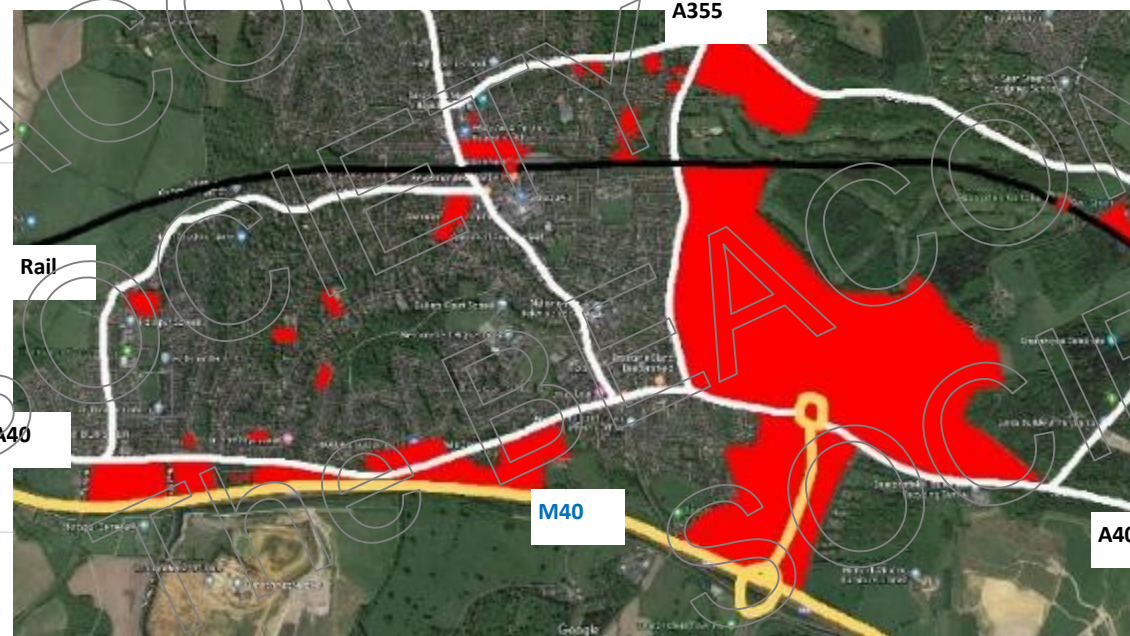




# The BEACONSFIELD SOCIETY

*celebrating the past, promoting the present, and influencing the future*

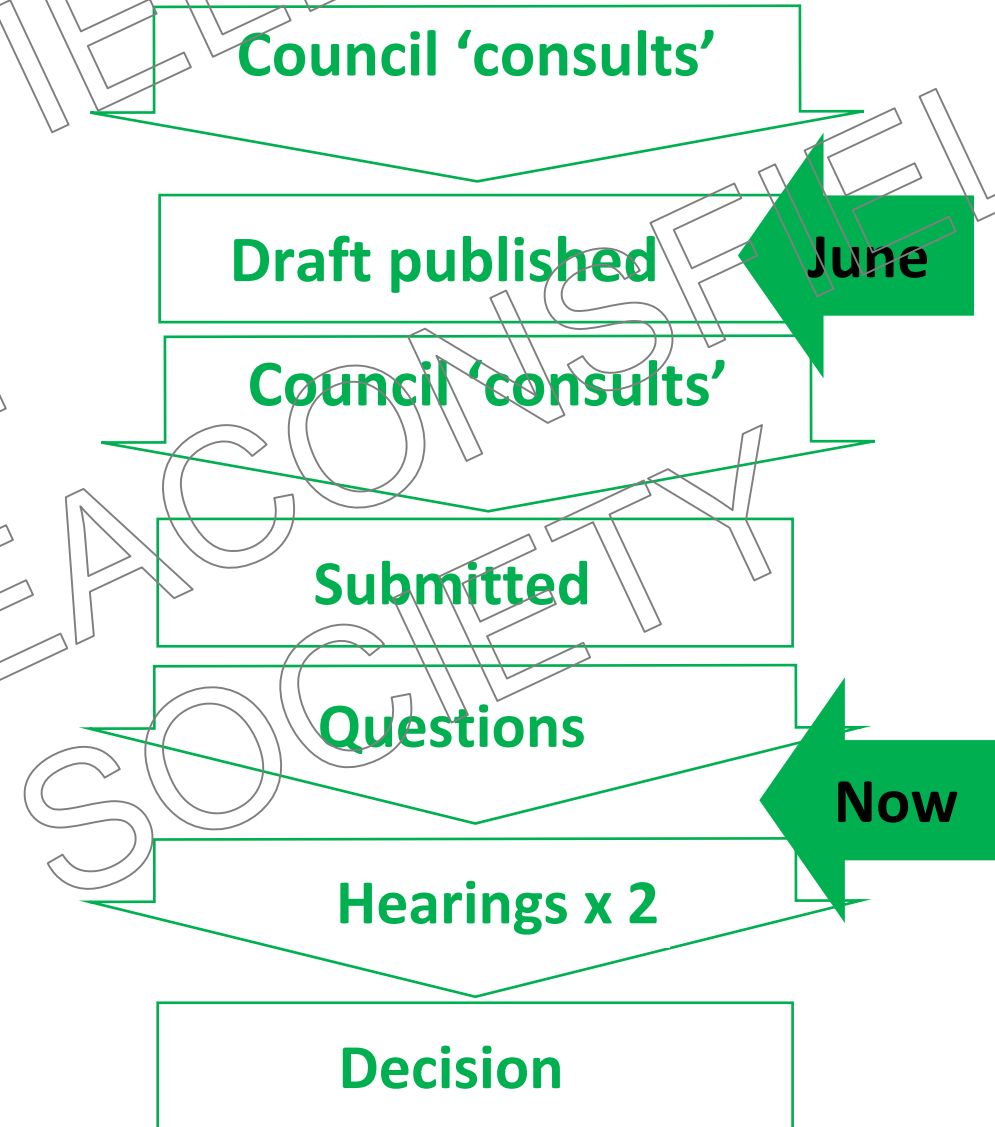
## Alison Wheelhouse & Geoffrey Gudgion



**Buy, Buy, Beaconsfield:  
Chiltern & South Bucks Local Plan**

# Plan Stages

- Token 'consultations'
- Private and consultant representations made
- Planning Inspector appointed
- Inspector's 'Matters, issues, and questions' received
- Hearings require formidable preparation
- Adverse decision open to judicial review



# C&SBDC Plan: 'Housing Need'

## Government formula:

+ 73% to 'improve affordability'  
capped at +40%

+ 10% 'Buffer'

= 16,700 new homes

For Chiltern & S Bucks by 2036 (3.5x  
Beaconsfield)

Not enough land: 87% of S Bucks is  
Green Belt

Community Need <sup>[SEP]</sup> (per plan)	10,880
Affordability premium	40%
Buffer	10%
Assessed 'need'	16,786
Excess	5,906
Green Belt sites	5,200

**Alternative methodologies permissible under  
'exceptional circumstances'**

# A Plan Not Fit For Purpose

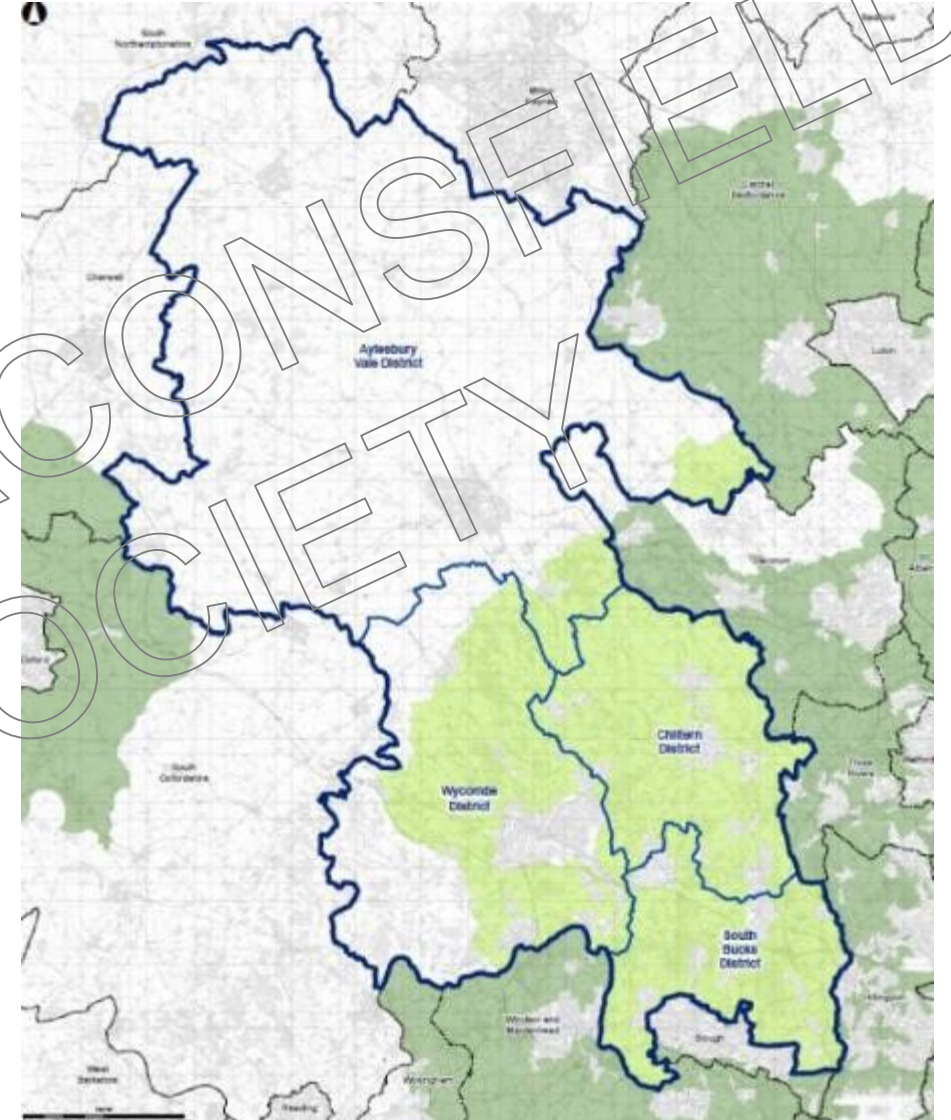
- 'Affordable' housing is not 'cheap' housing: 80% market value
- Does not address affordability
- 5 year supply of housing land can be demonstrated **without Green Belt release**
- Bucks CC confirm **Green Belt release unnecessary**



