should include a Map to include an accurate representation of all “buffer zones”. This policy should include Local Gaps, Corridors of Significance, Strategic Views and Landscape Classifications to be defined and shown on a map, and backed up by the expert evidence of a Landscape Consultant.

Beacon 1B – there is no clear statement focussing on the specific brownfield sites which are designated as priority for future development

BEACON 1D – it appears that policy 1D has been poorly drafted and needs to be expanded into a specific policy for Wilton Park which remains the town's major development site

BEACON 3 – needs to clarify exactly how many parking spaces are to be removed "from the defined Old Town Area", nor how many new spaces will be provided. What is the net gain/loss in number of Old Town parking spaces? There is no question in my mind that parking is an issue in our town.

BEACON 6 - only designates 6 Local Green Spaces and they are all in Council ownership. The Local Green Spaces Study lists many more areas which were not taken forward yet scored higher or equal to the 6 areas chosen. The list of Local Green Spaces should be extended to include: Beaconsfield Cricket Club; the Wilton Park parkland, woodland and football pitches; Oak Lodge Meadow rugby pitches; Cross Lane rugby pitches; Wooburn Green Lane football pitches; Holtspur Bank Local Nature Reserve; Holtspur Bottom Butterfly Reserve; Ivins Road Allotments; and Park Lane allotments now designated as a Local Community Asset.

BEACON 11 – should be restated at 15% this should accommodate a sufficient number of "small homes of one or two bedrooms".

The drafted plan does not include a list of Community Facilities nor does it incorporate policies for their development.

The Design Code needs to be amended as drafted it will only make worse the current parking issues in the town for instance as drafted it allows for no parking spaces, or fewer spaces than specified in Bucks Council parking standards, to be allocated for houses or flats near the town centre.

Sent from my iPad

From: [Roger Mills](#)
To: [Neighbourhood Planning Mailbox](#)
Subject: [EXTERNAL] Beaconsfield Neighbourhood Plan submission consultation
Date: 06 November 2023 14:22:07

I oppose the plan for the following reasons:

- Policy BEACON 1A requires re-writing in order to define accurately all the "buffer zones" referred to, also to be shown on a map.
- Also in relation to BEACON 1A, as in other Neighbourhood Plans, we want to see important Local Gaps, Corridors of Significance, Strategic Views and Landscape Classifications to be defined and shown on a map, and backed up by the expert evidence of a Landscape Consultant.
- BEACON 1B needs to be rewritten to identify which specific brownfield sites are a priority for development.
- BEACON 1D needs to be expanded into a policy for Wilton Park, which is the town's major development site yet is only covered by one short sentence. Policy 1D appears as an after-thought.
- BEACON 3 does not explain how many parking spaces are to be removed "from the defined Old Town Area" (from where exactly?), nor how many new spaces will be provided. What is the net gain/loss in number of Old Town parking spaces? Parking is an issue in our town.
- BEACON 5A designates a Green Infrastructure Network as "shown on the Policies Map." The map only identifies some wooded areas. It needs to be extended to include other green assets. We object to this policy seemingly allowing development within the Green Infrastructure Network despite some areas being located in AONB and Green Belt. The policy is badly drafted.
- BEACON 6 only designates 6 Local Green Spaces and they are all in Council ownership. The Local Green Spaces Study lists many more areas which were not taken forward yet scored higher or equal to the 6 areas chosen. The list of Local Green Spaces should be extended to include: Beaconsfield Cricket Club; the Wilton Park parkland, woodland and football pitches; Oak Lodge Meadow rugby pitches; Cross Lane rugby pitches; Wooburn Green Lane football pitches; Holtspur Bank Local Nature Reserve; Holtspur Bottom Butterfly Reserve; Ivins Road Allotments; and Park Lane allotments now designated as a Local Community Asset.
- BEACON 11 requires too great a ratio to be provided as "small homes of one or two bedrooms" which could lead to town cramming; 10 or 20% would be more reasonable.
- There is no list of Community Facilities within a Policy, nor policies for their development.
- The Design Code allows for no parking spaces, or fewer spaces than specified in Bucks Council parking standards, to be allocated for houses or flats near the town centre. We disagree with this policy; it is impractical and will exacerbate parking issues in the town.
- Councillors gave wrong information to residents about the Neighbourhood Plan and this has inhibited public comment throughout the Plan process. For example, residents were repeatedly told that the Neighbourhood Plan designated area was limited to the built up area of the town, rather than the whole parish.

I trust you will take these remarks into consideration.

Regards,
R. Mills.

Sent from my iPad

From: [Kelly Brittain](#)
To: [Neighbourhood Planning Mailbox](#)
Subject: [EXTERNAL] Beaconsfield Neighbourhood Plan submission consultation
Date: 06 November 2023 10:34:12

Dear Sir or Madam

I am writing to offer comments on the Beaconsfield Neighbourhood plan submission consultation. I OPPOSE the Plan for a number of the following reasons.

-
- Also in relation to BEACON 1A, as in other Neighbourhood Plans, we want to see important Local Gaps, Corridors of Significance, Strategic Views and Landscape Classifications to be defined and shown on a map, and backed up by the expert evidence of a Landscape Consultant.
- BEACON 1B needs to be rewritten to identify which specific brownfield sites are a priority for development.
- BEACON 1D needs to be expanded into a policy for Wilton Park, which is the town's major development site yet is only covered by one short sentence. Policy 1D appears as an after-thought.
- BEACON 3 does not explain how many parking spaces are to be removed "from the defined Old Town Area" (from where exactly?), nor how many new spaces will be provided. What is the net gain/loss in number of Old Town parking spaces? Parking is an issue in our town.
- BEACON 5A designates a Green Infrastructure Network as "shown on the Policies Map." The map only identifies some wooded areas. It needs to be extended to include other green assets. We object to this policy seemingly allowing development within the Green Infrastructure Network despite some areas being located in AONB and Green Belt. The policy is badly drafted.
- BEACON 6 only designates 6 Local Green Spaces and they are all in Council ownership. The Local Green Spaces Study lists many more areas which were not taken forward yet scored higher or equal to the 6 areas chosen. The list of Local Green Spaces should be extended to include: Beaconsfield Cricket Club; the Wilton Park parkland, woodland and football pitches; Oak Lodge Meadow rugby pitches; Cross Lane rugby pitches; Wooburn Green Lane football pitches; Holtspur Bank Local Nature Reserve; Holtspur Bottom Butterfly Reserve; Ivins Road Allotments; and Park Lane allotments now designated as a Local Community Asset.
- BEACON 11 requires too great a ratio to be provided as "small homes of one or two bedrooms" which could lead to town cramming; 10 or 20% would be more reasonable.
- There is no list of Community Facilities within a Policy, nor policies for their development.
- The Design Code allows for no parking spaces, or fewer spaces than specified in Bucks Council parking standards, to be allocated for houses or flats near the town centre. We disagree with this policy; it is impractical and will exacerbate parking issues in the town.
- Councillors gave wrong information to residents about the Neighbourhood Plan and this has inhibited public comment throughout the Plan process. For example, residents were repeatedly told that the Neighbourhood Plan designated area was limited to the built up area of the town, rather than the whole parish.

I look forward to your comments

Yours sincerely

Kelly Brittain

Kelly Brittain | 

From: [S. Ziai](#)
To: [Neighbourhood Planning Mailbox](#)
Subject: [EXTERNAL] Comments re Beaconsfield Neighbourhood Plan submission consultation
Date: 09 November 2023 18:18:59

[You don't often get email from [REDACTED]. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Dear Sir/Madam,

I am against the current proposed Plan for the reasons noted below.

The Policy BEACON 1A needs to be further developed to better define all the "buffer zones" referred to in the plan with clarity. BEACON 1A, as in other Neighbourhood Plans, must identify key Local Gaps, Corridors of Significance and Landscape Classifications to be shown on a map. These must be backed up by expert evidence/opinions where necessary.

BEACON 1B must identify which specific brownfield sites are a priority for development.

BEACON 1D needs to incorporate Wilton Park in principle, which represent a major development site for Beaconsfield. Policy 1D currently lacks focus and context.

BEACON 3 is too vague. It does not show how many parking spaces are to be removed from the Old Town Area and where from. Equally it is not clear how many new spaces will be provided. Current parking arrangements in town, old and new, are a muddle.

BEACON 5A needs to incorporate other green assets. This policy appears to allow development within the Green Infrastructure Network despite some areas being located in AONB and Green Belt.

BEACON 6 highlights only 6 Local Green Spaces, all in Council ownership. The Local Green Spaces Study lists many more areas which are not put forward despite having higher scores relative to the six areas chosen. The list should include: the Wilton Park parkland, woodland and football pitches; Oak Lodge Meadow rugby pitches; Cross Lane rugby pitches; Wooburn Green Lane football pitches; Holtspur Bank Local Nature Reserve; Holtspur Bottom Butterfly Reserve; Ivins Road Allotments; and Park Lane allotments which is now designated as a Local Community Asset.

There should also be a Community Facilities list with policies to highlight plans for their development. In addition, the Design Code ascribes no parking spaces, or fewer spaces than specified in the Bucks Council parking standards, for houses or flats near the town centre. this is not prudent. An approach which could exacerbate parking constraints in the town.

Yours faithfully,
Dr S. Ziai



From: [sandra.stubley](mailto:sandra.stubley@chalfont.gov.uk)
To: [Neighbourhood Planning Mailbox](mailto:Neighbourhood.Planning.Mailbox@chalfont.gov.uk)
Subject: [EXTERNAL] Beaconsfield Neighbourhood Plan submission consultation
Date: 09 November 2023 11:01:35

[You don't often get email from [REDACTED]. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

I am writing with respect to the Beaconsfield Neighbourhood Plan. I understand it has taken, thus far, two years to reach the stage it is at and there are still aspects, that are questionable.

I oppose the Plan for a number of the following reasons:

1. BEACON 1A: There is no accurate definition of 'buffer zones' and these should be shown on a map. Likewise, important Local Gaps, Corridors of Significance, Strategic Views and Landscape Classifications should be defined and shown on a map and confirmed by a Landscape Consultant.
2. BEACON 1B: Which Brown Field sites are a priority for development?
3. BEACON 3: Regarding car parking spaces in the Old Town; what will be the net gain/loss in number of Old Town parking spaces?
4. BEACON 5A: More clarification is required with respect to the 'Green Infrastructure Network'. The map shows only a few wooded areas and not Green Belt and AONB. I object to development being allowed within the Green Infrastructure Network! More and more of our Green Belt is disappearing.
5. BEACON 6: This states only 6 Local Green Spaces (all in Council ownership), yet there are many more, that score higher or equal to the 6 areas chosen. Therefore, more and more development will take place, ruining the beautiful surroundings of Beaconsfield and severely affecting wildlife. Wildlife are just as important as human beings, regarding the health of the Planet!!!
6. BEACON 11: As the Plan stands, it would allow for too many small homes in the existing space. The small homes are needed, however, the percentage ratio needs to be lower. Also, there is no list of Community Facilities within a Policy. The Design Code does not allow for sufficient parking spaces for houses or flats near the town centre and this will further exacerbate the parking issues in the town. Furthermore, residents have been repeatedly told, that the Neighbourhood Plan designated area was limited to the built up area of the town, rather than the whole parish.

This proposed Plan does not compare to others eg. Chalfont St Peters, Chalfont St Giles, regarding detail and protection of Green Spaces. Also, allowing more development, increases the traffic through Beaconsfield, which is already excessive and often grid-locked. What is being done about that?

I hope that further consideration can be given to the Plan.

Thank you,
Sandra Stubley

From: [Simon Pottinger](#)
To: [Neighbourhood Planning Mailbox](#)
Subject: [EXTERNAL] Objection: Beaconsfield Neighbourhood Plan
Date: 09 November 2023 20:37:19

Dear sir/ madam

I OPPOSE the Beaconsfield Neighbourhood Plan for a number of reasons, including

- BEACON 1A, as in other Neighbourhood Plans, we want to see important Local Gaps, Corridors of Significance, Strategic Views and Landscape Classifications to be defined and shown on a map, and supported by the expert evidence of a Landscape Consultant.
- BEACON 1B needs to be rewritten to specifically identify which brownfield sites are a priority for development.
- BEACON 1D needs to be expanded into a policy for Wilton Park. As you know, Wilton Park is the town's major development site yet is only covered by one short sentence. Policy 1D appears a disappointing after-thought.
- BEACON 5A designates a Green Infrastructure Network as "shown on the Policies Map." The map only identifies some wooded areas. It needs to be extended to include other green assets. We object to this policy seemingly allowing development within the Green Infrastructure Network despite some areas being located in AONB and Green Belt. The policy is badly drafted and needs re-writing.
- BEACON 6 only designates 6 Local Green Spaces and they are all in Council ownership. The Local Green Spaces Study lists many more areas which were not taken forward yet scored higher or equal to the 6 areas chosen. The list of Local Green Spaces should be extended to include: Beaconsfield Cricket Club; the Wilton Park parkland, woodland and football pitches; Oak Lodge Meadow rugby pitches; Cross Lane rugby pitches; Wooburn Green Lane football pitches; Holtspur Bank Local Nature Reserve; Holtspur Bottom Butterfly Reserve; Ivins Road Allotments; and Park Lane allotments now designated as a Local Community Asset.
- Councillors gave wrong information to residents about the Neighbourhood Plan and this has inhibited public comment throughout the Plan process. For example, residents were repeatedly told that the Neighbourhood Plan designated area was limited to the built up area of the town, rather than the whole parish.

With thanks and kind regards
Simon Pottinger



From: [Kate McLeod](#)
To: [Neighbourhood Planning Mailbox](#)
Subject: [EXTERNAL] Beaconsfield Neighbourhood Plan submission consultation
Date: 09 November 2023 22:56:48

I am writing to oppose the Beaconsfield Neighbourhood plan for the following reasons:

- Policy BEACON 1A doesn't define the Local Gaps, Corridors of Significance, Strategic views and Landscape Classifications.
- BEACON 1B does not define specific brownfield sites to be potential for development
- BEACON 1D barely mentions the area of major development in the town - Wilton Park. A clear policy for this site needs to be written.
- BEACON 5A - although this designates a Green Infrastructure Network as "shown on the Policies Map, it does not include all green areas in the town.
- BEACON 6 is only partially complete in its listing of Local Green Spaces. The Local Green Spaces Study lists many more areas which were not taken forward yet scored higher or equal to the 6 areas chosen. The list of Local Green Spaces should be extended to include: Beaconsfield Cricket Club; the Wilton Park parkland, woodland and football pitches; Oak Lodge Meadow rugby pitches; Cross Lane rugby pitches; Wooburn Green Lane football pitches; Holtspur Bank Local Nature Reserve; Holtspur Bottom Butterfly Reserve; Ivins Road Allotments; and Park Lane allotments now designated as a Local Community Asset.
- There is no list of Community Facilities within a Policy, nor policies for their development.

Catherine McLeod



From: [Bill](#)
To: [Neighbourhood Planning Mailbox](#)
Subject: [EXTERNAL] Beaconsfield Neighbourhood Plan submission consultation
Date: 10 November 2023 10:42:34

Concerning The Draft Beaconsfield Neighbourhood I support the representations and comments made by The Beaconsfield Society.

The Draft Plan is generally ill thought out and under many headings lacks clarity and detail.

Regards,

Mr AW Edwards

[REDACTED]

[REDACTED]

[REDACTED]

Sent from [Mail](#) for Windows

From: brad wilson [REDACTED]
Sent: 09 November 2023 21:57
To: Neighbourhood Planning Mailbox
Subject: [EXTERNAL] Beaconsfield Neighbourhood Plan

Follow Up Flag: Follow up
Flag Status: Flagged

[You don't often get email from [REDACTED] Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Dear Sir/Madam,

I have some comments on the Beaconsfield Neighbourhood Plan, which I put forward for your consideration.

- * Policy BEACON 1A needs re-working in order to define more accurately all the 'buffer zones' and should be shown on the map

- * In relation to the above, it would be good to see important Local Gaps, Corridors of Significance and Strategic Views to be defined, mapped and buttressed by the expert opinion of a qualified Landscape Consultant

- * BEACON 1D needs more expanse to include Wilton Park, for which there is little mention

- * BEACON 3 needs to address the parking issues in the Old Town with more metrics: what/where are the new spaces; what is the net gain or loss in total number of spaces

- * BEACON 6 only designates six Local Green Spaces and does not include many others, including Wilton Park, Beaconsfield CC amongst others

- * The Design Code allows for no parking spaces; yet this is/will be a major problem in the town, if the building of new homes/flats are not rigorously monitored to include the designation of parking spaces.

Thank you for allowing me the opportunity to comment on The Neighbourhood Plan.

And good luck with your deliberations.

Yours sincerely,

Bradley Wilson

[REDACTED]

From:
To:
Subject:
Date:

(VcudoMOblol9f11- ... ,Mnibr11ktsmn)

Dear Sir/Madam.

Please find below my objections to the neighbourhood plan.

Reference Beaconsfield Town Council Neighbourhood Plan

I have read the submission document issued by the Town Council and whilst the plan has some positives there are some important gaps which need rectifying. My biggest concern is that I do not believe the Council have engaged properly with local residents throughout the process this has led to a significant number of residents not being aware of the submission document or its importance.

As drafted I oppose the plan for the following reasons

Policy Beacon 1A – this should include a Map to include an accurate representation of all "buffer zones". This policy should include Local Gaps, Corridors of Significance, Strategic Views and Landscape Classifications to be defined and shown on a map, and backed up by the expert evidence of a Landscape Consultant.

Beacon 1B – there is no clear statement focussing on the specific brownfield sites which are designated as priority for future development

BEACON 1D – it appears that policy 1D has been poorly drafted and needs to be expanded into a specific policy for Wilton Park which remains the town's major development site

BEACON 3 – needs to clarify exactly how many parking spaces are to be removed "from the defined Old Town Area", nor how many new spaces will be provided.

What is the net gain/loss in number of Old Town parking spaces? There is no question in my mind that parking is an issue in our town.

BEACON 6 – only designates 6 Local Green Spaces and they are all in Council ownership. The Local Green Spaces Study lists many more areas which were not taken forward yet scored higher or equal to the 6 areas chosen. The list of Local Green Spaces should be extended to include: Beaconsfield Cricket Club; the Wilton Park parkland, woodland and football pitches; Oak Lodge Meadow rugby pitches; Cross Lane rugby pitches; Wooburn Green Lane football pitches; Holtspur Bank Local Nature Reserve; Holtspur Bottom Butterfly Reserve; Ivins Road Allotments; and Park Lane allotments now designated as a Local Community Asset.


BEACON 11 – should be restated at 15% this should accommodate a sufficient number of "small homes of one or two bedrooms".

The drafted plan does not include a list of Community Facilities nor does it incorporate policies for their development.

The Design Code needs to be amended as drafted it will only make worse the current parking issues in the town for instance as drafted it allows for no parking spaces, or fewer spaces than specified in Bucks Council parking standards, to be allocated for houses or flats near the town centre.

Kind regards,

Louise Reeves



From: [Tristan Gleave](#)
To: [Neighbourhood Planning Mailbox](#)
Subject: [EXTERNAL] Beaconsfield: draft Neighbourhood Plan objection
Date: 09 November 2023 20:42:56

Dear Sir/Madam

I oppose the draft Plan for the many cleru · reasons highlighted by The Beaconsfield Society. It is ve ly spru se on cmcial detail ru ld therefore inadequate and unworkable in forming future policy.

Please take heed of their fair and reasonable objections in order to create a balanced Plan which addresses the key needs ru ld concerns of the residents it is supposed to represent.

Yours faithfully

T Gleave

From: [Dawn Purnell](#)
To: [Neighbourhood Planning Mailbox](#)
Subject: [EXTERNAL] Beaconsfield Neighbourhood Plan submission consultation 08
Date: November 2023 21:22:19

As a family who have lived in Beaconsfield for over 30 years we strongly oppose the submitted plans for all the reasons outlined by the Beaconsfield Society.

Signed

The Purnell Family



From: [peter wilde](#)
To: [Neighbourhood Planning Mailbox](#)
Subject: [EXTERNAL] Beaconsfield Neighbourhood Plan submission consultation 06
Date: November 2023 11:12:14

Dear Buckinghamshire Council

We wish to support most strongly the objections and observations raised by the Beaconsfield Society. The town deserves something better than this inadequate document for a Plan which will affect the town and surrounding area for many years.

Swallow your pride - a serious re-think is necessary.

Peter and Dorothy Wilde



6 November 2023

From: [Chris Cuthbert](#)
To: [Neighbourhood Planning Mailbox](#)
Subject: [EXTERNAL] Draft Beaconsfield Neighbourhood Plan
Date: 06 November 2023 16:52:38

I oppose the draft Beaconsfield Neighbourhood Plan for the following reasons:

- BEACON 1A – there is not enough detail about the buffer zones between existing developments. These need to be defined on a map to avoid future ambiguity. In addition, important Local Gaps, Corridors of Significance, Strategic Views and Landscape Classifications need to be clearly shown on this map and backed up by professional expert evidence.
- BEACON 1B – while the focus on re-using brownfield land for new development is a good policy, there needs to be clarification on which brownfield sites are the highest priority for development.
- BEACON 1D – The Local Neighbourhood Plan should contain a fresh detailed policy statement for Wilton Park as it is currently the main development site in Beaconsfield
- BEACON 5A – the Green Infrastructure Network needs to have a map which shows all green assets, and to clearly state that there will be no development allowed in AONB and Green Belt areas in the Green Infrastructure Network area covered by this map.
- BEACON 6B – the list of Local Green Spaces which will not be permitted to have development should include Beaconsfield Cricket Club; the Wilton Park parkland, woodland and football pitches; Oak Lodge Meadow rugby pitches; Cross Lane rugby pitches; Wooburn Green Lane football pitches; Holtspur Bank Local Nature Reserve; Holtspur Bottom Butterfly Reserve; Ivins Road Allotments and Park Lane allotments.

Chris Cuthbert



From: [Andrew McMullan](#)
To: [Neighbourhood Planning Mailbox](#)
Subject: [EXTERNAL] Beaconsfield Neighbourhood Plan submission consultation
Date: 09 November 2023 10:03:14

Hello,

I'd like to submit my concerns about the Beaconsfield Neighbourhood Plan

- The "buffer zones" should be better defined in 1A
- Which specific brownfield sites are a priority in 1B?
- The map in 5A needs to be extended to include other green assets
- The list of Local Green Spaces in Beacon 6 should be extended to include: Beaconsfield Cricket Club; the Wilton Park parkland, woodland and football pitches; Oak Lodge Meadow rugby pitches; Cross Lane rugby pitches; Wooburn Green Lane football pitches; Holtspur Bank Local Nature Reserve; Holtspur Bottom Butterfly Reserve; Ivins Road Allotments; and Park Lane allotments

Kind regards,

Andrew McMullan

[REDACTED]

From: [Linda Vick](#)
To: [Neighbourhood Planning Mailbox](#)
Subject: [EXTERNAL] Beaconsfield Neighbourhood Plan submission consultation
Date: 05 November 2023 20:38:58

I wish to object to the Neighbourhood Plan.

BEACON 1A: there is not enough detail provided about the buffer zones.

BEACON 1B: not enough detail is provided about the brownfield sites to be developed.

BEACON 1D: not enough detail is provided about the policy for the Wilton Park development.

BEACON 3: specific details are needed about parking plans.

BEACON 5A: more green assets should be included.

BEACON 6: more green spaces should be included.

BEACON 11: the percentage of small homes should be reduced.

Regards,
Linda Vick

[REDACTED]

From: Mark Golledge [REDACTED]
Sent: 06 November 2023 10:02
To: Neighbourhood Planning Mailbox
Subject: [EXTERNAL] Neighbourhood Plan Beaconsfield

Dear Sirs

Further to last week's Beaconsfield Society Meeting regarding the Neighbourhood Plan we oppose the plan. The Plan is very inadequate when compared to other local neighbourhood plans. It lacks strong content and is badly drafted. It does not sufficiently protect our Green Belt and green spaces.

Yours faithfully
Mr & Mrs Mark Golledge

[REDACTED]

From: [Alan Heam](#)
To: [Neighbourhood Planning Mailbox](#)
Subject: [EXTERNAL] Beaconsfield Neighbourhood Plan submission consultation 09 November
Date: 2023 17:30:34

I support the Beaconsfield society observations on the flaws in the plans submissions, and request they are reviewed and amended.

A Heam [REDACTED]

Sent from my iPad

From: [REDACTED]
Sent: 09 November 2023 19:48
To: Neighbourhood Planning Mailbox
Subject: [EXTERNAL] Beaconsfield Neighbourhood Plan submission consultation

Introduction

The proposed Beaconsfield neighbourhood plan is a staggeringly inept document. This is immediately apparent from the Table of contents section which, rather than providing a clear and fully detailed introduction to all sections of the plan (headings and subsections) it is merely a list of generalisations. This is a fundamental flaw in that rather, than being the detailed controlling document. It allows the plan to proceed based on generalisations rather than a clear and concise statement of Objectives and intentions should be supported by expert consultants, with Detailed and comprehensive maps of all areas of the town showing their current status .

You cannot protect the Town from inappropriate development if you have not clearly defined the areas to be protected and used every convention available to apply that protection.

The lack of definition in this plan will result in huge costs defending inappropriate applications and will turn “ quite a rich council “ Councillor Pike public Meeting of the 1 November 2023.

Into a poor one.

Specific comments

List of policies

This requires the addition of a clear definition of each sub section and a reference to the necessary supporting documentation which must be available.

1. Introduction and background

1.3. It appears that there has been no engagement with Buckinghamshire County Council regarding their local plan .Consultation with Bucks cc would hopefully highlight areas of divergence which would be mutually resolved thus ensuring a harmonious and unimpeachable document.

1.4. This statement implies that the local community will be directly involved in consultations and management of the quality of proposed development. Is this a statement of intent or a euphemism for the council.

1.6. Currently the plan does not demonstrate that it has engaged with local stake holders (mostly developers) .There is no record of any responses or discussions regarding the plan in the supporting documentation .Only the e mail contact issued by the council to a limited number of parties is recorded. A considerable number of greenfield and green belt sites have been purchased by developers .Inland homes (now in administration) being the most notable .These people only have a fiduciary imperative in purchasing this land .Any land owned by companies and organisations likely to seek development opportunities must be specifically detailed in the plan.

2. The neighbourhood area

The whole section is a nice to have. It Needs to be re written simply and concisely while it is admirably researched ,this not a history lesson ..

2.11. this section enables developers to claim that the land (having not been farmed) is of poor agricultural quality (see the Portman estate’s recent development proposal on the Wilton Park buffer zone)
Please delete this item.

2.13. An after thought it implies that having been a residential development in the past. Holtspur has nothing

Planning policy context

3.5. South Bucks District Council no longer exists .To be credible the new plan needs to specifically detail the core principles and adopt them where applicable .Using South Bucks District council as a reference Is a recipe for confusion .

3.7. With the consented 350 homes in Wilton park Where are the other 90 homes to be built Please be specific regarding all potential locations.

3.8.This requires an expert led identification and rectification proposal. It certainly isn't the "expected core strategy "whatever that is . traffic congestion has always been a problem during rush hours and one would have expected the council to have a clear strategy for alleviating the congestion without closing areas of access. This part of the plan is an area of maximum importance and should be treated as such.

3.11. What does this mean, see 3.5 above. This paragraph contradicts comments in 3.7 and will lead to total confusion. Any information contained in the old South Buck's District Plan which is strictly applicable to the new plan must be detailed and incorporated (its only cut and paste !!!)

3.12.This is Hogwash,now is exactly the right time to consult with Bucks cc and this should already have happened.

3.13 Mineral extraction and waste disposal are major components of any neighbourhood plan dismissing them in this way is totally unacceptable .The plan needs its own independent view which again should have been discussed with bucks cc.

3. Community views on planning issues

4.1 the volunteers who assisted with the plan identified 26 local green spaces comments from volunteers at the public meeting on the first of November indicated that they were dismayed that that many of these areas w ere not specifically detailed in the plan (this is further discussed in beacon 6.)

4.3.The neighbourhood plan is necessary planning instrument a well-prepared plan is the first step in discouraging inappropriate development .This statement is all over the place ,if you want to make a clear statement this is not it .this is confusing at all levels.

4. Land use policies

Vision .Unbelievably confusing, you don't need a car but is a market town!" the contradiction is laughable . Objectives .again confused there is very little available space in the town to provide the Hobbit vision of twee little houses As an important cornerstone of local council policy where are these properties to be located, map with details and numbers, please.

Beacon 1

Beacon 1A Which areas will receive the greatest protection ? the exclusion of local gaps ,corridors of significance ,strategic views, and landscapes, highlights a lack of use of all available protection measures. This must de fully defined and shown on a map and be backed by the expert evidence of a landscape consultant. The phrase "such as but not limited to " demonstrates the complete lack of detail throughout this proposed plan. Remove this phrase.

Beacon 1B.Clear definition and location of all brownfield land to be used together with other areas suitable for development is a prerequisite of any competent plan and must be with this plan.

This needs complete re- write.

Beacon 1C. This needs clarity what ,where ,when.

Beacon 1D The Wilton Park development requires its own detailed Policy not just one throw away sentence.

Beacon 1E This requires definition on as a minimum what and where nebulous statements like this led to costly inappropriate mistakes.

5.3 Based on the lack of definition on thus far this cannot be true.

5.4 South Bucks District Council core strategy again ,it's gone it is not applicable this is a new plan which must stand alone.

5.6 again details please what, where.

5.8 when viewed against the retailing mix of other local centre Beaconsfield is woefully supplied with diverse retail .

5.9 see 10

5.10 see E above .

Beacon 2.

Insert.. This should read we will knock down the townhall and build a new complex and well turn Station Rd. into a pedestrian precinct. Why not say it, plans please

Beacon 3.

A. What, how, where detailed plan required for consultation showing what traffic limiting measures will be put in place . How many parking spaces will be moved to the new location and how many will be provided (there should be more.)

Beacon 4

A.What, How, Plan please .

B.this is disingenuous either they will be developed or they won't. I see a smokescreen here. Develop Holtspur lane and release the Holtspur play area for development.

Beacon 5

A. designates a green infrastructure network as shown on the policies map "the map only identifies some wooded areas" it needs to be extended to include all other green assets .The policy allows development within the green infrastructure despite some areas being located in AONB and green belt ,this is badly presented either by incompetence or design .

