

ENVIRONMENT: NATURAL AND BUILT

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APPENDIX E1 – WHO IS RESPONSIBLE FOR WHAT IN THE TOWN

In terms of maintenance of the town different local authorities have different responsibilities. See below a brief summary:

For highways which includes roads and footpaths the County Council is responsible namely Transport for Buckinghamshire (TfB). Therefore all litter or footpath access issues along the main roads such as the A40 and A355 and these grass verges, roundabouts etc are the responsibility of TfB and indeed their contractors are responsible for maintaining these areas including grass cutting. The majority of street lights in the town are also owned and are the responsibility of the Bucks County Council, again people need to report faulty or problem lights to TfB, with the location/reference number of the street light concerned. A helpline and online reporting system is in place to forward on any requests or queries at TfB@buckscc.gov.uk or call 01296 395000.

South Buckinghamshire District Council (SBDC) is responsible for waste collection and maintaining its pieces of land and buildings it owns in the town and the common land in the old town including grass cutting. SBDC empty litter bins and dog waste bins, as well as household waste collection services and is also responsible for litter picking in the town. Relevant enquiries should be reported direct to SBDC either on-line at <http://www.southbucks.gov.uk> or call: 01895 837200.

Beaconsfield Town Council is responsible for maintaining its pieces of land including grass cutting. The Town Council is responsible for just 16 lights in the town, which include the War Memorial and some in St Mary's Churchyard, plus a few others. Relevant enquiries should be reported direct to them either on-line at <http://www.beaconsfieldtowncouncil.gov.uk> or call: 01494 675173.

A list of green spaces owned by the council with a brief overview of each along with map marking these sites can be found in Appendix E8.

APPENDIX E2 – DISCUSSION OF POTENTIAL ENVIRONMENTAL ENHANCEMENT

Landscape and ecological enhancement (together environmental) are designed to improve the environment for the benefit of wildlife and man. There is considerable scope for such work in Beaconsfield. The following general points relate mainly to public areas but many are also relevant to private gardens.

General points

There should be an overall plan for each area and as a whole.

The land owner and those responsible for the management should agree to the work.

Ideally enhancement should fit in with the existing management or need minimal management and not incur much extra cost. For example early daffodils, bluebells and primroses on mown grass verges have usually finished flowering before grass cutting is necessary.

The introduction of nuisance species is discouraged. This includes invasive species such as bracken or brambles and deciduous species where a heavy leaf fall may block nearby drains or make pavements slippery.

Choosing plant species suitable for the habitat nutrient, water and light levels and soil type increases the likelihood of success. For example on nutrient poor soils herbaceous species are less likely to be overgrown by grasses.

Native plant species tend to support a wider range of invertebrate populations (and so more birds and mammals) and fit in better particularly in a predominantly wild setting. In built up areas some cultivated species can provide a good visual impact and add interest to the area.

Ensure hedges on properties do not encroach on the footpath and hinder public access.

Examples of possible environmental enhancement

Plant a range of tree types and size in the area. Native species such as oak and beech are particularly important for landscape and wildlife but smaller more ornamental species may be more appropriate in some settings.

Plant woodland flowers and wild flower meadows, the latter ideally in places where the grass cutting times can be controlled.

Plant edible nut trees/groves to allow residents particularly the young the pleasure/experience of foraging for nuts and eating them. Eating chestnuts and Walnuts are now uncommon in the area and trees will take some years to fruit. Hazel nut trees are common, regularly produce nuts after a few years and can be coppiced for garden stakes.

Plant a community orchard ideally close to schools and plant fruit trees around the area. Crab apple trees are becoming less common and could be included.

Introduce patches of daffodils, wild bluebells and primroses to verges and other areas.

Introduce ferns, mosses and other shade species to damp shaded areas.

Consider vertical opportunities using species which naturally attach themselves to trees or walls or species which require some form of support to climb. These are particularly useful for the built environment and where there is limited ground space. For example where front gardens have been made into parking spaces.

Laid hedges with standard trees give a countryside look and provide a good wildlife habitat. Amersham Rd to the south of the railway bridge is a good example.

Bird boxes to encourage and boost populations

Bee hives to help increase bee populations which are especially important for crop plants.

Compost heaps where appropriate are good for sustainability and wildlife.

APPENDIX E3 – ENVIRONMENTAL ISSUES

1 Funding/achieving land maintenance and environmental enhancement

This issue should be addressed as it influences what can be done. Ideally we would recommend that more money is spent on maintenance including gardeners to enhance our green spaces and main streets. In practice we may need to look at a range of ways of achieving environmental enhancement. Currently a lot is achieved with relatively little tax payer's money and those concerned are to be congratulated on their efforts. Possible ways forward include:

Increased budget or third party funding – This could possibly be justified if special worthwhile projects are identified.

Sponsorship - Good if more can be achieved and can be linked to special projects and various opportunities are available in terms of providing trees for example to funding for a whole project.

Special interest group responsibility for an area – As in the case of Holtspur Nature Reserve, local groups and neighbours could form working groups around a piece of land or area and work together to deliver the vision and plan for that area fuelled by goodwill and giving back to the community.

Encourage residents to do more – (a) Introduce a 'Pride in Beaconsfield' charter where everyone takes pride in their frontage to the kerb be they commercial or residential owners empowering and encouraging residents to do certain jobs. This could be included on the towns website. (b) Encourage residents to take on environmental enhancement activities as above under the guidance of the council including fundraising. (d) Maintain a list of projects which schools, groups or individuals may be interested in taking on. Possible examples include: An audit of Beaconsfield's TPOs; Identification of some early bulb planting sites on verges, possible tree planting sites; Production of environmental enhancement plans for small areas and so on.

2 Safeguarding Beaconsfield's trees

A review/audit of existing individual and area TPOs would indicate if further designations should be considered for landscape purposes.

Over time, trees are lost due to factors such as ageing, development or being a nuisance and it is important that effective replacement takes place. A review of landscape succession planning could help maintain the landscape value of key access routes for future generations.

3 Retaining the green component of the area

When redevelopment occurs ensure that after development the site will retain the capacity to support enough vegetation to be in keeping with the area. Repair and enhance grass verges along property frontage with tree planting and grasscrete where appropriate.

4 Maintenance of street furniture and public utility estates

Poor maintenance can lead to a rundown look in an area. Privatisation, changes in management structure and financial cutbacks/stringency, has led to poor maintenance of some of these structures. Much of the actual work including reinstatement of disturbed areas is subcontracted out

and so adequate contracts and their supervision become important. Residents should be made aware of how they can help solve these problems.

Examples:

Pillar Boxes - Many seem to have peeling paint and green algae growing on them. Some have unhelpful info on them about collection times and nearest boxes with later collection times. It is important that we retain these pillarboxes because they form an important part of the street scene and are very useful.

Bus Stop signs – Need to be clear and readable not all are. Road signs are missing in some places.

Public Utility Estates could benefit from maintenance such as electricity substations and the BT premises.

5 Unauthorised disposal of garden waste on public land

This is a public nuisance and is illegal. Besides usually being untidy, garden waste can introduce garden 'weed' species, change the soil nutrient levels and hence the ecology of the area. This leads to degradation of natural habitats. Offenders need to be made aware of the unacceptability of their actions.

6 Protection of wildlife from predatory/nuisance species

Some human actions can unintentionally affect wildlife. Making people aware of it may help reduce the impact.