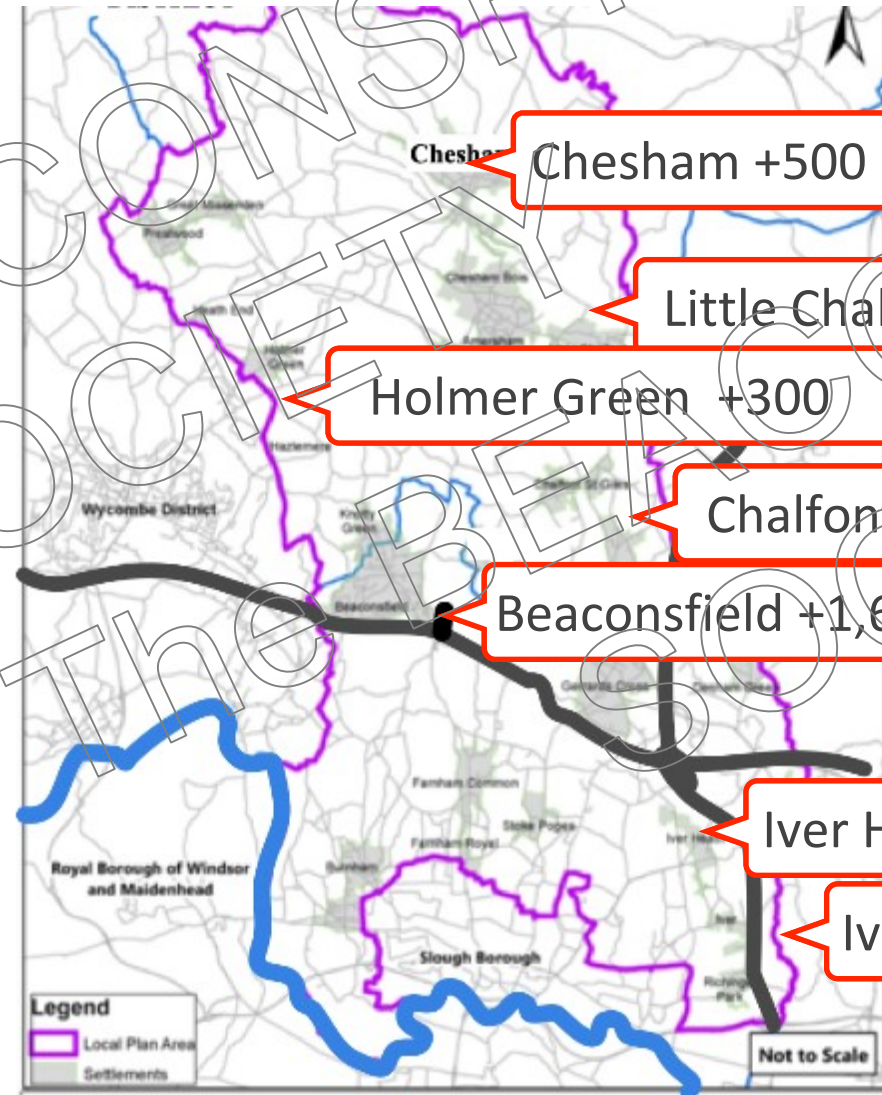
# A Plan Not Fit For Purpose

## Bucks County Council:

*“There is sufficient land outside the Green Belt suitable for development within the Housing Market Assessment to meet need and so **no exceptional circumstance for Green Belt change.**”*