Beacon 6

As previously stated, 26 local green spaces were identified by volunteers. The 6 shown on the policy are all in council ownership. The local green space study identified many more areas which are not detailed in the document and which in most cases these areas scored more than the areas included .this list must be revised to include these areas or it cannot be considered fit for purpose.

Beacon10.

B this is fatuous nonsense . NO cars ,no people no people no footfall .no footfall no retail . This is demonstrated in Oxford where retail activity is now 16 to 20 % down on 2022. And is in geometric decline.as a direct result of policies discouraging cars . there is very little to no public transport in Beaconsfield .

No retail no rent and rates and the Quite wealthy council soon becomes poor .

Beacon 11.

The ratio of small homes is too high and could lead to cramming and other unsavoury aspects of a maladjusted policy 20% would be more realistic.

Most neighbourhood plans contain a list of community facilities there are none in this plan why?? Beaconsfield community facilities are full to capacity. So any new development will require a mandatory provision to ensure that the interests of the local community are served.

There is either no allowance for parking spaces or fewer than the Bucks cc parking standards. Require. The proposed design code must be revised to ensure that adequate parking is available.

Conclusion

The introduction highlights that this is a staggeringly inept document. The specific comment do nothing to allay this perception however the question which was raised at the public meeting on the 1st of November i.e., was this failure borne out of incompetence or by design, is open to conjecture.

What is required now is for the Buckinghamshire Examiner to reject this document and request that it be re written to address the many critical failings highlighted.

If this document is accepted it will reflect badly on Buckinghamshire CC when read in conjunction with other well developed and presented local plans which will sit beneath their own local plan thus diminishing its necessary effectiveness and quality.

From: Dennis Elsey <[REDACTED]>
Sent: 09 November 2023 23:37
To: Neighbourhood Planning Mailbox
Subject: [EXTERNAL] Beaconsfield Draft Neighbourhood Plan - Comments

Follow Up Flag: Follow up
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I oppose this Beaconsfield Draft Neighbourhood Plan which is clearly unfit for purpose for reasons that include the following:

BEACON 1A: This Draft Beaconsfield Neighbourhood Plan is Unsound, misleading, self-contradicting, contains obvious errors, and breaches the NPPF.

In the introduction the figure Plan A purports to show the parish identifying greenbelt and Chiltern AONB areas . It does NOT .

This map is wrong in material respects which are concealed from the Beaconsfield public because it would not be evident to them. Indeed it would need overlaying this Plan A map with the approved DEFFRA map to identify all these incorrect differences .

The Greenbelt in this map is NOT that currently approved by DEFFRA and shown on their map and is worse being different in several material respects .

To give an example the current DEFFRA Greenbelt extends to the north east of the Town right up to Longbottom Lane .

This "Plan A: Designated Beaconsfield Neighbourhood Area " shows a significant and major tranche of land next to Longbottom Lane in the north west coloured as non-Greenbelt land . This removes Greenbelt protection and so reduces the protection from development of the north east of Beaconsfield Town and thus breaks the purpose of Greenbelt . AONB has lower protections .

This Plan A is too small and indistinct to make these points clearly to the reader and so is deceptive .

It is self-contradictory because at " 5.2 The key objectives of the Neighbourhood Plan are: 1st-To PROTECT the semi-rural environment AND THE GREENBELT and to support a diverse mix of green infrastructure including green spaces , ancient woodland, trees and hedgerows, water bodies , assets of biodiversity, children's playgrounds, recreational playing fields , and achieve biodiversity net gain . "

Policy 1A says " :..... within the Greenbelt and AONB. These areas should be afforded the GREATEST protection to conserve the land so designated and to enhance the special character, heritage, distinctiveness maintain important rural views and to provide buffer zones between existing development such as.....A355 Amersham Road . "

This Plan then creates material harm to both Greenbelt and AONB . It is self contradictory a badly misleading .

The Chiltern AONB has also been badly harmed by this Plan A.

An example of this is that the Chiltern AONB's website map shows the AONB extends from Amersham Road along the north side of Ledborough Lane some 400+ metres up to the garden of 16

Ledborough Wood where it cuts across the garden at about 52 degrees northwards , and some 66% of Ledborough Wood road is inside the AONB. It protects Ledborough ancient woodland . But Plan A shows the AONB and Greenbelt boundary goes north west at the Amersham Road and curves to the west to REMOVE the whole northern boundary of Ledborough Lane plus the whole of Ledborough Wood road from the AONB and so out of its planning protection entirely.

There are 18 houses in Ledborough Wood and the land removed from the AONB is enough for 36 or more houses . Housing land thereabouts is £1+ million per acre and so this planning trick will provide £18+ million of housing land ! What is afoot here?

Ledborough Wood has a "special character" of a woodland road now and so the character of the whole area will be harmed as will the countryside nature of Ledborough Lane with a tree canopy which is a major approach road , brown Tourist signed , to Beaconsfield and the major national tourist attraction of Bekonscot . To many 000s of visitors this is Beaconsfield encapsulated .

Again this is in direct opposition to the Plan's Policy at 5.2 because this action is creating a biodiversity net loss , and directly conflicts with Policy 1A as noted above .

This Plan is a threat to both Greenbelt and Chiltern AONB and shows that a SEA and HRA studies are essential .

It breeches "NPPF at 15 Conserving and enhancing the natural environment para 174 : planning policies and decisions should contribute to and enhance the natural and local environment . para 176 : great weight should be given to conserving and enhancing landscape scenic beauty in...Areas of Outstanding Natural Beauty which have the highest status of protection in relation to these issues ."

Plan A key shows greenbelt and then a category " AONB and Greenbelt" . It cannot be both because they have different and separate regulation and so this seems to be a cynical attempt to blur the issue . Utterly meaningless and misleading .

Policy BEACON 1A needs the addition of a listing of all "buffer zones" throughout the Parish with precise definitions for each and shown on a larger Parish map. Otherwise it is just hot air.

Policy BEACON 1A, also needs the addition of Local Gaps, Corridors of Significance, Strategic Views and Landscape Classifications to be defined and shown clearly on a large map of the Parish , and evidenced by an expert Landscape Consultant .

Policy BEACON 1B needs additionally to identify define and list each Brownfield site and prioritise them for development with specification of the acceptable development types for each specific brownfield site. The policies map needs to cover the whole Parish and be bigger and clearer as it is currently indistinct .

Policy BEACON 1D is far too vague - "outside of the 3 centres proposals [for development] should" . Where ? what are the limits ? It should repeat that local green environment must not be harmed . Currently it looks like an invitation to build anywhere !

Policy BEACON 1D needs to be expanded into a full policy for Wilton Park, which is the town's major development site and its 350 housing units should count towards the Parish target and is the majority of it . The same detail as above should be shown .

Either this is a Parish Plan or it is not .

The current one short sentence of Policy 1D is obviously inadequate for this major new element of Beaconsfield .

The existing paths and cycle ways on the site and along the Relief Road should be shown .

Policy BEACON 1E is far too vague and traffic calming measures need to be defined and mapped. Beaconsfield thrives because of visitors, and care should be taken that a pleasant, convenient visit does not become an annoying chore which will deter trade, prosperity and business taxes.

Policy BEACON 2: The land around the townhall is greatly used by the community for a constant wide variety of activities: charities, kids day etc around to Christmas carols. People sit and look every day of the year and children play on the green. Work people eat lunch and their fish and chips there. The adjacent Waitrose car park accommodates visitors including those from the Beaconsfield Old Town and surrounding towns such as Woburn Green, Penn and Bourne End. The Town Hall appears on the Town Guide and is an iconic feature of Beaconsfield. It is a jewel of Beaconsfield that should be better maintained.

It is therefore utmost vandalism to suggest any change to this heart of Beaconsfield and sentence 2 of this so called policy must be removed.

The Town Hall and Green distinguishes Beaconsfield from other "heartless" towns such as Gerrards Cross.

The Town Hall building should be added to BEACON 8 Heritage Assets.

Regarding proposals to reduce through traffic it should be specified that Beaconsfield thrives because of visitors, and care should be taken that visitors' pleasant, convenient visit does not become an annoying chore which will deter trade, prosperity and business taxes.

The daily traffic jams have reduced to less than an hour at morning and evening peak because of the A355 Relief Road and changes in working habits from Working From Home. Current traffic level statistics should be obtained before any changes are made.

This is so significant to the Town's prosperity that it should be put to a separate referendum with a proper case made before any change.

The councillors are inept to think otherwise.

BEACON 3 does not explain how many parking spaces are to be removed "from the defined Old Town Area" (from where exactly?), nor how many new spaces will be provided. What is the net gain/loss in number of Old Town parking spaces? Parking is a long standing issue in the Old town but has reduced by the Relief Road and WFH.

Very obviously some form of charging is required in the Old Town High Street for more than 90 minutes stay so it encourages shoppers and discourages all day blockers. This could be done with discreet notices and CCTV recording number plates.

It is unacceptable to use Greenbelt for public car parks.

Policy Beacon 4 the second clause should be removed because the current facilities location engendered visitors to Holtspur are important for its shops in the community centre.

Policy BEACON 5A designates a Green Infrastructure Network as "shown on the Policies Map." But the map is badly incomplete.

Therefore it encourages the destruction of irreplaceable Green Spaces which are a key characteristic of Beaconsfield Town and Parish. Therefore it must be extended to include all 32 listed green assets to retain this key characteristic of the Town.

Also for example at the Wilton Road / Ledborough Lane junction there is a green semicircle with trees which form a canopy but this policy will not protect it at all.

There are many such small green spaces in Beaconsfield Town and Parish and it is their collective impact that gives Beaconsfield its acknowledged rare rural characteristic and so they should be listed and preserved. This encourages visitors which help the Town thrive.

This policy allows development in the Green Infrastructure Network but some areas are located in AONB and Green Belt. This policy must be rewritten to exclude that possibility.

Policy BEACON 6 designates just 6 Local Green Spaces all in Council owned. The Local Green Spaces Study lists many more areas scored higher or equal to the 6 areas chosen.

As explained above the frequency of Green Space is a rare rural characteristic of Beaconsfield and all 32 listed in the Green Infrastructure Study need preserving for this reason .

The Local Green Spaces list must include: Beaconsfield Cricket Club; the Wilton Park parkland, woodland and football pitches; Oak Lodge Meadow rugby pitches; Cross Lane rugby pitches; Wooburn Green Lane football pitches; Holtspur Bank Local Nature Reserve; Holtspur Bottom Butterfly Reserve; Ivins Road Allotments; Park Lane allotments (now a Local Community Asset), Beaconsfield Golf Club , barrow and ancient woodland , Ledborough Wood .

The Plan words laud the rural character of Beaconsfield but then fails badly to protect the 32 sites in the Study it and so is self- contradictory .

Policy BEACON 7 : 7C transfers the onus of reducing space heating from builder to buyer and should not be allowed .

Policy BEACON 7E : wording does not make sense !

Policy BEACON 8 : Allows exemption from the design code but does not define on what basis and so is unjust and encourages corruption . It needs re-writing .

Policy BEACON 9 A : Beaconsfield Town Hall is a major Heritage Asset and iconic for the Town and a major community facility and must be included . It is given praise in the design code and appears on the Town Guide - it represents Beaconsfield .

Policy BEACON 98 : Areas of special character is only 3 and static for decades meanwhile development has created more pressures that threaten our scenic areas and so new areas should be added :-

A new Residential Area of Exceptional Character is:- The area from Ledborough Wood in the north referred to by the Town Council as "of special character" to Caledon Road in the south ; and Oakdene in the east to St Michaels Green in the west including Caledon Close and rail station footpath should be included . It is a well spaced quiet area of low light and contains St Michaels Green , the Oval Tennis Club , the bridge to Maxwell Road and the train station footpath . Architecture includes old cottages , Grade 2 listed house and church , and each road has its own style .

It is well used generally by visitors , commuters , mothers with prams coming across the bridge , school children access to St Michaels junior school across the railway bridge from Maxwell Road , walkers , tennis players , runners , joggers and skate boarders ; many cyclists , dog walkers and learner drivers .

It has become a very popular fitness quadrangle and short cut to town .
It certainly has a "Special Character ".

Policy BEACON 10 : Walking & cycling : The policy should be parish wide and include connectivity near by residential centres . The map does not even show the connections to Wilton Park although pavements and cycle ways are in place . This shows the Plan is poorly constructed .

The cycle way map at SCP page 29 has significant errors which question its validity . For example the path between St Michaels Green and Ledborough Lane is stated to be a street . It is not . It is a footpath and cycle way with bollards .

Policy BEACON 11 : is poorly thought out because it makes no allowance for nearby residential areas such as Woburn Green , Seer Green , Penn , Forty Green , Hedgerley which form part of the local housing ladder . They are 10 / 20 minutes away by bicycle .

The high ratio of "small homes of one or two bedrooms" could cause town cramming; 10 or 20% is appropriate.

Also : 1. Community Facilities Policy, and list or policies for their development are missing.

2. The Design Code allows for none , or fewer parking spaces, than Bucks Council parking standards, for houses or flats near the town centre. This is impractical and causes more parking issues in the town.

3. Councillors misled residents about the Neighbourhood Plan which restricted public comment throughout the Plan process. For example, residents were repeatedly told the Neighbourhood Plan was limited to the built up area of the town, not the whole parish.

This has invalidated this Draft Neighbourhood Plan completely . The process needs repeating properly this time correcting the errors and weaknesses shown above .

Regards

Dennis Elsey

From: Ferdinand Mason [REDACTED]
Sent: 10 November 2023 12:48
To: Neighbourhood Planning Mailbox
Subject: [EXTERNAL] Beaconsfield Neighbourhood Plan submission consultation

Follow Up Flag: Follow up
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Dear Council,

We are generally in favour of the plan save for point which we believe may have been addressed but has not been made public. The speed limit on Penn Road B747 seriously needs to be reduced to 30mph as of the moment cars enter into Beaconsfield. We have been living here for 6 months and the number of school children waling to school on Penn Road is very high and the number of near misses (three to date) is crazy high for something that is easy to fix by a speed reduction to 30mph. You will be aware of the cyclist who was hit six weeks ago by a speeding car in from to our house at nr 64A.

Traffic is accumulating on Penn Road and slowing speed by 10mph makes total sense.

Please consider the above otherwise a horrible accident is inevitable and it is an easy and non-controversial fix to have cars slow down by at least 10mph on this very short strip.

Kind regards,

Ferdinand and Alma Mason
[REDACTED]
[REDACTED]
[REDACTED]

From: Barbara Fairgrieve [REDACTED]
Sent: 10 November 2023 09:19
To: Neighbourhood Planning Mailbox
Subject: [EXTERNAL] Beaconsfield Neighbourhood Plan submission consultation

Follow Up Flag: Follow up
Flag Status: Flagged

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We oppose the plan for a number of reasons

What exactly are the buffer zones referred to in BEACON 1A ?
Can we have a map to show these exactly?

Also, you need to have expert evidence from a landscape consultant and this needs defining on a map again

Which brownfield sites are a priority for development? Please identify?

Wilton Park development needs to be explained in detail as this is the major development which will effect the town enormously Why are there not included REAL affordable development in Wilton Park? We have enough expensive houses in new development. We need a more balanced society with more affordable houses.

How many parking spaces are to be removed from the Ola Town ? It is amazingly difficult to find parking spaces there at the moment without reducing more parking.

It would seem that development of the Green Belt will be made possible under this plan as BEACON 5A only covers wooded areas Our Green Belt needs protecting and included in detail in this policy The list of Green Spaces needs to include Beaconsfield cricket club, Wilton Park park land, woodland and football pitches. Oak Lodge Meadow rugby pitches, Cross Lane, rugby pitches, Wooburn Green Lane football pitches, Holtspur Bottom Butterfly Reserve, ivins Road Allotments & Park Lane Allotments Where are the local community facilities?

There are not enough parking facilities near the town centre included in this neighbourhood plan. It fails totally in its lack of detail.

Yours faithfully
Barbara & Ian Fairgrieve

Sent from my iPhone

From: Breffni Walsh [REDACTED]
Sent: 09 November 2023 23:54
To: Neighbourhood Planning Mailbox
Subject: [EXTERNAL] Objection to the Neighbourhood Plan

Follow Up Flag: Follow up
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To Beaconsfield Town Council

I would like to say how very disappointed I am in the Neighbourhood Plan.

This was a brilliant opportunity to state an inspiring ambition for Beaconsfield. We have seen other towns grasp this. Instead our NeighbourPlan doesn't even cover the basics of identifying and capturing the few remaining green spaces in the town . These are essential for our mental health and wellbeing.

We live in Caledon Close and there is a green space there (full of flowers in spring) which also has a green pathway (corridor) down to the station. Neither has been designated nor protected. Why? They could be designated "corridors of significance" positioned as they are between the town and the tennis courts and vital for nature.

Nor have the allotments at Ivins Road and Park Lane nor all the sports pitches which are so important for physical health - Beaconsfield Cricket Club, all the football and rugby grounds not to mention the butterfly and nature reserves. Please amend the Plan to explicitly name and designate and map ALL the green spaces in our neighbourhood.

Please also give much more detail about Wilton Park - this plan gives no detail as to its importance and potential development.

Finally, please be specific and give a prioritisation to the brownfield sites for future development.

Kind regards

B.M. Walsh.

[REDACTED]

Please also identify

Sent from my iPhone

From: Marie McLardy [REDACTED]
Sent: 09 November 2023 23:49
To: Neighbourhood Planning Mailbox
Subject: [EXTERNAL] Neighbourhood plan

Follow Up Flag: Follow up
Flag Status: Flagged

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I wish to object to the councils poorly thought out neighbourhood plan.
There has not been enough consideration to the protecting of open and green spaces and the green belt.
We are meant to be protecting our environment, planting more trees and creating safe habitats for wildlife.

Mary McLardy
[REDACTED]

From: Breffni Walsh [REDACTED]
Sent: 09 November 2023 23:33
To: Neighbourhood Planning Mailbox
Subject: [EXTERNAL] Objection to the Neighbourhood Plan

Follow Up Flag: Follow up
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To Beaconsfield Town Council

I would like to say how very disappointed I am in the Neighbourhood Plan.
This was a brilliant opportunity to state an inspiring ambition for Beaconsfield. We have seen other towns grasp this. Instead our NeighbourPlan doesn't even cover the basics of identifying and capturing the few green spaces / corridors remaining .
We live in Caledon Close and there's a green space there and the pathway along down to the railway station - neither are protected .
Not to mention the allotments at Ivins Road and Park Lane, and all the green spaces used for sport - Beaconsfield Cricket Club, the rugby and football grounds across the area, as well as Holtspur Local Nature Reserve .

Sent from my iPhone

Comments on the Beaconsfield Neighbourhood Plan

I have spent some time looking at the Beaconsfield Neighbourhood Plan, although not as long as I would like to have, as the fact that this is under public review has not been well, if at all, publicised locally; as far as I can see.

At first “glance” it seems to be a comprehensive document but on closer examination it lacks depth in many areas, is full of aspirations and wishful thinking rather than facts, figures and details.

It is hard to believe that same Consultant(s) worked on this plan, as well as some of the others in Buckinghamshire which have *much more detailed* information and proposals. It could of however be that in drafting this “Plan” the Council chose not to take on board some of the advice they were offered.

I therefor wish to register my opposition to the **adoption of this plan as currently submitted** and give below a number of reasons why I believe the current “Plan” should not be adopted:

Policy BEACON1: A Spatial Plan for the Town

Beacon 1A. *Inappropriate Development proposals will not be supported within the Green Belt & AONB. These areas should be afforded the greatest protection to conserve all the land so designated, and to enhance the special character, heritage, distinctiveness, maintain important rural views and continue to provide buffer zones between existing development such as, but not limited to, the Wilton Park SPD consented scheme and the A355/Amersham Road.*

- 1. . As a starting point NO Development within Green Belt and AONB’s should be supported.**
- 2. All Buffer Zones should be identified and listed as well as being shown on a drawing.**
- 3. As in other Neighbourhood Plans all important Local Gaps, Corridors of Significance, Strategic Views etc. and Landscape Classifications should be defined and shown on accompanying drawings so that the intentions are crystal clear. This requires input from a qualified Landscape Architect.**
- 4. In a similar way brown field sites identified for development**

Beacon 1B. *The focus for new development in the Parish of Beaconsfield will be on reusing brownfield land and on realising other suitable development opportunities within the town boundary, as shown on the Policies Map within the blue line labelled BEACON1. Using the principles of ‘brownfield first’ and of ‘gentle densification’ in the town reinforces the objective to protect the Green*

It is just as important to identify those brownfield sites which have been selected for possible development, to show them on drawings and to prioritise their use.

Beacon 1C Within the town, the focus for using brownfield land and for gentle densification will be in the New Town to contribute to bolstering and sustaining its vitality and viability as the primary centre for retail and other town centre uses, as shown on the Policies Map Inset

This Policy is supported by more detail than the others, why aren't they all done to the same standard?

Beacon 1D. Outside of the three centres, proposals should sustain and enhance the residential character of the suburban areas of the town through sensitively designed infill and plot redevelopment. Proposals at Wilton Park must be compliant with the adopted Wilton Park Supplementary Planning Document, otherwise they will not be supported.

Wilton Park, which is the town's major development site it is only covered by one short sentence. It is clear that the Developers will take every opportunity to vary the original plan if it allows them to build more housing e.g., the proposal to re-locate the football pitches and redevelop that land. This section should be expanded into a policy for the Development of the Wilton Park Site which should preserve, as a minimum, all the promises made in the approved planning document.

Beacon 3A Proposals to maintain the established mix of town centre uses, most notably its café/restaurant, public house and niche retail uses, in the defined Old Town Area, as shown on the Policies Map, will be supported. Proposals for new housing will be supported if they reuse previously used land behind the London End frontage or the upper floors of established ground floor town centre uses. Proposals to change the established town centre use of a ground floor unit facing on to London End to a residential use will not be supported.

Beacon 3BB. Proposals will also be encouraged and supported to: – reduce M40 north/south bound traffic through the Old Town – relocate some of the existing free public parking spaces from the defined Old Town Area to a new public car park on land at Windsor End, as shown on the Policies Map – use these opportunities to improve the public realm in the defined Old Town Area to enhance its special architectural and historic character, especially by creating new publicly accessible open green spaces and an improved parking layout.

Once again this is light on detail but high on aspiration. It does not explain how many parking spaces are to be removed "from the defined Old Town Area" and from where. Neither does it say how many new spaces will be provided. What is the net gain/loss in the number of Old Town parking spaces? Parking is an issue in our town but care needs to be taken not to encroach on adjacent Green Belt land.in pursuit of this objective. Have the new open green spaces been identified? If so, they should be identified.

Beacon 5A- 5C Covers Green Infrastructure

Within these policies reference is made to “....a designated Green Infrastructure Network as "shown on the Policies Map." In reality the map only identifies some wooded areas. Whereas in reality it needs to be extended to include other green assets,

In addition, this policy seems to open up the possibility of allowing development within the Green Infrastructure Network despite some areas being located in AONB and Green Belt. This policy needs to be made much clearer and firmer.

Beacon 6 Local Green Spaces The Neighbourhood Plan designates as Local Green Spaces the following sites, as shown on the Policies Map: 1. St. Michael’s Green 2.The Oval 3.Walk Wood 4.Holtspur Recreation Ground 5. Market Square Garden, Aylesbury End 6. Malthouse Square Playground.

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

This policy only designates six Local Green Spaces and they are all in Council ownership. Once again, the Plan fails to identify all of the “Local Green Spaces” thereby opening up the possibility of the policy being challenged by developers.

The local Study Green Sace Study however lists many more areas which have not been included despite, arguably, some having greater merit than those selected I suggest that the list of Local Green Spaces should be extended to include: Beaconsfield Cricket Club; the Wilton Park parkland, woodland and football pitches; Oak Lodge Meadow rugby pitches; Cross Lane rugby pitches; Wooburn Green Lane football pitches;

Holtspur Bank Local Nature Reserve; Holtspur Bottom Butterfly Reserve; Ivins Road Allotments; and Park Lane allotments now designated as a Local Community Asset.

Design Code

The Design Code allows for no parking spaces, or fewer spaces than specified in Bucks Council parking standards, to be allocated for houses or flats near the town centre. I disagree with this policy; it is impractical and will exacerbate the already fraught parking issues in the town.

Beaconsfield Neighbourhood Plan
Planning Policy Team
Buckinghamshire Council
Gatehouse Road
Aylesbury
Buckinghamshire HP19 8FF

8th November 2023
Dear Sir/Madam

Ref. Response to Beaconsfield Neighbourhood Plan submitted by Beaconsfield Parish Council to Buckinghamshire Council

We understand that Beaconsfield Parish Council has been designated a neighbourhood area by Buckinghamshire Council and that Buckinghamshire Council are carrying out a Public Consultation on the submitted plan and are inviting the views of local residents on the final version.

As residents and business owners we wish to comment as follows:

- We find that the plan lacks sufficient identification, specification or details of many relevant, indeed critical, areas of consideration
- Many of the policies are poorly drafted
- Due to the omissions and lack of detail we view the plan as inadequate and oppose it in its current apparently slapdash form
- We request that the plan be reviewed and brought up to the appropriate standard by addressing, at the very least, some examples of omissions as suggested below -

1. Policy BEACON 1A

Fully define each of the 'buffer zones' mentioned and clearly indicate on a map. Fully define and endorse (by Landscape Consultants) all significant Local Gaps, Corridors, Strategic Views and Landscape Classifications and clearly indicate on a map.

2. Policy BEACON 1B

Prioritise brownfield sites identified for possible development, giving reasons/scores for feasibility.

3. Policy BEACON 1D

A thorough description for Wilton Park must be included, this being by far the most major of the town's current potential development sites.

4. Policy BEACON 3

Repositioning of carparking spaces in the Old Town has not been detailed. Perhaps because any suggestions for removal or creation of spaces may well be wishful thinking since the public area is Common Land for use by the Public as they wish, and would require a change to the British Constitution.

5. Policy BEACON 5A

The Policies Map used to designate a Green Infrastructure Network is totally lacking. It currently only shows some wooded spaces. It must include the town's other green assets, including all Green Belt land and Areas of Natural Beauty.

6. Policy BEACON 6

The plan must designate every single area listed in The Local Green Spaces Study. Bizarrely the submitted plan includes only 6 Local Green Spaces and all of these are owned by the Council. This rather calls into question the competence, intentions and personal interest of those who prepared and submitted the plan. It leads to suspicion that the plan has not been prepared with the interests of the residents in mind. Why have the recreation areas (cricket club & rugby pitches) not been listed as areas to be protected at all cost? How about the Wilton Park parkland and woodland? And Holtspur Bank Nature Reserve? The various allotments (Local Community Assets)? Holtspur Bottom Butterfly Reserve?

7. Policy BEACON 11

Beaconsfield has always been characterized by the spacing of most of its well-proportioned dwellings (including ex-Council housing) within substantial green gardens containing mature shrubs and trees. A drive towards smaller, 1-2 bedroomed properties will irreparably damage the pleasant and unique, increasingly unusual, nature of the town. Such 'cramming' cannot be part of the plan.

In addition to the above inadequacies, the plan does not address Community Facilities or carparking spaces for extra town centre properties.

As residents we feel we have been misled during the processing of this plan – any encouragement to comment has been very limited, the importance and extent of the plan has been understated.

In its current form this plan needs to be thrown out and rewritten with a thorough eye to cover every aspect, every asset, every precious bit of remaining beauty and nature of the Parish of Beaconsfield, in the very best interests of the residents.

It rather assumes some kind of universal agreement/desire for the town to be 'developed'. If the Public were properly consulted we are sure you would discover the absolute opposite, since construction invariably equates to destruction.

We could just decide collectively that no more buildings are actually necessary. And so-called developers should get on and learn the skills of re-purposing existing buildings to meet any changes of need and use.

The time has come to seriously get on with the business of conserving the wonderful surroundings we have and not give them up for a poor quality, ugly, unhealthy environment.

Yours faithfully

Professor Eddie Obeng and Mrs Susan M Obeng

Residents/Directors

From: Val McF [REDACTED]
Sent: 09 November 2023 20:39
To: Neighbourhood Planning Mailbox
Subject: [EXTERNAL] Beaconsfield Neighbourhood Plan submission consultation

Follow Up Flag: Follow up
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Good evening I live in HP91DT and wish to comment on the Beaconsfield Neighbourhood Plan.

First I compliment you on the interesting historical overview.

However I should like to see greater clarity about "buffer zones" and be able to see them on a map. These are very important in maintaining the character of Beaconsfield as an area of beauty in the Chilterns. Perhaps a landscape consultant could provide some advice and guidance.

Beacon 1B needs to show the specific brownfield sites that are priority for development. This vague definition could lead to a host of interpretations.

Beacon 1D Wilton Park

In the original plans for Wilton Park we were told about a community comprising a school, sports facilities, theatre space even and a medical centre. What is the intention here?

Beacon 5A The map does not clearly define all the areas of outstanding natural beauty and could be misinterpreted to allow building on these areas ie green belt.

Beacon 6 developing the previous comments this list of local green spaces should be extended to:

Holtspur Bank Local Nature reserve which is home to many rare species of plants and wild life.

Holtspur Bottom Butterfly Reserve which provides the right habitat for a variety of butterflies many of which are increasing in numbers so maintaining an excellent biodiversity as does the nature reserve.

Allotments are a much valued space enabling vegetables to be grown promoting healthy living and once again promoting biodiversity. They are also a means of healthy and sociable recreation. Ivins Road and Park Lane allotments have now been designated as a local community asset and need to be recognised as such in your plan.

Sports fields should also be recognised here as Local Green Spaces:

Beaconsfield Cricket Club, Oak Lodge Meadow and Cross Lane rugby pitches, Wooburn Green Lane football pitches and the Wilton Park parkland, woodland and their football pitches.

It is disappointing and I think must be a serious omission that community facilities are not mentioned in the plan.

Reference is made to the existing town hall. With its central location in Beaconsfield new town and widely used green in front. It could be an ideal location for community facilities for young and old:

A drop in centre, an art gallery/exhibition space displaying exhibits from local residents and/ schools and individual children, maybe museum exhibits too.

To provide a locality that is community minded is essential and so we need fewer palatial housing in which everything is provided for family and associates and more family designed housing which can be afforded by teachers, nurses, care workers, skilled technicians and artisans who will contribute to Beaconsfield as a community.