Cats stalk and catch small birds and mice. Cats wearing bells and well fed before they are let out gives wildlife a better chance. Mice are particularly important for owl food.

Dogs should not be allowed to chase wildlife such as pheasants.

Feeding foxes and Red Kite brings them into gardens and increases the likelihood they will become a nuisance.

Providing some general non judgmental guidance and information for local residents would help to reduce environment unfriendly behaviour and enhance our enjoyment of our open spaces for all

APPENDIX E4 – BUILT ENVIRONMENT

The Local Plan had a target of 2200-2800 net additional dwellings for the District from 2006 - 2026, and these are to be largely in the Principal Settlements with the best infrastructure & facilities, namely Beaconsfield, Burnham & Gerrards Cross. The AMRs (Annual Monitoring Reports) monitor and record progress against targets. By March 2014 numbers stood at a good 1454 with 746 to go. 79% were built on previously developed (brownfield) land, thus retaining open space and protecting the Green Belt. In the preceding 4 years Beaconsfield's net contribution was 138 new dwellings, an increase of under 3%. Sizes in 2012/13 were 68% 1 or 2 bed, 10% 3 bed, 22% 4+ beds. In 2013/14, 56% 1 or 2 bed, 22% 3 bed, and 22% 4+ beds, reflecting a fifth of all houses as large but with many of the required smaller dwellings.

The target for affordable homes was 40% in developments of 5 or more dwellings. From 2006 – 2014 199 new build affordable homes were achieved in the District (14% of the total). Of those affordable homes the requirement is for 67% to be social rented. On 28 November 2014 the Government changed the requirement, in order to get stalled small housing schemes moving particularly in high cost areas, so the 40% does not now kick in until 10 or more homes.

Achieving the housing provision targets is not easy as Councils are not themselves builders, and together with providing a desirable proportion of affordable and social housing pressure on land provision and existing settlements is high. Beaconsfield is fortunate in that it has the large brownfield Wilton Park site to accommodate requisite housing growth without direct physical impact on other parts of the town. To this end a supplementary planning document has been approved in March 2015 by SBDC for Wilton Park.

As well as replacement and infill sites, there has been some backland development, but housing density has been consistently low, year to 2014 17.88 dwellings per HA. This is under 8 per acre, a normal reasonable density, and falls well short of current dwelling per HA rates of Suburban 40-90, Urban 70- 185, City central 220-440. The CPRE (Campaign for the Protection of Rural England) identified 25d/HA as the UK average and believes efficient use of land indicates 30-50d/HA, with schemes with flats and smaller dwellings achieving higher density (Housing Density Study 30 August 2012).

Development Activity - Planning Applications In Beaconsfield

In the four years preceding 31 March 2014, some 1027 applications came before the Town Council planning committee (Minutes of BTC Planning Committee 1/4/10 – 31/3/14)). At an average of 256 annually they represent just one fifth of all planning applications received by South Bucks (1275 total in year 2014/2015). The Town Council is a consultee on planning, but the statutory body determining applications for approval is the District Council, South Bucks.

Of these applications 50% (515) were in the North Ward, 28% (283) in the South and 22% (229) in the West Ward; ward boundaries as prevailing at that time. North Ward applications peaked in 2011/12 at 56% falling back to 45% last year with a corresponding upturn in South Ward to 35% reflecting Wattleton/Tilsworth activity. West remained fairly consistent with activity around the Burgess Wood area.

Applications by number, type and Ward, are tabulated on Tables OD/1 to OD/4 inclusive in the Appendix. As can be seen replacement houses, generally much larger than their predecessors, accounted for 66 applications, with 68% in North Ward (eg Ledborough Lane). Replacement of single houses with 2, 3 & even one with 4 accounted for 27 applications, again 70% in North Ward (eg Gregories Road).

Extensions, whether single, multiple, single or two storey or to the roof, account for a staggering 494 applications, 48%, and whilst some are by developers buying and enhancing properties, the majority reflects the huge demand by the affluent residents of Beaconsfield to gain their own additional living space. Governmental relaxation of Permitted Development Rights (eg size of house extension before planning permission required) has assisted additional building activity.

The Town Council objected to 1 in 10 applications (101, for reasons as tabulated OD/1 – OD/4). Comparative figures for objections made to SBDC and the rate of refusal of applications by SBDC have not been forthcoming. However the average national refusal rate is running at 20% (DCLG Planning Statistics 19 March 2015 Q4 2014), and the appeal rate below of 6% advised by SBDC indicates 14% of applications are refused and not appealed.

Across the District on major schemes 15% were appealed on refusal, with a fifth of those overturned giving a 78% success rate (Gov.UK Planning application statistics 19/3/15). Chiltern District saw a greater percentage appealed at 24%. On all applications the appeal success rate for South Bucks falls to 59.7% in the last year when 72 appeals were lodged (6% of applications).

Crudely speaking then in Beaconsfield with 250 applications a year, 50 refusals might be expected, and of those refusals 15 appealed, and of those 6 overturned on appeal.

Determining applications requires a strict adherence to policy, balancing the rights of the applicant against those of the community, and this is carried out by recommendation of the Planning Officer. They also have to be achieved within target times against which SBDC scores on average over 95%. Where a Council refuses an application against the advice of the Officer, invariably the chance of an applicant overturning the decision on appeal rises. An appeal as well as costing the public money in its preparation can also result in costs being awarded against the Council, so decisions are not taken lightly. The introduction of the 2012 National Planning Policy Framework (NPPF) in favour of sustainable development to aid economic growth and the widening of Permitted Development Rights to ease planning system congestion, have made the task more difficult. In some instances the NPPF presumption in favour of sustainable development has allowed schemes of a special nature to be argued to override local policy. With a new Government Minister Greg Clark appointed to the Dept of Communities and Local Government (DCLG) just on 11 May 2015, to replace Eric Pickles, any shift in NPPF interpretation that might take place is unknown.

The existing Local Plan has detailed and extensive policies, which importantly must not be lost when the new Plan is developed by SBDC. Greater autonomy at a local level is promised by Neighbourhood Plans, introduced under the 2011 Localism Act to sit alongside the District Plan. They may aid future decision making and approval success rates, and a Neighbourhood Plan is a matter for consideration by Beaconsfield Town Council. Clear Design Guidance can help too (looked at elsewhere in this report), particularly in sensitive character locations of historical and townscape value such as the Beaconsfield Old Town Conservation Area, together with the requirement for Design and Heritage Statements to be submitted with applications to SBDC, to demonstrate that policy, good design and other considerations have been taken into account by the applicant.

A review of known infrastructure issues is desirable and an action plan for the responsible authorities to tackle them. For relevant new development the introduction of a community infrastructure levy (cil) by the district council would provide valuable funding for essential infrastructure to support the expected growth of the town.

APPENDIX E5 – AFFORDABILITY OF HOUSING IN BEACONSFIELD

Overview

As part of the V4B Environment team’s remit, research has been made into the relative affordability of housing in the Beaconsfield area. Prior to the analysis being performed it was already clear that housing in Beaconsfield is considered by many to be more expensive than in many similar areas of SE England and concerns have been raised about the impact this has on the town and its residents. By researching property sales values over the past five years, this analysis aims to shed some light onto this perception.