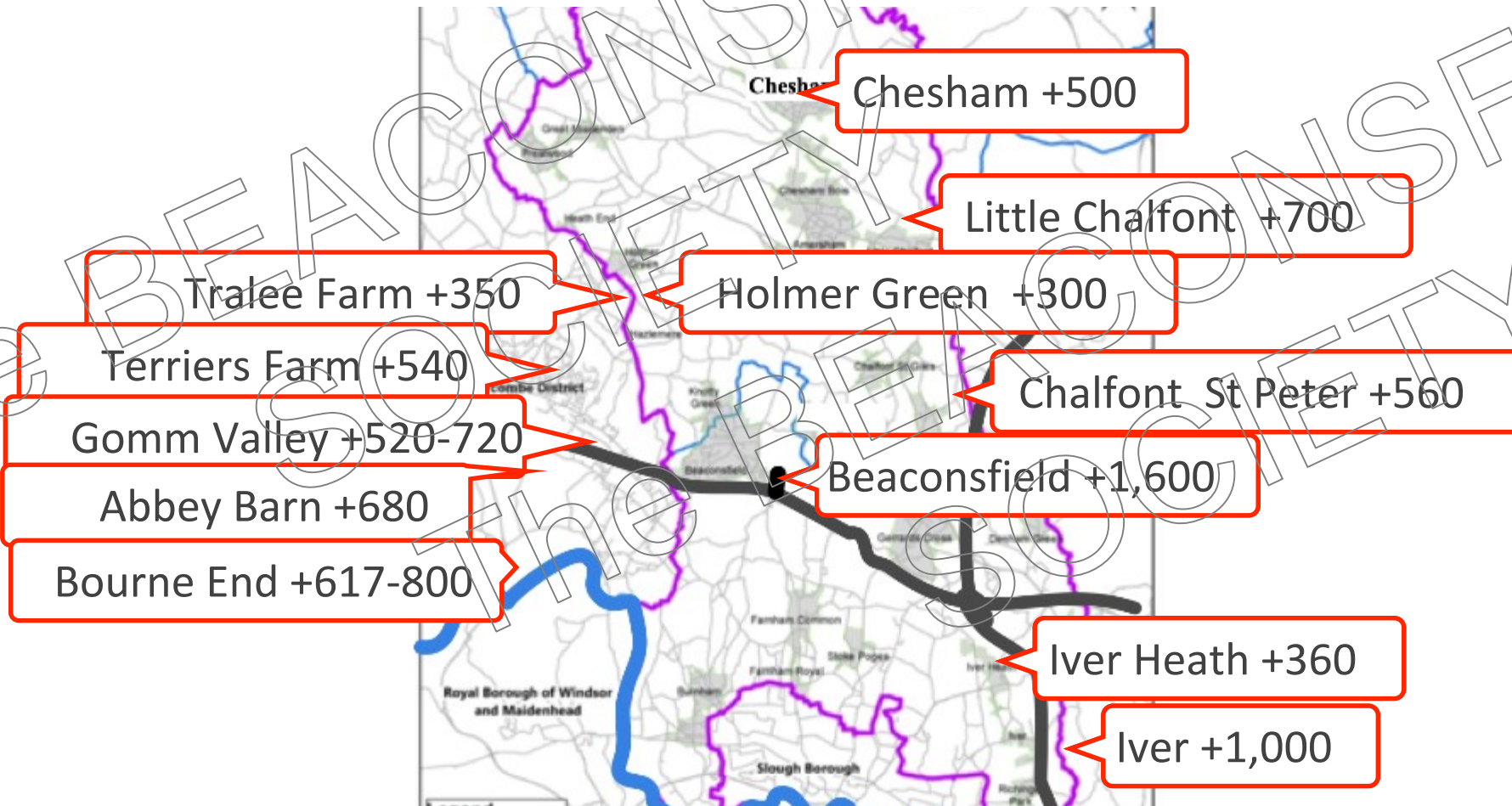


# C&SBDC Plan: number of new homes on Green Belt



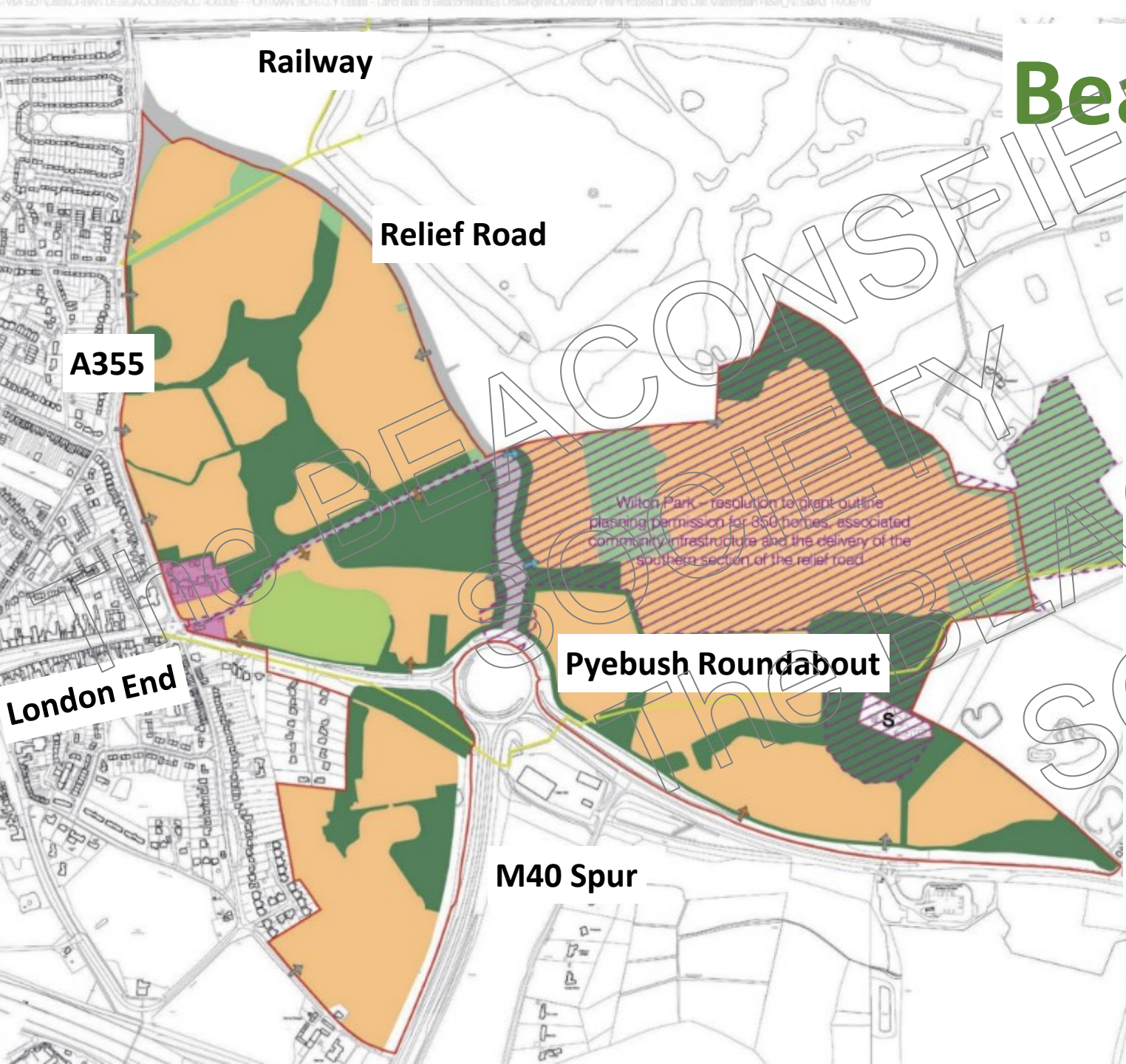
# Plus Wycombe District

Additional **3,000 new homes** impacting on Beaconsfield's traffic



Conservatively, **at least 50% growth** in Beaconsfield traffic volumes

# Beaconsfield detail



- 1,600 homes, including 304 on Wilton Park estate
- 20,000 sqm commercial space
- 2 acres / 0.75 ha travellers' pitches
- Burkes Road car park is potential supermarket site
- Approx 35% growth in town
- 'Needs mitigation...'