Holtspur with its green spaces, school, scout and preschool shared facility, the Dove cafe and St Thomas Hall alongside is an excellent example of a friendly and supportive community for young and old alike.

I look forward to seeing amendments to the Plan which reflect the recommendations I have made Valerie McFarlane Val McF

From: [John Milne](#)
To: [Neighbourhood Planning Mailbox](#)
Subject: [EXTERNAL] Beaconsfield Neighbourhood Plan submission consultation
Date: 09 November 2023 20:34:50

Dear Sir/Madam,

I have reviewed the text of the Beaconsfield Neighbourhood Plan and have the following comments and concerns for your consideration:

1. In Item BEACON 1B it is not clear which brownfield sites the Council has identified as priorities for development. Please specify these in any revised text.
2. Item BEACON 1D needs to be expanded to clearly define/explain the future plans for the Wilton Park development. This is the major development site in the Beaconsfield Parish and deserves clarity around the plan going forward, unless of course the development is now complete?! An explanation is required.
3. Beaconsfield community facilities appear to me to be at breaking point at present. if you are planning to further develop the town where do you propose to site further schools, doctors' surgeries, car parks, shops etc? What is the Council's assessment of what is actually required? How will rail connections to London be affected by the opening of HS2? In the morning at present you cannot get a seat on a train to Marylebone before 0930hrs - what does this mean for the future?

I look forward to receiving a response to my queries.

Yours Faithfully,

John K Milne.

From: Steve Clegg [REDACTED]
Sent: 09 November 2023 10:26
To: Neighbourhood Planning Mailbox
Subject: [EXTERNAL] Beaconsfield Neighbourhood Plan

Dear Sir/ Madam,

As a resident of Beaconsfield Old Town I wish to record my concern about the Neighbourhood Plan. I do not believe the plan is specific enough about its specification of Green Field sites and where development should be prohibited. Wording such as 'but not limited to' in policy BEACON1 is too vague and would therefore allow developers to bypass the plan's intent. I therefore would ask that the plan be deferred until its wording has been reviewed to give our town proper cast-iron protection.

Yours faithfully, Mr. S. D. Clegg, [REDACTED]

Sent from my iPad

From: [REDACTED]
Sent: 09 November 2023 20:22
To: Neighbourhood Planning Mailbox
Subject: [EXTERNAL] Beaconsfield Neighbourhood Plan submission consultation

Importance: High

Follow Up Flag: Follow up
Flag Status: Flagged

To Whom it may concern

I have just been looking at the draft Beaconsfield Neighbourhood plan that Beaconsfield Town Council recently submitted for approval and I wish it to be made know that I am very disappointed with this plan. It is poorly drafted and seems to offer little or no protection for Green Belt, various green spaces and parts of the parish that are known to be AONB. It is the lack of detail and poor use of maps and with no evidence that any landscape consultants have been involved that renders the plan bad. Indeed, I also question the abilities of the consultant that Town Council did use or what terms of reference he was given. I just cannot understand how this person would allow such a poorly drafted document be published, when other Neighbourhood Plans this same consultant has advised on are so much better written, with all the supporting evidence a good plan needs.

I also believe there has been a failure in the process to produce a plan fit for purpose plan because it would seem the Town Council mislead residents who were led to believe that the Neighbourhood Plan is only concerned with the built-up areas of Beaconsfield, when in truth the plan covers the whole parish of Beaconsfield. The Town Council has also said that once the plan comes back from the examiner, it can be changed to rectify those parts that need tidying up before the plan is put to a local referendum. Again, I understand this is not the case and no changes can be made, unless the Independent Examiner requires any changes. It is this rush to get any old plan through, no matter how poorly it is drafted, that I find so frustrating.

Other areas I find odd are that the plan almost ignores Wilton Park, despite this being the biggest development in Beaconsfield. There is no list of Community Facilities within its Policy Statements or how these could be developed. The plan talks about buffer zones but without these being clearly shown on a map; yet how can these be properly identified if there is no map showing these?. Most alarming there are no policy statements that properly define important Local Gaps, Corridors of Significance, Strategic Views and Landscape Classifications as one sees in other Neighbourhood Plans. Again, these are not identified/shown on any maps and as I mentioned above, there is no supporting evidence from a Landscape Consultant.

Several years ago, the town worked on *Vision for Beaconsfield* and they produced a really great document that this Neighbourhood Plan has failed to encapsulate. There were some clear planning ideas, and these seem to have been excluded. For example, my husband has for many years criticised the fact that Beaconsfield does not have a large park or recreational space like many other towns, some smaller than Beaconsfield, all have. I have often wondered the same myself. This plan fails to include this aspiration wish and the means to achieve it. Instead, it lists half dozen green spaces around the town all owned by the Town Councils as designated green spaces but fails to list the following:

Park Lane allotments

Ivins Road Allotments

Latchmere Pond used by the Angling Club

Holtspur Bank Local Nature Reserve

Holtspur Bottom Butterfly Reserve

Oak Lodge Meadow rugby pitches

Cross Lane rugby pitches

Beaconsfield Cricket Club including

Wilton Park parkland, woodland and football pitches

Wooburn Green Lane football pitches

In short, I object to the draft Beaconsfield Neighbourhood Plan that has been submitted and hope that it is rejected by the Independent Examiner, because I for one am bitterly disappointed and ashamed that such a poorly drafted document should have sent to you.

Please confirm that my comments and objection have been received.

Yours faithfully

Jane Woolf

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

From: [Julia Wright](#)
To: [Neighbourhood Planning Mailbox](#)
Subject: [EXTERNAL] Opposition to, and comments on, the currently inadequate Neighbourhood Plan Beaconsfield 09 November 2023
Date: 20:08:17

Dear Sirs

I have the following comments to make on the proposed Neighbourhood Plan for Beaconsfield. As it stands it is understrength, inadequate and incomplete, affording insufficient protection of the parish, the town, its green spaces and the green belt, especially in respect of necessary protection against inappropriate development in the future. The Plan must be redrafted to strengthen protection by clearer and more comprehensive policies to afford a far stronger and more robust defence against future planning applications or decisions that are detrimental to Beaconsfield, and to preserve the prevailing character and amenities of the parish.

Of particular concern is the currently inadequate identification and specification for the protection and preservation of vital green spaces, both within the green belt and without.

To this end the Plan needs to be rewritten (BEACON IA) to exhaustively and comprehensively define, identify and specify with precise geographical locations all those buffer zones, corridors of significance, local gaps and strategic views that are essential to preserving the current character of the parish, supported by expert evidence from a landscape consultant engaged for that purpose. This would provide a far more robust challenge to any future planning application which ran contrary to BEACON IA, and ensure that all future applications had to take these provisions into account, or be rejected. BEACON IA therefore needs to be far more specific in what would be regarded as unacceptable in any future planning application. This would clarify matters both for developers, and for councillors and officers involved in planning consent issues. The Plan, as currently drafted, is too vague, too incomplete and too open to contesting interpretation.

Additionally, BEACON IB should name and specify any brownfield sites in respect of potential future redevelopment.

Similarly, the current wording of BEACON SA and 6 needs to identify and specify, by name and geographical location, ALL the areas of woodland, green assets/spaces, local community assets, whether in Green Belt or Areas of Outstanding Natural Beauty, all of the parish's green spaces and green infrastructure network, to extend way beyond the mere six sites currently specified, and to include named sports venues and pitches (Beaconsfield Cricket Club, Cross Lane rugby pitches, Oak Lodge Meadow rugby pitches, Wooburn Green Lane football pitches, Wilton Park football pitches), named eco-preservation sites (Holtspur Bottom Butterfly Reserve and Holtspur Bank Local Nature Reserve), both allotments (Park Lane and Ivins Road), and all parkland and woodland in Wilton Park

Finally, parking (BEACON 3, Design Code), which is a key issue for both residents and incoming workers and shoppers, is currently not adequately addressed, in respect of identifying named locations for parking, and numbers thereof, and no precise allocation of parking spaces in respect of new housing is currently adequately addressed in the current plan.

In sum, this Neighbourhood Plan, as currently drafted, should not be approved. It requires significant rewriting and strengthening to ensure the maximum protection of the amenities of the parish of Beaconsfield, and for that reason I oppose it in its current form.

I urge that such rewriting, as indicated above, to be done forthwith, in order to render it acceptable for council and public approval.

Thank you.

Julia Wright



From: Adrian Windsor [REDACTED]
Sent: 09 November 2023 19:37
To: Neighbourhood Planning Mailbox
Subject: [EXTERNAL] Beaconsfield Neighbourhood Plan submission consultation

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Dear Sirs

I would like to submit the following comments in relation to the above consultation.

POLICY BEACON 1A

- As drafted this currently states (my emphasis):

"... These areas should be afforded the greatest protection to ...maintain important rural views and continue to provide buffer zones between existing developments..."

This is a fundamentally important policy but lacks any detail; it would therefore be open to wide range of potential interpretations if applied in practice. As drafted it would be ineffective. It is essential that the views and buffer zones are defined and clearly identified on a map for reference.

- As currently drafted this policy omits definitions of components/ assets which are extremely important and appropriately included in other Neighbourhood Plans, including:

- Local gaps
- Corridors of significance
- Strategic views
- Landscape classifications

These should be supported by evidence provided by a suitably qualified and experienced professional.

POLICY BEACON 1B

- This provides that the focus for development will be

"... on reusing brownfield land ...".

Should the NP not identify or prioritise these sites?

POLICY BEACON SA, 58

- Policy SA states:

"The Neighbourhood Plan designates a Green Infrastructure Network, as shown on the Policies Map..."

Policy 5B starts:

"Development proposals that lie within or adjoining the Network..... "

The proposed 'Green Infrastructure Network' is fragmented and omits areas which are extremely popular for outdoor recreational walking, etc. It is very difficult to see a coherent basis for this proposal. Moreover, SB envisages development within this Network (which includes Green Belt and land within the AONB) – thereby negating any putative benefit. As drafted this Policy does not achieve any useful purpose, is counterproductive and needs to be fundamentally revised or deleted.

POLICY BEACON 6

- It is widely acknowledged that Beaconsfield has far too little green space for recreation within the town. As drafted, only a very small proportion of the sites assessed at Appendix A have been designated as Local Green Spaces; far more need to be designated as such.

POLICY BEACON 9

- Caledon Road contains a unique row of highly attractive, timber-framed homes built at the time of the arrival of the railway in Beaconsfield. They are unique and should be designated as an area of Special Character or Local Heritage Assets.

POLICY BEACON 11

- The proposed ratio of 50% of new homes in developments of five or more dwellings to have one or two bedrooms is too high. This would disproportionately increase traffic and family homes are in demand, consistent with the character of Beaconsfield as a great place to raise a family.

For the above reasons I am currently unable to support the Neighbourhood Plan as currently drafted.

Thank you for taking these comments into consideration.

Yours faithfully

Adrian Windsor



From: Sarah Marshall [REDACTED]
Sent: 09 November 2023 19:28
To: Neighbourhood Planning Mailbox
Subject: [EXTERNAL] Beaconsfield Neighbourhood plan

Dear Sirs

I wish to object to the draft neighbourhood plan for Beaconsfield as follows

I would like to see the addition of corridors of significance, strategic views, local gaps and landscape classifications

I would like the plan to include all green assets including all those listed in the local green spaces study so that it is clear that development within the aonb and green belt is not permitted

I would like the plan to include a list of community facilities and how these will be developed

Yours faithfully

Sarah Marshall
[REDACTED]

From: Jacqueline Abbas [REDACTED]
Sent: 09 November 2023 18:44
To: Neighbourhood Planning Mailbox
Subject: [EXTERNAL] Opposition to Beaconsfield Neighbourhood Plan

Hello

As a long term Beaconsfield resident, I am writing to Jog my opposition to the Neighbourhood Plan as I am particularly concerned that it does not sufficiently protect our Green Belt, green areas and the local wildlife living there.

Overall the Neighbourhood Plan has been found to be so poor in comparison with other local neighbourhood plans as it is badly drafted, and extremely short on water tight content and in my view has been written to disguise a lot of the known concerns.

Please. Stop! Rethink! Redo!

Regards

Dr Jacqueline Abbas
[REDACTED]

Sent from my iPhone

From: Mark Rowles [REDACTED]
Sent: 09 November 2023 18:37
To: Neighbourhood Planning Mailbox
Subject: [EXTERNAL] Beaconsfield Neighbourhood Plan submission consultation

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TO WHOM IT MAY CONCERN:

On 1st November, I attended the public meeting on the above matter at St. Mary's Church, hosted by The Beaconsfield Society. It was good to see such high attendance; amongst the audience were Councillors who have led the structure of the Neighbourhood Plan, to include the Chair. Councillors were permitted to speak by the hosts and in doing so, attempted to defend their work and the shape of the Plan, as submitted to Buckinghamshire Council.

Civilised, but nevertheless robust exchanges took place, as the architects of this woeful document attempted to defend the indefensible. Citing that in one instance, the same consultants were used as those who supported the Amersham & Chesham plan, only served to highlight the managerial and organisational defects in briefing hired professionals. How otherwise could the structural inadequacies in the Beaconsfield Plan, placed against that of Amersham & Chesham, have occurred?

The Society management presented detailed analysis of eight Beacon points, where the Plan submission is found to be wanting; others will have commented on these. I recognised importantly, that there was no list of Community Facilities within a policy and no structure to assist their growth and development. Furthermore, fewer parking spaces have been allowed within the Design Code than are specified within the Bucks Council actual parking standards, making insufficient provision for houses and flats near to the town centre.

Highlighting the above these seem to be at best, school pupil errors, not the actions of seasoned professionals. Is this somehow linked to the misleading, incorrect information provided to residents that has inhibited commentary from the public across the Plan process?

Beaconsfield is one of the best residential towns in Britain, regularly featured in countrywide surveys. Added to this, there is an abundance of managerial and executive level talent living within the environ to be drawn upon. We are now represented at a Parliamentary level, by an almost invisible Member. That we are represented at a local level by decision makers creating a Plan for submission, that possesses such poor integrity on so many levels, is an indictment of the Council as a whole and this committee in particular.

I must ask, as a public meeting attendee did, that the Council re-address the whole submission in co-operation, not opposition to The Beaconsfield Society, in an effort to create something that can properly represent a town of which we are all, rightfully proud.

Yours sincerely,

MARK ROWLES
[REDACTED]

From: julie barton [REDACTED]
Sent: 09 November 2023 18:37
To: Neighbourhood Planning Mailbox
Subject: [EXTERNAL] Beaconsfield Neighbourhood Plan submission consultation

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I cannot support the Beaconsfield Neighbourhood Plan in its current form for the following reasons

1. Traffic management *within the New Town is referred to as needing to be improved, but the proposed solution is not detailed. References in Section 6, suggest that there is a plan that is supported by the council, but it not made explicit.*

Any solution will undoubtedly have a significant impact on other roads within the town, as (most) through traffic will be displaced elsewhere.

Without the inclusion in the plan of the proposed solution, persons living in these affected areas are not given the opportunity to view the Neighbourhood plan in its entirety and assess/share their opinions on the impact of the scheme. Input from these individuals at a later date, after the Neighbourhood plan is approved, will undoubtedly carry less weight.

2. I also believe that the drafting of the plan in respect of the protection of **Green Areas**, could be strengthened by

- a) *the inclusion of not just Green Spaces but also views, local gaps etc*
- b) *the positive identification of smaller green areas within the report as opposed to just the appendices (in addition to those listed in Beacon 6). Naming such areas within the body of the report, would I believe provide greater protection from development.*

Specifically

Beacon1A . Expansion of areas that are protected from inappropriate development to include Local Gaps, Significant Views and Corridors of Significance. I feel that this will only enhance the protection of the Green spaces within our town and has been used in other local neighbourhood plans.

Beacons5A. Include a more detailed map detailing smaller Green areas which are not explicitly shown on the 'Policies Map', ensuring that they are therefore part of the designated Green Infrastructure Network and protected from development

Beacon6. Expand the list of Green Spaces from the 6 areas owned by BTC. The appendix Public Accessible Green spaces - Quantitative analysis - sets out many other areas which are smaller, but which score higher or as high as 6 those noted and therefore would benefit from being included.

3. **Wilton Park.** *Given its size, has very little mention within the report. For avoidance of doubt, an outline of the policy in place relating to the imminent development could be included.*

Yours,

Julie Barton

From: Margaret Mardall [REDACTED]
Sent: 09 November 2023 16:43
To: Neighbourhood Planning Mailbox
Subject: [EXTERNAL] Plan

Follow Up Flag: Follow up
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There are several reasons why I oppose the plan. I am opposed to any development on the Green Belt or within the green Network.

There just doesn't seem to be enough detail in the content. I was surprised at the lack of maps to support the different areas being talked about. Some information is not backed up by expert evidence from Consultants.

When brownfield sites are mentioned, it is not clear which ones are to be given priority in terms of development.

What is exactly going on at Wilton park and what are the full strategic plans?

Parking is a major issue in the town, particularly the old town. It is almost impossible to park there any day of the week. What changes are being made and how many new parking spaces will be established.

I hope many revisions will be made to the plan before it is finalized.

Margaret Mardall
[REDACTED]

From: Patricia Chapman [REDACTED]
Sent: 09 November 2023 16:37
To: Neighbourhood Planning Mailbox
Subject: [EXTERNAL] Beaconsfield proposed Neighbourhood Plan

Follow Up Flag: Follow up
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And again with address:

>>> To whom it may concern, I , the undersigned, feel this is not a watertight plan in many areas and leaves Beaconsfield and its green spaces open to greedy and unprincipled developers.

>>> My objections are listed below:

>>> Policy Beacon 1A

>>> Too many areas of importance have not been considered by a Landscape consultant and therefore do not appear on a map. If they are not shown then they won't be considered.

>>> Policy 1B

>>> This does not identify the 'brown sites' that are under consideration for development.

>>> Policy 1D

>>> Why is there not a specific policy for Wilton Park, the largest recent development, included in this plan?

>>> Policy 1E

>>> Traffic management? Not specified!

>>> Policy 3

>>> If parking spaces are to be removed in the Old Town, why is replacement parking so far from amenities eg: restaurants, Tuesday market etc?

>>> Policy 5A and 6

>>> There are many lovely green spaces in and around our town. Why are only a few wooded areas shown on the map?

>>> There is no mention of Holtspur Bank Nature reserve, Holtspur Bottom

>>> Butterfly reserve, Beaconsfield Cricket club, Ivins Road allotments, Park Lane allotments, Wooburn Green Lane football pitches plus rugby pitches, to name a few of the missing green spaces. These are very poorly defined policies.

>>> Policy 11

>>> The numbers in this policy do not add up when looking at the availability of utilities in many areas of the town. For example, the poor water supply in the Holtspur area, also the intermittent power outages in the same area. If the existing properties already built cannot be properly supplied, how is provision for new properties going to be extended?

>>> I hope you will seriously consider the MANY points I have highlighted above.

Patricia Chapman
[REDACTED]

[REDACTED]

From: Robin Firman [REDACTED]
Sent: 09 November 2023 15:10
To: Neighbourhood Planning Mailbox
Subject: [EXTERNAL] Beaconsfield Neighbourhood Plan submission consultation

The neighbourhood plan as presently presented in comparison with surrounding authorities is lacking in essential details. The work does not stand up to close scrutiny and is in no way rigorous in its approach. The Council needs to take this inadequate document off the table and have a complete rethink to protect the green belt, the environment, and have an infrastructure that is fit for purpose.

From: Paul Magee [REDACTED]
Sent: 09 November 2023 16:08
To: Neighbourhood Planning Mailbox
Subject: [EXTERNAL] Beaconsfield Neighbourhood plan

To whom it may concern,

I would like to record my objection to the Beaconsfield Neighbourhood plan in its current format.

In my opinion it is far too vague by comparison with other comparable plans in the area. I do not object in principle but to the lack of detail and specific protections detailed in the plan particularly with reference to green spaces and green belt.

I would like to see it withdrawn and represented after remedial work. I do not want to have to vote against it in a referendum.

Yours faithfully,

Paul Magee
[REDACTED]

Sent from [Mail](#) for Windows

From: Susan Cuthbert [REDACTED]
Sent: 09 November 2023 14:43
To: Neighbourhood Planning Mailbox
Subject: [EXTERNAL] Beaconsfield Neighbourhood Plan submission consultation

Follow Up Flag: Follow up
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Dear Sirs,

I have read and digested the draft Beaconsfield Neighbourhood Plan which has obviously taken a great deal of thought and work to produce. There is a lot of uncertainty and fear in Beaconsfield as to what will happen to our valuable and cherished open spaces and green belt land. In the past we have been harassed by Property Developers wanting to build on our green belt and other sites used by the community for recreation.

I feel that the Beaconsfield Neighbourhood Plan, although very good, must list every Green Belt, AONB site and Other Local Green spaces. If our Green Belt and AONB sites are not all listed it gives the developers a loophole to challenge the plan .

At a time in our country (UK) when our green spaces and AONB are under threat and our ecosystems are collapsing (The Times, Wednesday, 8th November 2023). Our Green lungs and open spaces are under threat not only from developers but from droughts, floods and storms. More than 400,000 trees planted to compensate for land lost to roads and buildings have died since 2018 . I have noticed in Walkwood Walk, a cherished 22 acres of woodland in the centre of New and Old Town Beaconsfield, that trees are dying of stress and disease..

If we lose any of our woodland, AONB or Green belt we will leave our children and future generations of residents living here in Beaconsfield a sterile concrete jungle.

I urge Beaconsfield Town Council to incorporate a complete schedule of our Green Belt, AONB and other local green spaces into the Beaconsfield Neighborhood Plan showing their current and proposed designation to prevent any ambiguity.

I cannot support the DBNP until every area of Green Belt, AONB and greenspace/woodland is listed. It is vitally important.

Yours sincerely,

Susan Cuthbert

From: W. gareth Buchanan [REDACTED]
Sent: 09 November 2023 11 :44
To: Neighbourhood Planning Mailbox
Subject: [EXTERNAL] Beaconsfield neighbourhood plan objections

Follow Up Flag: Follow up
Flag Status: Flagged

To whom it may concern, we, the undersigned, feel this is not a watertight plan in many areas and leaves Beaconsfield and it's green spaces open to greedy and unprincipled developers.

Our objections are listed below:

Policy Beacon IA

Too many areas of importance have not been considered by a Landscape consultant and therefore do not appear on a map. If they are not shown then they won't be considered.

Policy 18

This does not identify the 'brown sites' that are under consideration for development.

Policy 1D

Why is there not a specific policy for Wilton Park, the largest recent development, included in this plan?

Policy IE

Traffic management? Not specified!

Policy 3

If parking spaces are to be removed in the Old Town, why is replacement parking so far from amenities eg: restaurants, Tuesday market etc?

Policy SA and 6

There are many lovely green spaces in and around our town. Why are only a few wooded areas shown on the map? There is no mention of Holtspur Bank Nature reserve, Holtspur Bottom Butterfly reserve, Beaconsfield Cricket club, Ivins Road allotments, Park Lane allotments, Wooburn Green Lane football pitches plus rugby pitches, to name a few of the missing green spaces. These are very poorly defined policies.

Policy 11

The numbers in this policy do not add up when looking at the availability of utilities in many areas of the town. For example, the poor water supply in the Holtspur area, also the intermittent power outages in the same area. If the existing properties already built cannot be properly supplied, how is provision for new properties going to be extended?

We hope you will seriously consider the MANY points we have highlighted above.

Helen and Gareth Buchanan
[REDACTED]

From: Katie Buchanan [REDACTED]
Sent: 09 November 2023 13:07
To: Neighbourhood Planning Mailbox
Subject: [EXTERNAL] Beaconsfield neighbourhood plans OBJECTION

To whom it may concern,

We, the undersigned, feel this is not a watertight plan in many areas and leaves our community and its green spaces open to greedy and unprincipled developers who have no right to shape our community and its way of life.

Our objections are listed below and are I'm sure commonly being received:

Policy Beacon 1A

Too many areas of importance have not been considered by a Landscape consultant and therefore do not appear on a map. If they are not shown then they won't be considered.

Policy 18

This does not identify the 'brown sites' that are under consideration for development.

Policy 10

Why is there not a specific policy for Wilton Park, the largest recent development, included in this plan?

Policy IE

Traffic management? Not specified

Policy 3

If parking spaces are to be removed in the Old Town, why is replacement parking so far away from amenities eg: restaurants, Tuesday market etc?

Policy SA and 6

There are many lovely green spaces in and around our town. Why are only a few wooded areas shown on the map? There is no mention of Holtspur Bank Nature reserve, Holtspur Bottom Butterfly reserve, Beaconsfield Cricket club, Ivins Road allotments, Park Lane allotments, Wooburn Green Lane football pitches plus rugby pitches, to name a few of the missing green spaces. These are very poorly defined policies.

Policy 11

The numbers in this policy do not add up when looking at the availability of utilities in many areas of the town. For example, the poor water supply in the Holtspur area, also the intermittent power outages in the same area. If the existing properties already built cannot be properly supplied, how is provision for new properties going to be extended?

We hope you will seriously consider the MANY points we have highlighted above.

For context, we have just moved to beaconsfield and are in our 30s with two young children - we would like to see more innovate ways of engagement and communication around such serious plans for people of our age.

Kind regards

Katie and Neil Buchanan
[REDACTED]

From: Frankie Rowe [REDACTED]
Sent: 09 November 2023 12:20
To: Neighbourhood Planning Mailbox
Subject: [EXTERNAL] NEIGHBOURHOOD PLAN

Follow Up Flag: Follow up
Flag Status: Flagged

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I object to this plan because it does not meet the local requirements -
We may be surrounded by woodland but this is not suitable for children to play or for women to walk alone -
We are short of leisure facilities compared to Amersham -

The existing infrastructure is already insufficient particularly when it comes to trains -
The platform has already been extended and the commuter trains are still "standing room only" -
Traffic is often at a standstill in the high street -
Schools are at capacity -

We need a better thought out plan which should balance the over supply of luxury housing -

Mrs Frances Bartlett
53 Horseshoe Crescent HP9 1U

From: Tony Wilson [REDACTED]
Sent: 09 November 2023 13:45
To: Neighbourhood Planning Mailbox
Subject: [EXTERNAL] Beaconsfield Neighbourhood Plan submission consultation

Follow Up Flag: Follow up
Flag Status: Flagged

Sent from my iPad. May I place on record my opposition to the Beaconsfield Neighbourhood Plan as it stands for many reasons including the following :-
.Need to identify specific brownfield sites which maybe a priority for development.
.Clearly define what is the policy for the possible development for Wilton Park.
.Local GreenSpaces must be included and to include Wilton Park parkland, Beaconsfield Cricket Club, Holtspur Local Nature Reserve, Holtspur Bottom Butterfly Reserve, Iver Rd & Park Lane Allotments & local rugby grounds to name a few.
I hope you will consider my disapproval of the Plan to date and reconsider in the light of the above points.
Yours Faithfully,
Anthony Wilson.

From: gavin dove [REDACTED]
Sent: 09 November 2023 11:23
To: Neighbourhood Planning Mailbox
Subject: [EXTERNAL] Beaconsfield Neighbourhood Plan Objection

Follow Up Flag: Follow up
Flag Status: Flagged

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FAO: Neighbourhood Planning Group.

I would like to notify you that I believe the Neighbourhood Plan you have published is very poor in comparison with other local neighbourhood plans as it is badly drafted, and extremely short on water tight content and does not sufficiently protect our Green Belt and green spaces.

I live at the following address: [REDACTED]

Best regards,

Gavin Dove

From: Lisa V [REDACTED]
Sent: 08 November 2023 22:35
To: Neighbourhood Planning Mailbox
Subject: [EXTERNAL] Neighbourhood Plan

Follow Up Flag: Follow up
Flag Status: Flagged

[REDACTED] appears similar to someone who previously sent you email, but may not be that person. [Learn why this could be a risk](#)

Dear Neighbourhood Plan Team,

Year after year Beaconsfield residents demonstrate their passion for our green spaces, we donate, we march, we send planning objections, we vote accordingly. Our position has not changed. The neighbourhood plan provides the best and probably only opportunity to sufficiently protect our green spaces.

The currently plan only designates 6 local green spaces. This does not even include our nature research or butterfly reserve.

We need a plan that reflects what is really important to our community.

Best wishes,
Mrs Vink

From: Lucie Cruickshank [REDACTED]
Sent: 09 November 2023 11 :21
To: Neighbourhood Planning Mailbox
Subject: [EXTERNAL] Beaconsfield Neighbourhood Plan submission consultation - objection

Follow Up Flag: Follow up
Flag Status: Flagged

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Dear Sir or Madam

I would like to offer my concerns to the Beaconsfield Neighbourhood Plan, which I oppose as it clearly needs to be redrafted.

The plan is extremely poor in comparison with other local neighbourhood plans and is both badly drafted and does not clearly explain its content.

Most worryingly, it does not sufficiently protect our Green Belt and green spaces at all and with the recent application on Witheridge Lane to build a millionaire's playground on what has been agricultural land and is an Area of Outstanding Natural Beauty, some newer residents are clearly going to take advantage of the Council's poor planning on this, to the detriment of the wider community who depend on these spaces for health and wellbeing.

Some of my specific concerns are:-

BEACON 3 does not explain how many parking spaces are to be removed "from the defined Old Town Area" or from where, nor how many replacements spaces will be provided. Parking is already a huge problem in the Old Town.

BEACON SA designates a Green Infrastructure Network as "shown on the Policies Map." However, the map only recognises some wooded areas and this clearly needs to be extended to include other green areas. This policy seemingly allows development within the Green Infrastructure Network even though some areas are located in AONB and Green Belt. The policy is badly drafted and I object wholeheartedly to this.

BEACON 6 only identifies 6 Local Green Spaces and they are all in Council ownership. The Local Green Spaces Study lists many more areas however. The list of Local Green Spaces should be extended to include: Beaconsfield Cricket Club; the Wilton Park parkland, woodland and football pitches; Oak Lodge Meadow rugby pitches; Cross Lane rugby pitches; Wooburn Green Lane football pitches; Holtspur Bank Local Nature Reserve; Holtspur Bottom Butterfly Reserve; Ivins Road Allotments; and Park Lane allotments now designated as a Local Community Asset.

The above are just some of the poorly drafted areas of concern. Please reject this plan and have it rewritten to make sense for the neighbourhood and to protect our green spaces.

