

Beaconsfield Neighbourhood Plan

Green Infrastructure and Local Green Spaces Study

August 2023



Walk Wood

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Appendices

- A Full list of publicly accessible green spaces and designated local green spaces
- B Qualitative analysis of publicly accessible green spaces

EXECUTIVE SUMMARY

Scope

This study has been undertaken to inform the developing Neighbourhood Plan on policy relating to:

- **Publicly accessible local green spaces** including ancient woodland, water bodies, assets of biodiversity value, recreational playing fields, children's play areas, and allotments as identified from public records.
- **Green infrastructure** including corridors of trees, hedgerows, and woodland areas which line roads around the town as identified through published DEFRA records and documented by the Town Council's planning adviser.

Key Issues

Beaconsfield is an attractive, historic market town which has grown over the years as an important destination for families and businesses. It is surrounded by exceptional countryside in the Chilterns Area of Outstanding Natural Beauty (AONB) and strategically important Green Belt land. Local residential agents consistently state that the greenness of the town is one of the top 3 reasons people want to live in Beaconsfield.

Public parks and garden green spaces occupy 0.37% of the area of Beaconsfield, considerably below the national average of 0.79%. Despite the town's relative affluence there are pockets of deprivation, a relatively high proportion of people living in flats, and a high proportion of working families and individuals with children.

With increasing pressures on land for development and infill developments within the town it is increasingly important that these spaces, and the green boundaries around the town are protected, maintained, and enhanced through effective use and management.

Public feedback from the Vision4Beaconsfield, Public Consultations and visits to the green spaces supported a number of guiding policy principles and objectives:

Policy principles

1. To designate high community value Local Green Spaces to protect them for generations to come.
2. To create, enhance, and maintain a green infrastructure network of local open green spaces, green corridors and other assets in and around the town.

3. To ensure that development proposals that are within or adjoining the green infrastructure network are required to have full regard to creating, maintaining, and improving the network including delivering a net gain in biodiversity value.

Objectives

1. **Designating candidate Local Green Spaces** with the highest level of protection that have no current protection:
 - St Michael's Green – green space
 - The Oval – green space, sports (tennis)
 - Walk Wood – ancient woodland, meadow, green space
 - Market Square Garden – green space
 - Malthouse Recreation Ground – green space, playground, fitness zone, football nets
 - Holtspur Recreation Ground – green space, playground, fitness zone.
2. **Balancing people and nature** and ensure that the town continues to be attractive as a place to live, work and play for everyone —improving their use, accessibility, and connectivity.
3. **Creating effective spaces** which are well designed and of high quality to maintain vibrancy and social cohesion – improving their design, care and maintenance.
4. **Improving health and being** by promoting healthy lifestyles and safe communities in the town through better access to all publicly accessible green spaces, and a network of safe and effective footpaths and cycle routes – protecting and enhancing sports/playing fields, woodlands and allotments; and improving information boards and way marking.
5. **Improving biodiversity** by mitigating climate change and enhancing the natural environment in the town for the benefit of people and nature – maintaining and planting new street trees; maintaining and improving existing hedgerows and habitats; planting bulbs and wild flowers; rewilding; protecting bat and hedgehog populations; and planting green roofs and green walls.

N.B. This study does not cover private green spaces (except some sites raised at Reg14). We are advised that Local Green Space designations for green spaces already within the Green Belt do not require additional protections.

1. BACKGROUND

This study has been prepared by a volunteer group of residents, as part of the Beaconsfield Neighbourhood Plan, tasked by Beaconsfield Town Council to bring together recommendations relating to a green infrastructure network of local green spaces and green corridors and other assets in and around the town based on robust evidence.

As part of this exercise, it also identifies land that is special to the community and should be given the highest level of protection through a Local Green Space designation.

This has all been translated into a number of key policies for the Neighbourhood Plan.

2. SCOPE

The scope includes all identified publicly accessible open spaces i.e. those owned by the Buckinghamshire Unitary Council, Beaconsfield Town Council and Housing Associations including privately owned Common Land green areas. Information relating to ownership of candidate Local Green Spaces, existing site designation and size, have been provided by Beaconsfield Town Council from local registers and records.

Land owned by churches, private land, and community owned sports open spaces, and other spaces such as cemeteries, car parks, and schools are excluded.