# Impact on the Villages



## Removed from Green Belt:

- Jordans
- Winchmore Hill
- plus 10 villages

**‘Windfall development’ allowed**

## Villages adjoining Green Belt:

- Penn
- Penn St
- Coleshill
- plus 17 other villages

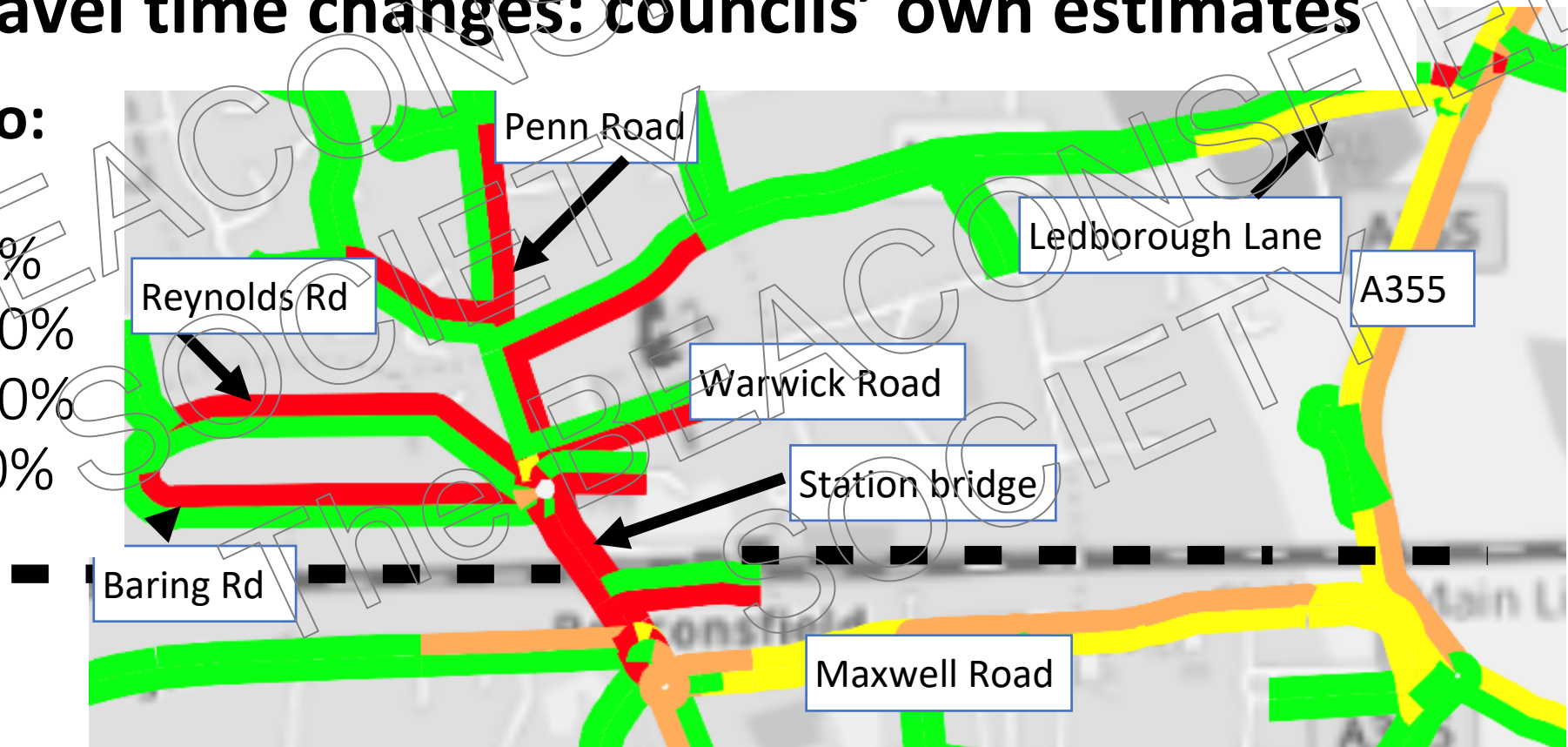
**‘Infill development’ allowed**

# Traffic Impact: Beaconsfield New Town

a.m. peak travel time changes: councils' own estimates

**Congestion ratio:**

- up to +50%
- up to +200%
- up to +400%
- over +400%



Source: C&SBDC's 'Jacobs Report' 2018

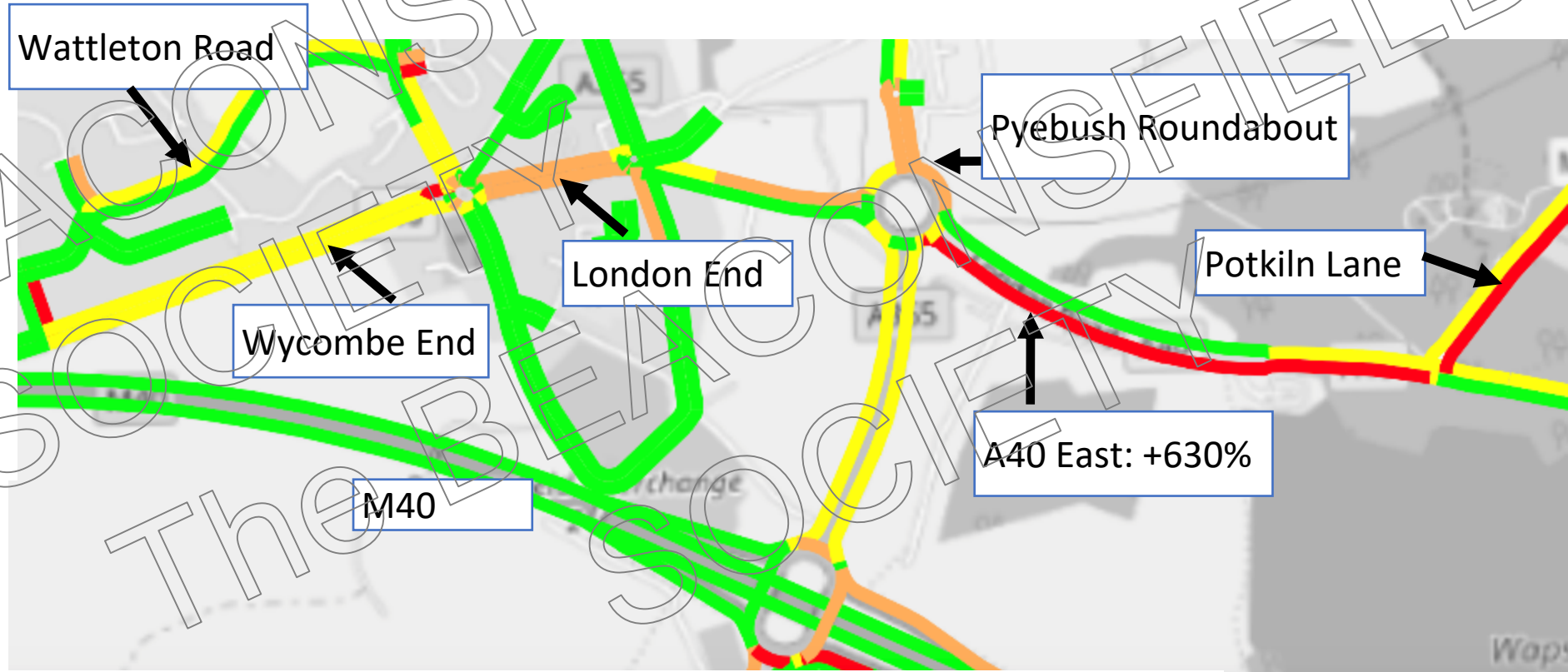
After planned housing development. Excludes unfunded mitigation.

# Traffic Impact: Old Town

a.m. peak travel time changes: councils' own estimates

**Congestion ratio:**

- up to +50%
- up to +200%
- up to +400%
- over +400%



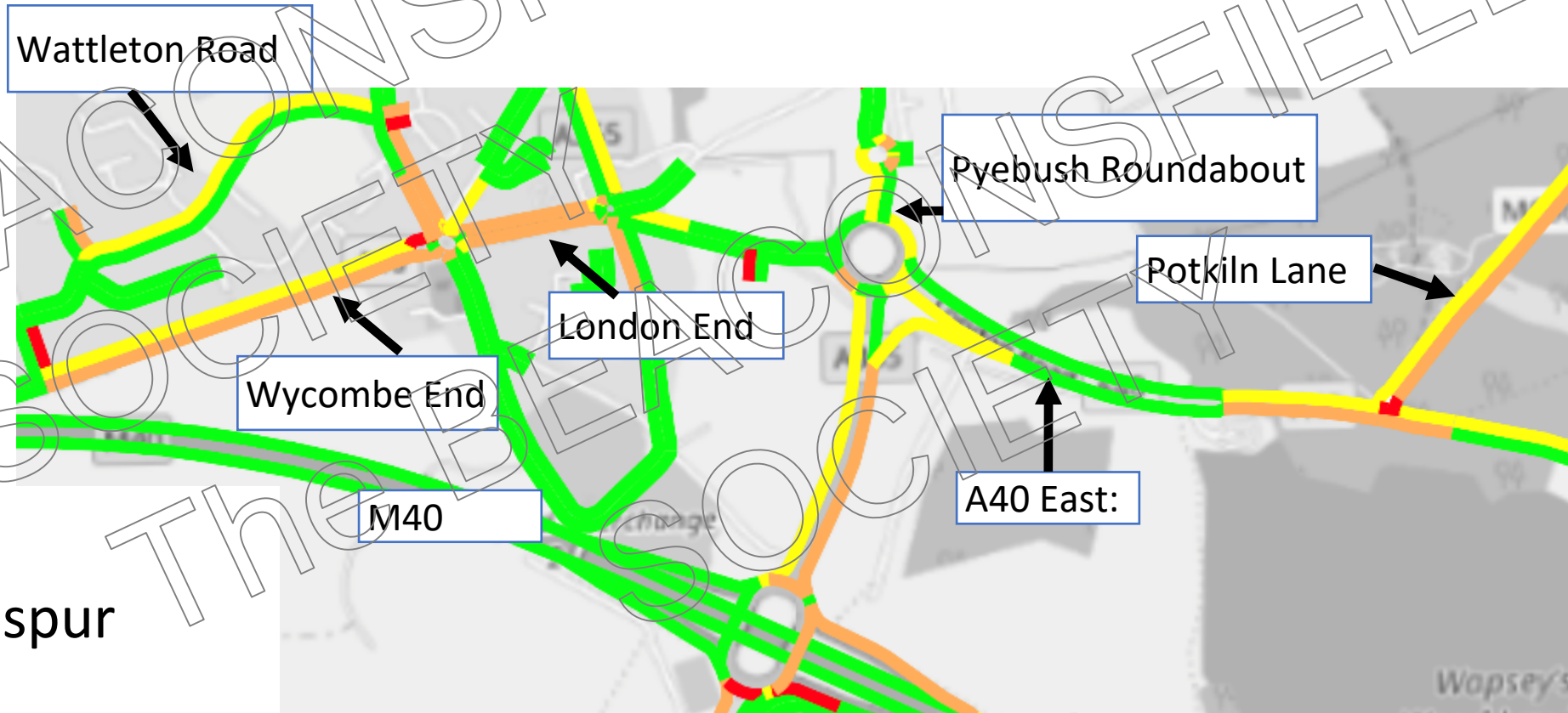
- Source: C&SBDC's 'Jacobs Report' 2018
- After planned housing development. Excludes unfunded mitigation.
- Modelling pre-dates access point selection for new housing