Yours sincerely

Mrs Lucie Cruickshank
[REDACTED]

From: Michael Cotton [REDACTED]
Sent: 09 November 2023 11:05
To: Neighbourhood Planning Mailbox
Cc: Michael Cotton
Subject: [EXTERNAL] Neighbourhood Plan-Beaconsfield - OBJECTIONS

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I am a resident of Beaconsfield (Disraeli Park) and am hereby submitting my objections to various aspects of the BEACONSFIELD NEIGHBOURHOOD PLAN.

The 81 pages of the Plan shows extensive work and detail but omits reference to a number of exceptionally important matters.

I oppose the Plan as incomplete and therefore inadequate and misleading by omission. Compared to the similar PLANS prepared by other LOCAL areas, e.g. the Chalfonts, our PLAN for Beaconsfield fails to cover vital matters.

Furthermore, I oppose because:

1. There is no, or inadequate, provision for the parking of the increase in vehicles resulting from the proposed new buildings and traffic increase.
2. The proposed building along the edges of the designated Green Belt areas threatens and diminishes the integrity of the Green Belt itself.
3. The maps only identify some woodland areas. That is a misleading by omission and thereby inadequate for the reader to reach an opinion. All woodland areas should be included and shown clearly.
4. I believe that the current Road structure is already inadequate to safely and efficiently filter traffic through the town. There are clearly inadequate parking facilities. The Plan does not provide any explanation how the extra building of houses and influx of new residents, and their cars, may be catered for. Where will they stand? No explanation is provided that addresses this proposed enormous influx
5. The Plan is riddled with omissions. Other Local plans in the neighbouring towns (e.g. Chalfonts) have dealt with, considered and reasonably adequately referenced the probable effect of their Local Plan. Our Plan for Beaconsfield does not do so.
6. Example - BEACON 6 fails to include reference to many important areas "Football Pitches, Butterfly Reserve, Allotments and many other omissions. Carelessness?
7. No policies for the development of Community facilities or adequate reference thereto.
- 8 The recent major development of Wilton Park and the welcome filter road to by pass the main road through Beaconsfield appears to not have reduced traffic flow. We can only imagine the gridlock with the Plan's development proposals, Nothing in the Plan adequately addresses expected traffic flow and direction. Nothing assist or accommodates parking in the town, New Beaconsfield or Old Beacobnsfield.

Michael Cotton

From: Andy Scholfield [REDACTED]
Sent: 09 November 2023 10:41
To: Neighbourhood Planning Mailbox
Subject: [EXTERNAL] Beaconsfield Neighbourhood Plan submission consultation

Follow Up Flag: Follow up
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To whom it may concern,

I am disappointed with the Beaconsfield Neighbourhood Plan submission.

It does not protect our green spaces.

There are no specifics of exactly which land is a green space. Surely with such an important document there must be detailed maps of precise areas to be protected ?

The six designated green spaces are on Council owned land anyway- what has happened to the 26 other green spaces ?

The policies are too general and ambiguous.

How can it be that other local South Bucks Neighbourhood plans are so superior with much more detail than our Beaconsfield plan ?

I believe we need more consultants involved and a much more detailed plan.

PLEASE can the plan be revised and dramatically improved so we can actively protect our precious greenbelt land!

Andy Scholfield
[REDACTED]

Sent from [Mail](#) for Windows

From: Michael Port [REDACTED]
Sent: 09 November 2023 10:33
To: Neighbourhood Planning Mailbox
Subject: [EXTERNAL] Beaconsfield Town Plan

Follow Up Flag: Follow up
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9 Nov.2023

Dear Planner,

I have read the Beaconsfield Town Plan submission, and have the following criticisms:

Beacon 18. It is important to define what here is considered a brownfield site; the present statement's vagueness is an opening for "interpretation" and abuse.

3. This is quite vague about losses and gains. How many parking spaces will be lost, how many provided. The increased width of cars over the past decade needs to be taken into account in marking spaces.

SA This should include footpaths.

6. Should include specific sports grounds and pitches, nature reserves and Seeleys Walk.

10 & map conflict with SB. The footpath behind the houses in Seeleys Road should not be made a cycle path as it is much used by dog-walkers and the elderly as a safe pedestrian resort.

11. The proposed ratio of one & two bedroomed houses to the total build is quite unrealistic. Here the real demand is for three and even four-bedroomed properties. A realistic proportion of smaller houses would be not more than 25 per cent.

Design code should make provision for parking on house plots, if not for garages

Yours &c

(Dr) M.H.Port

From: [REDACTED]
Sent: 09 November 2023 10:13
To: Neighbourhood Planning Mailbox
Subject: [EXTERNAL] Beaconsfield Neighbourhood Plan submission consultation

Follow Up Flag: Follow up
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Dear Sirs

I write to object to the Beaconsfield Neighbourhood plan.

Specifically, my points are:

- Clarity is needed on the proposed parking allocation, particularly in the Old Town (where we live) which is already an issue, made worse by absence of enforcement.
- The brownfield sites what are apparently a priority for development should be identified
- Wilton Park, the town's largest development, should be given appropriate highlight
- The scope of the plan, which has been extended from that preciously advised by Councillors, needs to be explained.
- Community assets/facilities should be included
- ALL the green spaces should be mentioned. All those mentioned seem to belong to the council but there is no mention of the cricket and rugby pitches, the green spaces and pitches in/around Wilton Park, the allotments on Park Lane, and other non council-owned areas.
- The policy needs to be revised to confirm, beyond any doubt, that ALL green areas, including AONB and Green Belt, are protected from development.

Margaret Jolly

[REDACTED]

From: Susan Shierson [REDACTED]
Sent: 09 November 2023 09:50
To: Neighbourhood Planning Mailbox
Subject: [EXTERNAL] Neighbourhood Plan

I would like to oppose the proposed Neighbourhood Plan.

I was dismayed that it seems very superficial and shallow in terms of substantive content, unlike some other Neighbourhood Plans I have read.

This is such an important concept that there needs to be real thought put into the detail to explain how we can properly balance the needs of the community for housing and amenities whilst sufficiently protecting our green spaces (and Green Belt). Being so poorly written opens it up to abuse in the future. I am therefore opposing it because it needs to be stronger in its definition, so local people really understand what is being proposed.

Mrs Susan Shierson
[REDACTED]

From: Kumar Patel [REDACTED]
Sent: 09 November 2023 08:36
To: Neighbourhood Planning Mailbox
Subject: [EXTERNAL] Beaconsfield Neighbourhood Plan submission consultation

Dear Bucks Council,

I am concerned about these proposals which appear to be loosely drawn up so as to allow developers to destroy our green belt (without any recourse), create congestion, and remove car parking spaces.

I specifically object to :

- * BEACON 3: the removal of any car parking spaces in the Old Town.
- * BEACON 6: Greater clarification to impact on Local Green Spaces.
- * BEACON 11: More social housing required at affordable prices, and restricted to first time buyers.
- * The Design Code: We require MORE parking spaces, not less!

Thank you for your kind consideration.

J.K.Patel

[REDACTED]

From: Patrick Gurner [REDACTED]
Sent: 09 November 2023 08:55
To: Neighbourhood Planning Mailbox
Subject: [EXTERNAL] Beaconsfield Neighbourhood Plan - Submission Version

Follow Up Flag: Follow up
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FOR THE ATTENTION OF THE PLANNING POLICY TEAM

Dear Sirs,

My wife and I submitted comments on the October 2022 Pre-Submission version of the Beaconsfield Neighbourhood Plan and supporting documents, and we would comment as follows on the Submission version Neighbourhood Plan:

My wife and I **OBJECT** in the strongest possible terms to the final sentence in Policy BEACON2: *"Proposals to reduce traffic on Penn Road and Station Road, and to improve the public realm will also be encouraged and supported"* and to the 'idea' in paragraph 6.4 suggesting the *"improvement of A355/ledborough/longbottom junction to reduce through traffic to the new and old town"*. There is no evidence in the Neighbourhood Plan or in the associated supporting documents and reports, to justify the first part of this statement in BEACON2 or the 'idea' in paragraph 6.4. There are no details and there is no analysis of any traffic management options that might reduce traffic on Penn Road and Station Road.

As we have seen from the March 2020 (Withdrawn) Draft South Bucks Local Plan, that the suggestion of reducing traffic on Penn Road and Station Road leads directly to the use of Ledborough Lane as effectively a 'northern bypass' of Beaconsfield; there are no other options. Jacobs carried out detailed area-wide traffic modelling and their traffic reports, which form part of the Withdrawn Local Plan evidence base, identify a 400% increase in congestion and delay for traffic on Ledborough Lane, due to traffic re-assigning from Penn Road to Ledborough Lane, if the A355/Ledborough Lane junction is reconstructed as traffic signals or a roundabout.

The existing A355/Ledborough Lane junction acts as a constraint to through traffic on Ledborough Lane, and the existing level of traffic on Penn Road/Station Road acts as a constraint to traffic growth on Penn Road from the Hazlemere/Holmer Green/Penn hinterland. Over and above this 400% increase, whilst the Jacobs modelling did consider 'normal' traffic growth, the modelling did not consider the additional traffic growth (known as 'suppressed demand' or the M25 effect) that would be a consequential effect, if the Penn Road and Ledborough Lane/A355 constraints were to be removed. With the constraint of the A355/Ledborough/Longbottom junction removed, Knottocks Drive and Sandelswood End would also then become a 'rat-run' with unacceptable increases in traffic through these residential areas.

The proposal to 'reduce traffic on Penn Road and Station Road' should thus be removed from the draft Neighbourhood Plan BEACON2 (see below) as this statement cannot be justified or substantiated, the consequential impacts have not been assessed in traffic or environmental terms and there is no viability assessment of the cost of reconstructing the A355/Ledborough Lane junction. The potential for huge traffic impacts in excess of 400% are entirely at odds with Ledborough Lane as an 'Area of Special Character' (BEACON9) and would expose children at the two High March Schools to unacceptable traffic dangers, in conflict with NPPF Para 92 'Safe Places' and in conflict with NPPF Para 112a 'give priority first to pedestrian and cycle movements'.

Suggested change to BEACON2: ~~'Proposals to reduce through traffic on Penn Road and Station Road, and to improve the public realm will also be encouraged and supported.'~~

For all the reasons set out above, the following referred to as an *"idea"*, but totally unsubstantiated, should be removed from paragraph 6.4 in Section 6 'Implementation' (see below). With no evidence base to support the inclusion of this significant infrastructure intervention, which is directly linked to the proposal in BEACON2 'to reduce traffic on Penn Road and Station Road', both of these elements in the draft Neighbourhood Plan are **UNSOUND** and we object strongly to their inclusion.

Suggested change to paragraph 6.4: ~~'improvement of A355/Ledborough/Longbottom junction to reduce through traffic to the new and old town'....~~

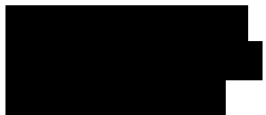
The 'Policies Map' on page 32 of the submission draft Neighbourhood Plan shows green belt directly related to Beaconsfield coloured in white and not coloured in green. We appreciate, of course, that green belt has a high level of National Policy protection but my wife and I feel very strongly that such areas of green belt should be shown coloured green on the 'Policies Map' and should be included within **Policy BEACON6** 'Local Green Spaces', since they clearly meet the tests in NPPF paragraph 102: reasonably close to the community; demonstrably special to the local community and hold a particular local significance; and are local in character (NPPF para 102). Leaving these areas coloured white gives entirely the wrong impression of the importance of these areas of green belt to Beaconsfield.

My wife and I support **Policy BEACON9**: 'Local Heritage Assets & Areas of Special Character' and the designation in the Policy and on the Policies Map of Ledborough Lane as an Area of Special Character. We agree with the analysis at paragraph 5.46 with reference back to adopted Local Plan Policy H10.

We would urge Buckinghamshire Council to take the above comments into account in the next stages of the Beaconsfield Neighbourhood Plan.

Kind regards

Patrick and Francesca Gurner



From: keith barker [REDACTED]
Sent: 08 November 2023 22:00
To: Neighbourhood Planning Mailbox
Subject: [EXTERNAL] Beaconsfield Neighbourhood Plan submission consultation

I am not happy with the lack of detail around many of the items. For instance around Brown Field sites. There are many more items that need tightening up too. Also Wilton Park area is barely mentioned and is surrounded by green areas/fields that

Developers have been showing interest in for years. The town doesn't have infrastructure for more vast scale developments. Also consideration should be given to the way the town would be even more destroyed if these the Wilton Park area is not. Onside red in more detail

The Beaconsfield Society run by dedicated locals is far more detailed Keith Barker

From: Tricia Barker [REDACTED]
Sent: 08 November 2023 21:44
To: Neighbourhood Planning Mailbox
Subject: [EXTERNAL] beaconsfield Local Plan

Having followed the information available very closely, I feel so much detail has been left out.

Wilton Park is hardly mentioned and it has an enormous green space adjacent. Developers are looking for loopholes.

Many of the details of items in the draft are in my opinion not tight enough.

The Draft by The Beaconsfield Society is more 'watertight' in my opinion

Tricia Barker

From: AGriffiths-
Sent: 08 November 2023 18:48
To: Neighbourhood Planning Mailbox
Subject: [EXTERNAL] Town plan

TonyGriffiths
[REDACTED]

I support the plan and look forward to its adoption.

Tony.
Tony sent this from his iPad.

From: [REDACTED]
Sent: 08 November 2023 21 :37
To: Neighbourhood Planning Mailbox
Subject: [EXTERNAL] Comments on Beaconsfield Neighbourhood Plan Dated August 2023

Follow Up Flag: Follow up
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Dear Sir/Madam

Thank you for giving us the opportunity to comment on the Beaconsfield Neighbourhood Plan. I do so as a Beaconsfield resident. Unfortunately, due to the number and complexity of the documents, I have not been able to review and comment on everything.

1. I agree with the Beaconsfield Society's objections to the Plan. I am concerned that the Plan appears to include little to give protection to the landscape, AONB, green belt or green spaces around the town. These all make a vital contribution to the character of the town and the enjoyment of those who live here or visit. These green spaces are at risk of loss or serious harm. I understand that tools such as Local Gaps, Corridors of Significance, Strategic Views, Local Green Spaces and Landscape Classifications could be included in the Plan and I would ask that this is now done.
2. Policy BEACON C – I see no justification for the gentle densification of the New Town described. Over large development is already adversely impacting the character of the town and intensification increases vehicle use adding to the traffic that is already a major problem.
3. Policy BEACON D – Infill and plot redevelopment is significantly harming the character of the town. The plan does not sufficiently highlight and address this problem. New developments and extensions are often overbearing both in terms of height and proximity to the boundary which has a big impact on neighbours and what it feels like to live in our community.
4. Policy BEACON E – The large amount of traffic is spoiling people's enjoyment of the town and discouraging people from walking or just wandering through the town which is destroying the community feel. Some of the crossings and pavements are now extremely dangerous because of the quantity and speed of traffic. Traffic noise and pollution is also a major issue. The Plan does not sufficiently highlight and address this problem. I do not understand the following statement relating to traffic in paragraph 5.14: *"There has not been the opportunity in the making of the plan to identify specific proposals, though the problem has been made clear in community consultations. This policy draws attention to the issue so that proposals are encouraged to come forward within the plan period."* **The plan needs to include specific proposals.**
5. Policy BEACON 6 - Green spaces around the Seeleys Estate e.g. at the junction of Penn Road and Seeleys Road (and others on the Estate) should also be designated Local Green Spaces.
6. Policy BEACON 8 (Design Code) - There is a problem at that moment with new houses of excessive height. Where they are on the same street there seems to be an attempt to restrict them to the same height, but a problem arises where they are adjacent to other houses at the rear. This has happened on the Seeleys Estate where large back land properties accessed from the Penn Road take no account of the small scale of the low houses on the Seeleys Estate.

7. Policy BEACON 9 -As a resident of the Seeleys Estate I am pleased that the estate is continuing to be designated an Area of Special Character. The estate does indeed have a special character. That character is under threat from redevelopment and over large extensions which do not reflect the character of the estate. It would be better for the statement at the end of the policy to refer to "...the special characteristics of the estate as originally laid out" rather than "...their essential characteristics" which is too loose. It would make sense for Seeleys Estate to be in The Local Heritage Assets list. Seeleys Estate is at least as significant as 1-30 Hampden Hill which is item 19 in the Local Heritage Assets List. Also, it would be sensible to include a professional description of the Areas of Special Character as an Appendix to the Plan as has been done for the Local Heritage Assets.

8. Policy BEACON 9 - The large, pre-WWII, arts and crafts style, professional commuter houses significantly add to the historic character of Beaconsfield but many of them have been lost to redevelopment. The best of these houses aid the interpretation of the history of the town and their design enhances the neighbourhood. The Local Heritage Asset list appears to make no attempt to identify these houses which is a major omission.

9. Publicly Accessible Local Green Spaces - Qualitative Analysis -The heritage score for Seeley's Wall is too low. This is an ancient lane leading past the listed Seeley's Farmhouse. It is a key part of the history of the town. It is at risk from neglect and encroachment by neighbouring gardens so needs enhanced protection.

10. Photographs on page 68 of Plan - These photographs should be omitted. They do not relate to the local neighbourhood and seem to be irrelevant.

Yours faithfully

Stephen Castle



From: [REDACTED]
Sent: 08 November 2023 20:15
To: Neighbourhood Planning Mailbox
Subject: [EXTERNAL] Beaconsfield Neighbourhood Plan submission consultation - OBJECTION

Follow Up Flag: Follow up
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Dear Sirs

We oppose the Beaconsfield Neighbourhood Plan (the Plan) for many reasons. IT IS NOT FIT FOR PURPOSE. IT FAILS TO GIVE, IN OUR VIEW, PROPER AND ADEQUATE CONSIDERATION TO THE AREAS OF GREEN BELT AROUND BEACONSFIELD. THE TOWN COUNCIL HAS NOT GIVEN ADEQUATE CONSIDERATION TO AREAS OUTSIDE BEACONSFIELD TOWN ITSELF. The Town Council is responsible for the entire Parish but has focused on the town itself. Many aspects of the Plan are very vague.

Part of the Parish is in or at least adjacent to the Chilterns Area of Outstanding Natural Beauty- this should be born in mind when considering the impact of the Plan on our green and special environment.

Policy BEACON IA requires re-writing in order to define accurately all the "buffer zones" referred to, also to be shown on a map.

BEACON IA: as in other Neighbourhood Plans, the Plan should cover important Local Gaps, Corridors of Significance, Strategic Views and Landscape Classifications to be defined and shown on a map, supported by expert evidence of a Landscape Consultant.

Given the fact that many local residents are concerned about the green belt around Beaconsfield, it is very odd that the Town Council has not engaged an independent Landscape Consultant.

The Plan does not contain a list of Community Facilities, nor policies for their development.

BEACON 18 needs to be rewritten to identify which specific brownfield sites are a priority for development.

BEACON ID needs to be expanded into a policy for Wilton Park, which is the town's major development site yet is only covered by one short sentence.

BEACON 3 does not explain how many parking spaces are to be removed "from the defined Old Town Area" (this is very unspecific), nor how many new spaces will be provided. The Plan does not says what is the net gain/loss in number of Old Town parking spaces.

BEACON SA designates a Green Infrastructure Network as "shown on the Policies Map." The map only identifies some wooded areas. IT NEEDS TO BE EXTENDED TO INCLUDE OTHER GREEN ASSETS. WE OBJECT TO THIS POLICY SEEMINGLY ALLOWING DEVELOPMENT WITHIN THE GREEN INFRASTRUCTURE NETWORK DESPITE SOME AREAS BEING LOCATED IN AONB AND GREEN BELT. THE POLICY IS BADLY DRAFTED.

BEACON 6 only designates six Local Green Spaces **and they are all in Council ownership**. The Local Green Spaces Study lists many more areas which were not taken forward yet scored higher or equal to the six areas chosen. The list of Local Green Spaces should be extended to include (1) Beaconsfield Cricket Club; (2) the Wilton Park parkland, woodland and football pitches; (3) Oak Lodge Meadow rugby pitches; (4) Cross Lane rugby pitches; (5) Woburn Green Lane football pitches; (6) Holtspur Bank Local Nature Reserve; (7) Holtspur Bottom Butterfly Reserve; (8) Ivins Road Allotments; and (9) Park Lane allotments now designated as a Local Community Asset.

BEACON 11 requires too great a ratio to be provided as *"small homes of one or two bedrooms"* which could lead to town cramming.

The Design Code allows for no parking spaces, or fewer spaces than specified in Bucks Council parking standards, to be allocated for houses or flats near the town centre. We disagree with this policy; it is impractical and will exacerbate parking issues in the town.

Yours faithfully

Austen and Laura Hall



From: Linda Irwin [REDACTED]
Sent: 08 November 2023 19:54
To: Neighbourhood Planning Mailbox
Subject: [EXTERNAL] Opposition to Beaconsfield Neighbourhood Plan

Follow Up Flag: Follow up
Flag Status: Flagged

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Hi

I have been a resident of Beaconsfield for the last 35 years and thus have a keen interest in its community development and vibrant future

Having seen the plan and compared to other local plans, I oppose the plan for several reasons as it lacks rigour and specificity. Councillors gave incorrect information to residents which therefore prevented any public comment throughout the plan process: This neighbourhood plan was NOT confined to the built up area of the town but indeed covers the WHOLE parish

Other local plans are more detailed, defining clearly on their map, important Local Gaps, Corridors of Significance, Strategic Views and Landscape Classifications. They are also validated with expert evidence from a respected Landscape consultant with well defined "buffer zones" clarification and demonstration on the map. This Policy Beacon A1 therefore requires greater accuracy and to be re-written.

I'd like to see greater clarification on BEACON 18 and specificity on which brownfield sites are a development priority. Wilton Park is Beaconsfield's major development site but in Beacon 1D has sparse details ie 1 sentence?

Parking in the New Town is essential for local trade and is a concern in the town in general. Beacon 3 doesn't specify clearly how many spaces will be removed from the Old Town area nor how many new ones will be provided? Nor does it take into consideration the impact on a more elderly population who may have difficulty accessing shops / restaurants etc if the distance is too far?

In addition ref the New Town, the Design Code has an insufficient number of parking spaces to be allocated to dwellings compared to Bucks Council parking standards.

There is a very flimsy description/designation of Green Infrastructure Network shown on the map in Beacon 5. This is a very important aspect and so other and ALL Green assets should be included to prevent development in AONB and our Green Belt

It's rather bewildering that Beacon 6 has only designated 6 x new Local Green Spaces (all in Council ownership) and thus needs expanding. It's unclear as to how only these were selected when the list was far larger and other areas scored equal or higher than those selected? This section omits obvious areas needing protection: Park Lane allotments, Ivins Road allotments, Holtspur Bottom Butterfly Reserve, our town Cricket Club, Wilton Park...its woodland, football pitches and parkland, rugby pitches at Cross Lane and Oak Lodge Meadow and football pitches in Wooburn Green.

There is a great concern in general ref over development in Beaconsfield with insufficient infrastructure to cope with potential town cramming. Therefore the ratio suggested in Beacon 11 of smaller 1 and 2 bedroom homes is too large,,, this needs to be a more considered ratio of 15 - 20 %

Then there is no list of Community Facilities within a Policy or any mention of their development ?

Finally , whilst the Town councillors are volunteering their time and energy , it really beggars belief that in an area of such critical strategic importance to Beaconsfield , this amateur body is pitted against seasoned professional experts from the developers .Their consultancy support appears to have been woefully inadequate and the lack of robust potency of their plan now needs to be reconsidered and there is a real need to The Town Council to move from defensiveness to rewriting this ill conceived document

best wishes for a better future for Beaconsfield

Linda Irwin

From: Bronwen Collins [REDACTED]
Sent: 08 November 2023 18:31
To: Neighbourhood Planning Mailbox
Subject: [EXTERNAL] Beaconsfield Neighbourhood Plan submission consultation

Follow Up Flag: Follow up
Flag Status: Flagged

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Hello Bucks Council,

Having taken a look at the current neighbourhood plan for Beaconsfield submitted to yourselves, I have to say I am filled with deep concern at the lack of detail and definition.

For instance (and in brief) :

No Local Green Spaces (that aren't in Council ownership) have been listed and there are a long list of them. Surely these areas (including woodland) should be identified and listed?

"Buffer Zones" are vague and should be defined accurately.

Strategic Views and Landscapes, Local Gaps and Corridors of Significance should be clearly defined.

Specific Brownfield Sites which are a priority for development have not been identified. Why?

Parking is already a problem in Beaconsfield and it seems some in the Old Town are to be removed - which? - and where and how many new ones will be created?

Left as undefined as it is, I therefore think it would be a dereliction of duty for Planning and Green Belt protection.

With regards,

Bronwen Collins

I OPPOSE The Plan for the following reasons:

- **Policy BEACON A:** requires re-writing to accurately define all the “buffer zones” referred to, which also need to be identified on a map.
- **BEACON 1A:** as detailed in other Neighbourhood Plans; I wish to see Important Local Gaps, Corridors of Significance, Strategic Views and Landscape Classifications to be defined and shown on a map; and substantiated by the expert evidence of a Landscape Consultant. Areas of Special Character should be identified and have protected status from developers’ changing the character of the street scene eg. Seeleys Estate, Sandalwood End,
- ***BEACON 1B:** requires re- writing identifying which specific Brownfield Sites are a priority for development Aim: to PROTECT ANOB and green
- **BEACON 1D:** needs to be expanded to include Wilton Park which is currently the town’s major development site, but it is only referred to in one short sentence.
- **BEACON D:** does not state how many parking spaces are to be removed “from the defined Old Town Area” (from where exactly?), nor how many new spaces will be provided. Parking is a big issue in our town. The Council must specify/quantify the net gain/loss in number of Old Town parking spaces?
- **BEACON 5A:** designates a Green Infrastructure Network as “shown on the Policies Map”. The map only identifies only SOME wooded areas. All should be identified, e.g. Throshers Wood , across the road from my house. It would be a good idea for the Council to identify and seek protection for significant mature trees like Oak and Beech which enhance the Visual Amenity and Strategic views of the Parish.

This policy requires extension and description of other green assets; e.g. all woods, copses, green tree/shrub strips alongside roads, green verges, ANOB and Green Belt land and the edges of fields abutting the town. AIM: to protect the Green Infrastructure Network from inappropriate unnecessary development within ANOB and Green Belt.

This policy is badly drafted and requires a more vigorous approach.

- **BEACON 6: designates only 6 Local Green Spaces and they are all in Council ownership. The Local Green Spaces Study lists many more areas which were not put forward to be included, yet they scored higher or equal to the 6 areas chosen. All Green Spaces require protection from developers' inappropriate planning submissions. They provide biodiversity and absorb carbon dioxide from M40, A355 roads.**

Therefore, the list of Local Green Spaces should be extended to include: Beaconsfield Cricket Club at Knotty Green; Wilton Park parkland, woodland and football pitches; Oak Lodge Meadow rugby pitches; Cross Lane rugby pitches; Wooburn Green Lane football pitches; Holtspur Bank Local Nature Reserve; Holtspur Bottom Butterfly Reserve; Ivins Road Allotments; and Park Lane Allotments now both designated as a Local Community Assets.

- **BEACON 11 requires too great a ratio of “small homes of one or two bedrooms” leading to town cramming: 10 or 20% would be more reasonable.**
- **A list of Community facilities within a Policy has been omitted resulting in no mention of policies for their development/ enhancement, eg. - Library, Beacon Centre, and Dove Café in Holtspur, Curzon Centre etc.**
- **The design Code allows for no Parking spaces or fewer spaces than specified in Bucks Council parking standards, to be allocated for houses or flats near the town centre. Parking spaces are required for pedestrian safety from vehicles inappropriately/dangerously parked.**

The initial NDP was commenced in 2020. The Council has taken too long to deliver a successful comprehensive Plan.

Beaconsfield Parish, St Mary's church (c. 1200), can be dated from Norman times with a significant cross roads leading East/West, North South. The Neighbourhood Plan requires rigorous wording, descriptions and maps to identify and ring fence everything to be safeguarded and enhanced for future generations of residents in the Parish.



8 November 2023

Neighbourhood Planning
Buckinghamshire Council

Dear Sirs

**Draft Beaconsfield Neighbourhood Plan
(Submission Version)**

Introduction

I should like to thank the Beaconsfield Town Council (BTC) and the volunteers for their work in producing the Draft Beaconsfield Neighbourhood Plan (DBNP), a comprehensive and well researched document, which could form the base of an excellent plan with more clarity in some areas of the draft.

Background

Many Beaconsfield residents were strongly opposed to the Chiltern & South Bucks Local Plan (fortunately withdrawn from examination in 2021), and felt let down, to say the least, by South Bucks District Council at the time that plan was produced. It appears that some resentment and mistrust remains, which is why I believe the DBNP needs further clarity and robustness in its drafting in some areas, so that it can withstand examination in potential planning appeals by developers intent on developing land within the Green Belt in particular.

Specific Objections

Policy 5 A Green Infrastructure

Like many other South Bucks communities who have already submitted their draft plans to Buckinghamshire Council, the DBNP should, for the sake of clarity, robustness and the avoidance of doubt, include a specific list and map of all the Green Belt, AONB, and other Local Green Spaces having existing, or designated for, protection within the plan, noting each area's current and proposed status.

This information may be in the current draft, but a reader shouldn't have to hunt around for it. The current presentation unintentionally distracts from the importance of Green Belt and AONB land designations in particular.

Paragraph 5.7

The current wording implies that Green Belt land may be used for housing development in consultation with Buckinghamshire Council "in the event that the new Local Plan requires future growth in the town."

The Green Belt is either inviolable per Policy Beacon 1 A, or it is not. There should not be any "get out" clause like this in the BNP, particularly in view of the background referred to above. In my view this statement should be withdrawn, or materially amended.

Paragraph 5.9

The last sentence of this paragraph as drafted constitutes another "get out" clause.

It would be preferable if this was changed to:-

"Also, further proposals may come forward in the future – the principles of land use change are a matter for the new Local Plan, but this Plan's policy on Green Infrastructure makes BTC's existing view clear."

For these 3 reasons I cannot support the DBNP as currently drafted, and am minded to vote against it unless changes such as these are made.