Table 1, movements in averages prices 2010-2015 in Beaconsfield

in-year price change			cumulative price change		
2014-15	£61,597	7.1%	2010-15	£184,728	25.0%
2013-14	£3,555	0.4%	2010-14	£123,131	16.6%
2012-13	£88,875	11.5%	2010-13	£119,576	16.2%
2011-12	-£31,744	-4.0%	2010-12	£30,701	4.2%
2010-11	£62,445	8.4%	2010-11	£62,445	8.4%

Source: Zoopla Zed-Index

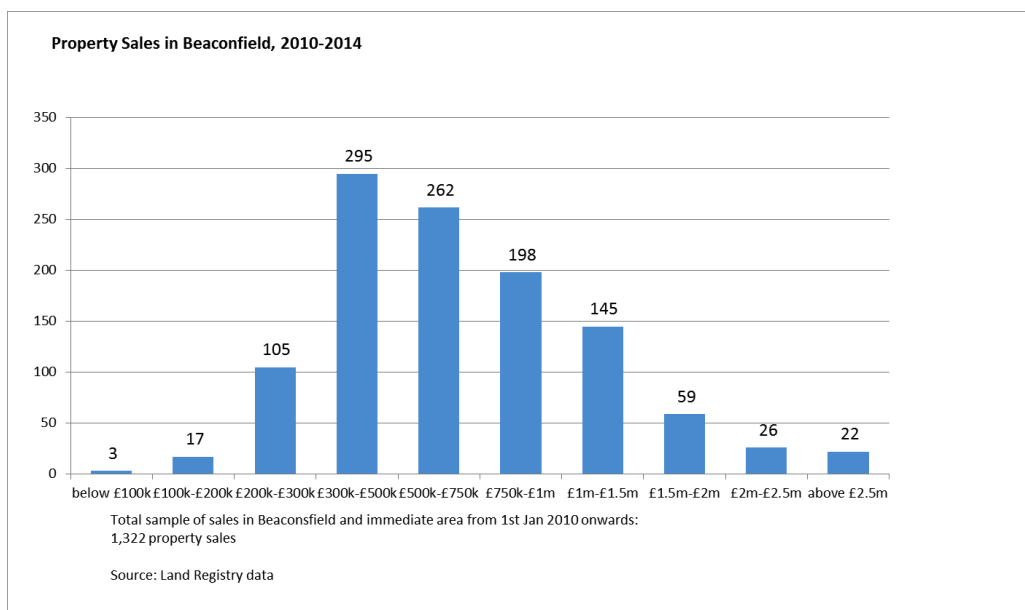
Current average price in Beaconsfield is £924,500

Average prices as at 8th April each year

The table above reflects property price increases of the “average” property in SE England, which have seen material increases following the banking crisis and recession.

Over this five year period there have been over 1,300 property sales in Beaconsfield, and the profile of the chart below shows sales values to be concentrated in the range of £300k-£750k, with almost 50% of all sales values falling inside this range. Of course, as has been seen already, material value inflation has been seen since 2010 and this is not adjusted for in the table below.

Table 2, property sales values 2010-14



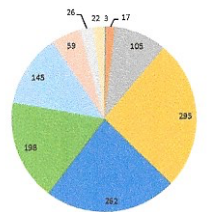
Beaconsfield property is obviously not homogenous and the map and charts above and attached in Appendix E6 shows how the above sales value profile can be viewed geographically across the town. What is of positive note is there is a very wide mix of property prices all within a prime location be it the new town, old town or Holtspur area, providing great diversity. This analysis shows that, if there is affordable housing in Beaconsfield, then such properties are likely to be to the west of the town in Holtspur and to the east in Maxwell Road and the area east of Station Rd. It is also clear that in between these two areas of the town there is significant differences in property values, and concentrations of some very expensive housing, even by SE England measures.

However it must be noted that this analysis is limited as it does not allow for relative sizes of the properties, ie plot size and property size is certainly a key factor in explaining the difference in average property prices between (say) Burkes Road and Ronald Road, and this is not adjusted for in this analysis.

APPENDIX E6 – PROPERTY SALES IN BEACONSFIELD 2010-2014

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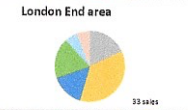
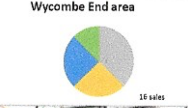
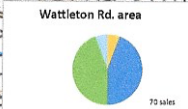
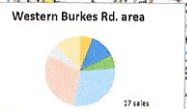
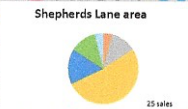
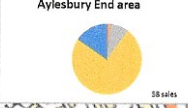
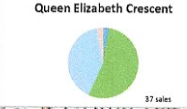
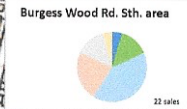
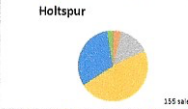
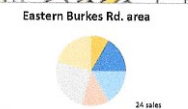
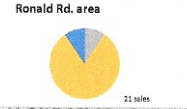
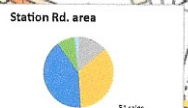
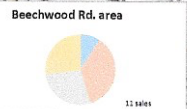
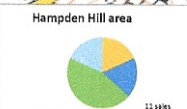
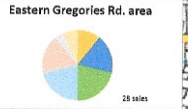
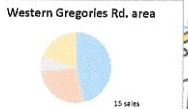
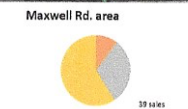
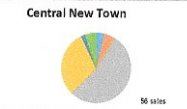
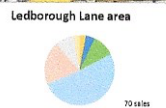
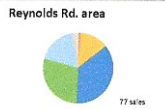
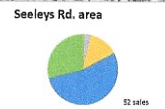
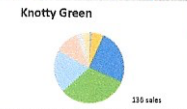
Property Sales in Beaconsfield, 2010-2014



Total sample of sales in Beaconsfield and immediate area from 1st Jan 2010 onwards: 1,322 property sales

Source: Land Registry data

- below £100k
- £100k-£200k
- £200k-£300k
- £300k-£500k
- £500k-£750k
- £750k-£1m
- £1m-£1.5m
- £1.5m-£2m
- £2m-£2.5m
- above £2.5m



APPENDIX E7 – PLANNING REPORT

Overview

The Local Plan established by the District Council (SBDC) sets goals to achieve in meeting demands on the area, both local and national. Like any plan it sets policy and aims, but needs to be flexible to deal effectively with the changes in the operating environment in the broadest sense, physically and economically. To this end the Plan adopted 16 years ago has been reviewed twice to 2011, and indeed is now under review for a new Emerging Local Plan being formulated over the next two years. Whilst change always brings feelings of uncertainty, the preparation and existence of a Plan gives a high degree of control and influence in shaping the future.

The key area of interest is the potential for "over development" in and around Beaconsfield. This includes new and renovated houses that could become out of scale with the surrounding neighbourhood. From the Survey analysis 29% was cited as the proportion concerned about overdevelopment, but only three respondents expressed a lack of confidence in SBDC planning. In more detail less than half saying they were concerned about the overdevelopment of individual sites, even including comments about too many houses and flats being built. Nearly 11% are actually concerned about the impact of future new development and in particular Wilton Park with commensurate impact on our education and healthcare provision, and even our road space. 5% cite loss of character of the Town by development with less than 1% saying poor design.

5% of survey respondents expressed concern about loss of character and 18% of the Town Council's own planning objections were on Character basis alone. The existing Local Plan has detailed policies on such and design guidance, reviewed elsewhere in this report, all of which are valuable and might benefit from review and enhancement.