# Traffic Impact: Old Town, with 'mitigation'

Implementation assumes £158M-£210M funding gap is filled

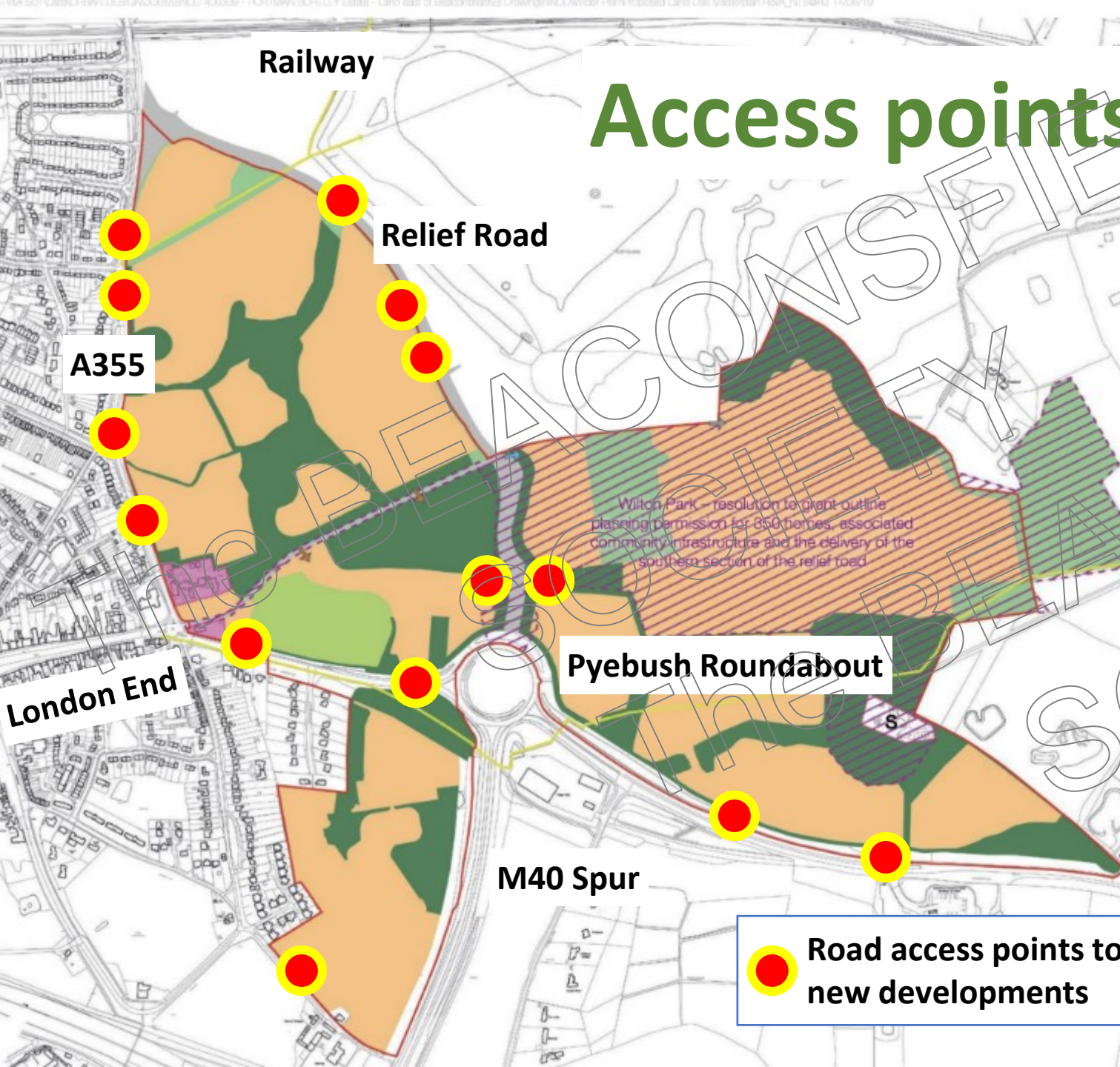
## Congestion ratio:

- up to +50%
- up to +200%
- up to +400%
- over +400%



- Lights at Potkiln
- Feeder onto M40 spur
- Improves A40
- Worsens Old Town

# Access points to housing

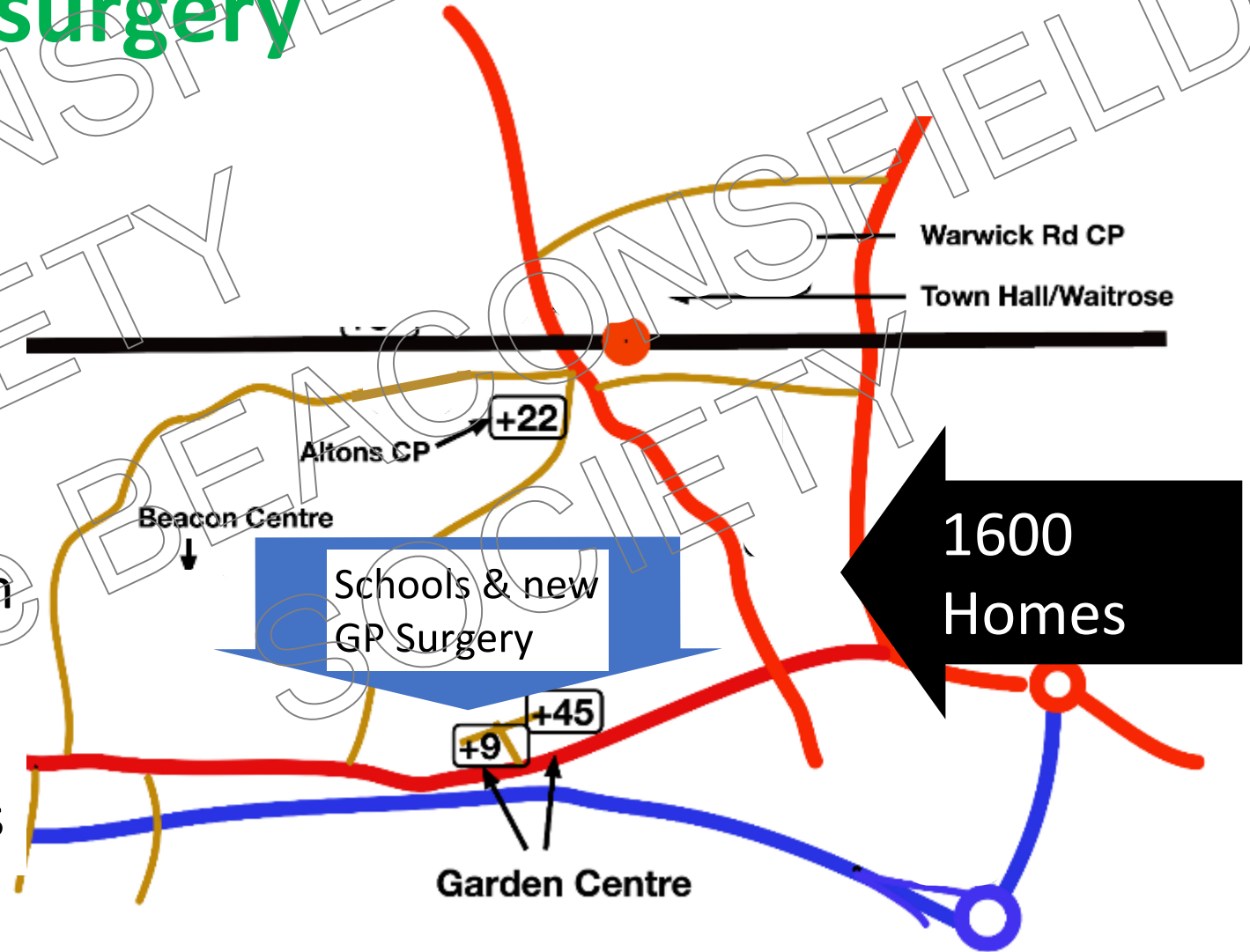


- Traffic modelling pre-dates decisions on access points
- + Signalised pedestrian crossing at A355 / London End roundabout

● Road access points to new developments

# Traffic modelling pre-dates decision on single GP surgery

- New GP Centre PLUS:
- Garden Centre 'suitable & available for development'
- 45 homes + 9 under construction
- Near new GP surgery
- 1,600 new homes accessing schools in Holtspur and Wattleton Road
- Cross-town congestion forecasts likely to be gross under-estimates





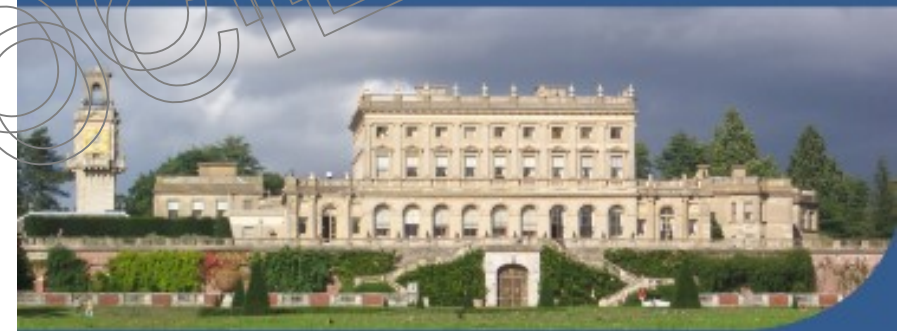
# Sustainability Issues

- **Air quality & pollution**
- **Water supply, flood risk**
- **Burnham Beeches SSSI, Chilterns AONB**
- **Coalescence, urban sprawl**
- **Transport & traffic**
- **Healthcare, schools**
- **Appraisal too late to inform Councillors**