Yours faithfully

Stephen Cuthbert CBE

From: Peter Schweiger [REDACTED]
Sent: 08 November 2023 17:03
To: Neighbourhood Planning Mailbox
Subject: [EXTERNAL] Planning control on Green belt

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Planners

Please tighten control on Green belt development.

"the Neighbourhood Plan has been found to be so poor in comparison with other local neighbourhood plans as it is badly drafted, and extremely short on water tight content and does not sufficiently protect our Green Belt and green spaces."

Thanks

Sent from my iPad
Peter Schweiger



From: pamela minter [REDACTED]
Sent: 08 November 2023 17:38
To: Neighbourhood Planning Mailbox
Subject: [EXTERNAL] Draft Neighbourhood Plan

My Objection

I understand there are plans to downgrade the green belt on the fields adjacent to Longbottom Lane. These fields border our sixteenth century listed cottage.

They also include a public footpath and have been green belt for many years. It does seem unnecessary for the planned six hole golf course to be down graded from green belt to an AONB. Most golf courses remain green belt.

Beaconsfield is losing green belt near the centre of what is a small country town at an alarming rate. Why can't developers develop the many brown field sites in the area, so the character of the town is not compromised.

Our local MP Joy Morrison is fighting to defend the green belt, and it is a pity when as an elected representative, her concerns are ignored

Please think again.
Kind regards
Pamela Minter

From: David Evans [REDACTED]
Sent: 08 November 2023 16:57
To: Neighbourhood Planning Mailbox
Subject: [EXTERNAL] Objection to proposed Green Belt Status amendment

David Evans
[REDACTED]

08th November 2023

Objections to the downgrading of green belt land to AONB- Beaconsfield

I wish to raise my strongest objection to the proposed amendment.

The fields next to my home have always been green belt land and historically the policy has been not to build on green belt. The area has already been subject to a large building project at Wilton Park, though I understand that this included building on both brownfield and greenbelt.

The recent request for development for building on greenbelt by The Portman Estate was rejected and the 2018 neighbourhood plan has shown local requirements to build can only use brownfield sites in the area.

The proposed amendment could allow development which would pass the length of my garden .e. The field slopes down to the current golf course , as does my garden. Any level of development work required would be hugely disruptive, noisy and upsetting to my life. I work from home and this level of disruption would be detrimental to me and my job. Any development running down the side of my garden would be intrusive of my right to privacy.

The current fields are enjoyed by walkers who appreciate the views and opportunity to capture moments with a wide range of wildlife. We have a rich blend of wildlife, some protected by law. The area is home and safety for deer, badgers, pheasants, muntjac, foxes and bats. In the access lane to my home, again bordering the proposed development, there are buzzard regularly roosting. The buzzard is protected by the Wildlife & Countryside Act 1981. This is an agricultural field and any development would severely affect the bio diversity by ruining wildlife habitats and local sustainability.

Should Green Belt status be downgraded then this would be totally out of keeping for the other country residences in the area and the 1912 thatched house that is my home. We have chosen and paid a heavy premium to have the solitude and beauty that living on Green Belt land allows.

I would also wish to raise the issue of safety and increase in traffic. Longbottom Lane has seen several fatal accidents and the junction to the Amersham Road frequently has serious road traffic accidents and is a dangerous junction. Longbottom Lane does not have the infrastructure to manage increased traffic volumes safely and is already dangerous for cyclists and pedestrians. The volume of traffic using Amersham Road has severely increased and carries daily heavy lorries working on the HS2 Rail Project. Both Long Bottom Lane and Amersham Road see regular pot holes appearing with my own vehicles tyre punctured as a result. To pull out onto the Amersham Road from my lane often takes several minutes due to traffic and can be daunting to do in the dark.

There is no requirement for this amendment The area is proud of its green belt and has always fought to protect it. Beaconsfield already struggles with traffic and access issues due to its recent growth and is in danger of losing it's much in demand charm and character as well as damage and constant repairs required to its infrastructure.

The proposed amendment form Green Belt to AONB is an attempt to allow this land to suffer yet more development, for its wildlife system to be uprooted , for peace and tranquillity to be shattered and yet again an underlying need to sate the reckless over development of our market town.

Yours Sincerely
David Evans

From: GREG Lee [REDACTED]
Sent: 08 November 2023 15:56
To: Neighbourhood Planning Mailbox
Subject: [EXTERNAL] Neighbourhood Plan - Comments

Dear Sr,

I understand that the Neighbourhood Plan has been 3 years in preparation however the version that been submitted for public comment is substantially deficient in a large number of ways, in particular it should accurately identify and show clearly on a map all the "buffer zones" referred to, all important Local Gaps, Corridors of Significance, Strategic Views and Landscape Classifications. All of these should be backed up by the expert evidence of an independent Landscape Consultant.

Parking is a major problem in Beaconsfield so the Plan needs to clearly show the impact of further development. The Plan is vague about how many parking spaces are to be removed "from the defined Old Town Area", nor how many new spaces will be provided. What is the net gain/loss in number of Old Town parking spaces? The Design Code allows for no parking spaces, or fewer spaces than specified in Bucks Council parking standards, to be allocated for houses or flats near the town centre. This policy is impractical and will exacerbate the existing parking issues in the town. In addition, BEACON 11 requires too great a ratio to be provided as "small homes of one or two bedrooms" which could lead to town cramming; 10 or 20% would be more reasonable.

The Policy as it pertains to brownfield sites (section 1B) needs to be rewritten to identify which specific sites are a priority for development and the Policy for Wilton park (section 1D), needs substantial expansion and clarity given that it is the town's major development site.

BEACON 5A designates a Green Infrastructure Network as "shown on the Policies Map." The map only identifies some wooded areas. It needs to be extended to include other green assets. I object to this policy seemingly allowing development within the Green Infrastructure Network despite some areas being located in AONB and Green Belt. The policy is very badly drafted.

Green spaces and general outdoor amenities are sadly lacking in Beaconsfield and the surrounding area yet BEACON 6 only designates 6 Local Green Spaces and they are all in Council ownership. The Local Green Spaces Study lists many more areas which were not taken forward yet scored higher or equal to the 6 areas chosen. The list of Local Green Spaces should be extended to include: Beaconsfield Cricket Club; the Wilton Park parkland, woodland and football pitches; Oak Lodge Meadow rugby pitches; Cross Lane rugby pitches; Wooburn Green Lane football pitches; Holtspur Bank Local Nature Reserve; Holtspur Bottom Butterfly Reserve; Ivins Road Allotments; and Park Lane allotments now designated as a Local Community Asset. Furthermore, there is no list of Community Facilities within the Plan, nor policies for their development.

Finally, Councillors gave wrong information to residents about the Neighbourhood Plan and this has inhibited public comment throughout the Plan process. For example, residents were repeatedly told that the Neighbourhood Plan designated area was limited to the built up area of the town, rather than the whole parish.

Regards,

Greg Lee

Beaconsfield resident.

From: John Irwin —
Sent: 08 November
To: Neighbourhood Planning Mailbox
Subject: [EXTERNAL] Beaconsfield Neighbourhood Plan submission consultation

Good Afternoon Bucks Council,

After reading the Beaconsfield Neighbourhood Plan I would like to make the following observations.

I oppose the the plan as its currently stands, as it requires further work.

Particularly,

Policy Beacon IA requires re-writing to define accurately all the referred "buffer zones". Also important Local Gaps, Corridors of Significance, Strategic Views and Landscape Classifications need to be defined and shown on a map, and backed up by expert evidence of a landscape consultant.

Identification of which Brownfield sites (18).

More needs to be said about Old Town parking (3)

Green assets need to be expanded **(BS)**

Local Green spaces need to include cricket club, football, rugby pitches, allotments and nature reserves. (86)

Please confirm receipt of my comments

Regards

John Irwin



From: Nikki Trigg [REDACTED]
Sent: 08 November 2023 15:02
To: Neighbourhood Planning Mailbox
Subject: [EXTERNAL] Green belt



My objections to further building in our area and the loss of the Green belt is that there will be loss of habitat for a large variety of wild life, the parking is a massive problem already and more housing will only make matters worse. There isn't enough infrastructure to support large numbers of people.

Yours sincerely Nicola Trigg

Sent from my iPhone

From: rose shimwell [REDACTED]
Sent: 08 November 2023 11:01
To: Neighbourhood Planning Mailbox
Subject: [EXTERNAL] Beaconsfield Neighbourhood Plan submission consultation

From Ms ER Shimwell
[REDACTED]

I wish to make a few comments about the proposed Neighbourhood Plan which I understand will be adopted as part of the local Planning Policy

It is important that more specifications are added to protect Green Spaces and the Green Belt that surrounds the town, in view of the rather vague details so far, we oppose the existing Neighbourhood Plan as it stands

The Green Infrastructure Network needs more clarity and needs to be identified and included in the plan. Such as wooded areas, ponds, allotment and Park Lane A355 (historical allotment) which is registered as a Designated Community Asset. These measures are important to prevent overdevelopment and the loss of the countryside around Beaconsfield, the town lies on the edge of the Chilterns AONB

Parking spaces have been mentioned in the Neighbourhood Plan - Local parking for Local people is an urgent need. As more people drive to Old Beaconsfield for work and leisure the issue of congestion, speeding and parking is now a problem and getting worse. Designated parking for residents would help.

We hope the proposed amendments that residents are putting forward will be included in a revised Neighbourhood Plan for Beaconsfield.

8.11.23

From: James Minter [REDACTED]
Sent: 08 November 2023 15:33
To: Neighbourhood Planning Mailbox
Subject: [EXTERNAL] Draft Neighbourhood Plan.

Good afternoon.

I live at Copshrews Cottage and understand there is a possible downgrading of the Longbottom Fields surrounding my property to AONB.

I have lived in Copshrews Cottage for 50 years and am constantly fighting development proposals adjacent to my listed home and barn.

The fields should remain as Green Belt.

Thank you for allowing me to comment.

F James Minter.

From: [simon redfern](#)
To: [Neighbourhood Planning Mailbox](#)
Subject: [EXTERNAL] Beaconsfield Neighbourhood Plan - comments
Date: 08 November 2023 10:33:48

I'm a resident of Beaconsfield. I've read the Plan dated August 2023 and have the following comments:

- There is a significant lack of detail and precision with regard to aspects such as: the exact location and size of 'buffer zones', brownfield sites, and parking spaces
- BEACON 5 – This policy implies that it will allow inappropriate development on AONB and Green Belt
- BEACON 6 - The Green Spaces study indicates that there are many areas which have scored relatively highly but have not been further considered
- BEACON 11 – will the local infrastructure (schools, dentists, roads etc) be able to support the number of new houses

Overall, the Plan is likely to detrimentally impact the character of Beaconsfield. For example, there is significant traffic congestion already at certain times of the day.

Regards,

Simon Redfern

[REDACTED]

From: Jane Sebbage [REDACTED]
Sent: 08 November 2023 09:49
To: Neighbourhood Planning Mailbox
Subject: [EXTERNAL] Beaconsfield Neighbourhood Plan

Council,

I object to the Beaconsfield Neighbourhood Plan and ask that it is withdrawn.

It does not fully protect our Green Belt and green spaces. It is poorly written and does not match up to the robustness of other Local Plans within Buckinghamshire.

It should not be allowed to go ahead in its current form.

Kind regards

Jane Sebbage

[REDACTED]

Sent from [Outlook for Android](#)

From: John and Denise Kelly [REDACTED]
Sent: 07 November 2023 22:27
To: Neighbourhood Planning Mailbox
Cc: [REDACTED]
Subject: [EXTERNAL] Beaconsfield Neighbourhood Plan submission consultation

Follow Up Flag: Follow up
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Dear Sir/Madam

Proposed Beaconsfield Neighbourhood plan

I am submitting comments on this latest version of the Plan.

It is clear an enormous amount of work has been undertaken just by looking at the great range of detail in the various documents underpinning the latest version of the Plan.

However, a lot appears to be less specific than citizens might expect. An example is the laudable wish to reduce through traffic on Penn Road/Station Road but no clue how that might happen. OK for a policy but how realistic is it without further proposals about it. 'Creating new publically accessible open green spaces' sounds fine but where might these be? 'Development proposals must have special regard to their essential characteristics' but what does that mean- it sounds good but vague in extreme. On detail, why are not all local Green Spaces

listed? Why is a figure of 50% of developments of more than five houses expected to be of one or two bedrooms- the percentage is too high but surely up to three bedrooms would help the demography, sufficient for families. It seems a recipe for more flats rather than modest houses fit for families. There is a suggestion that housing development could take place on brownfield sites- sounds good but where are those sites. Perhaps you could provide detail of where they are, please.

As to parking the Policy does recognise the need but there is no specific proposal regarding more free parking. Again, nice to have a policy but no real situation as to how that comes about despite years of discussion.

May I suggest, along with many others, I think, that this version of the Neighbourhood Plan be looked at again and be amended, taking account of comments being made during this short period of consultation. I believe the final version has got to be examined by an independent examiner and agreed by him to be fine before passing to the Bucks CC.. The Local Plan will be available, it is thought not before April 2025 which gives time for the Neighbourhood Plan to be amended, be examined and then approved by the citizens of Beaconsfield later in , say autumn, 2024.

Yours faithfully
John Kelly

[REDACTED]

Sent from [Mail](#) for Windows

From: Alex Cuthbert [REDACTED]
Sent: 07 November 2023 20:26
To: Neighbourhood Planning Mailbox
Subject: [EXTERNAL] Neighbourhood plan comments

Follow Up Flag: Follow up
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Dear Sir or Madam,

I largely oppose the plan due to insufficient protection for greenbelt/AONB and greenfield sites. Protecting the environment, natural habitats and wildlife is the primary concern. I support brownfield sites being used for development where necessary.

Buffer zones in policy Beacon 1A need to be defined accurately. This should include but not be limited to green belt/AONB land in Beaconsfield north, Beaconsfield west and Beaconsfield south east. Strategic gaps need to be created with Gerrards Cross, Slough, Burnham, High Wycombe, Seer Green, Woburn Green and Penn.

For policy Beacon 18 the plan need to specify which brownfield sites they apply to e.g. Wilton Park. Please list these as brownfield sites specifically, and which ones are preferred for development.

More detail is required for Beacon 1D concerning Wilton Park, including specifying no greenbelt/AONB development at or close to this site.

For Beacon 3 please be mindful of the situation in Wattleton Road, which is dangerous and congested during school run hours due to parking. Parking is a problem in this area and needs to be addressed.

Beacon SA is right to protect wildlife/biodiversity, but needs to clarify that development in this area on greenbelt/greenfield or AONB's is not allowed under any circumstances.

Beacon 6 needs to protect more local green spaces.

- Wilton park parkland and football pitches should be protected, along with Beaconsfield Cricket Club.
- Holtspur Bank nature reserve, and Holtspur Bottom butterfly reserve is a vital haven for butterflies, and needs protection.
- There is a need to protect Brown's Wood, Great Beard Wood and the farmland around Birchen Spring and Oldfield farm.
- Cross Lane Rugby pitches, Woburn Green Lane football pitches and allotments on Park Lane and Ivins Road should also be protected.
- Farmland South of Beaconsfield should not be developed, and nor should land near Riding Lane to the west of Beaconsfield.

Beacon 11 is a policy I strongly support. As a young person I feel that we need to make housing in the town available for all, provided it is constructed only on brownfield sites, and not on the greenbelt. Therefore making 50% of the new homes 1 or 2 bedroom is essential. Beaconsfield is dominated by larger and more expensive housing, and the town needs to offer opportunity to all. Low rise flats may work well as long as they are not more than 3 to 4 stories high. I do not think that building very large 5 or 6 bedroom homes is necessary as this type of housing stock is well supplied locally.

I support reserving 20% of new housing for people who live within 5 miles of Beaconsfield or have a link to the town during the first 6 months of sales. Some restrictions on who can purchase property already exist in other areas e.g. Studland in Dorset.

Yours Sincerely,
Alexander Cuthbert



From: [Julia Halford](#)
To: [Neighbourhood Planning Mailbox](#)
Subject: [EXTERNAL] Beaconsfield Neighbourhood Plan submission consultation 08 November 2023
Date: 08:13:06

Good morning,

As a Beaconsfield resident (Candlemas Mead) who walks to work at High March school as witnesses the traffic in the town, I am concerned that these proposals will have a knock on effect in Ledborough Lane. High March school has 2 sites in Ledborough Lane and therefore this road already has a considerable amount of traffic at certain times of the day.

To do anything that might cause this road to become busier, when children are in the vicinity seems a backwards step in ensuring the safety of the nearly 300 children who attend High March school.

Regards

Julia Halford

Head of Computing

From: virginiajohnson [REDACTED]
Sent: 07 November 2023 15:09
To: Neighbourhood Planning Mailbox
Subject: [EXTERNAL] Beaconsfield Neighbourhood Plan - Objection

Dear Sirs,

I regard the Neighbourhood Plan for Beaconsfield to be very poor in comparison with other local neighbourhood plans as it is badly drafted and extremely short on water tight content and does not sufficiently protect our Green Belt and Green open spaces.

It is therefore with the above mentioned reasons that I would like to record my objection to the present plan.

Yours faithfully

Virginia Johnson
[REDACTED]

Sent from my iPad

From: Tristan Gleave [REDACTED]
Sent: 07 November 2023 14:03
To: Neighbourhood Planning Mailbox
Subject: [EXTERNAL] Beaconsfield Neighbourhood Plan submission consultation

Dear Sir/Madam

I oppose the draft Plan for the many clear reasons highlighted by The Beaconsfield Society. It is very light on crucial detail and therefore inadequate and unworkable in forming future policy.

Please take heed of their fair and reasonable objections in order to create a balanced Plan which addresses the key needs and concerns of the residents.

Yours sincerely

Tristan Gleave
[REDACTED]

From: STEVE PARKS [REDACTED]
Sent: 07 November 2023 10:35
To: Neighbourhood Planning Mailbox
Subject: [EXTERNAL] The Beaconsfield Neighbourhood Plan

Dear Sir or Madam

As a resident of Beaconsfield for the last 34 years I would like to object to the following parts of the proposed Beaconsfield Neighbourhood Plan.

Policy Beacon IA

Given the serious existing and undoubted future threats to the green belt and AONB, as already evidenced by past and current planning applications, surely this policy should be expanded. The buffer zones mentioned within the Plan are welcomed but they are not properly described. A map should be appended to the Plan which would fill this void and allow Buffer Zones, Local Gaps, Corridors of Significance, Strategic Views and Landscape Classifications to be clearly shown.

Beacon 18

If existing Brownfield Land has been earmarked for development potential then surely it should be identified.

Beacon 1E

I can certainly vouch for the increased traffic congestion within both the new and old towns. I would like the Plan to identify some or all of the proposed traffic management measures even if they will have to be subsequently approved by the County Council as the highway authority.

Beacon 38

If some of the existing free parking spaces are to be relocated then surely they should be identified or at the very least quantified.

Beacon SA

The Policies Map is inadequately drawn as it does not show the full extent of green spaces etc. to be protected.

Beacon 6

I am concerned that the policy only lists six green spaces even though there are several more green spaces within Beaconsfield that should be included and worthy of the similar amount of protection.

Beacon 11

Even though I am supportive of the general proposal for some smaller housing stock I believe the proposed ratio of approximately 50% is set too high and could lead to inappropriate developments coming forward. I would like to see this ratio reduced to less than 20%.

I would be grateful if you would consider the above comments and ask the Town Council to review the Plan accordingly before it is submitted for the referendum. In my view it is imperative that the Plan should be written to not only shape future alterations and developments within Beaconsfield in a positive and helpful manner but also to be written in an unambiguous way so as to withstand close scrutiny when planning applications and proposed alterations are submitted and possibly subsequently appealed.

Yours faithfully

Stephen Parks

From: Gill Poulton [REDACTED]
Sent: 06 November 2023 15:25
To: Neighbourhood Planning Mailbox
Subject: [EXTERNAL] Beaconsfield Neighbourhood Plan submission consultation

Follow Up Flag: Follow up
Flag Status: Flagged

You don't often get email from [REDACTED] [Learnwhythisisimportant.org](https://www.learnwhythisisimportant.org)

Dear Sirs

I am writing to you as I am concerned that there appears to have been some omissions from the Beaconsfield Neighbourhood Plan.

My main concern, and that of many others who I speak to, is that the Neighbourhood Plan protects the 'green' areas in and around our town.

I feel that the Neighbourhood Plan is not specific enough about these areas and I feel that they should be listed in full, whether they are already designated in one way or another or are already in the Green Belt. We need a comprehensive list and a comprehensive map of the areas we wish to protect now and in the future.

Beacon 1A is exceedingly vague as to where it refers to and I feel that it should be much more specific about the areas. I just see this vagueness as being an enormous loophole which developers will take advantage of. Other towns in the area have much more comprehensive lists of specific areas to be protected.

Beacon 6 lists six green spaces in Beaconsfield but there are many more within the town. To name just a few, allotments, sporting facilities such as football pitches, rugby pitches and the cricket club, Holtspur Bank Nature Reserve and One Tree meadow. These should all be part of a list and a detailed map, not just the six listed in the Plan.

Green spaces are increasingly important in an age where people's mental health is being tested more and more, whether they are for playing sport, growing vegetables, going for a walk or just enjoying the natural world. If developers are given half a chance they will try and buy up and build on any open space they can, and in Beaconsfield they will not be building small or medium size houses; they will be building enormous multimillion pound homes. You only have to look around you to see that happening already.

We must protect the green spaces of whatever designation and we must do it now. To have a vague Neighbourhood Plan is almost tantamount to handing green spaces to developers on a plate and we must not allow this to happen.

We want to have a Neighbourhood Plan, but how can we vote for this when there is this enormous loophole? Please can you take the Neighbourhood Plan back to the drawing board and tweak it so as to address the omissions.

Yours faithfully

Gill Poulton
[REDACTED]

From: Arthur Winning [REDACTED]
Sent: 06 November 2023 15:16
To: Neighbourhood Planning Mailbox
Subject: [EXTERNAL] Beaconsfield Neighbourhood Plan

Follow Up Flag: Follow up
Flag Status: Flagged

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Dear Sir

I refer to the above plan and would like to make the following comments.

- Beacon 1A refers to buffer zones. Can these be defined and shown on a map.
- Beacon 1A also refers to Landscape Classifications, Corridors of Significance, Strategic Views and Local Gaps. How are these selected?
- Beacon 3 refers to the removal of parking spaces from the Old Town Area. Where is that area and how many spaces?
- Beacon 6 only shows six local green spaces, when there are many more covered by the Green Spaces Study. Should they not all be listed?
- Beacon 11 requires a large proportion of 1 and 2 bedroom homes to be built. The Design Code allows for no parking or fewer parking spaces. Where do people park?
- How many brown field sites do we actually have?

Regards

Arthur Winning
[REDACTED]

From: stuart kester [REDACTED]
Sent: 06 November 2023 21:15
To: Neighbourhood Planning Mailbox
Subject: [EXTERNAL] Beaconsfield Neighbourhood Plan submission consultation

Dear Sir / Madam,

I wish to object to the local plan making the following points. First, the land is used already by allotment users, ramblers, dog walkers. Second, the land is an important part of Beaconsfield's Green Belt. Third, further development will turn the existing relief road into an access road for the estate. Fourth, following on from point three, the increased traffic will snarl up Beaconsfield, particularly on Park Lane and the Amersham Road and add to pollution.

Yours Sincerely,

stuart kester.

From: Linda Iacobucci [REDACTED]
Sent: 06 November 2023 10:49
To: Neighbourhood Planning Mailbox
Subject: [EXTERNAL] Beaconsfield Neighbourhood Plan

I am writing to express my disapproval of the proposed Neighbourhood Plan for Beaconsfield.

My main objection is that the plan is poor in comparison to other Neighbourhood plans. It is badly drafted to say the least. There is a distinct lack of water-tight content which results in it insufficiently protecting our Green Belt and green spaces.

This is completely unacceptable and needs to be withdrawn, reconsidered and rewritten much more carefully and with greater consideration.

Best Regards

Linda Iacobucci
[REDACTED]

Sent from my iPhone

From: Steve Lynch [REDACTED]
Sent: 06 November 2023 10:56
To: Neighbourhood Planning Mailbox
Subject: [EXTERNAL] Neighbourhood plan

Sir,
I must record our thoughts, we feel most strongly that the Neighbourhood Plan is very poor in comparison with other local neighbourhood plans. It is badly drafted, very short on unambiguous clear content and crucially does not sufficiently protect our Green Belt and green spaces.
I trust our feedback will be taken into account in your consultation.

Steve and Sue Lynch
[REDACTED]

From: Peter West [REDACTED]
Sent: 06 November 2023 09:56
To: Neighbourhood Planning Mailbox
Cc: Sue West
Subject: [EXTERNAL] Beaconsfield Neighbourhood Plan

I would like to protest about the current draft Neighbourhood Plan on the grounds that:

- it has been poorly put together
- it gives insufficient specific protection to Green Belt Areas, Areas of Outstanding Natural Beauty and individual Local Green Spaces
- it provides insufficient professional consultant analysis to support such specific protections
- It is not clear in definitions of what is "Brownfield"
- There is no clarity around "buffer zones" and what is intended around Wilton Park/ A355

This plan should be rejected.

Please keep me updated with how this matter progresses.

Sincerely

--

Peter West

[REDACTED]

From: Denise Howard [REDACTED]
Sent: 06 November 2023 09:33
To: Neighbourhood Planning Mailbox
Subject: [EXTERNAL] Beaconsfield Neighbourhood plan

I oppose the Neighbourhood Plan as it has been found to be so poor in comparison with other local neighbourhood plans as it is badly drafted, and extremely short on water tight content and does not sufficiently protect our Green Belt and green spaces."

From: Denise Kelly [REDACTED]
Sent: 06 November 2023 09:03
To: Neighbourhood Planning Mailbox
Subject: [EXTERNAL] Beaconsfield Neighbourhood Plan

Good morning

I have read in detail about the proposed Neighbourhood Plan and must state that I am opposed to the plan in its present form and think it needs considerable re-writing.

I am concerned about the vagueness of the identity of the brownfield sites due for development, and that so few of our Local Green spaces are actually listed.

The Green Infrastructure network appears to be obtuse about development within the area and needs to be far more specific.

The question of parking is also ambiguous both in the Old Town and for future development. The Design code does not provide for adequate parking.

It would appear that the consultants employed have done little work of the standard they have managed for other Neighbourhood plans and I am left wondering why and whether they were inadequately briefed?

There is enough time for it to be revised, taking into account resident's concerns, before it is submitted for our approval. I sincerely hope this will be done.

Yours

Denise Kelly
[REDACTED]

From: J M [REDACTED]
Sent: 06 November 2023 08:44
To: Neighbourhood Planning Mailbox
Subject: [EXTERNAL]

I oppose "the Neighbourhood Plan" which is not clear and badly drafted to too many open interpretations. It does not sufficiently protect our AONB Green Belt and local green spaces.

J Messenger
[REDACTED]

**** Please no unsolicited mailings or marketing calls, thank you ****

From: Edie Robinson [REDACTED]
Sent: 06 November 2023 08:17
To: Neighbourhood Planning Mailbox
Subject: [EXTERNAL] Neighbourhood Plan -Beaconsfield

[REDACTED]

To whom it may concern

As a resident of Beaconsfield for over 30 years and a witness to many changes to our community , I wish to object to the current neighbourhood plan for our area.

The Neighbourhood Plan has been found to be by those who have taken great care to evaluate it to be poor in comparison with other local neighbourhood plans.

It is badly drafted, and extremely short on water tight content and does not sufficiently protect our Green Belt and green spaces.

We require something far more robust which will give us structure going forward and peace of mind that our community and green spaces are protected.

Thank you.

Edie Robinson

Sent from my iPhone

From: Katherine Phelan [REDACTED]
Sent: OS November 2023 22:35
To: Neighbourhood Planning Mailbox
Subject: [EXTERNAL] Re: Objection to Local Neighbourhood Plans Beaconsfield

I would like to oppose the Neighbourhood Plan as it is so poor in comparison with other local neighbourhood plans as it is badly drafted, and extremely short on water tight content and does not sufficiently protect our Green Belt and green spaces.

Kind regards
Kate Phelan

Sent from my iPad

From: Leigh Martin [REDACTED]
Sent: 05 November 2023 20:12
To: Neighbourhood Planning Mailbox
Subject: [EXTERNAL] Beaconsfield Neighbourhood Plan submission consultation

Dear Sir.

In my view the Beaconsfield Neighbourhood plan is poorly written, full of good intentions but lacking sufficient details on specific actions and aims. This has resulted in a plan that is woolly and ill defined and therefore easily manipulated in favour of building developers who favour greenfield sites over brownfield.

It is absolutely paramount that the green spaces and Green Belt in and around Beaconsfield are preserved. Developers are attempting to nibble away at the Green Belt with small developments around the southern and eastern edges of the town.

We already have Wilton Park being developed this should provide sufficient new housing for the foreseeable future in the town, other than any built on brownfield sites within the town.

The Neighbourhood plan should be thrown out in its current form and a new , much more detailed plan be drafted by the Town Council in consultation with the townspeople and the Beaconsfield Society.

Thank you,
Mr.L Martin

[REDACTED]

From: Carl Hanratty [REDACTED]
Sent: 05 November 2023 21:02
To: Neighbourhood Planning Mailbox
Subject: [EXTERNAL] Beaconsfield Neighbourhood Plan submission consultation

I oppose this plan for numerous reasons: it is vague, ill-defined, opaque, lacking many important details and basically rather useless. The information provided has been incorrect, parking has been glossed over , accurate descriptions for use and specifics about exactly what brownfield sites are being considered are lacking in any kind of meaningful detail . The overall impression is of a deliberately vague plan which gives the Council carte blanche to do whatever it likes and does not give any detail to which residents can react

Carl Hanratty

From: malcolm butwick [REDACTED]
Sent: 02 November 2023 15:41
To: Neighbourhood Planning Mailbox
Cc: malcolm butwick
Subject: [EXTERNAL] Beaconsfield Neighbourhood Plan submission consultation

Buckinghamshire Council Planning Officers

I am writing to you with a number of concerns relating to the proposed Beaconsfield Neighbourhood Plan put forward by the Beaconsfield Town Council.

I am of the opinion that this is a poorly constructed plan which does not properly fulfil the wishes or aspirations of the residents of Beaconsfield Parish.

Using the notations in the Beaconsfield Neighbourhood Plan.