It was also noted there seems to be a build of house the so called "starter mansion" which when purchased new flies off the shelves, however, when the property is put up for sale again it isn't as marketable and people may not wish to purchase a new build "hand me down"! Whilst this isn't an issue for developers as they are selling the properties, it does cause sustainability issues where houses are then being potentially bought by developers, demolished and being rebuilt to satisfy a new buyer. The properties end up with smaller and smaller gardens and this practise is not sustainable. We ought to encourage town planners to consider the longevity of the new builds they are permitting.

Building works in Beaconsfield

Surprisingly few people commented in the Survey on the actualities of development works: builders' parked vans, heavy vehicles, dust, noise and vibration, bleeping crane warning devices, and so on. One survey respondent suggested a queuing system to restrict the amount of building works to be undertaken at any one time. Similar concerns about infrastructure being finite and thus a reason to stop further development in the town were expressed.

Scope

To review the many documents that impact planning policy and decisions to see what guidance is given in terms of size and scale of new and extensively renovated residential buildings. Among the documents reviewed, the one offering specific advice is the Supplemental Planning Document (SPD) entitled *Residential Design Guide, October 2008*. This document stated goal is to "secure high quality residential development...". Section 6.2.8 states, "Any proposal which would appear over-dominant or obtrusive within its surroundings, by virtue of its scale and massing, will not be acceptable....".

Conclusions & Recommendations

All of the planning documents purport to encourage development that is "compatible with the character of the surrounding area..."¹ Generally, these sorts of references are more aspirational than providing definitive rules. The *Residential Design Guide, October 2008*, however, is more specific.

It is felt that if the *Residential Design Guide* was adhered to, the scale issue would be resolved. Unfortunately, even this type of guidance can be open to interpretation. Without very prescriptive design requirements, such as height restrictions and floor area to site area ratio restrictions, this will be the case. Any additional types of restrictions should be studied further to see if any could be implemented. Too much restriction, however, can be counterproductive with the result being identical cookie cutter houses responding to rigid design requirements.

The creation of a Neighbourhood Plan for Beaconsfield should be considered. Neighbourhood Plans can influence planning decisions, but producing one is a big and lengthy undertaking. The benefits and costs involved must be investigated in more detail but it is clear it has more weight in planning terms when applications are put forward. The work done within the Built Environment Working Group for Vision for Beaconsfield feeding into recommendations for the Town Plan has gone some way to preparing the ground work for this and has provided some base data analysis to help inform that process.

A less onerous suggestion and one that is recommended to implement as soon as is practicable is to require developers to provide more information about the surrounding properties in planning applications for new construction and or large extensions. A site plan showing the surrounding properties is already required. If this information was presented three dimensionally, showing the size and shape of the surrounding properties, a more informed judgement could be made about the context of the new construction. This information should be shown in the elevations and in a three dimensional drawing of the site and the surrounding properties.

It was noted, however, this is not a national validation requirement and there might be some reluctance to ask for it. At the very least as a Consultee, the Beaconsfield Town Council can also ask for the additional massing information. This is probably the best way to ensure this additional information is provided. It is therefore recommended that the Town website should include a page for developers of new and existing buildings providing links to key planning documents relevant to Beaconsfield (Currently 7) and key recommendations that the town would also like submitted as part of the application with special emphasis on complying with *Residential Design Guide, October 2008*.

In summary, we recommend:

- The cost and benefits of a Neighbourhood Plan be further investigated.
- The Beaconsfield Town Council ask for additional information on the context, size and massing of new developments.
- The Town website be updated to include links to all of the relevant planning document.

¹ Local Plan, Feb 2011, page 115

APPENDIX 8 – DESCRIPTION OF LAND OWNED BY BEACONSFIELD TOWN

1 Wooburn Green Lane - Sports Field

Ease of use – Access restricted to when there is a match

Easy to find – yes

Parking access – restricted

Litter issues – none seen

Litter bins available – none seen due to fenced off

Could area be improved – As the area is fenced off it is restricting its wider use and is therefore an asset that is under utilised, which is not ideal and should perhaps be looked at. Also it is away from the town again not ideal and quite clearly if it was closer to the town with wider access it would be more inviting to the young to use it

2 Oakwood Meadow, Windsor End – Rugby ground

Ease of use – Very Good

Easy to find – Reasonable

Parking access – Very Good

Litter issues – none observed

Litter bins available – yes

Could area be improved – The provision of more parking would be a benefit, but this is accommodated along Windsor End. The grounds are very large and there could be a provision for additional teenager outdoor facilities

3 Junction Spinney/Wattleton Road

Ease of use – Good

Easy to find – Reasonable

Parking access – Not relevant be available

Litter issues – No litter issues

Litter bins available – None

Could area be improved – The area is a wild corner with a woodland feel and ideal for neighbouring dog walkers. Some minor tidying and further woodland flower planting would widen its appeal.

4 Hampden Hill Conservation Area

Ease of use – Very good, beautiful conservation area

Easy to find – Reasonable

Parking access – Reasonable

Litter issues – None

Litter bins available – None

Could area be improved – This is a beautiful location with stunning views that could perhaps benefit from more than just one park bench

5 Walkwood, Grove Road & Tilsworth Road

Ease of use – Great place to visit for a short walk

Easy to find – Sign on Tils Worth Rd More prominent signs needed at other access points

Parking access – No extra provision but parking available on surrounding roads

Litter issues – None but smelly dog poo area on Tilsworth Road entrance side

Litter bins available – Yes

Could area be improved – Just maintained as it is perhaps with the odd woodland seating in place

6 Baring Road/Gregories Road verge across railway

Ease of use – n/a

Easy to find – n/a

Parking access – n/a

Litter issues – none observed

Litter bins available – none

Could area be improved – suitable maintenance and tree and wild flower planting

7 Wheelers Green, Candlemas Lane

Ease of use – just grass area at corner of two roads

Easy to find – n/a

Parking access – n/a

Litter issues – none

Litter bins available – none

Could area be improved – suitable maintenance and tree and wild flower planting

8 Ivins Town Council Allotment Site, Heath Road

Ease of use – n/a

Easy to find – Enter Ivins Road from Holtspur Top Lane, park car and walk to the rear of the mini roundabout at the bottom end of the road. There is a path/driveway between the house which faces onto the roundabout and the ones to the side - and there is the entrance to the allotments. You would not be able to see the entrance from a car, you need to walk to it.

Parking access – Ivins Road

Litter issues – none observed

Litter bins available – No

Could area be improved – Area could be improved if people cultivated their allotments. Several are well tended, others left untouched.

9 Seeleys Walk, Penn Road

Ease of use – Footpath

Easy to find – Reasonable

Parking access – n/a

Litter issues – none observed

Litter bins available – none seen

Could area be improved – none identified

10 The Oval – Beaconsfield Tennis Centre (BTC)

Ease of use – Both the tennis courts and the footpath through the Oval are very well used and are convenient to use. During wet weather the footpath gets quite muddy near the southern end. The Boules area marking the twinning of Beaconsfield and Langres seems rarely used.

Easy to find – Location signs outside BTC are being replaced. Courts are visible from road. At the southern end of the footpath through the Oval the mangled remains of the Wilton Crescent sign with one of its posts has been dumped.

Parking access – Good size onsite parking area with hard standing. Parking in adjacent streets free but not allowed between 11am and noon.

Litter issues – According to BTC bins are not emptied frequently enough in the summer. Litter obvious outside entrance and some also visible on site

Litter bins available - 6 waste bins on site. One dog waste bin on site adjacent to the footpath.