Sustainability Appraisal of the  
Chiltern and South Bucks  
Local Plan

Regulation 19 SA Report  
Volume 2 of 2: Appendices

June 2019



**LEPUS CONSULTING**  
LANDSCAPE, ECOLOGY, PLANNING & URBAN SUSTAINABILITY





**Altons car park:  
New retail site**

**Legend**



Primary Shopping Area



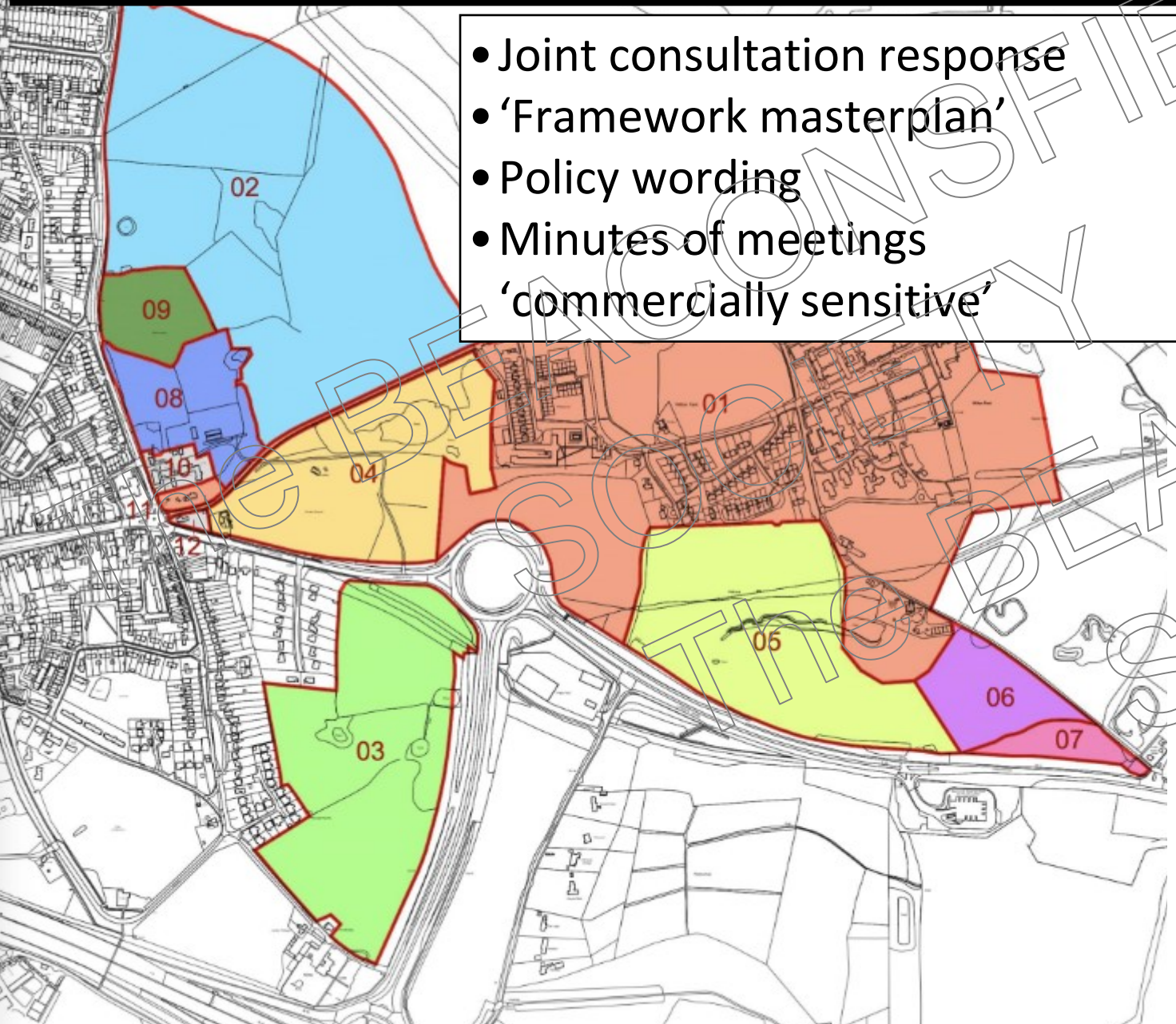
Retail Allocation



Town Centre Boundary

# ✓ Collaborating Developers & Landowners

- Joint consultation response
- 'Framework masterplan'
- Policy wording
- Minutes of meetings 'commercially sensitive'



Land ownerships within draft Policy Area SP BP9 (East and South of Beaconsfield)

01	Inland Homes	39.92 ha	✓
02	Portman Burtley Estate	24.44 ha	✓
03	Hall Barn Estate	12.78 ha	✓
04	Beaconsfield Cricket Club	9.09 ha	✓
05	Jellybaby Ltd	11.38 ha	✓
06	Jones and Vaux	2.80 ha	✓
07	Kelaita	1.14 ha	
08	Berkeley Homes	3.66 ha	✓
09	Nesbit and Bates	2.13 ha	✓
10	Private Landowners	0.61 ha	
11	Inland Homes	0.33 ha	✓
12	Private Landowner	0.15 ha	