Policy Beacon 1- Spacial Plan

A. This mentions "Buffer Zones" - without defining them.

The phrase "not limited to" is meaningless; it is frequently used as a get out by directors & councillors when changes are added at a later date.

E. Includes the phrase "will use a series of traffic management measures" - without providing detailed information.

Policy Beacon 3- Old Town

B. In the Old Town, to relocate some of the existing free parking spaces (near The Royal Saracens Head) to a new public car park on land at Windsor End.

This is the land of the Rugby Club and is Green Belt!

Policy Beacon 4

These proposals are extremely vague and might include subsequent changes to the Beacon Community Centre and to the School Facilities

Policy Beacon 6- Local Green Spaces

This item lists ONLY 6 sites in the Beaconsfield Parished area as Local Green Spaces! This is totally incorrect and inadequate - there are at least 26 sites recognised as Local Green Spaces !

Other areas (Iver; Chesham) have 26 or 28 sites listed as Local Green Spaces.

Therefore, I consider this Neighbourhood Plan proposed by Beaconsfield Town Council to be not fit for purpose and needs to be thoroughly checked and overhauled before being accepted.

Please acknowledge receipt of this email correspondence.

Regards,

Malcolm Butwick
[REDACTED]

From: A Griffiths [REDACTED]
Sent: 05 November 2023 19:13
To: Neighbourhood Planning Mailbox
Subject: [EXTERNAL] Neighbourhood Plan

I think that the plan is great and I hope the NIMBY objectors get tired of complaining

Tony.

Tony sent this from his iPad.

From: Dick van Wely [REDACTED]
Sent: 02 November 2023 11:30
To: Neighbourhood Planning Mailbox
Subject: [EXTERNAL] B'field Neighbourwood Plan

Dear Sir/Madam....I am writing to you following attendance at 2 meetings on this subject, one an open council meeting this summer and last evenings meeting at St Mary's Church.

During this presentation and subsequent Q & A, I have formed the opinion that there are several glaring issues despite 3 years of alleged detailed work to reach the present draft NP for B'field.

Firstly....There is not enough specific mention of protection of Green Spaces (12) in addition to the documented 6 additional areas.

Secondly... The wording of the outline plan leaves too many open and potentially contentious descriptions that could easily be over- turned by future and clever legal argumentation.

Thirdly.... There is no mention of how certain key issues of parking improvements and traffic reductions will be addressed and funded. Fourthly despite timing not being critical to present and move this NP forward to a referendum, the council has NOT taken account of other completed NP's in South Bucks which have presented far more robust and detailed plans. Best practise comparisons in this respect seem not to have taken place, and appear to smack of "Not Invented Here" syndrome.

Finally I intend these comments to be a positive critique, of a testing and important work ,but let us get it right and use the time to do so. None of us would like a referedum of this to fail !!

Yours Faithfully

Dick van Wely & Mary van Wely

From: Sarah Doyle [REDACTED]
Sent: 31 October 2023 15:34
To: Neighbourhood Planning Mailbox
Subject: [EXTERNAL] Beaconsfield Neighbourhood Plan - Comment

Hi,

I am the owner and resident of 4 Grove Road, Beaconsfield, HP9 IUP. I am also the owner of 40 Candlemas Lane, Beaconsfield, HP9 IAF. I have lived in Beaconsfield for the past 12 years and also lived here as a child from 1984 to 2000. Thus, I have seen Beaconsfield evolve and change dramatically over the 40 years since I first moved here. The development of Wilton Park and the area around there is the latest big change and until this development is fully occupied and the impact of the increased population evident, it is extremely hard to comment on the proposal for the further development of the town.

What I am able to comment in is the severe increase in traffic and congestion over 40 years and the way that bad town planning has made this a significant issue that will undoubtedly worsen with the addition of more housing and cars to the town. As a resident of Grove Road, I watch daily as cars dropping off kids for the three schools on Wattleton road park illegally and block the passage way of other cars and emergency services. Wattleton Road is entirely gridlocked daily and Grove Road in a similar state. I have witnessed numerous near misses and any amount of emails from the Heads of the 3 schools don't change the volume of parents wanting or needing to drive and drop their kids and the lack of available parking for them to do so safely. The development of the National Film school in the same area and the removal of parking on that site to build on the land has meant cars are constantly parked along Wattleton Road and Grove Road, inhibiting the flow of traffic at peak times and often parked illegally, which goes unchallenged, due to the lack of parking wardens.

Thus, I have no doubt from my experience that any further town development that increases population, building and traffic density is dangerous and will lead to accidents and potentially fatalities on these already over-congested roads.

Thus, I am in opposition to this plan and would ideally like it to be rejected in its entirety. In the event this is not an option, I strongly request that all efforts are made by the current town council to make up for the appalling oversight of previous town councils in creating the issues I have outlined above, to ensure that all options are used to protect our town's open, green areas through tools such as Corridors of Significance, Local Green Spaces, Local Gaps, Strategic Views and Landscape classifications.

Thank you in advance for your consideration.

Sarah Doyle

From: Fiona Seymour [REDACTED]
Sent: 31 October 2023 14:56
To: Neighbourhood Planning Mailbox
Subject: [EXTERNAL] Beaconsfield Neighbourhood Plan submission consultation

Hi,

I am a Beaconsfield resident who has serious concerns about the ability of the proposed neighbourhood plan to protect green spaces in perpetuity. There is a huge threat at present to our local green spaces and the plan does very little to safeguard these spaces from future development.

It beggars belief that our town council spent tax payers' money on this frankly useless consultation. I object to this being used as our plan in its current form moving forward.

Please change it so that it affords the town some better safeguards against green belt development.

Yours sincerely

Fiona Seymour

Sent from my iPhone

From: Geoff Kemble [REDACTED]
Sent: 31 October 2023 14:45
To: Neighbourhood Planning Mailbox
Subject: [EXTERNAL] Beaconsfield Neighbourhood Plan

[REDACTED]

The plan as submitted does nothing to protect the Green Belt, the local landscape, green spaces around Beaconsfield, or local Areas of Outstanding Natural Beauty.

In our view the plan should include policies to stop inappropriate planning submissions.

We understand that other towns have successfully used tools such as Local Gaps, Corridors of Significance, Strategic Views, Local Green Spaces and Landscape Classifications to protect their environment. We would like to see such or similar tools employed to protect Beaconsfield from damaging development.

We would therefore request that the Council adds these protections to our green spaces before the Neighbourhood Plan is submitted to a referendum.

Geoffrey Kemble
Margaret Kemble

From: David Franzen [REDACTED]
Sent: 28 October 2023 12:02
To: Neighbourhood Planning Mailbox
Subject: [EXTERNAL] Beaconsfield Neighbourhood Plan submission consultation

Dear Sir or Madam

My views are as follows.

1. Worldwide there is a campaign to stop building on green spaces. Planning should always be refused where it involves 'Green Belt' land; it was put in place for an important reason.
2. Other towns have used tools such as Local Gaps, Corridors of Significant, Strategic Views, Local Green, Spaces and Landscape classifications to protect green spaces. We should do the same.
3. The Beaconsfield Neighbourhood Plan should be hugely beneficial to the protection of our town and green belt. I believe The Town Council has been working on the plan for around three years; it appears to fall very short in protecting our town's green spaces, AONB, Green belt and so forth.

Regards

David

David Franzen,
[REDACTED]
[REDACTED]

From: John Moran [REDACTED]
Sent: 29 October 2023 11:13
To: Neighbourhood Planning Mailbox
Subject: [EXTERNAL] Whitchurch Neighbourhood Plan submission consultation

Hi

I would like to comment on the proposed neighbourhood plan as follows

I would like to see tools such as Local Gaps, Corridors of Significance, Strategic Views, Local Green Spaces and Landscape Classifications to protect our green spaces as used by other towns

Regards

Sent from my iPad

From: Roger [REDACTED]
Sent: 28 October 2023 11:11
To: Neighbourhood Planning Mailbox
Subject: [EXTERNAL] Whitchurch Neighbourhood Plan submission consultation

Dear Sir/Madam

Why has the council consciously omitted protection for :
Beaconsfield's green belt (local gaps, local green spaces, corridors of significance, and
landscape classification for the green belt surrounding Beaconsfield).
I whole heartedly hope the council will add these to the pan to protect all our surrounding green
belt, our green belt is extremely precious for our town.
Please add this protection to all our green belt areas of concern.

Yours faithfully (and hopefully).

Roger P OUARET

[REDACTED]

From: Liz Foster [REDACTED]
Sent: 28 October 2023 11:59
To: Neighbourhood Planning Mailbox
Subject: [EXTERNAL] Beaconsfield Neighbourhood Plan

Dear Sir/Madam,

I wanted to register my thoughts on the Town Council's proposed Neighbourhood Plan. I believe it is vital that the Council adds protections to our green spaces before the referendum takes place. The current proposed plan does nothing to protect the landscape, green belt or green spaces around Beaconsfield. Tools such as Local Gaps, Corridors of Significance, Strategic Views & Local Green Spaces should be employed. Otherwise we will be constantly under threat from developers, whose only thought is profit and our long-established town will become yet another concreted-over suburb.

Kind regards,

[REDACTED]

From: Kelly Sullivan [REDACTED]
Sent: 28 October 2023 08:07
To: Neighbourhood Planning Mailbox
Subject: [EXTERNAL] Beaconsfield Neighbourhood plan

Hello,

I would like to raise some questions and concerns about the neighbourhood plan.

I want to understand the protective measures being put in place to protect our green belt, from what I see there are plans to use/develop across ALL of it? Is that correct?

With more housing in large numbers, I don't understand how the parking issue will be resolved, it feels like it will be worsened. We also don't have enough resources such as schooling, doctors surgeries etc to handle big developments.

With towns such as Harpenden, Marlow, Berkhamsted they all have central parks where people can take their dogs to run around or picnic in the park. They have big play parks for kids and coffee shops. There are also big community sports centres or even theatres. Why don't we have any of these? Could we not use a brownfield site to develop community facilities such as these that better bring our existing community together? Otherwise it feels like it will become like Gerrards cross, a heartless town with no pubs, few restaurants and no community life. Just a mass of people and a small strip of shops which are almost always charity shops because rents are too high for independents.

Is there a way to challenge the plans put forward? To open the discussion to the wider community and understand what current residents feel we need as a priority?

Thanks

From: HW Grotefeld [REDACTED]
Sent: 06 November 2023 13:12
To: Neighbourhood Planning Mailbox
Subject: [EXTERNAL] Beaconsfield Neighbourhood Plan submission consultation

These are my comments regarding the Neighbourhood Plan

The overall plan includes a ratio for low cost housing which is too high and would change the character of Beaconsfield, especially as there seems to be no provision for community facilities.

The Green Infrastructure does not show the arable fields, just as important as woodland.

There are no detailed maps for Brownfield sites, corridors buffer zones.

Wilton park seems to be treated as an isolated property. Buts its plan for development, green spaces, facilities could make or break Beaconsfield.

In this basis I would object to the plan.

HW Grotefeld

From: [Xooi_Mocadi](#)
To: [Neighbourhood Pfaooion Mailbox](#)
Subject: [EXTERNAL] Beaconsfield Neighbourhood Plan submission consultation - Your Voice Bucks - Citizen Space
Date: 27 October 2023 12:20:11

You don't often get email from [REDACTED]. [Learn why this is important](#)

<https://ymuyoicebucks.citizenspace.com/planning/beaconsfield-neighbourhood-plan/>

Submitted neighbourhood plan does nothing to protect landscape around Old Town Beaconsfield.

The Council must add the following to protect our green spaces, landscape in what is designated as AONB BEFORE it is submitted to a referendum

Conidors of Significance
Local Gaps
Strategic Views
Local Green Spaces and Landscape classification

Yogini Morarji

[REDACTED]

[Sent from Yahoo Mail on Android](#)

From: [Mark Austin](#)
To: [Neighbourhood Pfaooion Mailbox](#)
Cc: thebecsoc@oroil.com
Subject: [EXTERNAL] I am writing regarding the current Submitted Beaconsfield Neighbourhood Plan
Date: 22 October 2023 18:29:26

The current plan seems to have insufficient protection for green spaces, particularly for the Green Belt, ANOB and the current landscape.

Having lived in Beaconsfield for over 60 years I would expect any new plan to include these protections as standard.

Unless these are introduced to a strict enough level I will be voting no to any referendum that does not address these issues.

Many kind thanks
Mark Austin

[REDACTED]

1111

[REDACTED]

[REDACTED]

From: Edward Martin <[REDACTED]>

Message Body:

Dear Sirs,

I'm emailing regarding my opposition to the neighbourhood plan. This is poorly thought out and ultimately green belt/greenfield should not be built on for the following reasons:

There's a plethora of brownfield spaces in NW London that should be developed instead.

Furthermore, building on greenfield/belt land increases environmental degradation, habitat destruction and leads to biodiversity loss. It's not only the housing development but also the subsequent increase in car journeys leading to a huge rise in traffic congestion and pollution.

Furthermore, the south east of England requires more affordable homes. Beaconsfield and surrounding areas are amongst some of the most expensive areas in the south east of England. These homes won't help the affordable home crisis.

Destruction of green spaces is morally irresponsible and without doubt this development will have numerous environmental, social and economic negatives.

I strongly oppose the plan and fervently believe it is the wrong decision.

From: Clive Hubbard <[REDACTED]>

Message Body:

Re: Beaconsfield Neighbourhood Plan.

I object to any public parking places in Beaconsfield Old Town being shut off or charged for by the council. These spaces are not yours to claim, but are publically owned and used only for the annual fair as a non parking use.

On no account must the Holtspur Bank Nature Reserve and Cut-Throat Wood be used for building. These are long established spaces for people and their dogs to walk freely. Constant degrading of the wood in particular by cutting down trees should be stopped.

The land opposite the Kings Head/ Miller and Carter restaurant should not be built on. The access is poor from any road. Sandwiched between two main roads the pollution too provides poor space for children to grow up in.

To prevent loss of work and reduce the need for cars, it is stopping local shops from being converted to housing, that is necessary. 1/1a Holtspur Parade being an example.

Thank you for reading this statement

What is your full name?	Please indicate whether you support or object to the submitted Neighbourhood Plan.	Please provide your comments, suggested changes or reasons for objecting.
Simon Lue-Fong	I object to the submitted Neighbourhood Plan and will provide comments to explain my reasons	I want to protect the Green Spaces that I value and enjoy as a Beaconsfield resident, and want to ensure this continues for future generations. The submitted Neighbourhood Plan needs to include aspects that protect the landscape, ANOB, green belt and all green spaces around the town. I am informed that other towns use tools such as local gaps, corridors of significance, strategic views, local green spaces and landscape classifications to protect their green spaces. We should definitely do the same and I trust you will help protect the town for future preservation.
Alison Vasiliou	I object to the submitted Neighbourhood Plan and will provide comments to explain my reasons	<p>Anything that is not in support of, seeks to improve or that does not consider the AONB, green belt, protection of wildlife, protection of known protected species, protection of green spaces, landscape classifications and the like, is illegal and unethical and should be investigated appropriately.</p> <p>This plan is NOT supporting the local area on any of the above.</p> <p>The constant drive to destroy an AONB for greed and development outside of any conceivable necessity needs to be stopped.</p>
Deborah Sanders	I support the submitted Neighbourhood Plan and would like to provide comments or suggest changes	The plan has been carefully put together by Elected members and volunteers in the town. It has taken a lot of time and energy and thought to present this plan for the town. It is a good plan.

What is your full name?	Please indicate whether you support or object to the submitted Neighbourhood Plan.	Please provide your comments, suggested changes or reasons for objecting.
George Turnbull	I object to the submitted Neighbourhood Plan and will provide comments to explain my reasons	<p>The views of Beaconsfield council do not reflect my views . I've lived in Beaconsfield for more than 30 years and have seen many changes some good but mostly bad . It seems to me that the residents will gain nothing from the proposed changes .</p> <p>Public transport, roads. schools and GP practices will struggle to accommodate an influx of new residents . A lack of affordable accommodation for Beaconsfield residents is forcing our children away from the area, indeed my eldest son has relocated to Lancaster . I would urge BCC to reject these proposals.</p>
Tim and Shan Thornham	I object to the submitted Neighbourhood Plan and will provide comments to explain my reasons	There is already limited green space in Beaconsfield for families and the neighbourhood plan does nothing to protect it.
Hanna Pottage	I object to the submitted Neighbourhood Plan and will provide comments to explain my reasons	

What is your full name?	Please indicate whether you support or object to the submitted Neighbourhood Plan.	Please provide your comments, suggested changes or reasons for objecting.
Richard Jenkins	I object to the submitted Neighbourhood Plan and will provide comments to explain my reasons	<p>1. The Plan has no overall vision for the future development of Beaconsfield. It appears to be a tick box exercise by councillors who think that they have to prepare a plan.</p> <p>2. Specifically, the plan does not address the issue of planning for a town whose boundaries are almost entirely marked by green belt and AONB.</p> <p>3. Within the town, the Plan is inadequate in its protection of the many green spaces that make the town's character.</p>
Mark Lucas	I support the submitted Neighbourhood Plan and would like to provide comments or suggest changes	<p>Please ensure you enforce the strict protection of the Green Belt land around the town. This is a valuable resource for all members of the town, it is used for recreation - walking, running etc It provides many facilities that would otherwise have to be recreated at great cost.</p> <p>What specifically is the state of play regarding the former allotments off the A355 Amersham Road/Park Lane area. This could be revived and restored for community use if possible?</p> <p>Otherwise I support continued slow regulated expansion of the town but we must ensure we have the supporting services to make sure the increased population of the town have schools, GP services and also an outdoor space for recreation.</p>
Susan Smith	I support the submitted Neighbourhood Plan but do not wish to make any comments or suggest changes	Not Answered

What is your full name?	Please indicate whether you support or object to the submitted Neighbourhood Plan.	Please provide your comments, suggested changes or reasons for objecting.
Sarah Delo	I object to the submitted Neighbourhood Plan and will provide comments to explain my reasons	It would seem the suggested outlines in the Councils submission are not specific enough in relation to the wording thus allowing possible incursions into the protected areas and areas of natural beauty. Not enough green spaces appear to be listed Further detail is required to specify what is to be protected to maintain the towns integrity.
Martha Eileen Mitchell	I object to the submitted Neighbourhood Plan and will provide comments to explain my reasons	My reasons are: the lack of detail and specificity in multiple areas of the plan, which means that its meaning is open to interpretation. There is also vague wording (e.g 'hopeful', 'encouraged') which means that the intentions of the plan are unclear and weak. More work is needed.
Salma Shahabuddin	I support the submitted Neighbourhood Plan and would like to provide comments or suggest changes	As noted in the report, traffic in the town is very bad, the main roads get very congested at peak times. We should consider moving the parking along the A40 away from the main road and make the road safer for pedestrians and cyclists to make it easier to get around and especially get from the old Town to the new town. Also, dog fouling in the Old Town is a consistent issue. It is encountered almost daily. We needs more bins for dogs and more signs discouraging fouling.

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Elizabeth Devine	I object to the submitted Neighbourhood Plan and will provide comments to explain my reasons	It is essential for the town and wildlife, that the green belt remains untouched. If the town gets too big we will just end up joining with others and therefore we will lose our individuality.
Juliet Clare Osborne	I object to the submitted Neighbourhood Plan and will provide comments to explain my reasons	The Neighbourhood Plan has been found to be so poor in comparison with other local neighbourhood plans as it is badly drafted, and extremely short on water tight content and does not sufficiently protect our Green Belt and green spaces.
Peter West	I object to the submitted Neighbourhood Plan and will provide comments to explain my reasons	<p>I would like to protest about the current draft Neighbourhood Plan on the grounds that:</p> <ul style="list-style-type: none"> - it has been poorly put together - it gives insufficient specific protection to Green Belt Areas, Areas of Outstanding Natural Beauty and individual Local Green Spaces - it provides insufficient professional consultant analysis to support such specific protections- It is not clear in definitions of what is "Brownfield" - There is no clarity around "buffer zones" and what is intended around Wilton Park/ A355 <p>This plan should be rejected. Please keep me updated with how this matter progresses.</p>

What is your full name?	Please indicate whether you support or object to the submitted Neighbourhood Plan.	Please provide your comments, suggested changes or reasons for objecting.
Tony Sperring	I support the submitted Neighbourhood Plan and would like to provide comments or suggest changes	<p>I would like the following locations, in Beaconsfield to be protected for the local community:</p> <ul style="list-style-type: none"> The Cricket Ground The Beaconsfield Rugby Club The Allotment site located in Park Lane The squash club located in Shepherds Lane The field at the end of One Tree Lane Bekonscot The Council Offices <p>Intoduction of parking restrictions on Oxford Road / Wycombe End, the Old Town high Street</p> <p>Addition parking to replace parking lost in the Old Town high street could be located on the land already succesfully operating as a temporary car park next to the Rugby Club Slough Road/ Cross Lane. This would provide a revenue for the Burnham Estate , relieve congestion on the high street and allow the traders to prosper and grow.</p>

What is your full name?	Please indicate whether you support or object to the submitted Neighbourhood Plan.	Please provide your comments, suggested changes or reasons for objecting.
John David Dowson	I support the submitted Neighbourhood Plan and would like to provide comments or suggest changes	<p>I would like to support the detailed work that has been achieved in creating the plan. However because of previous attempts to develop green belt land for the private profit of a few developers I continue to be mistrustful. Therefore my comments are largely to do with provide better definitions and more safeguards to prevent the same problems arising in the future. Defeating them was expensive for us all.</p> <p>1A Better define buffer zones, local gaps and corridors of significance and mark them on a map.</p> <p>1B Clearly define brownfield sites that are a priority for redevelopment.</p> <p>1D Clearly define plans for the development at Wilton Park and its influence on Beaconsfield</p> <p>3 How many free spaces will be removed and how many paying spaces will be added.</p> <p>5A Please make clear that development in this area will not be approved.</p> <p>6 Extend the green areas to cover Beaconsfield Cricket Club; the Wilton Park parkland, woodland and football pitches; Oak Lodge Meadow rugby pitches; Cross Lane rugby pitches; Wooburn Green Lane football pitches; Holtspur Bank Local Nature Reserve; Holtspur Bottom Butterfly Reserve; Ivins Road Allotments; and Park Lane allotments now designated as a Local Community Asset.</p> <p>11 Reduce the proportion of provision of smaller homes to 33% v 50%</p> <p>Add a section on plan for community facilities.</p> <p>I hope this helps and is taken into consideration</p>

Jackie Lomax	I object to the submitted Neighbourhood Plan and will provide comments to explain my reasons	<p>I oppose the plan for the following reasons: -</p> <p>The plan has not been presented to the town in the correct way with residents not understanding this plan was for the whole parish.</p> <p>The plan does not list the community facilities within the policy, these are vital for a well run and thriving town.</p> <p>There are many misleading statements within the plan. We need to protect our Greenbelt and there should be a list all the green belt land in this plan and green spaces used by residents in the town, so these are all protected for future generations.</p> <p>Beacon Policy 1A - This information is not detailed enough on what is limited to and needs a map to show more details. The statement – But not limited to - needs to be expanded to give more details. This needs to be rewritten.</p> <p>Beacons Policy1B – This does not identify where the brownfield sites are in Beaconsfield. This needs to be re written.</p> <p>Beacon Policy 1D – This needs much more information and should be re written.</p> <p>Beacon Policy 1E – This is for the traffic management measures but does not explain what they are so needs to be re written.</p> <p>Beacon Policy 3b – Parking is a serious issue in the Old Town and this policy does not explain the relocation of parking spaces in the Old Town how will parking spaces will be added or removed to help solve the parking issues and who will pay for it?</p> <p>Beacon policy 5A – This policy is badly drafted as the Policies Map does not show all the towns green assets and there are many.</p> <p>Beacon 6 - Here all the green assets should be listed we have 26 spaces and only 6 are listed here. This needs to be expanded to the 26 we have. The Cricket and rugby pitches are not listed or One Tree Meadow. Also the Irvins road allotments.</p> <p>Beacon policy 11 – Smaller Housing – This policy that with 5 or more dwellings provision for 50% must be smaller is a too high ratio, this should be a smaller percentage eg 10-20%.</p>
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What is your full name?	Please indicate whether you support or object to the submitted Neighbourhood Plan.	Please provide your comments, suggested changes or reasons for objecting.
Les Cullen	I object to the submitted Neighbourhood Plan and will provide comments to explain my reasons	<p>I consider that, in order to protect the interests of the residents of Beaconsfield , the plan needs to be more specific in a number of areas. These include: accurate definition of the “buffer zones”; evidence from an expert on the specific local gaps, corridors of significance, strategic views and landscapes which should be identified in the plan; clarity on which specific brownfield sites are a priority for development; policy 5A needs to be redrafted to state exactly which areas are covered so as to give them the greatest possible protection from development; it should include a list of community facilities.</p> <p>I consider that it is in the interests of Beaconsfield residents , now and in the future, that the Council takes the time now to rectify the deficiencies in the plan so that it may be wholeheartedly approved in a referendum.</p> <p>In its current form I will be forced to vote against its adoption.</p>
Mr Lindsay Nicholas Brenwald	I support the submitted Neighbourhood Plan and would like to provide comments or suggest changes	<p>The Beaconsfield Neighbourhood plan looks the same as the plans from every other small country town & the same as previous plans, but.....</p> <p>The reality is that the rural oasis of Beaconsfield now hosts a massive rubbish dump on previous farmland, a motorway service area in a previous wooded area, a large centralised surgery in a previously green area, dozens of 30s country houses knocked down to be replaced with 5 bedroom "executive" houses.....</p> <p>It's not just large developers, it's not just "newbies" coming in to modernise & expand existing houses.....it's the council, county council & government planning. Any local plan is meaningless.</p>

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Helen Steward	I support the submitted Neighbourhood Plan but do not wish to make any comments or suggest changes	Not Answered
Lalarukh Asim	I object to the submitted Neighbourhood Plan and will provide comments to explain my reasons	<p>I oppose the Plan for a number of the following reasons:</p> <p>Policy BEACON 1A requires re-writing in order to define accurately all the "buffer zones" referred to, also to be shown on a map. Also in relation to BEACON 1A, as in other Neighbourhood Plans, I wish to see important Local Gaps, Corridors of Significance, Strategic Views and Landscape Classifications to be defined and shown on a map, and backed up by the expert evidence of a Landscape Consultant.</p> <p>BEACON 1B needs to be rewritten to identify which specific brownfield sites are a priority for development.</p> <p>BEACON 1D needs to be expanded into a policy for Wilton Park, which is the town's major development site yet is only covered by one short sentence. Policy 1D appears as an after-thought.</p> <p>BEACON 3 does not explain how many parking spaces are to be removed "from the defined Old Town Area" nor has it specified where exactly they will be relocated from as this may have an impact on local businesses. There is no detail on how many new spaces will be provided. The net gain/loss in number of Old Town parking spaces is an important omission. Parking is a major issue in our town.</p> <p>BEACON 5A designates a Green Infrastructure Network as "shown on the Policies Map." The map only</p>

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		<p>identifies some wooded areas. It needs to be extended to include other green assets. We object to this policy seemingly allowing development within the Green Infrastructure Network despite some areas being located in AONB and Green Belt. The policy is poorly drafted.</p> <p>BEACON 6 only designates 6 Local Green Spaces and they are all in Council ownership. The Local Green Spaces Study lists many more areas which were not taken forward yet scored higher or equal to the 6 areas chosen. The list of Local Green Spaces should be extended to include: Beaconsfield Cricket Club; the Wilton Park parkland, woodland and football pitches; Oak Lodge Meadow rugby pitches; Cross Lane rugby pitches; Wooburn Green Lane football pitches; Holtspur Bank Local Nature Reserve; Holtspur Bottom Butterfly Reserve; Ivins Road Allotments; and Park Lane allotments now designated as a Local Community Asset.</p> <p>BEACON 11 requires too great a ratio to be provided as "small homes of one or two bedrooms" which could lead to town cramming; 10 or 20% would be more reasonable. There is no list of Community Facilities within a Policy, nor policies for their development.</p> <p>The Design Code allows for fewer spaces than specified in Bucks Council parking standards to be allocated for houses or flats near the town centre. We disagree with this policy; it is impractical and will exacerbate parking issues in the town.</p>

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Asim Aslam	I object to the submitted Neighbourhood Plan and will provide comments to explain my reasons	<p>I oppose the Plan for a number of the following reasons:</p> <p>Policy BEACON 1A requires re-writing in order to define accurately all the "buffer zones" referred to, also to be shown on a map. Also in relation to BEACON 1A, as in other Neighbourhood Plans, I wish to see important Local Gaps, Corridors of Significance, Strategic Views and Landscape Classifications to be defined and shown on a map, and backed up by the expert evidence of a Landscape Consultant.</p> <p>BEACON 1B needs to be rewritten to identify which specific brownfield sites are a priority for development.</p> <p>BEACON 1D needs to be expanded into a policy for Wilton Park, which is the town's major development site yet is only covered by one short sentence. Policy 1D appears as an after-thought.</p> <p>BEACON 3 does not explain how many parking spaces are to be removed "from the defined Old Town Area" nor has it specified where exactly they will be relocated from as this may have an impact on local businesses. There is no detail on how many new spaces will be provided. The net gain/loss in number of Old Town parking spaces is an important omission. Parking is a major issue in our town.</p> <p>BEACON 5A designates a Green Infrastructure Network as "shown on the Policies Map." The map only identifies some wooded areas. It needs to be extended to include other green assets. We object to this policy seemingly allowing development within the Green Infrastructure Network despite some areas being located in AONB and Green Belt. The policy is poorly drafted.</p> <p>BEACON 6 only designates 6 Local Green Spaces and they are all in Council ownership. The Local Green</p>

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		<p>Spaces Study lists many more areas which were not taken forward yet scored higher or equal to the 6 areas chosen. The list of Local Green Spaces should be extended to include: Beaconsfield Cricket Club; the Wilton Park parkland, woodland and football pitches; Oak Lodge Meadow rugby pitches; Cross Lane rugby pitches; Wooburn Green Lane football pitches; Holtspur Bank Local Nature Reserve; Holtspur Bottom Butterfly Reserve; Ivins Road Allotments; and Park Lane allotments now designated as a Local Community Asset.</p> <p>BEACON 11 requires too great a ratio to be provided as "small homes of one or two bedrooms" which could lead to town cramming; 10 or 20% would be more reasonable. There is no list of Community Facilities within a Policy, nor policies for their development.</p> <p>The Design Code allows for no parking spaces, or fewer spaces than specified in Bucks Council parking standards, to be allocated for houses or flats near the town centre. We disagree with this policy; it is impractical and will exacerbate parking issues in the town.</p>