Could area be improved – The impressive mature oaks combined with the curved predominantly natural species hedge bordering on Wilton Crescent give the area a woodland feel. The Oval is a Beaconsfield gem. The tennis centre, which has a gym, is well used by quite a large age range. Maintenance is a problem: footpath, and tennis courts need action. I understand that leaf clearance is undertaken by people 'giving back to society'. Sources of funding for maintenance could usefully be investigated eg: sponsorship, maintenance surcharge for players, etc.

11 Parkway Strip, A40 Oxford Road, Walkwood Rise

Ease of use – Good mature meadow with large impressive trees

Easy to find – Good

Parking access – on neighbouring roads

Litter issues – none observed

Litter bins available – none

Could area be improved – Limited use at present which is a pity as a beautiful spot and would be an idea location for further tree and wildflower planting.

12 Geary's Piece and Meadow, A40 Wycombe End

Ease of use – Very limited and very little used. it is very neglected and overgrown and its use appears to be to very few dog walkers as it is not on route to anyway and the two access points are both along the A40.

Easy to find – Very difficult

Parking access – None

Litter issues – none

Litter bins available – none

Could area be improved – The area appears to be hardly used and is crying out for renovation as in serious neglect and would benefit from a review.

13 Malthouse Square Recreation Ground

Ease of use – Very good open green and playground with high quality and well maintained play equipment for all ages, surrounded by open grass areas ideal for families

Easy to find – Reasonable

Parking access – Reasonable on surrounding streets

Litter issues – None observed

Litter bins available – yes

Could area be improved – Enhanced picnic areas and tree and wild meadow planting

14 Holtspur Recreation ground, Holtspur Way

Ease of use – Very good open green and playground with high quality and well maintained play equipment for all ages, surrounded by open grass areas ideal for families

Easy to find – Good

Parking access – Parking spaces blocked off but parking available on surrounding roads

Litter issues – no litter observed

Litter bins available – yes

Could area be improved – It is a shame the parking area is not accessible. The green would benefit from tree planting along the road and the car park to further enhance this open space.

15 Nature Reserve/Butterfly reserve, A40 White Hill/Riding Lane

Ease of use – Limited parking under railway bridge

Easy to find – One sign on Holtspur Top Lane/Riding Lane saying nature reserve

Parking access – no parking available (space exists but gate locked)

Litter issues – Litter in riding lane

Litter bins available – none seen

Could area be improved – More signs to encourage use. It is a shame the parking area is not accessible especially as the road can not accommodate parking.

16 One Tree Meadow,

Ease of use – Tucked away area known by locals. Natural area part wood part grass area, enjoyed by dog walkers and walkers

Easy to find – No signs

Parking access – limited

Litter issues – the odd piece of litter, significant litter where the wooded area runs along the railway line to Amersham Road

Litter bins available – One Dog bin, one waste bin at One Tree Meadow end.

Could area be improved – Totally enclosed so not suitable for play area and too far away from the new town centre for it to be used enough. Wild flower planting would enhance and add value, added tree planting would also be suitable

17 Market Square, Aylesbury End

Ease of use – Easy to see but not clear it is a public space

Easy to find –Very visible

Parking access – Free parking all around

Litter issues – none observed

Litter bins available – bins available close by

Could area be improved – continued maintenance

18 Candlemas Pond, Candlemas Lane

Ease of use – Not clear a public space as fenced off with low level railings

Easy to find – Very visible

Parking access – Limited free parking around

Litter issues – the odd piece of litter

Litter bins available – bin available close by

Could area be improved – More seating to enjoy area space, notice board, more bulb planting

19 Davenies Strip and Davenies Piece, Station Road

Ease of use – Davenies strip easy to walk through, Davenies piece not

Easy to find – Strip visible even though behind hedging. Piece looks like a bit of waste/neglected area, not clear a public space to enjoy.

Parking access – No parking available

Litter issues – The odd piece of litter

Litter bins available – none seen

Could area be improved – Davenies Piece needs to be more inclusive and open to welcome visitors. More seating in both and woodland flower planting would enhance area.

20 Town Hall Green, Station Road

Ease of use – Free access and well used by all often mothers with young children and people enjoying there lunch break

Easy to find – Very visible

Parking access – Parking available at rear and in the town

Litter issues – Due to its frequent use and location it does suffer from a little too much litter at times. Litter picking needed around the railway line around station which is very visible to this area.

Litter bins available – yes, along the station road near to Waitrose and towards the railway.

Could area be improved – More frequent emptying of litterbins and litter picking. The Town Hall and its green lack a wow factor.

21 St Mary's Graveyard, Windsor End

Ease of use – Yes

Easy to find – Very visible

Parking access – Free parking around it

Litter issues – none observed

Litter bins available – none

Could area be improved – none come to mind

22 St Mary's Play Ground, Garvin Avenue

Ease of use – Easy to access

Easy to find – Not obvious as in side street

Parking access – limited parking in area

Litter issues – none observed

Litter bins available –

Could area be improved – Greater facilities playground facilities for children

Other areas highlighted not owned by the Town Council:

Chesterton Green, Maxwell Road (not owned by the council but close to town centre)

Ease of use – A large grass field area close to shops with hedge along Maxwell Road

Easy to find – Visible

Parking access – Limited around surrounding streets

Litter issues – Very little litter

Litter bins available – Yes

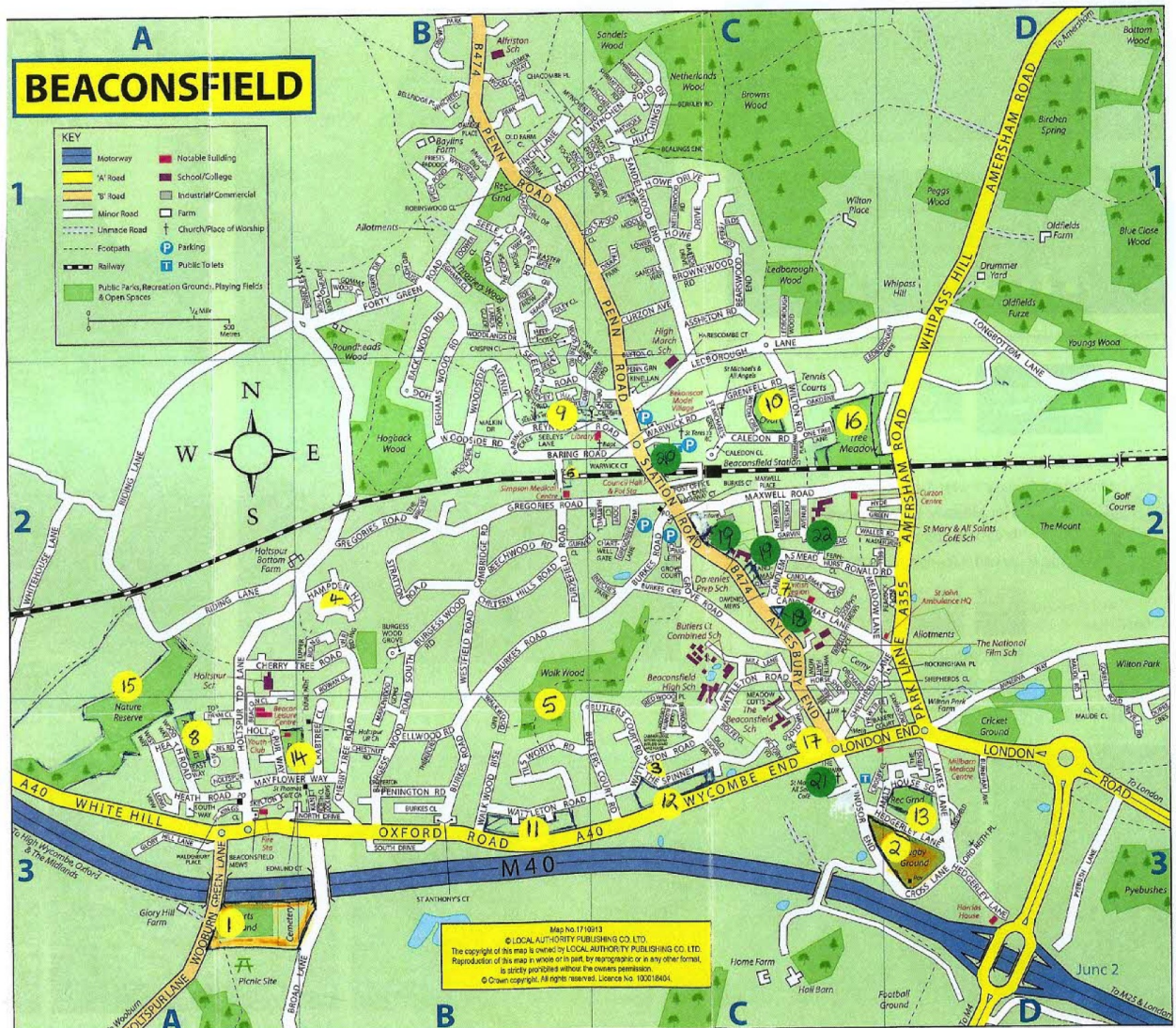
Could area be improved – A little used area