ALL SITES  
SITE OVERVIEW

# Additional bids: Hall Barn



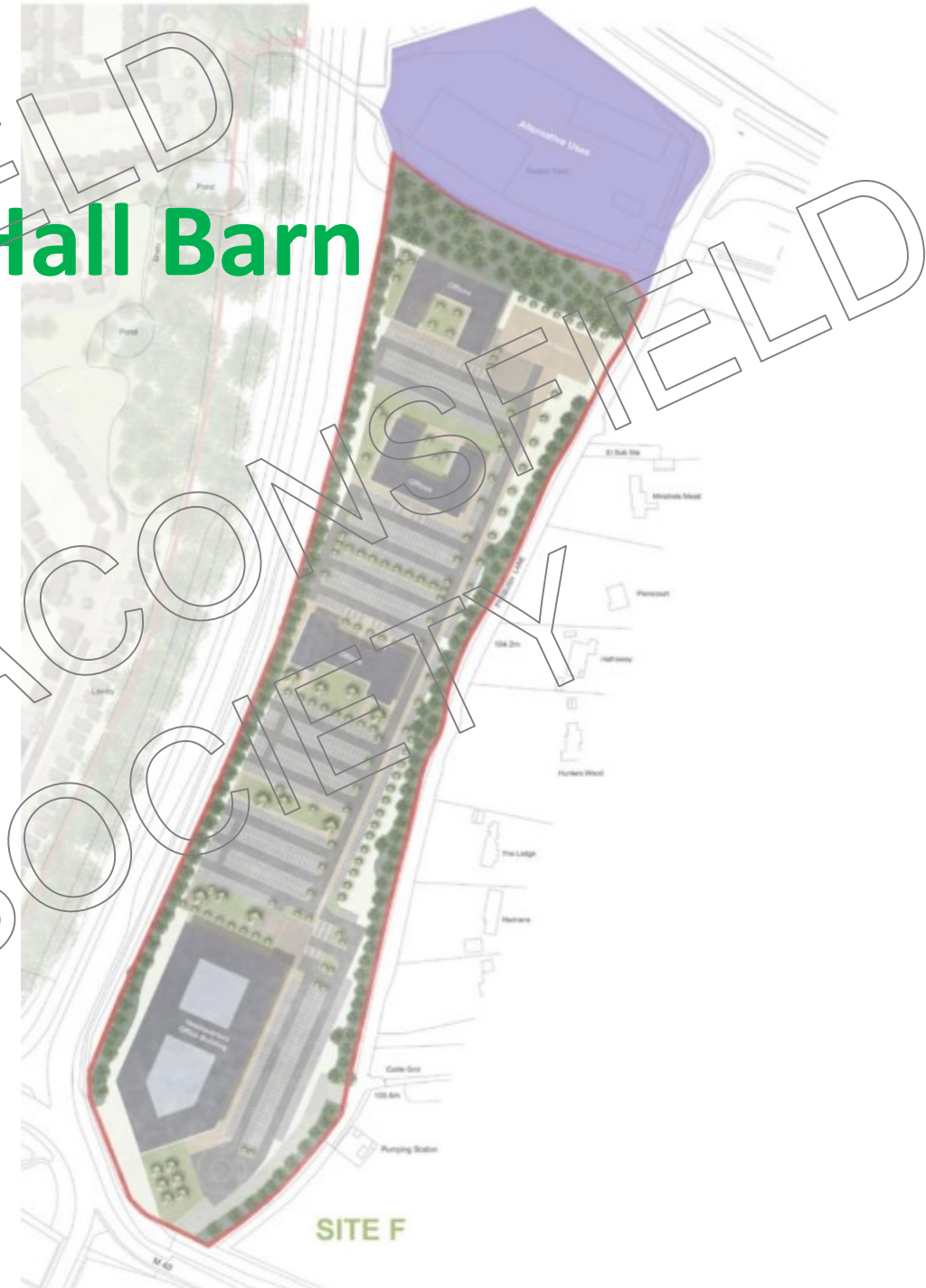
SITE F - NEW JOBS

INDICATIVE SKETCH VIEWS

# Additional bids: Hall Barn



Overview of Headquarters Building and New Offices



SITE F

# Additional bids: Inland Homes

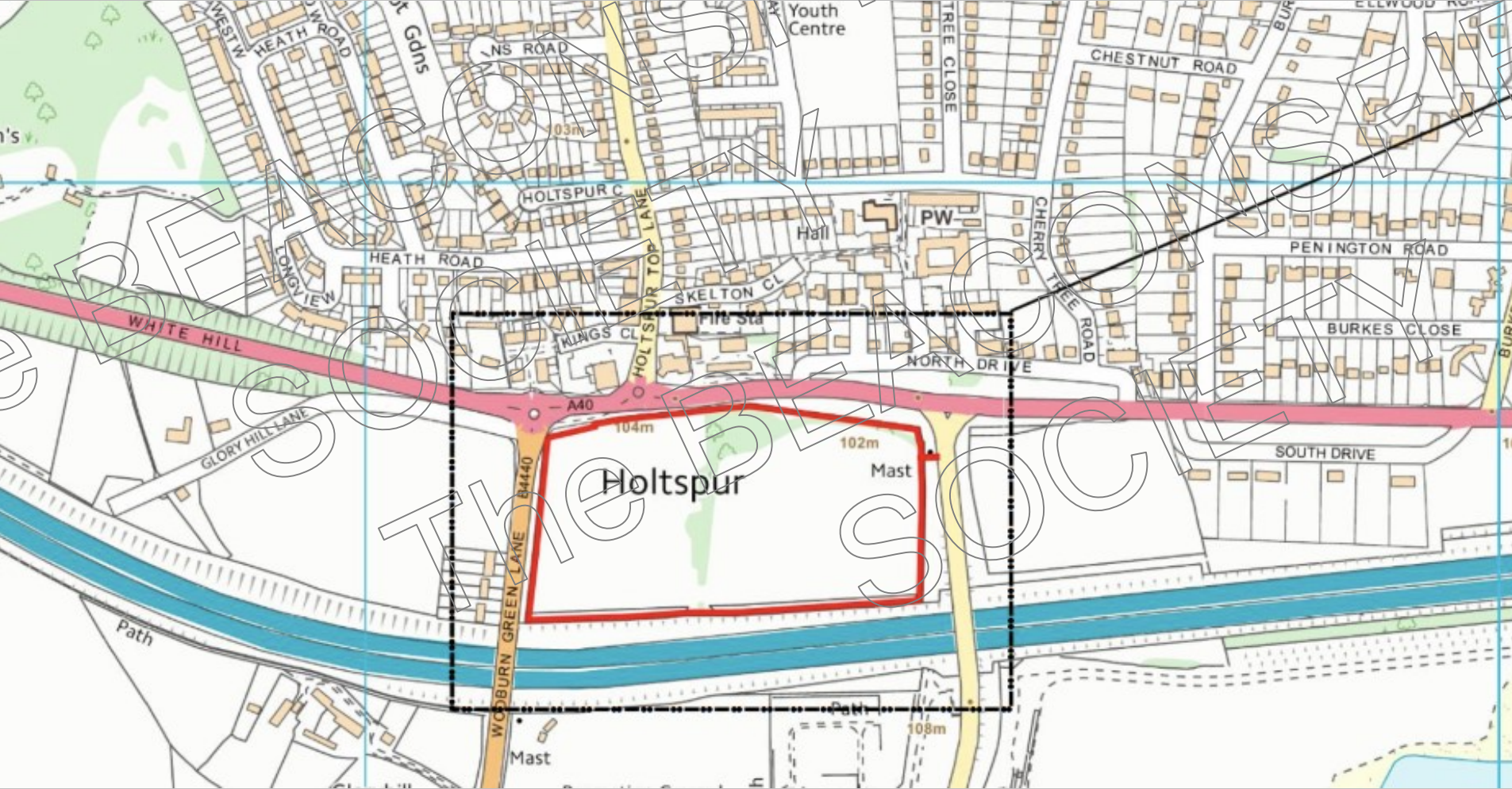
## Increased density of housing at Wilton Park

“we believe that through intensification of the existing site, there is scope to deliver **some 300 further homes** (so a total capacity for some 600 homes overall).

## Removal of sports pitches to ‘other’ land

“relocate the proposed new sports pitches, potentially onto nearby Green Belt land. The provision of new sports pitches is acceptable on Green Belt land, and **this would allow the more efficient use of the land removed from the Green Belt.**”

# Additional bids: Inland Homes - Holtspur

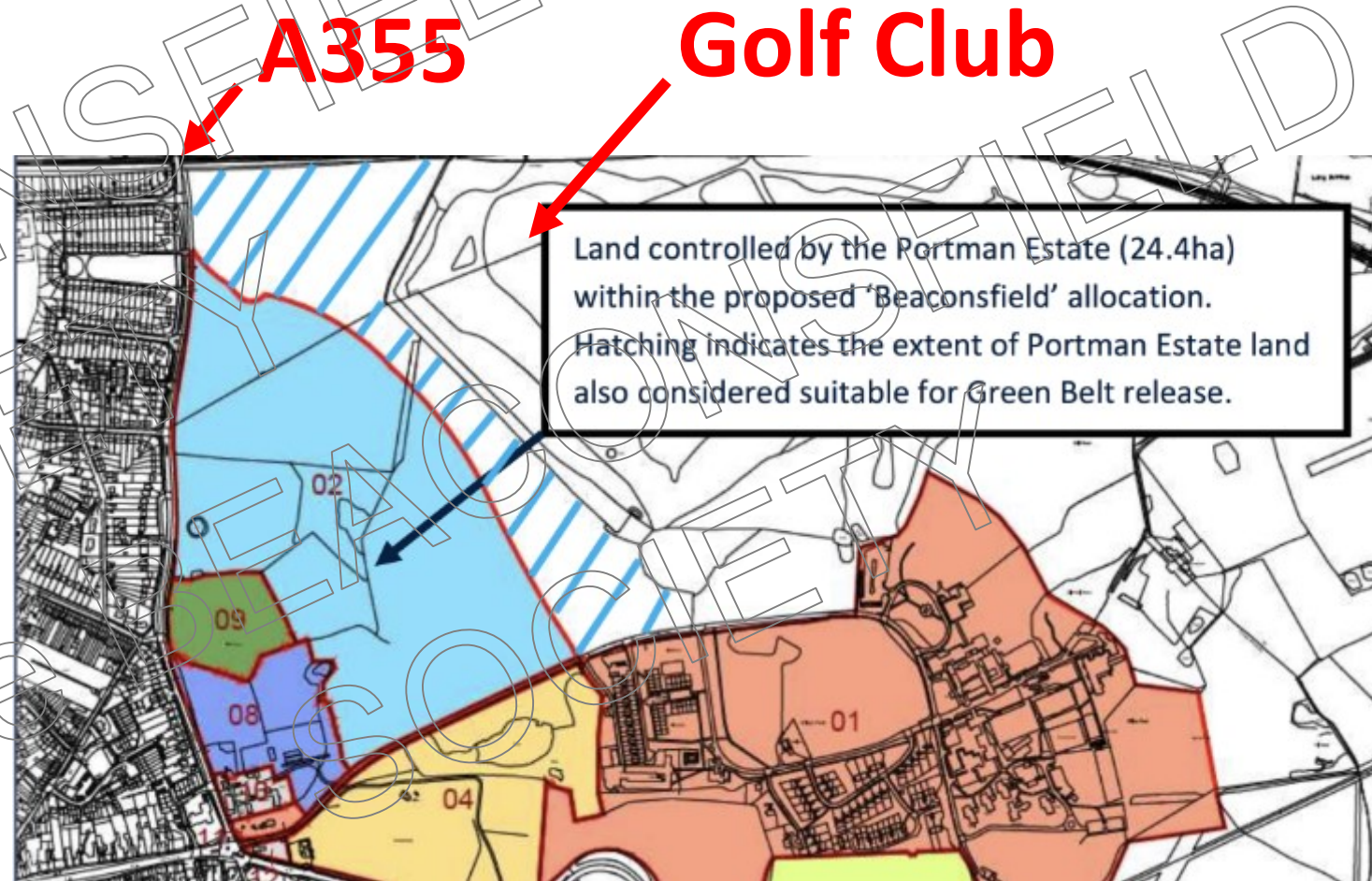


# Inland Homes – Cricket club



# The Portman Estate's bids

- No School**
- No Car Park**
- No Travellers' Site**
- No Retail**
- No Community Facilities**
- MORE Housing**
- MORE LAND**