What is your full name?	Please indicate whether you support or object to the submitted Neighbourhood Plan.	Please provide your comments, suggested changes or reasons for objecting.
Catherine Cullen	I object to the submitted Neighbourhood Plan and will provide comments to explain my reasons	<p>I object to this plan as it is “woolly” -not nearly specific enough to safeguard Beaconsfield as the small rural town it currently is.</p> <p>The green infrastructure network is ill defined and the plan is badly drafted. It needs to be extended to include other green assets. The green belt is vitally important and must be protected to maintain the character of the town.</p> <p>The list of protected green spaces within the town is also ludicrously short and incomplete. There are numerous omissions like Holtspur Top Bank, the town woodlands ie Walkwood and Ledborough, the cricket club and rugby and football pitches, the Ivins Road and Park Lane allotments and perhaps most importantly Wilton Park.</p> <p>Community facilities are not mentioned nor does there seem to be any development plans for more yet they are needed.</p> <p>Parking in the town centres (Old and New) does not seem to have been considered, especially those needed for flats and houses situated near there.</p> <p>I would like to see this plan re drafted to be more specific, thorough and detailed before it is submitted.</p>

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Christopher Kirk	I object to the submitted Neighbourhood Plan and will provide comments to explain my reasons	<p>1. Beacon 1.A – There are problems with the wording: “These areas should be afforded the greatest protection and continue to provide buffer zones between existing development such as, but not limited to, the Wilton Park SPD consented scheme and the A355/Amersham Road.”</p> <p>a. “but not limited to” implies that there are more areas that are intended to receive protection but they are not identified by a list or map and are not justified.</p> <p>b. The policy must be rewritten so that the area between Wilton Park SPD and the Amersham Road and these additional areas need to be listed, classified (e.g. Local Gaps, Corridors of Significance, Strategic Views and Landscape Classification), defined on a map and justified.</p> <p>2. Beacon 1.B – There are problems with the wording: “The focus for new development .. will be on reusing brownfield land .. within the town boundary, as shown on the Policies Map within the blue line labelled BEACON1.”</p> <p>This area on the map is the entire built area of the town including many new buildings. This policy needs to be rewritten to identify specific brownfield sites that are a priority for redevelopment.</p> <p>3. Beacon 1. D – “Proposals at Wilton Park must be compliant with the adopted Wilton Park Supplementary Planning Document” – which version? The policy should state that any increase in the area of the buildings within the site will be opposed.</p> <p>4. Beacon 3. – “relocate some of the existing free public parking spaces from the defined Old Town Area to a new public car park on land at Windsor End, as shown on the Policies Map” How many parking spaces will be lost from Windsor End. We are already short of parking. The new parking location is too far from the town and is on the Green Belt.</p>

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		<p>5. Beacon 5.A – “The Neighbourhood Plan designates a Green Infrastructure Network, as shown on the Policies Map”. The map only identifies wooded areas. It needs to be extended to include other green assets.</p> <p>6. Beacon 6. – Only 6 Local Green Spaces have been listed and these are all owned by the Town Council. The list should be extended to cover Local Green Spaces such as: Beaconsfield Cricket Club, Wilton Park Parkland, Wilton Park football pitches, Oak Lodge Meadow rugby pitches, Wooburn Green Lane football pitches, Holtspur Bank Local Nature Reserve, Holtspur Bottom Butterfly Reserve and Ivins Road Allotments.</p> <p>7. Beacon 11. – “On housing schemes comprising five or more net dwellings within the town, provision should be made for approximately half as small homes of one or two bedrooms”. This ratio is excessive. 10 or 20% would be more reasonable.</p> <p>8. There is no list of Community Facilities or policies for their development.</p>
Belinda Avery	I support the submitted Neighbourhood Plan and would like to provide comments or suggest changes	<p>High March School submitted comments on the October 2022 Pre-Submission version of the Beaconsfield Neighbourhood Plan and supporting documents, and we would comment as follows on the Submission version Neighbourhood Plan:</p> <p>We OBJECT to the final sentence in Policy BEACON2: “Proposals to reduce traffic on Penn Road and Station Road, and to improve the public realm will also be encouraged and supported”.</p> <p>There is no evidence in the Neighbourhood Plan or in the associated supporting documents and reports, to justify the first part of this statement. There is no detail and no analysis of any traffic management options that might reduce traffic on Penn Road and Station Road.</p> <p>As we have seen from the March 2020 (Withdrawn) Draft South Bucks Local Plan, the suggestion of</p>

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		<p>reducing traffic on Penn Road and Station Road leads directly to the use of Ledborough Lane as effectively a 'northern bypass' of Beaconsfield, as there are no other options. Jacobs carried out detailed area-wide traffic modelling and their traffic reports, which form part of the Withdrawn Local Plan evidence base, identifying a 400% increase in congestion and delay for traffic on Ledborough Lane, due to traffic re-assigning from Penn Road to Ledborough Lane if the A355/Ledborough Lane junction is reconstructed as traffic signals or a roundabout.</p> <p>The existing A355/Ledborough Lane junction acts as a constraint to through traffic on Ledborough Lane, and the existing level of traffic on Penn Road/Station Road acts as a constraint to traffic growth on Penn Road from the Hazlemere/Holmer Green/Penn hinterland. Over and above this 400% increase, whilst the Jacobs modelling did consider 'normal' traffic growth, the modelling did not consider the additional traffic growth that would be a consequential effect, if the Penn Road and Ledborough Lane constraints were to be removed (known as the 'M25 Effect').</p> <p>The proposal to 'reduce traffic on Penn Road and Station Road' should thus be removed from the draft Neighbourhood Plan BEACON2 (see below) as it cannot be substantiated and it has not been assessed in traffic or environmental terms and there is no viability assessment of the cost of reconstructing the A355/Ledborough Lane junction. The potential for huge traffic impacts in excess of 400% are entirely at odds with Ledborough Lane as an 'Area of Special Character' (BEACON9) and would expose 300 children at 3, 23 and 25 High March Schools to unacceptable traffic dangers and additional environmental pollution in a "key artery" to the town of Beaconsfield already over-used by local and HS2 construction traffic, in conflict with NPPF Para 92 'Safe Places' and in conflict with NPPF Para 112a 'give priority first to pedestrian and cycle movements'.</p>

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		<p>Suggested change to BEACON2: ‘Proposals to reduce through traffic on Penn Road and Station Road, and to improve the public realm will also be encouraged and supported.</p> <p>We support Policy BEACON9: ‘Local Heritage Assets & Areas of Special Character’ and the designation in the Policy and on the Policies Map of Ledborough Lane as an Area of Special Character. We agree with your analysis at paragraph 5.46 with reference back to adopted Local Plan Policy H10.</p> <p>For all the reasons set out above, the following referred to as an “idea”, but totally unsubstantiated, should be removed from paragraph 6.4 in Section 6 ‘Implementation’ (see below). With no evidence base to support the inclusion of this infrastructure intervention, which is directly linked to the proposal in BEACON2 ‘to reduce traffic on Penn Road and Station Road’, both of these elements in the draft Neighbourhood Plan are UNSOUND and we OBJECT to their inclusion.</p> <p>Suggested change to paragraph 6.4: ‘improvement of A355/Ledborough/Longbottom junction to reduce through traffic to the new and old town’....</p> <p>We would urge Buckinghamshire Council to take the above comments into account in the next stages of the Beaconsfield Neighbourhood Plan in the best interests of the children, staff , parents and local residents.</p> <p>Kind regards</p> <p>Belinda Avery Director and Governor</p>

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		for and on behalf of High March School 23 Ledborough Lane Beaconsfield HP9 2PZ
Calina Kemp	I support the submitted Neighbourhood Plan and would like to provide comments or suggest changes	<p>BCP NOVEMBER 2023 NEIGHBOURHOOD PLAN REPRESENTATIONS:</p> <p>The Beaconsfield Cycle Paths Action Group (BCP) was formed to promote cycling in Beaconsfield, given the significant support within the local community for a cycle network on existing roads and paths around the Town. BCP submitted comments on the Pre-Submission Version of the Beaconsfield Neighbourhood Plan in October 2022, and we herewith enclose our representations on the Submission Version of the Neighbourhood Plan and supporting documents, which we would encourage Buckinghamshire Council to take into account:</p> <p>Neighbourhood Plan Submission Version (August 2023):</p> <p>BCP endorses the Vision and Objectives at Section 5, “to support improvements to create safer pavements and more accessible public realm in the ‘Three Hearts’ of the town for pedestrians, cyclists and wheel and pushchair users”. We also support Policy BEACON5 which seeks to integrate cycling and cycle paths as part of ‘Green Infrastructure & Local Green Spaces’. It is essential, in our view, that the cycling network should encourage walking, cycling and scootering between key areas of Beaconsfield such as the seven schools, local amenities, Beaconsfield station, and the network of local green spaces. Safer pavements and more accessible public realm will help to achieve this. As referenced below, BCP's recommended network of cycle paths connects all seven schools: www.beaconsfield-cycle-paths.org.uk.</p>

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		<p>BCP supports the overall aims and objectives of Policy BEACON10: 'Walking & Cycling in the Town'. In the wording of the Policy, however, we feel that parts A and B should be strengthened as below, so that development proposals are required to enhance the walking and cycling network for the benefit of the residents of the proposed development and for the benefit of the wider community.</p> <p>A_The layout and means of access and landscape schemes of development proposals shall should sustain and enhance the functionality of walking & cycling routes</p> <p>B_Proposals for major development must should demonstrate how they have, in the following priority order:</p> <p>The August 2023 'Supporting Reports' to the Submission Draft Neighbourhood Plan include a section on 'Cycling Proposals' at page 28. The Cycling Proposals section considers shared use pedestrian/cycle paths, concluding at Objective 1 'Better health and wellbeing', that a key policy objective should be "Developing a network of dedicated cycle paths/ lanes/ shared cycle/pedestrian paths in and around the town" [our underlining]. BCP support this policy objective and we recommend a small addition to Policy BEACON10 part D as below:</p> <p>D_A network of safe and effective walking and cycling routes in the town connecting key amenities, schools, the railway station, and local green spaces, and into surrounding countryside and neighbouring settlements, will be actively encouraged and supported, including opportunities for shared-use ped/cycle routes.</p> <p>In the supporting lowercase text to Policy BEACON10, the reference in paragraph 5.47 to BCP is appreciated. We are fully supportive of the inclusion of our recommended network of cycle routes at page 29 and we are grateful for the endorsement that this network "is supported for implementation".</p> <p>Section 6 of the Neighbourhood Plan refers to 'Implementation', and paragraph 6.4 gives examples of potential improvements in the town. BCP fully endorses "Transport improvements for non-car users,</p>

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		<p>including cycling and walking paths, and pedestrian and community friendly zones”.</p> <p>NP Supporting Reports (August 2023): The analysis and comments within the ‘Cycling Proposals’ section of the Supporting Reports are supported by BCP. We are pleased to see that our recommended cycle route network has been included within the report (page 31) and that the network “is supported for implementation” (page 30). See also comment on Policy BEACON10 part D above.</p> <p>NP Local Green Spaces and Green Infrastructure Study (August 2023): BCP supports the integration of cycling and cycle paths within Local Green Spaces and Green Infrastructure, to deliver “a network of safe and effective footpaths and cycle routes”.</p> <p>NP Aecom Beaconsfield Design Guidance and Codes (February 2023): BCP supports the aims and objectives set out in the Design Guidance and Codes to improve cycling and cycle routes. In particular we are pleased to see, and we fully support, measures to prioritise walking and cycling, as set out in Section 4.3 ‘Access and Movement’.</p> <p>In Summary: The Beaconsfield Cycle Paths Action Group (BCP) supports the Submission version of the Beaconsfield Neighbourhood Plan and we have offered comments above which we would be grateful if you could take into account in the next stages to finalise the Neighbourhood Plan. Please do not hesitate to contact us if we can assist further. Beaconsfield Cycle Paths Action Group (BCP)</p>

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Rebecca Short	I object to the submitted Neighbourhood Plan and will provide comments to explain my reasons	<p>I object to the proposed reduction in Green Belt / Areas of Outstanding Natural Beauty which could increase further development in Beaconsfield.</p> <p>This proposal will lead to an increase in traffic in Penn Road and Station Road. This will then result in more traffic in Ledborough Lane which is already very busy with construction traffic, commuters and school run traffic.</p>
Irene Marin	I object to the submitted Neighbourhood Plan and will provide comments to explain my reasons	<p>We OPPOSE the Plan for a number of the following reasons.</p> <p>Policy BEACON 1A requires re-writing in order to define accurately all the "buffer zones" referred to, also to be shown on a map.</p> <p>Also in relation to BEACON 1A, as in other Neighbourhood Plans, we want to see important Local Gaps, Corridors of Significance, Strategic Views and Landscape Classifications to be defined and shown on a map, and backed up by the expert evidence of a Landscape Consultant.</p> <p>BEACON 1B needs to be rewritten to identify which specific brownfield sites are a priority for development.</p> <p>BEACON 1D needs to be expanded into a policy for Wilton Park, which is the town's major development site yet is only covered by one short sentence. Policy 1D appears as an after-thought.</p> <p>BEACON 3 does not explain how many parking spaces are to be removed "from the defined Old Town Area" (from where exactly?), nor how many new spaces will be provided. What is the net gain/loss in number of Old Town parking spaces? Parking is an issue in our town.</p> <p>BEACON 5A designates a Green Infrastructure Network as "shown on the Policies Map." The map only identifies some wooded areas. It needs to be extended to include other green assets. We object to this policy seemingly allowing development within the Green Infrastructure Network despite some areas being located in AONB and Green Belt. The policy is badly drafted.</p> <p>BEACON 6 only designates 6 Local Green Spaces and they are all in Council ownership. The Local Green</p>

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		<p>Spaces Study lists many more areas which were not taken forward yet scored higher or equal to the 6 areas chosen. The list of Local Green Spaces should be extended to include: Beaconsfield Cricket Club; the Wilton Park parkland, woodland and football pitches; Oak Lodge Meadow rugby pitches; Cross Lane rugby pitches; Wooburn Green Lane football pitches; Holtspur Bank Local Nature Reserve; Holtspur Bottom Butterfly Reserve; Ivins Road Allotments; and Park Lane allotments now designated as a Local Community Asset.</p> <p>BEACON 11 requires too great a ratio to be provided as "small homes of one or two bedrooms" which could lead to town cramming; 10 or 20% would be more reasonable.</p> <p>There is no list of Community Facilities within a Policy, nor policies for their development.</p> <p>The Design Code allows for no parking spaces, or fewer spaces than specified in Bucks Council parking standards, to be allocated for houses or flats near the town centre. We disagree with this policy; it is impractical and will exacerbate parking issues in the town.</p> <p>Councillors gave wrong information to residents about the Neighbourhood Plan and this has inhibited public comment throughout the Plan process. For example, residents were repeatedly told that the Neighbourhood Plan designated area was limited to the built up area of the town, rather than the whole parish.</p>

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Ruth Bailey	I object to the submitted Neighbourhood Plan and will provide comments to explain my reasons	<p>The Neighbourhood Plan does not provide much scope for new development to occur, outside of those developments already consented. Beaconsfield is a sustainable location, with many opportunities to work and shop locally. New development is needed to ensure that there is good balance for all of these activities and to ensure that affordable housing is delivered in sustainable locations.</p> <p>Beaconsfield is one of the most sustainable locations within Buckinghamshire and therefore, it is likely to be identified to deliver some new housing in the future. As it stands, the Neighbourhood Plan would be considered out of date as soon as a new Local Plan would be adopted as the plan does not provide much scope for new development to occur.</p> <p>It should also be noted that the policies contained have been prepared with the adopted Core Strategy as the back bone of the Development Plan. The Core Strategy policies, specifically relating to new development, apply for the period up to 2026, which is only 3 years from now. Therefore, the Neighbourhood Plan has been drafted using historic policies that will be out of date very quickly.</p> <p>In terms of comments on specific policies, these are provided below;</p> <p>* Policy BEACON1 (a) - the policy suggests that the Wilton Park consented scheme should continue to be seperated from Beaconsfield by providing buffer zones between the site and Beaconsfield. This is further confirmed by comments in Section 5.9 of the Neighbourhood Plan. However, the Wilton Park consented scheme was identified for development because of its potential to link to Beaconsfield and not to seperate it from the main settlement. These links should be embraced and enhanced, rather than seeking to 'close off' the development from/to the wider community. This is recognised in the Core Strategy which states that there should be an improved integration of the site with Beaconsfield.</p>

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		<p>* Policy BEACONS1 (b) - the Wilton Park consented scheme is previously developed land in the Green Belt. The Neighbourhood Plan does not recognise that there are opportunities to redevelop areas of PDL within the Green Belt and this needs to be reconsidered, especially where those potential developments are within sustainable development.</p> <p>* Section 5.29 states that the 'the NPPF considers the construction of new buildings in the Green Belt as inappropriate by definition' - this wording is not clear that there are exceptions within the NPPF where new buildings would be acceptable. This should be clearer.</p> <p>* Policy BEACON7 - Zero Carbon Buildings - this has not been viability tested and therefore needs to be deleted.</p>

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Chris Granville	I support the submitted Neighbourhood Plan and would like to provide comments or suggest changes	<p>Submission Version of the Beaconsfield Town Council Neighbourhood Plan</p> <p>The Chiltern Society has 7000 members and provides a voice for all those championing the Chilterns Countryside. The Society campaigns to oppose overbearing development; conserve the Chilterns heritage, landscape, watercourses and biodiversity; and promote enjoyment and environmental understanding of the area.</p> <p>The Society responded to the Pre-submission version of the Beaconsfield Town Council Neighbourhood Plan in October 2022 and note that many of the issues raised in our response have been addressed in the submission version of the Neighbourhood Plan.</p> <p>The Chiltern Society is broadly supportive of the overall submission version of the plan in addressing issues relating to biodiversity, sustainability and protecting the Chilterns AONB and Green Belt located within the town boundary of Beaconsfield. We offer the following further comments on the submission version of the Neighbourhood Plan.</p> <p>BEACON 1 – Spatial Plan for the Town</p> <p>The commitment to brownfield development and the concept of ‘gentle densification’ is supported. However potential sites and likely future housing requirements appear to have been deferred pending the development of the Buckinghamshire Local Plan. Protection of the current Green Belt boundaries should be more emphatic in the submission. The policies map on page 32 should clearly show the existing Green Belt and AONB surrounding Beaconsfield. We are concerned that paragraphs 5.7 and 5.9 indicate that rather than the Neighbourhood Plan informing the Buckinghamshire Local Plan, the reverse may apply. Similarly, the inclusion of Wilton Park in the Neighbourhood Plan is restricted to the existing SPD.</p>

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		<p>BEACON 2 – New Town at the Heart of the Community No further comment</p> <p>BEACON 3 – A Thriving Old Town No further comment</p> <p>BEACON 4 – A Sustainable Holtspur No further comment</p> <p>BEACON 5 –Green Infrastructure The strengthening of this policy is supported. Paragraph 5.22 highlights that Beaconsfield has significantly less public green space when compared to other towns on the South East (and nationally). This underlines the importance of ensuring the continued protection of the Green Belt and the AONB within the Beaconsfield boundary.</p> <p>BEACON 6 – Local Green Spaces The inclusion of the 6 sites for Local Green Space designation is supported. However we remain concerned that there remains a need for greater protection of existing green space owned by London & Quadrant Housing Association. Similarly important green corridors connecting the rights of way and footpath network such as Seeley’s Walk (5) and Gurneys’s Piece (6) are not protected. We note that they are included as routes in Policy BEACON 9 – walking and cycling in the town. Given the emphasis on biodiversity in the Neighbourhood Plan, the lack of protection for the woodland areas identified as Greary’s Piece and Meadow (15) and Spinney / Wattleton Road (16) which are both owned by Beaconsfield Town</p>

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		<p>Council remains a concern.</p> <p>BEACON 7 – Zero Carbon Buildings No further comment</p> <p>BEACON 8 – The Beaconsfield Design Code We note that paragraph 5.42 gives clarity on the purpose and standing of the Design Code and the alignment with the Chilterns Design Code.</p> <p>BEACON 9 – Local Heritage Assets & Areas of Special Character No further comment</p> <p>BEACON 10 – Walking & Cycling in the Town Whilst supporting the policy, it is noted that the network of effective walking and cycling routes has been significantly enhanced. There will need to be appropriate investment including traffic calming and crossing points to make the network accessible and safe for both walkers and cyclists. We note this is recognised in the Neighbourhood Plan. The Blue route in particular includes a section of narrow public right of way footpaths linking to Knotty Green in Penn Parish which will require investment to improve the surface and width of the footpath to safely accommodate pedestrians and cyclists. We note that Seeley’s Walk and Gurney’s Piece are included in this route and represent green corridors which require protection.</p> <p>BEACON 11 – Smaller Housing No further comment</p>

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		Chris Granville Chiltern Society - Volunteer Planning Field Officer Beaconsfield, Penn & Penn Street

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Christine Jones	I object to the submitted Neighbourhood Plan and will provide comments to explain my reasons	<p>BEACON 1A The 'buffer zones', Local Gaps, Corridors of Significance, Strategic Views and Landscape Classifications have not been clearly defined. I believe they should be clearly identified on a map with expert evidence from a Landscape Consultant provided.</p> <p>BEACON 1B The brownfield sites which have been prioritised for development have not been specified - where are they?</p> <p>BEACON 1D What is the policy for Wilton Park? This does not appear to have been provided.</p> <p>BEACON 3 Which parking spaces are to be removed from the Old Town area and how many will be taken away? As car parking is already an area of concern in the town, will new parking spaces be provided? If so, how many and where?</p> <p>BEACON 5A Some wooded areas have been identified on the Policies Map but other 'green' assets have been omitted. This would appear to allow development within the GIN but some areas are in an AONB and Green Belt - this needs clarification.</p> <p>BEACON 6 There are only 6 Local Green Spaces noted here for the whole town. Why? Other areas which should be</p>

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		<p>added to the list are: Holtspur Nature Reserve, Holtspur Butterfly Reserve, allotments, sports pitches - rugby, football and cricket, all woodland/parkland areas which are community assets.</p> <p>BEACON 11 Facilities for the community should be listed here within a policy along with details of how these will be brought to fruition. The Design Code does not include adequate parking facilities and it does not appear to conform to the parking standards specified by Bucks Council. As stated in BEACON 3 above, this will exacerbate the already challenging parking issues in Beaconsfield.</p> <p>I have only recently been made aware that the Neighbourhood Plan covers the whole parish. Previously we had been informed that it related to the built up area of the town only.</p>

<p>Rachel Ferguson</p>	<p>I object to the submitted Neighbourhood Plan and will provide comments to explain my reasons</p>	<p>I would like to oppose the current draft of the Beaconsfield Neighbourhood Plan. I believe it does not sufficiently serve the purpose of protecting our Green Belt and green spaces from inappropriate development.</p> <p>In particular:</p> <ul style="list-style-type: none"> - Policy BEACON 1A does not contain an accurate map or sufficient detail and evidence to support Local Gaps, Corridors of Significance, Strategic Views and Landscape Classifications. The Town Council should commission expert evidence and resubmit the plan to support these classifications. - Policy BEACON 1B needs to contain further detail on which specific brownfield sites should be developed in order for these to be prioritized. - Policy BEACON 1D needs to properly consider the development guidelines for Wilton Park. These were not part of the public consultation as the public were told that Wilton Park was excluded from the area to be covered by the Neighbourhood Plan. This was incorrect and misleading. - Policy BEACON 3 needs to contain further detail on the area in question, number of spaces, traffic modelling and evidence that this would be an effective approach (if indeed it would). - Policy BEACON 5A needs to contain a detailed map of the Green Infrastructure Network including all green assets not just a few wooded areas. Development in all of these green areas should be expressly prohibited, even if they have other protection e.g. AONB. - Policy BEACON 6 should contain all of the Local Green Spaces which were reviewed as part of the Local Green Spaces Study. - There should be a policy to define and protect important Community Facilities such as the library, Beacon Centre etc. - The Design Code should ensure that all new houses or flats have a minimum of one parking space to avoid worsening parking issues in the town. - The consultations on the Neighbourhood Plan have not accurately represented the contents of the final submitted plan, and so residents may be under the impression that it protects the Green Belt from development when in fact it does not.
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<p>Pauline Knapp</p>	<p>I object to the submitted Neighbourhood Plan and will provide comments to explain my reasons</p>	<p>I wish to make the following points.</p> <ol style="list-style-type: none"> 1. Policy Beacon 1A. The Buffer zones in this area need to be more clearly defined. Also it is vital that this area be recognised for its AONB and this land area be protected for its special characteristics, heritage and natural beauty and I therefore feel that further investigation by a specialised consultant is required before any development happens. 2. Policy Beacon 1B. It is not clear which specific brownfield land/sites are being referred to as a priority for development. 3. Policy Beacon 1D. Wilton Park. This requires further detail as this is a MAJOR development in Beaconsfield and yet there is really no definition here. 4. Beacon 3. Parking is a real problem in Beaconsfield Old Town. No real detail is given here as to how many spaces will be lost or gained and it is vital for commercial and social use that our parking remains a priority and not just a number on a page. More information is required. 5. Beacon 5A The green infrastructure network needs to be explained in more detail. It shows some wooded areas but it is vital that we do not lose AONB and special green belt sites. 6. Local green spaces. I am very concerned about this item as only 6 areas are highlighted. I would like to mention other areas which are :- Beaconsfield Cricket Club; the Wilton Park parkland, woodland and football pitches; Oak Lodge Meadow rugby pitches; Cross Lane rugby pitches; Wooburn Green Lane football pitches; Holtspur Bank Local Nature Reserve; Holtspur Bottom Butterfly Reserve; the Allotments. I am specifically concerned that the Nature Reserve and the Butterfly Reserve are not included. I am a volunteer of both, and support these beautiful areas in our community. They are highlighted on any local map, along with the parks and sports facilities and yet are not considered mentioning in the proposal! How can this be! <p>I am very concerned about the current Neighbourhood Plan and think that more information is required. More thought and investigation into our community should happen before decisions are taken. We live in a beautiful area that already faces problems with parking and traffic problems and once alterations happen they cannot be reversed.</p>
<p>Susan Stevens</p>	<p>I support the submitted Neighbourhood Plan but do not wish to</p>	<p>Not Answered</p>

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	make any comments or suggest changes	
Claire Burke	I object to the submitted Neighbourhood Plan and will provide comments to explain my reasons	<p>In BEACON 1: there is insufficient detail in 1A regarding the exact placing and description of the suggested Buffer Zones; 1B should specify which brownfield sites are a priority for development; the policy for Wilton Parkin 1D is alluded to but with no detail - the number of changes to existing permissions at Wilton park has been shocking and residents deserve to know what the plan is going forward.</p> <p>How does the plan intend to remove parking spaces from the Old Town as suggested in BEACON 3 - will these spaces be replaced? where? A great deal of the parking already is the workers in the shops, reducing parking seems odd. Old and New Towns are at capacity for parking (which is very expensive in the New Town and suffocating small business as a result). In reference to parking I also don't understand how town centre flats in the New Town can be approved without insufficient parking provision as sketched over in the Design Code.</p> <p>Beaconsfield has many green assets like the Parkway Strip which was sold off under our noses for the medical centre - BEACON 5A and BEACON 6 need to list not just the wooded areas but other precious green assets to be protected so this underhand manoeuvre can't happen again - eg playing fields and the remaining allotments.</p>

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Martin Silverman	I object to the submitted Neighbourhood Plan and will provide comments to explain my reasons	<p>Section BEACON 1A needs much more detail to define accurately all the "buffer zones" referred to, also to be shown on a map. Also important Local Gaps, Corridors of Significance, Strategic Views and Landscape Classifications should be defined and shown on a map, and backed up by the expert evidence of a Landscape Consultant</p> <p>Section BEACON 1B needs to be rewritten to identify which specific brownfield sites are a priority for development.</p> <p>Section BEACON 1D needs to be expanded into a policy for Wilton Park, which is the town's major development site yet is only covered by one short sentence. Policy 1D appears as an after-thought. I was at the Town Council meeting where it was added. It was not thought out and done in order to close the meeting on time.</p> <p>Section BEACON 3 does not explain how many parking spaces are to be removed "from the defined Old Town Area", nor how many new spaces will be provided. What is the net gain/loss in number of Old Town parking spaces? Parking is an issue in our town and this needs to be thought through properly.</p> <p>Section BEACON 5A designates a Green Infrastructure Network as "shown on the Policies Map." The map only identifies some wooded areas. It needs to be extended to include other green assets. As drafted, this policy seems to allow development within the Green Infrastructure Network despite some areas being located in AONB and Green Belt. The policy is badly drafted.</p> <p>Section BEACON 6 only designates 6 Local Green Spaces and they are all in Council ownership. The Local Green Spaces Study lists many more areas which were not taken forward yet scored higher or equal to the 6 areas chosen. The list of Local Green Spaces should be extended to include (at least): Beaconsfield Cricket Club; the Wilton Park parkland, woodland and football pitches; Oak Lodge Meadow rugby pitches; Cross Lane rugby pitches; Wooburn Green Lane football pitches; Holtspur Bank Local Nature Reserve; Holtspur Bottom Butterfly Reserve; Ivins Road Allotments; and Park Lane allotments now designated as a Local Community Asset.</p>

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		<p>Generally, in addition to the above specifics, the draft plan lacks detail. Other plans in the area (eg The Ivers, Chalfont St Giles, Chalfont St Peter) are much more comprehensive and backed by evidence. With so much left open to interpretation, the plan will be used by developers to develop on greenbelt, green spaces and community assets on the basis that "it doesn't say that we can't"</p> <p>I make the following general observations:-</p> <p>There is no list of Community Facilities within a Policy, nor policies for their development.</p> <p>The Design Code allows for no parking spaces, or fewer spaces than specified in Bucks Council parking standards, to be allocated for houses or flats near the town centre. This policy is impractical and will exacerbate parking issues in the town.</p> <p>Councillors gave wrong information to residents about the Neighbourhood Plan and this has inhibited public comment throughout the Plan process. For example, residents were repeatedly told that the Neighbourhood Plan designated area was limited to the built up area of the town, rather than the whole parish</p> <p>On the basis of the above comments, the submitted plan should be rejected and put back to the Town Council to be fully worked up and backed with proper plans and evidence so that it is in line with neighbouring town plans</p>