The Spinney cul-de-sac - litter re school children and would benefit from a bin

Whitehouse Lane – In desperate need of litter picking and is clearly well used by walkers and therefore would benefit from litter bins

A40 Wycombe End/Windsor End roundabout - In desperate need of litter picking and perhaps would benefit from more bins in this busy part of the town with discarded dog ends on the footpaths an eyesore local businesses should take responsibility and clear up after their staff and patrons.

APPENDIX E9: LAND OWNERSHIP MAP OF BEACONSFIELD



APPENDIX E10 – LAND IN THE CATCHMENT AREA OF BEACONSFIELD

Land and buildings owned by Beaconsfield Town Council:

Type	Land	Acres	Description	Map ref
Open Spaces	Woburn Green Lane Sports Field	9.5	3.75 football pitches, changing rooms	1
Open Spaces	Oak Lodge Meadow	11.732		2
Open Spaces	Junct Spinney/Wattleton Road	0.5	Trees and grass	3
Open Spaces	Hampden Hill conservation area	2.6	Trees and grass	4
Open Spaces	Walkwood	24.137	Wood and meadow	5
Open Spaces	Baring Rd/Gregories Rd	0.3	verge	6
Open Spaces	Wheelers Green	0.218	grass	7
Open Spaces	Ivins Road	1.83	Allotments	8
Open Spaces	Seeleys Walk from Reynolds Rd – Woodside Rd	1	Path	9
Open Spaces	The Oval	3.156	Tennis courts, boules piste & park	10
Open Spaces	London Rd (A40) (parkway strip)	2.6	grass	11
Open Spaces	London Rd (Geary's Piece & Meadow)	2.9	Wood and meadow	12
Open Spaces	Malthouse Square Recreation Ground	2.768	Grass	13
Open Spaces	Holtspur Park/Recreation Ground	3.6	Grass	14
Open Spaces	Holtspur Bank Nature Reserve/ Holtspur Bank local Nature Reserve	26.5	Nature Reserve	15
Open Spaces	One Tree Meadow	6.478	Woodland and meadow	16
Open Spaces	Market Square (Old Town)	0.8	Grass and garden	17
Leasehold	Bus Shelter, Wycombe End Bus Shelter, London End			
Open Spaces	War Memorial & Garden		Including grass area to rear	21
Common Land in Beaconsfield managed by the Town Council:				
Common land	Candlemas Pond		Pond with fencing	18
Common land	Davenies Strip, Davenies Piece		Trees and grass	19
Common land	Town Hall Green, New Town		Landscaped garden	20
Church Land	St Mary's Churchyard		Graveyard	21
County Owned	St Mary's playground, Garvin Avenue			22

South Bucks District Council owned property in Beaconsfield:

Cemetery	Shepherds Lane
Cemetery	Broad Lane, Holtspur
Car park	Penncroft
Car park	Altons
Car park	Warwick Road
Wood	Part of Ledborough wood
Town Hall	Town Hall leased to BTC
Car park by town hall	Part leased
Beacon Leisure Centre	Operated by GLL leased to Better
Some buildings	Ground landlord but which are let on long leases

Buckinghamshire County Council owned property in Beaconsfield

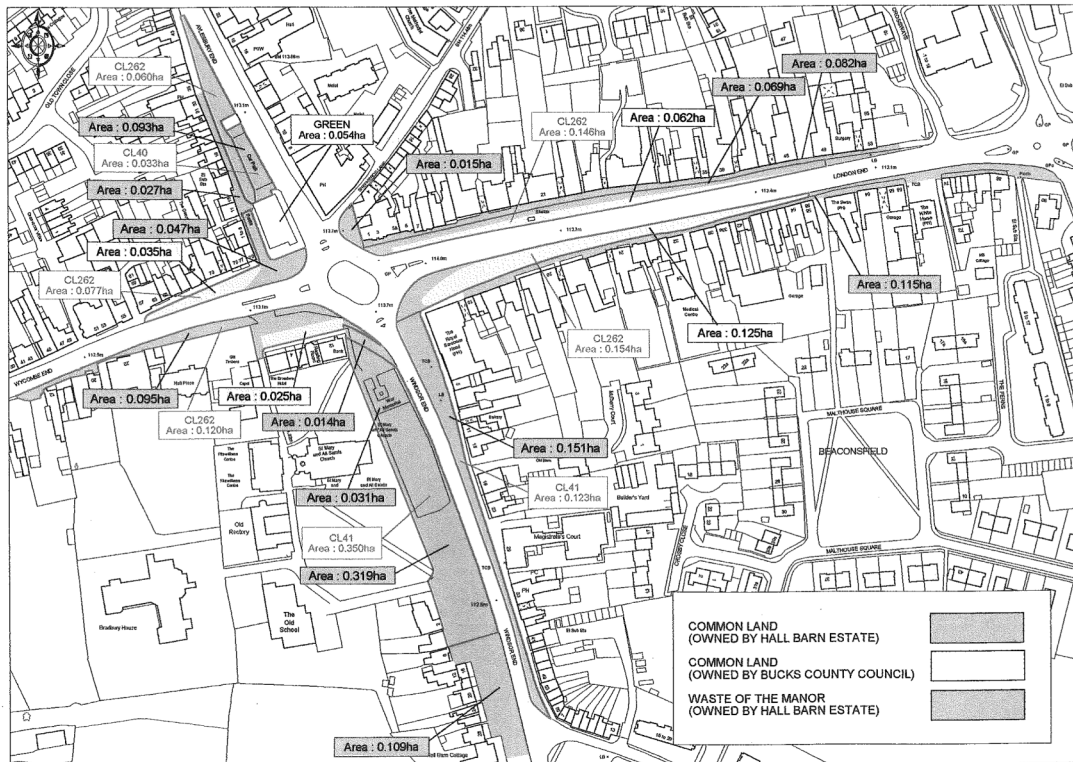
St Michael's Green	Warwick Road	
Library		
Curzon Centre	Maxwell Road	
Coroner's Court		
St Mary's Primary School	Maxwell Road	
The Beaconsfield School	Wattleton Road	
<i>Beaconsfield High School</i>	<i>Wattleton Road</i>	<i>Academy</i>
Bulter's Court Primary	Wattleton Road	
Holtspur Primary + childrens centre		
Green verges along the main roads		
Common land Old Town	Part owned by BCC & Hall Barn Estates	SBDC to ensure the land is kept as common land re Commons Act