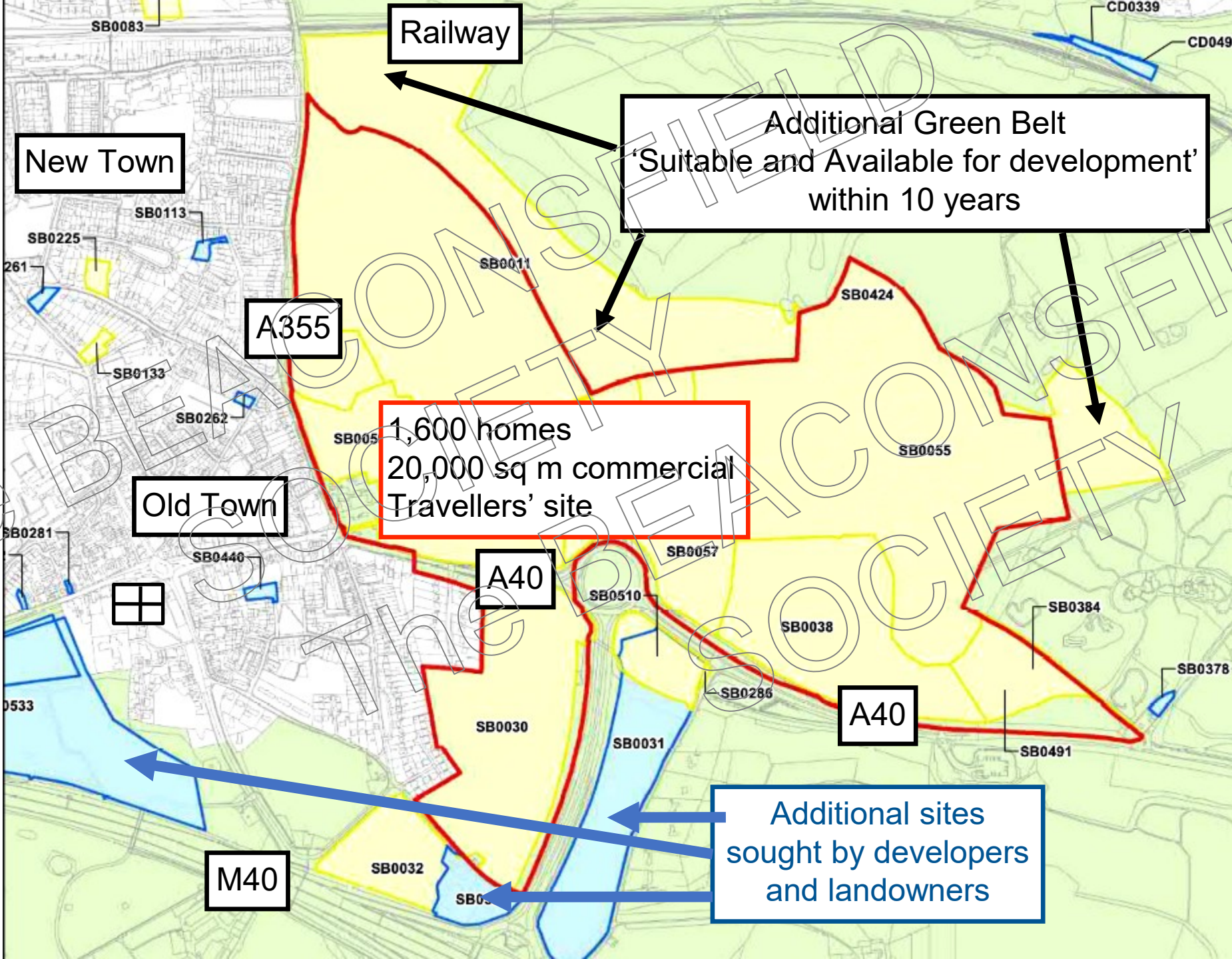
# Farmglade

“landholdings directly to the south east of the junction on the A355 at Longbottom Lane, which are **not allocated in this plan**, but which are believed to offer a future **development opportunity in this area and which would expand upon the development growth** to the East of Beaconsfield...”



## Town Council response

**“It is the view of BTC that the draft Local Plan is **not sound, not sustainable** and the release of greenbelt is **not justified** for the reasons we detail in the attached document. BTC objects most strongly to the draft plan and **request that this plan is not adopted.**”**



New Town

Railway

Additional Green Belt  
'Suitable and Available for development'  
within 10 years

A355

1,600 homes  
20,000 sq m commercial  
Travellers' site

Old Town

A40

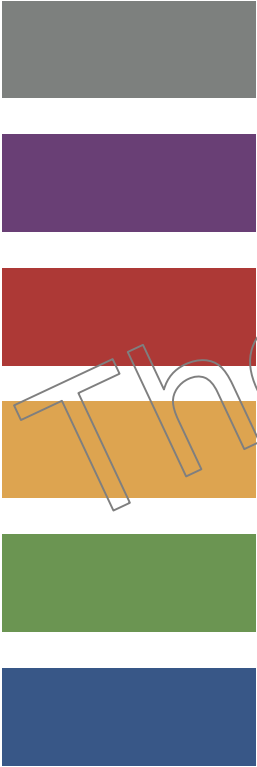
A40

M40

Additional sites  
sought by developers  
and landowners

The BEACONSFIELD SOCIETY

# Financials to 11/2/20



**Costs**

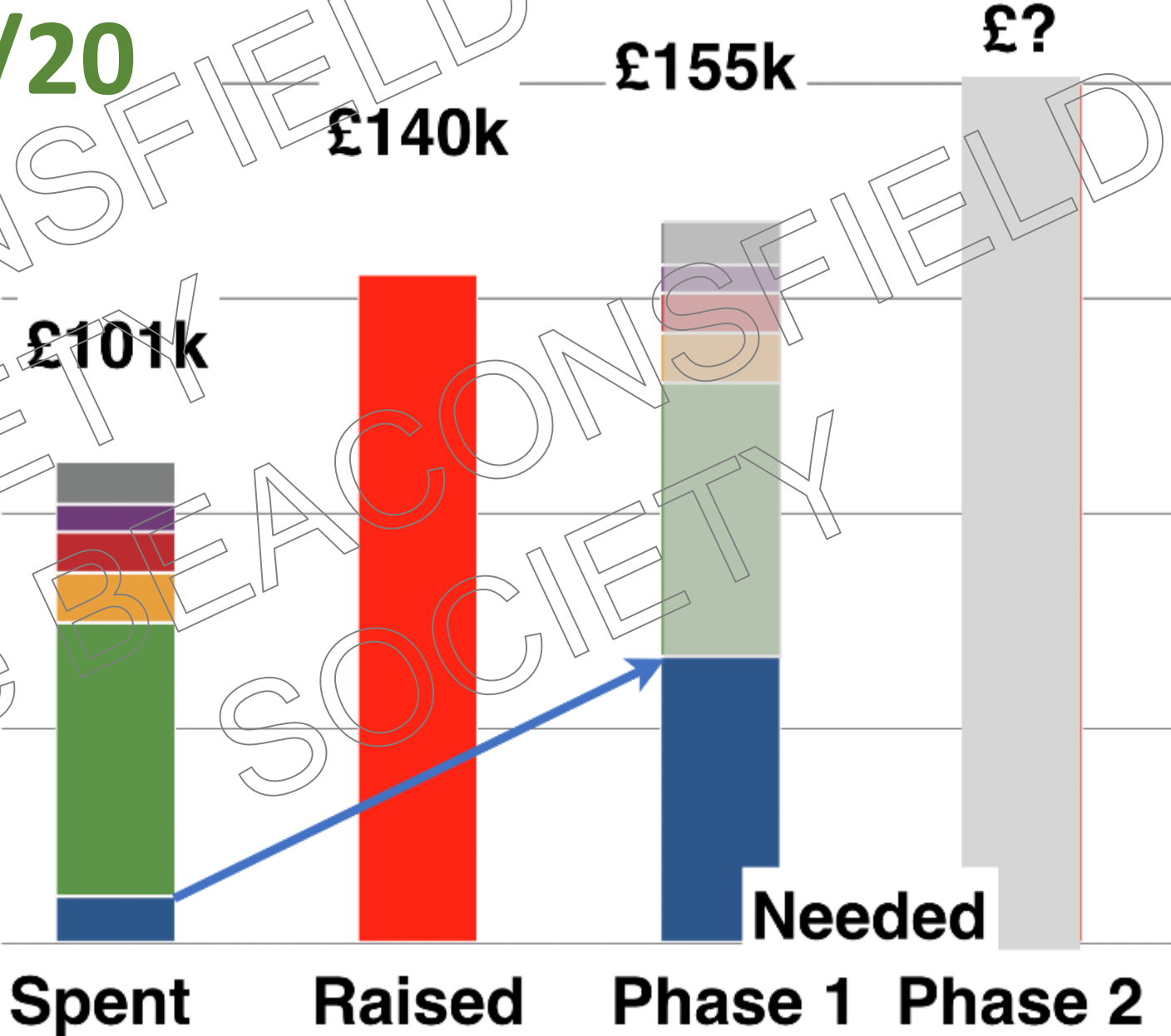
**Green Belt review**

**Landscape Cons**

**Transport Cons**

**Planning Cons**

**QC**



# In summary: an 'unsound' plan

- Consultation flawed
- 'Housing need' phony
- 'Exceptional need' for the release of Green Belt not met:
  - a 5 year supply of housing land exists.
  - reasonable alternatives not considered
- Process failures
- Unsustainable, unviable

## Draft Chiltern and South Bucks Local Plan 2036 - Publication Version



# Donate now: Here's how

- <http://www.beaconsfieldnow.org.uk/donate/>

- All details on our web site
- We accept BACS, credit cards, JustGiving, and PayPal
- Card readers here tonight



**£140,000 donated - more needed**

**Together we can win!**