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Pauline Keyne	I support the submitted Neighbourhood Plan and would like to provide comments or suggest changes	<p>BEACON1 - supported, though please consider The Beaconsfield Society's concerns about the lack of areas being specified and shown on the map.</p> <p>BEACON2 - supported although if community facilities are to be moved to the current Town Hall this presumably limits development in that area even though the Plan says proposals will be supported. It would be good to be clear about the priorities for this site.</p> <p>BEACON3 - relocating parking in the Old Town IS NOT SUPPORTED. The location of the proposed new parking is well away from the shopping area and will clash with current parking arrangements for the rugby and soccer pitches.</p> <p>BEACON4 - supported</p> <p>BEACON5 - supported, although B suggests that development will be allowed on Green Spaces and the Network. This seems at odds with the intent to protect the green environment, which should be strengthened rather than diluted.</p> <p>BEACON6 - supported, though should include many more Local Green Spaces as specified in the Local Green Spaces Study.</p> <p>BEACON7, 8 & 9 - supported</p> <p>BEACON10 - supported, although note that existing cycle tracks are often parked on and are not connected - basically they don't go anywhere. Perhaps a more comprehensive plan for cycle lanes/paths could be included in the Neighbourhood Plan.</p> <p>BEACON11 - supported. The text says "approximately half". Given that there is a shortage of 'affordable housing' this could be strengthened by saying "at least half". I am aware that The Beaconsfield Society opposes this clause on the basis that such a ratio risks what they call 'town cramming', but feel this is mitigated by the intent specified in BEACON2 "to maintain the established mix of town centre and housing uses".</p>

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Leslie Davies	I object to the submitted Neighbourhood Plan and will provide comments to explain my reasons	<p>Beacon 1A; I believe important Local Gaps Corridors of Significance, Strategic Views and Landscape Classifications should be mapped and backed up with evidence from a landscape consultant.</p> <p>Beacon 1D; The plan needs to be expanded to properly cover Wilton Park , a major area for development in the parish.</p> <p>Beacon 6; this only designates 6 areas. It should be expanded to include at least Beaconsfield Cricket Club; Wilton Park parkland, woodland and football pitches; Oak Lodge and Cross lane rugby pitches; Wooburn Green Lane football pitches; Holtspur Bank Local Nature Reserve; Holtspur Bottom Nature Reserve; Ivins Road allotments and Park Lane allotments, a Local Community Asset.</p> <p>The Neighbourhood Plan needs a comprehensive re-write so that it covers the whole parish area not just the built up area of the Town. It is seriously deficient in that it does not include a Policy on or list of community facilities or how they are going to be developed. The Green Infrastructure Network designated in Beacon 5A needs to be extended to include other green assets. As written the Policy would allow development in the Green Infrastructure Network despite these areas being in the AONB and Green Belt.</p>
Simon Iley	I object to the submitted Neighbourhood Plan and will provide comments to explain my reasons	<p>BEACON 1A does not define "Inappropriate Development" for the Green Belt / AONB. Does this imply that "Appropriate Development" (how defined) will be permitted?</p> <p>BEACON 1A does not define the boundaries of the "buffer zones" nor establish the criteria for these such as Landscape Classification, Strategic Views etc. (as used in the Planning Inspectorate refusal of the Green Belt development).</p> <p>BEACON 1B brownfield sites are not clear nor prioritised.</p> <p>BEACON 1D very thin on Wilton Park - what is the policy here to ensure the local wishes are defined and met? More significant now the original developer has gone into administration and previously proved reluctant to complete the relief road. More needed on Wilton Park and extension over Green Belt to Amersham Road.</p>

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		<p>BEACON 3B need to identify how many and which parking spaces will be removed - where will the replacements be and will they remain 'free'?</p> <p>BEACON 5A needs to identify all green areas - not just some wooded areas. Where these areas overlap with Green Belt / AONB the policy for these areas should take precedence. .</p> <p>BEACON 5B "..protect and maintain trees and hedgerows" is too limiting, preventing some otherwise beneficial development. Does this wording imply all trees are effectively TPO'd?</p> <p>BEACON 6 the list of 6 designated Local Green Spaces should be extended to include areas identified with a similar or higher score and Park Lane allotments now designated as a Local Community Asset.</p> <p>BEACON 6 does not define "Inappropriate Development" that may be permitted - does this imply that "Appropriate Development" will be permitted?</p> <p>BEACON 7 have these conditions been costed? They may prove so costly as to deter the provision of new housing - or at best make it less affordable.</p> <p>BEACON 8 where is the 'Design Code' specified? What will be acceptable grounds for exceptions? These are not defined.</p> <p>BEACON 10B rather than minimizing car use should first look at positively promoting non-car use. Not clear what constitutes a 'longer trip' - no doubt to be argued over.</p> <p>BEACON 11 it is not clear how this would work. A site that could take 11, 3 or 4 bed houses would become 6, 1 or 2 beds and 6, 3 or 4 beds - so cramming in more development. A lower ration should be considered.</p> <p>If the policy is to provide more 'down-sizing' (or 'starter-home') opportunities be more specific on how this might be achieved.</p> <p>OTHER ISSUES</p> <p>- Add a list of Community Facilities and policies for their development.</p>

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		<p>- The Design Code provides no parking (or fewer than the Bucks Council parking standards) spaces for houses or flats near (define) the town centre. No evidence that the practical impact of this has been assessed.</p>
Susan Davies	I object to the submitted Neighbourhood Plan and will provide comments to explain my reasons	<p>I would want to see the Policy BEACON 1A include all the "buffer zones" defined and shown on a detailed map.</p> <p>BEACON 1B needs to be rewritten to identify which brownfield sites area priority for development.</p> <p>There needs to be a much fuller Policy covering Wilton Park. BEACON 1D is woefully deficient.</p> <p>BEACON 6 only lists 6 Local Green Spaces. There are many more that should be listed.</p> <p>Why is there no list of Community Facilities and how they might be developed in a Policy?</p> <p>The Design Code as written will exacerbate parking issues in the Town, which are already bad enough.</p> <p>The Plan does not properly cover the whole of the parish area or how it sits within the local landscape, (Local Gaps, Corridors of Significance, Strategic Views, Landscape Classifications). There should at least be a map showing these.</p>

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Amelie Sargent	I object to the submitted Neighbourhood Plan and will provide comments to explain my reasons	<p>I oppose the Plan for a number of the following reasons.</p> <ul style="list-style-type: none"> - Policy BEACON 1A requires re-writing in order to define accurately all the "buffer zones" referred to, also to be shown on a map. - Also in relation to BEACON 1A, as in other Neighbourhood Plans, I would like to see important Local Gaps, Corridors of Significance, Strategic Views and Landscape Classifications to be defined and shown on a map, and backed up by the expert evidence of a Landscape Consultant. - BEACON 1B needs to be rewritten to identify which specific brownfield sites are a priority for development. - BEACON 3 does not explain how many parking spaces are to be removed "from the defined Old Town Area" (from where exactly?), nor how many new spaces will be provided. What is the net gain/loss in number of Old Town parking spaces? Parking is an issue in our town. - BEACON 5A designates a Green Infrastructure Network as "shown on the Policies Map." The map only identifies some wooded areas. It needs to be extended to include other green assets. I object to this policy seemingly allowing development within the Green Infrastructure Network despite some areas being located in AONB and Green Belt. The policy is badly drafted. - BEACON 6 only designates 6 Local Green Spaces and they are all in Council ownership. The Local Green Spaces Study lists many more areas which were not taken forward yet scored higher or equal to the 6 areas chosen. The list of Local Green Spaces should be extended to include: Beaconsfield Cricket Club; the Wilton Park parkland, woodland and football pitches; Oak Lodge Meadow rugby pitches; Cross Lane rugby pitches; Wooburn Green Lane football pitches; Holtspur Bank Local Nature Reserve; Holtspur Bottom Butterfly Reserve; Ivins Road Allotments; and Park Lane allotments now designated as a Local Community Asset. - BEACON 11 requires too great a ratio to be provided as "small homes of one or two bedrooms" which could lead to town cramming; 10 or 20% would be more reasonable.

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		<ul style="list-style-type: none"> - There is no list of Community Facilities within a Policy, nor policies for their development. - The Design Code allows for no parking spaces, or fewer spaces than specified in Bucks Council parking standards, to be allocated for houses or flats near the town centre. I disagree with this policy; it is impractical and will exacerbate parking issues in the town. - Councillors gave wrong information to residents about the Neighbourhood Plan and this has inhibited public comment throughout the Plan process. For example, residents were repeatedly told that the Neighbourhood Plan designated area was limited to the built up area of the town, rather than the whole parish.

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Joanne Terrell	I object to the submitted Neighbourhood Plan and will provide comments to explain my reasons	<p>As someone who has lived in the area for a number of years, the infrastructure is already insufficient for the residents in both the New Town and Old Town. The traffic, the parking, the state of the roads, and pavements(not to mention the pavements covered either by weeds or people parking on them)is a complete disgrace.</p> <p>The councillors gave incorrect information to us, the residents, which has meant that no public comment had been allowed during the Plan progress.</p> <p>There is no list of community facilities within a policy or any recommendations for current facilities to be developed.</p> <p>Beacon 6 only designates 6 Green Spaces and they are all in council ownership. The local green spaces study lists many more areas which were not taken forward even though they scored higher or equal to the 6 areas taken forward. The list of Local Green Spaces should be extended to include: Beaconsfield Cricket Club; the Wilton park parkland, woodland and football pitches; Oak Lodge Meadow Rugby pitches; Woburn Green Lane football pitches; Cross Lane Rugby Pitches;</p> <p>Beacon 1B needs to be rewritten to identify which specific brownfield sites are a priority for development.</p> <p>Beacon 1A would like to see important Local Gaps, Corridors of Significance, Strategic Views and Landscape Classifications to be defined and shown on a map and backed up with expert evidence of a Landscape Consultant.</p>

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Francis Kucera	I support the submitted Neighbourhood Plan and would like to provide comments or suggest changes	<p>Beaconsfield Rugby Club - With over 1,000 members, Beaconsfield RFC provides a very valuable community function. The Club has around 500 junior members and providing sporting facilities for young children and teenagers should be a key priority for the Council.</p> <p>BEACON 6 - we welcome the fact that, among other areas, Oak Lodge Meadow playing fields "have been identified as needing to be maintained and improved as they have a strong community and amenity value." I note that as OLM is Green Belt the Council has been advised that it, therefore, does not need to be designated as a Local Green Space as it has the same policy status. If that policy status were to change, we would like to be assured that the Council would designate OLM as a Local Green Space.</p> <p>BEACON 3 - we support the aim of having a thriving Old Town. We note with interest the proposal for public car parking on Windsor End adjacent to Oak Lodge Meadow. Whilst we agree parking in the Old Town is an issue and whilst we are not against this proposal per se, Beaconsfield RFC would like to be consulted on these proposals as Windsor End is used for parking on training nights, Saturday match days and Sunday junior mornings.</p>
Katy Buckingham	I object to the submitted Neighbourhood Plan and will provide comments to explain my reasons	The Plan that has been submitted does not protect all Green Belt land, local green spaces and Landscapes. The Plan has many loop holes that could be taken advantage by developers.

<p>Alison Wheelhouse</p>	<p>I object to the submitted Neighbourhood Plan and will provide comments to explain my reasons</p>	<p>Plan A on page 6 does not accurately show the AONB and Green Belt areas.</p> <p>Policy BEACON1A is poorly drafted, lacks clarity and definitions are needed for the important rural views, buffer zones and consented scheme referred to. A355 is no longer the Amersham Rd. A Landscape expert should be engaged by the Town Council to evidence and draft landscape policies and show them on a detailed plan.</p> <p>There is no policy for Wilton Park, the town’s major development site. This should be remedied. The public and steering group were told by Councillors and the project manager that no policies could be included for areas outside the built up area of the town. This was incorrect and prevented public input.</p> <p>The Plan lacks detail and mainly consists of aspirational non-evidenced statements. It was submitted prematurely and needs more work.</p> <p>What are the traffic management measures and traffic reduction measures and public realm improvements mentioned at several places in the plan? How can the Town Council say they will support them if we don’t know what they are? Where is the traffic modelling?</p> <p>Beacon 3B - the aspirational Carpark does not appear to increase the number of parking spaces currently available, as many would be removed. There does not appear to be any benefit to this.</p> <p>Beacon 4- this policy for Holtspur is very short on detail. Holtspur includes an area of AONB, the setting of AONB, LNR and butterfly reserve yet the policy does not cover these important aspects of Holtspur. Parking is an issue and deliveries to the shops on Mayflower Way is also an issue. Further work is needed on policies for Holtspur.</p> <p>Beacon 5- the GIN has not been accurately defined or shown accurately on the map. The policy does not mention AONB or its setting, the LNR or butterfly reserve. What about including the network of PROWs which provide lovely walks across the fields. This policy is badly drafted and again light on content.</p>
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	<p>Beacon 6- why only list 6 Local Green Spaces when the study afforded equal or higher scoring to other green spaces considered? The sites of special community importance should be included and the list expanded.</p> <p>Beacon 8- why not include new Areas of Special Character such as Longbottom Lane and the St Michael's Green Area? I disagree with any reduction in parking standards as this will exacerbate existing parking problems. Why not include a design code for Wilton Park? The map on page 22 doesn't show the green belt coloured green as per the key.</p> <p>Beacon 10- the public should be shown the urban design concept drawings commissioned by the Town Council and details should be given of the public realm improvements which the Town Council has in mind so that the public can comment on them.</p> <p>Beacon 11- it's hard to see how a ratio of 50% of 1 or 2 bed homes is needed. I thought Bucks Council's recent findings were that family homes were needed.</p> <p>The Plan has failed properly to identify how to help deliver its key aims and objectives as the policies are largely just aspirational or outside the remit of the Town Council. It was submitted prematurely and needs more work. Councillors and the project manager misled the public by telling them that the neighbourhood plan area was limited to the built up area. They also misled the public by telling them that there was a deadline for submitting the Plan because of the Local Plan. Both incorrect statements, which prevented successful public engagement in material respects. The project was rushed and therefore the result is poor. It needs far more considered work and professional input. Version control appears to have been non-existent too. It is very disappointing indeed. I did request that the neighbourhood plan consultant should present the plan to the Town Council's planning committee who should be given the opportunity to ask him questions but my request was denied by the Leader of the Council.</p>
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M Blake-Pauley	I object to the submitted Neighbourhood Plan and will provide comments to explain my reasons	<p>Local residents were not correctly informed that the Neighbourhood Plan (NP) applied to the whole parish rather than, as put forward by councillors, being limited to the built-up area of the town, thus creating a disincentive for public appraisal during the NP process. Fortunately, there is now an opportunity to redress this, as specified in the following opposition to some aspects of the Plan.</p> <p>In particular, the following Policies need attention: -</p> <p>BEACON 1A: This needs to detail all of the “buffer zones” mentioned and these need to be shown on a map. In addition, and as highlighted in other NPs, mention should also be made of Local Gaps, Corridors of Significance, Strategic Views and Landscape Classifications, also clearly defined and shown on a map;</p> <p>BEACON 1B: This requires redrafting to show which particular brownfield sites are a priority for development;</p> <p>BEACON 1D: Wilton Park has been the town’s leading development site but gets scant mention in this Policy which needs to be broadened to form a meaningful forward-looking strategy for Wilton Park;</p> <p>BEACON 3: Parking has become a concern in the defined Old Town area. This Policy does not detail where the parking spaces are to be removed from or the number to be removed from the area. Will there be a net gain or loss of spaces in our Old Town?</p> <p>BEACON 5A: The Policies Map shows an area designated as a Green Infrastructure Network but only identifies some wooded areas. It needs to be expanded to include all manner of other green assets. On the face of it, as drafted, this Policy could allow development within the Green Infrastructure Network despite some areas being located in Areas of Outstanding Natural Beauty (AONB) and Green Belt;</p> <p>BEACON 6: This Policy lists only six Local Green Spaces, all Council owned. However, the Local Green Spaces Study specifies numerous areas which were not listed despite their having scored higher or equal to the six areas chosen. The list of Local Green Spaces should be extended and in particular, should include the following: -</p> <p>Beaconsfield Cricket Club; the Wilton Park parkland; woodland and football pitches; Oak Lodge Meadow</p>

What is your full name?	Please indicate whether you support or object to the submitted Neighbourhood Plan.	Please provide your comments, suggested changes or reasons for objecting.
		<p>rugby pitches; Cross Lane rugby pitches; Wooburn Green Lane football pitches; Holtspur Bank Local Nature Reserve; Holtspur Bottom Butterfly Reserve; Ivins Road Allotments; and Park Lane allotments - now designated as a Local Community Asset;</p> <p>BEACON 11: This Smaller Housing Policy could lead to town cramming in that it requires that housing schemes comprising five or more net dwellings within the town, should provide approximately half as small homes of one or two bedrooms. A more equitable ratio would be around 10 – 20%.</p> <p>It would have been helpful if the NP had included in one of the Policies, a list of Community Facilities and Policies for their development.</p> <p>A further consideration on the subject of parking concerns The Design Code which does not appear to include parking spaces, or allows for fewer than stipulated in Bucks Council parking standards, in the case of allocations for houses or flats near the town centre. This will surely worsen the already difficult parking issues in the town.</p>

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Richard Parker	I object to the submitted Neighbourhood Plan and will provide comments to explain my reasons	<p>Compared to town plans in surrounding areas this one is seems to be full of caveats and light on very important detail. As a result, much of it has no force, it is simply aspirational.</p> <p>I understand neighbouring towns used a professional advisor to help draw-up their plans and this is evident in terms of what they've been able to achieve - complete with important, extensive detail supported by good maps and lists. I've been told Beaconsfield Town Council used the same chap but at some point they parted company - this might account for a lot of the waffle and imprecision now inherent in our own town plan.</p> <p>For example, the Spatial Plan contains the classic qualification "between existing development such as, but not limited to" - which renders the thing completely useless in terms of enforcement. The same goes for proposals relating to Green Belt and AONB.</p>

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Mrs Clare Denise Windsor	I object to the submitted Neighbourhood Plan and will provide comments to explain my reasons	<p>My view is that the proposed plan DOES NOT INCLUDE SUFFICIENT INFORMATION FOR THE PUBLIC TO MAKE AN INFORMED DECISION in a referendum. There are also a NUMBER OF AMBIGUITIES which will make the plan difficult to implement consistently. Residents of Beaconsfield deserve much more clarity and transparency over the development that will and will not be permitted.</p> <p>I am concerned that the plan is not clear enough about the green spaces around Beaconsfield that will be protected:</p> <p>BEACON 1:</p> <ul style="list-style-type: none"> - The Council has previously committed to protecting the Green Belt around Beaconsfield, a policy which is supported extensively by local residents. However the absence of any mention of the Green Belt in the policies suggests ambiguity in the Councils approach and will be concerning to residents. - The plan needs to be much more specific about the areas to be designated as buffer zones, for people to understand the significance of this. - No consideration has been given to other areas to be protected such as Strategic Views, Corridors of Significance or Local Gaps and there are a number of these that define the character of Beaconsfield around and between the current built areas. - There appears to be a focus on brownfield sites, but there are no details of maps to indicate where these might be. - There should also be clarity about the traffic measures envisaged and the parking changes proposed for the old town. Parking and congestion are important issues in Beaconsfield, and residents will need to understand the implications of the plan proposals. - There is no reference to protecting areas which are the subject of current planning applications to build on the edge of the Green Belt and on AONB land, which suggests ambiguity in the plan. - The Council has not taken the 'belt and braces' approach (as other local councils have done) to ensure

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		<p>protection of the Green Belt by also designating that land as protected green spaces, which is disappointing. If it is indeed the intention of the Council to protect the Green Belt, this would seem an obvious addition for the avoidance of doubt.</p> <p>BEACON 5 There is no mention of protecting agricultural land, the AONB or public rights of way and the approach to these is something the public should be informed about.</p> <p>BEACON 6 The list of local spaces included is very short - and this does not seem to be in line with local public opinion. I am personally disappointed to see that One Tree Meadow has not been included.</p> <p>I am also concerned about the prohibition on conversion of commercial into residential accommodation in the Old Town in BEACON 3. This seems inappropriate when changes to shopping and working habits are changing the nature of our 'high streets' . Residents will be concerned that clinging on to the old model may be detrimental to the prosperity and appearance of the Old Town in the longer term.</p> <p>MY RECOMMENDATION is therefore that BUCKS COUNCIL SHOULD RETURN THE PLAN TO BEACONSFIELD COUNCIL for amendment.</p>

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Philip Simon Prestridge	I object to the submitted Neighbourhood Plan and will provide comments to explain my reasons	<ul style="list-style-type: none"> • I OPPOSE the Plan for the following reasons. • Policy BEACON 1A requires re-writing in order to define accurately all the "buffer zones" referred to, also to be shown on a map. The buffer zones are currently not adequately defined. • Also in relation to BEACON 1A, as in other Neighbourhood Plans, I would expect to see important Local Gaps, Corridors of Significance, Strategic Views and Landscape Classifications to be defined and shown on a map, and backed up by the expert evidence of a Landscape Consultant. • BEACON 1B needs to be rewritten to identify which specific brownfield sites are a priority for development. • BEACON 1D needs to be expanded into a policy for Wilton Park, which is the town's major development site yet is only covered by one short sentence. Policy 1D appears as an after-thought. • BEACON 3 does not explain how many parking spaces are to be removed "from the defined Old Town Area" (from where exactly?), nor how many new spaces will be provided. What is the net gain/loss in number of Old Town parking spaces? Parking is an issue in our town. • BEACON 5A designates a Green Infrastructure Network as "shown on the Policies Map." The map only identifies some wooded areas. It needs to be extended to include other green assets. I object to this policy seemingly allowing development within the Green Infrastructure Network despite some areas being located in AONB and Green Belt. The policy appears badly drafted. • BEACON 6 only designates 6 Local Green Spaces and they are all in Council ownership. The Local Green Spaces Study lists many more areas which were not taken forward yet scored higher or equal to the 6 areas chosen. The list of Local Green Spaces should be extended to include: Beaconsfield Cricket Club; the Wilton Park parkland, woodland and football pitches; Oak Lodge Meadow rugby pitches; Cross Lane rugby pitches; Wooburn Green Lane football pitches; Holtspur Bank Local Nature Reserve; Holtspur Bottom Butterfly Reserve; Ivins Road Allotments; and Park Lane allotments now designated as a Local Community Asset.

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		<ul style="list-style-type: none"> • BEACON 11 requires too great a ratio to be provided as "small homes of one or two bedrooms" which could lead to town cramming; 10 or 20% would be more reasonable. • There is no list of Community Facilities within a Policy, nor policies for their development. • The Design Code allows for no parking spaces, or fewer spaces than specified in Bucks Council parking standards, to be allocated for houses or flats near the town centre. We disagree with this policy; it is impractical and will exacerbate parking issues in the town. • Councillors gave wrong information to residents about the Neighbourhood Plan and this has inhibited public comment throughout the Plan process. For example, residents were repeatedly told that the Neighbourhood Plan designated area was limited to the built up area of the town, rather than the whole parish.
Dawn Buckingham	I object to the submitted Neighbourhood Plan and will provide comments to explain my reasons	Worried about the green belt and never ending building of large houses.
Dawn Buckingham	I object to the submitted Neighbourhood Plan and will provide	Worried about destroying the green belt and continually building of large houses

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	comments to explain my reasons	
James Latham	I support the submitted Neighbourhood Plan and would like to provide comments or suggest changes	<p>Policy BEACON2: I object to proposals to "reduce traffic on Penn Road and Station Road" which is indirectly linked to the 'idea' in paragraph 6.4 suggesting the "improvement of A355/Ledborough/Longbottom junction to reduce through traffic to the new and old town". There is a lack of evidence in the Neighbourhood Plan and the Supporting Documents to justify these statements and no traffic management options are presented.</p> <p>It is noted that the March 2020 Draft South Bucks Local Plan which was withdrawn suggested that by reducing traffic on Penn Road and Station Road this would lead to the use of Ledborough Lane as effectively a 'northern bypass' for Beaconsfield. Jacobs undertook traffic modelling which formed part of the evidence base. It concluded that if the A355/Ledborough Lane junction was reconstructed with traffic signals or a roundabout this would lead to an identified 400% increase in congestion and delays to traffic on Ledborough Lane, due to traffic redirecting from Penn Road to Ledborough Lane, This would lead to unacceptable increases in traffic down Knottocks Drive, Sandelswood End and Ledborough Lane ('An Area of Special Character') which are established residential areas. There are also two junior school sites on Ledborough Lane which would be impacted, dangerous to school children, pedestrians and cyclists.</p> <p>Suggested change to BEACON2 should remove mention of reducing through traffic on Penn Road and Station Road. I agree with the statement to "Improve the public realm will also be encouraged and supported".</p>

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David Low	I object to the submitted Neighbourhood Plan and will provide comments to explain my reasons	<p>We OPPOSE the Plan for a number of the following reasons.</p> <p>Policy BEACON 1A requires re-writing in order to define accurately all the "buffer zones" referred to, also to be shown on a map.</p> <p>Also in relation to BEACON 1A, as in other Neighbourhood Plans, we want to see important Local Gaps, Corridors of Significance, Strategic Views and Landscape Classifications to be defined and shown on a map, and backed up by the expert evidence of a Landscape Consultant.</p> <p>BEACON 1B needs to be rewritten to identify which specific brownfield sites are a priority for development.</p> <p>BEACON 1D needs to be expanded into a policy for Wilton Park, which is the town's major development site yet is only covered by one short sentence. Policy 1D appears as an after-thought.</p> <p>BEACON 3 does not explain how many parking spaces are to be removed "from the defined Old Town Area" (from where exactly?), nor how many new spaces will be provided. What is the net gain/loss in number of Old Town parking spaces? Parking is an issue in our town.</p> <p>BEACON 5A designates a Green Infrastructure Network as "shown on the Policies Map." The map only identifies some wooded areas. It needs to be extended to include other green assets. We object to this policy seemingly allowing development within the Green Infrastructure Network despite some areas being located in AONB and Green Belt. The policy is badly drafted.</p> <p>BEACON 6 only designates 6 Local Green Spaces and they are all in Council ownership. The Local Green Spaces Study lists many more areas which were not taken forward yet scored higher or equal to the 6 areas chosen. The list of Local Green Spaces should be extended to include: Beaconsfield Cricket Club; the Wilton Park parkland, woodland and football pitches; Oak Lodge Meadow rugby pitches; Cross Lane rugby pitches; Wooburn Green Lane football pitches; Holtspur Bank Local Nature Reserve; Holtspur Bottom Butterfly Reserve; Ivins Road Allotments; and Park Lane allotments now designated as a Local Community Asset.</p>

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		<p>BEACON 11 requires too great a ratio to be provided as "small homes of one or two bedrooms" which could lead to town cramming; 10 or 20% would be more reasonable.</p> <p>There is no list of Community Facilities within a Policy, nor policies for their development.</p> <p>The Design Code allows for no parking spaces, or fewer spaces than specified in Bucks Council parking standards, to be allocated for houses or flats near the town centre. We disagree with this policy; it is impractical and will exacerbate parking issues in the town.</p> <p>Councillors gave wrong information to residents about the Neighbourhood Plan and this has inhibited public comment throughout the Plan process. For example, residents were repeatedly told that the Neighbourhood Plan designated area was limited to the built up area of the town, rather than the whole parish.</p>

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Sarah-Jane de Souza	I object to the submitted Neighbourhood Plan and will provide comments to explain my reasons	<p>Hello,</p> <p>I object to the plan in that it is too vaguely and could allow changes that would have significant negative effects on Beaconsfield namely:</p> <ul style="list-style-type: none"> - the proposed cycle path on Sandelswood End is completely impractical given it runs alongside High March School which is a nursery and primary school. Parents need space to drop off their (small) children safely, adding a cycle lane will make traffic movement down that road impossible when it is a challenge enough already AND add an additional hazard. - Beacon 1B should be rewritten so it identifies which specific brownfield sites are a priority for development - Beacon 3 doesn't explain how many parking spaces will be removed from the Old Town area. There is a severe shortage of parking already and this plan could make it worse. - Beacon 6 only designates 6 Local Green Spaces. Many more should have been taken from the Local Green spaces Study. We already suffer from a lack of Green space. The plan needs to Include: Beaconsfield Cricket Club, woodland and football pitches, Holtspur Bank Local Nature Reserve, Holtspur bottom butterfly reserve, park Lane allotments. - Beacon 11 requires too great a ratio to be provided as "small homes of one or two bedroom" in an area that is in heavily in demand by families and could also result in town cramming. 10-20% better. - no list of Community facilities or policy for their development. This is critical in a multi generational area. - the design code does not allow for parking spaces and we need the amount specified in Bucks council parking standards

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Paul Gardam	I object to the submitted Neighbourhood Plan and will provide comments to explain my reasons	<p>I object to this plan on the basis that it doesn't appear well thought out at all and the views of local residents haven't been taken into account.</p> <p>For example, to suggest that the green areas in Hyde Green and Chesterton are under-utilised and offer no community value is just untrue. The area on Hyde Green is always being used by local children and dog walkers. We need more attractive green spaces and yes, Hyde Grn and Chesterton could be made more attractive but they're still highly valuable to local residents.</p> <p>Also,</p> <ol style="list-style-type: none"> 1. Which brownfield sites are priority for development in BEACON 1B? 2. How many parking spaces are to be removed "from the defined Old Town Area" and how many new spaces are to be provided. Parking is an issue in our town, both old and new. The car park behind the post office and M&S should be made free. 3. I object to this policy seemingly allowing development within the Green Infrastructure Network despite some areas being located in AONB and Green Belt. 4. Community facilities such as the curzon centre, a critical local facility, need to be considered carefully. 5. Apparently, councillors gave wrong information to residents about the Neighbourhood Plan. We were repeatedly told that the Neighbourhood Plan designated area was limited to the built up area of the town, rather than the whole parish. 6. There is no mention of how to maintain the upkeep and look of the town. We need more litter management.