Privately Owned

Chesterton Green, Maxwell Road	L & G Beacon Housing
British Legion	
The reading Room	
Masonic Centre	
Fitzwilliams Centre	
St Michael's Hall & CCRC	
St Thomas' Hall	
URC Crabtree Close	
URC, Aylesbury End	
St Teresa's Parish Centre	

APPENDIX E11 – COMMON LAND AND WASTE OF THE MANOR MAP

Beaconsfield Old Town, Common Land and Waste of The Manor



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Drawing Number : A. 18,731
O.S. Ref : SU 9490 SW
Date : 2/3/2000

BIDWELLS
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APPENDIX E12 – DEVELOPMENT IN THE TOWN (Tables OD/1 –

TABLE OD/1 : PLANNING APPLICATIONS 1/4/2010 - 31/3/2011

Applications	Numbers:		
	North Ward	South Ward	West Ward
<i>Town Council objection:</i>			
Character	3	1	0
Overdevelopment	3	4	5
Other - combination of, above, privacy, parking, noise, green belt.	11	6	5
<i>Description:</i>			
Single extension	21	17	14
Extensions	36	24	26
Roof convert / extend	3	1	1
Garage	7	1	1 + (1)
Porch	0	0	0
Conservatory	1	1	0
Gates	1	1	2 + (3)
Solar panels	1	(1)	0
Swimming pool	2	0	0
Fence/wall	0	0	0
Other - roof alter, tree house, summer house, wall cladding, bin store, tennis court, window, landscaping, access.	4	2	3
Replacement house	10	0	8
1 to 2 dwelling	1	0	1
1 to 3 dwelling	2	0	1
1 to 4 dwelling	1	0	0
One dwelling	8	0	3
Other residential**	5	3	2
Sport related	1	3	0
Church related	2	0	0
School related	0	1	0
Business related	7	7	0
Change of Use	(1)	1 + (4)	0
Advertisement consent /sign	8	10	0
Telephone equipment	0	2	0
Variation of condition / revised or reapplication.	21	9	6
Key : () = in combination with another item			

**Other residential : North 2 x 3 bed + 10 x 2 bed, 3 to 8 backland, 1 to 11x2 bed, 3prs semis, 1 to 5 flats + u/g.

South 1 to 4 flats, convert to 1 bed, 14x2 bed on school land.

West 7 dwellings on backland, 4 det hse rear land.

TABLE OD/2 : PLANNING APPLICATIONS 1/4/2011 - 31/3/2012

Applications	Numbers:		
	North Ward	South Ward	West Ward
<i>Town Council objection:</i>			
Character	1	2	0
Overdevelopment	3	2	2
Other - combination of, above, privacy, parking, noise, green belt, loss of community facility.	4	1	3
<i>Description:</i>			
Single extension	21	12	14
Extensions	39	13	16
Roof convert / extend	5	2	0
Garage	3	1	1
Porch	1	0	0
Conservatory	2	1	1
Gates	4	2	(2)
Solar panels	9	0	3
Swimming pool	0	0	0
Fence/wall	0	1	0
Other - roof alter, tree house, summer house, wall cladding, bin store, tennis court, window, landscaping, access.	6	2	3
Replacement house	9	0	3
1 to 2 dwelling	2	0	0
1 to 3 dwelling	0	0	0
1 to 4 dwelling	0	0	0
One dwelling	4	0	1
Other residential**	3	4	0
Sport related	0	0	0
Church related	1	0	0
School related	1	0	0
Business related	5	2	0
Change of Use	0	5 + (1)	1
Advertisement consent /sign	3	3	0
Telephone equipment	0	1	0
Variation of condition / revised or reapplication.	14	3	6
Key: () = in combination with another item			

**Other residential : North 2 to 14 flats, 3 x 1 bed.

South 9 dwellings in OT, 4x3bed 1 x 2bed 1x 3 bed, 1 to 2 s/d, 2 hses, 1 flat.

TABLE OD/3 : PLANNING APPLICATIONS 1/4/2012 - 31/3/2013

Applications	Numbers:		
	North Ward	South Ward	West Ward
<i>Town Council objection:</i>			
Character	5	4	0
Overdevelopment	6	2	0
Other - combination of, above, privacy, parking, noise, green belt, highway.	6	2	2
<i>Description:</i>			
Single extension	10	14	10
Extensions	36	16	27
Roof convert / extend	2	2	1
Garage	3	0	1
Porch	2	0	0
Conservatory	1	0	2
Gates	2 + (2)	0	1
Solar panels	0	0	0
Swimming pool	0	0	3
Fence/wall	1	1	0
Other - roof alter, tree house, summer house, wall cladding, bin store, tennis court, window, landscaping, access.	5	4	2
Replacement house	12	1	6
1 to 2 dwelling	5	0	0
1 to 3 dwelling	1	0	0
1 to 4 dwelling	0	0	0
One dwelling	4	2	2
Other residential**	4	6	1
Sport related	0	0	0
Church related	0	0	0
School related	1	0	0
Business related	8	5	0
Change of Use	1	3	0
Advertisement consent /sign	7	2	0
Telephone equipment	0	0	0
Variation of condition / revised or reapplication.	30	4	8
Key: () = in combination with another item			

**Other residential: North 1 to 5 flats, 2 to 8 flats, convert to 6 flats, 1 to 11 flats.
South 2 s/d backland, 1 to 2 s/d, 1 to 3 det, 1 to 2 s/d, 2 hses, 9 dwellings. West 2 dwellings.

TABLE OD/4 : PLANNING APPLICATIONS 1/4/2013 - 31/3/2014

Applications	Numbers:		
	North Ward	South Ward	West Ward
<i>Town Council objection:</i>			
Character	1	1	0
Overdevelopment	4	6	1
Other - combination of, above, privacy, parking, noise, green belt.	4	1	0
<i>Description:</i>			
Single extension	7	16	8
Extensions	29	20	23
Roof convert / extend	2	3	3
Garage	2	2	0
Porch	2	0	2
Conservatory	1	0	1
Gates	5 + (3)	0	0
Solar panels	0	0	0
Swimming pool	0	0	0
Fence/wall	1	1	0
Other - roof alter, tree house, summer house, wall cladding, bin store, tennis court, window, landscaping, access.	4	1	1
Replacement house	14	1	2
1 to 2 dwelling	7	3	2
1 to 3 dwelling	0	1	0
1 to 4 dwelling	0	0	0
One dwelling	3	3	2
Other residential**	2	3	0
Sport related	0	0	0
Church related	1	0	0
School related	2	0	0
Business related	1	4	1
Change of Use	1	6	0
Advertisement consent /sign	6	1	0
Telephone equipment	1	3	0
Variation of condition / revised or reapplication.	22	19	4
Key: () = in combination with another item			

**Other residential: North 1 to 2 flats, 1 to 3 flats. South 3 terrace hses, 2 s/d, 2 det.

APPENDIX E13 – ENVIRONMENTAL DOCUMENTS REVIEWED

Built Environment

Local Development Scheme, February 2015

- The LDS sets out the various planning documents the Council intends to produce during the 2005 – 2018 period.
- www.southbucks.gov.uk/CHttpHandler.ashx?id=6401&p=0

South Bucks Development Framework Core Strategy, February 2011 (Local Plan)

- This is the key document in the Local Development Framework.
- This provides the "big picture" aspirations, setting long-term vision, objectives and broad strategy for accommodating future development in the District in the period to 2026. There is very little specific information regarding building design.
- Consultation is currently underway until the 24th of April for the new Core Strategy entitled Local Plan 2015 - 2036.
- www.southbucks.gov.uk/CHttpHandler.ashx?id=4196&p=0

Annual Monitoring Report 2013 - 2014

- This is an annual report that provides and updates information on how the Council is performing in terms of progress against planning policies set out in the Core Strategy.
- It measures data such as number of new planning applications and new development densities.
- www.southbucks.gov.uk/CHttpHandler.ashx?id=6237&p=0
- www.southbucks.gov.uk/CHttpHandler.ashx?id=6238&p=0

Local Plan, March 1999, Sept. 2007, Feb 2011

- This document appears to have become the Core Strategy (Local Plan), February 2011
- It is part of a portfolio of documents that makes up the Local Plan.
- Addresses design, character & scale of new developments and requires them to be "compatible with the character of the surrounding area...".
- Policy EP3 states, "Development should be in scale with surrounding development, including any buildings which are to be retained on the site, and should not adversely affect the character or amenities of any nearby properties or the locality in general."
- www.southbucks.gov.uk/CHttpHandler.ashx?id=3556&p=0

Supplemental Planning Documents (SPD)

- These documents define, expand, and implement the policies and strategies contained in the Local Plan.
- These documents include the Residential Design Guide SPD, Mill Lane, Taplow SPD, Affordable Housing SPD, and Wilton Park Development Brief Draft SPD.
- www.southbucks.gov.uk/article/3698/Supplementary-Planning-Documents

SPD Residential Design Guide, Oct 2008

- This is part of the Local Plan.
- This provides the best guidance for over-development issues.
- Section 6.2.2 states, "It is important that the footprint of the built form, including areas of hard standing and ancillary buildings, does not over dominate the plot or site as a whole."
- www.southbucks.gov.uk/CHttpHandler.ashx?id=4104&p=0

Neighbourhood Plans

- Sit as part of the Core Strategy.
- Beaconsfield Town Council has not commissioned a Neighbourhood Plan.
- The Neighbourhood Plans reviewed for Wing and Chalfont St. Peter, inventory the character and features of the town and provide guidance on planning applications.
- Neighbourhood Plans are used by the Council as part of the Core Strategy.

- Perhaps the decision not to create one for Beaconsfield should be reconsidered.
- www.aylesburyvaldc.gov.uk/planning-policy/neighbourhood-planning/wing-neighbourhood-plan/
- www.chiltern.gov.uk/ChalfontStPeter

Chilterns Building Design Guide, Feb 2010

- This document is produced by The Chilterns Conservation Board.
- It is fairly general although, it comments on appropriate building materials to use within the Chilterns area of Outstanding Natural Beauty.
- www.southbucks.gov.uk/CHttpHandler.ashx?id=4059&p=0

Beaconsfield – Buckinghamshire Historic Towns Assessment Report, 2008

- This study is published by Bucks County Council and English Heritage
- It is very comprehensive and summarises the archaeological, topographical, historical and architectural evidence relating to the development of Beaconsfield.
- One of its purposes is to inform Local Development Frameworks
- www.buckscc.gov.uk/media/1566626/Beaconsfield-Final-Report.pdf

South Bucks Townscape Character Study (Part One: Desk-based Assessment), March 2010

- This document studies 11 villages in South Bucks, including Beaconsfield.
- The overall purpose of the Townscape Character Study is to inform and provide a robust evidence base for the Council's Local Development Framework.
- It identifies and documents the character of 10 different neighbourhoods in Beaconsfield.
- www.southbucks.gov.uk/CHttpHandler.ashx?id=4785&p=0

Historic property price data taken from two sources, Zoopla and Land Registry:

- <http://www.zoopla.co.uk/market/beaconsfield/>
- <http://houseprices.landregistry.gov.uk/sold-prices/HP9>

Flood Assessment

http://www.transportforbucks.net/Uploads/Files/flooding_pfra_preliminary_assessment_report.pdf

Natural Environment

Beaconsfield Town Council Website

<http://beaconsfieldtowncouncil.org.uk>

Beaconsfield Official Street Plan with Index leaflet

Walkwood leaflet (hard copy)

Holtspur Bank Nature Reserve

<https://www.sites.google.com/site/holtspurnaturereserve/>

Holtspur Bank Local Nature Reserve leaflet (hard copy)

Holtspur Bottom Butterfly Reserve

<http://www.holtspurbottom.info>

<http://www.holtspurbottom.info/pdf/HB%20leaflet%202014%20final.pdf>

Wildlife Trust

<http://www.bbwt.org.uk>

Entrust

<http://www.entrust.org.uk/landfill-community-fund>

Green Society - Policies to improve the UK's urban green spaces

<http://www.policyexchange.org.uk/media-centre/blogs/category/item/if-we-want-to-help-pollinators-we-need-to-reverse-the-decline-in-urban-green-space>

Parks

<http://webarchive.nationalarchives.gov.uk/20110118095356/http://www.cabe.org.uk/files/paying-for-parks.pdf>

<http://theparksalliance.org/paying-for-parks-eight-models-for-funding-urban-green-spaces/>

<http://theparksalliance.org>

Community orchards

https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/11466/1973262.pdf

<https://www.woodlandtrust.org.uk/get-involved/plant-trees/>

Pavements and verges

http://www.hounslow.gov.uk/chiswick_pavements_atkins.pdf

<http://www.mortonarb.org/trees-plants/tree-and-plant-advice/horticulture-care/tree-root-problems>

Pavement solutions:

<http://www.terram.com/request-file.php?fid=116>

Landscape and ecology specifications for highway works are given in:

Manual of contract documents for highway works, Volume 1 Specification for highway works, Series 3000 Landscape and ecology. (Amendment-May 2001)

Sheffield University research interest in verge management is given at:

<http://acce.group.shef.ac.uk/phd-opportunities/sheffield/life-on-the-edge-roadside-vegetation-biodiversity-and-ecosystem-services/>

Further Research

<http://www.hlf.org.uk/about-us/media-centre/press-releases/public-parks-under-threat#.VZq82OuUc0o>

<http://www.thetimes.co.uk/tto/environment/article4390310.ece>

<http://www.nesta.org.uk/project/rethinking-parks>

Green Society: Policies to improve the UK's green spaces (Aug 2014)

<http://www.policyexchange.org.uk/publications/category/item/green-society-policies-to-improve-the-uk-s-green-spaces>

<http://100days.local.gov.uk/thoughts-on-100-days/national-trust/>