The study includes open green areas, woodlands, meadows, ponds, nature reserves, allotments, playgrounds, sports fields, and street trees and hedgerows the 'green corridors' around the town.

The Local Green Space designation element of the study excludes land in the Green Belt, and those with other protected designations as we are advised that this land is considered to have sufficient protection from harmful development through existing national planning policy or through the nature of its ownership and use.

The study:

- Identifies and describes current publicly accessible local green spaces and green corridors.

- Reinforces why local green spaces and green corridors are important to the town and how planning can help with their maintenance and enhancement.
- Highlights feedback from public consultations including the Vision4Beaconsfield work and this Neighbourhood Plan.
- Assesses each of the local green spaces against a qualitative set of criteria to allow consistent comparison between the spaces.
- Applies the guidelines and criteria as set out in the National Planning Policy Framework (NPPF) (Paragraphs 101 and 102) for designating a Local Green Space.
- Lists 'Local Green Spaces' (to protect from inappropriate development) and those 'Valued Green Spaces with Existing Protection'
- Sets out a number of key objectives and recommendations relating to the future protection and enhancement of green spaces and green corridors in the town.

Beaconsfield Neighbourhood Plan – Local Green Spaces and Green Corridors



Green transport networks such as footpaths, cycle paths, and bus services in and around Beaconsfield and into adjoining areas of Green Belt and AONB are addressed as separate policy areas in the Neighbourhood Plan. These are crucial in supporting accessibility to local green spaces and enabling the town to work towards net zero, thereby addressing ongoing traffic congestion and air quality challenges.

3. OUR APPROACH

Set out below is our approach to the study and the steps taken to reach our recommendations:

a. **Set up**

We agreed Terms of Reference, the scope, roles and responsibilities, and a timetable. We developed templates for data gathering. We identified a number of key issues and criteria to assess the sites so that a robust comparison could be made between them.

b. **Review of publicly available policies and plans**

We reviewed publicly available policies and plans relevant to open spaces, green infrastructure, and habitats at a National and Local Government level.

c. **Site Visits and Asset Register**

Each green space was visited in mid 2022, and notes prepared on their walkability and access, use, key challenges, and areas for improvement. Photographs were taken of each of the sites.

d. **Qualitative Assessment of Sites**

Each site was measured against six key criteria with reference to the guidelines set out in the National Planning Policy Framework (NPPF) 2019, and also having regard to the feedback from the public consultations from Vision4Beaconsfield (V4B) study and for this Neighbourhood Plan. This was represented in a tabular and graphical format. The six criteria were:

- Accessibility
- Historical significance
- Recreational value (including as a playing field)
- Tranquillity
- Bio-diversity/wildlife.
- Air quality

e. **Local Green Space Assessment**

In reviewing the qualitative assessment and overall analysis, a number of the spaces have been listed as candidates for designation as a Local Green Space which affords the highest level of protection. A number of spaces, although not listed as Local Green Spaces, already afford a high level of existing protection e.g. they are in Green Belt, are Common land, are a registered Local Nature Reserve, or lie in a Conservation Area. These have been listed separately for completeness as 'Valued Green Spaces with Existing Protection'.

f. **Mapping Green Infrastructure Corridors**

These areas of woodland, trees and hedgerows are important for wildlife and offer a rich biodiversity enhancing the overall visual attractiveness and 'look and feel' of the town. A network of green infrastructure has been mapped across the town for continued maintenance and enhancement. We also reviewed the online Green Infrastructure mapping resources of Natural England, Bucks Council and the BBO Wildlife Trust, including its initial work on identifying local nature recovery land.

g. **Recommendations**

Based on the evidence gathered, and feedback following the Regulation 14 phase of the consultation process, we have developed a number of guiding principles, and key objectives in relation to the open spaces and green infrastructure which we consider best meets the needs of the town going forwards.



4. WHY LOCAL GREEN SPACES AND GREEN INFRASTRUCTURE ARE IMPORTANT

Thriving **green open spaces** and **green corridors** are attractive and good for the health of people and the places where they live, work and play, and for nature:

- Access to a network of high quality, accessible, and safe **green open spaces** and opportunities for outdoor sport, physical activity and just being amongst nature enhances general wellbeing, promotes social interaction, and supports healthy life styles; and,
- **Green corridors** including trees, hedgerows, meadows, ponds, and woodland areas support biodiversity and wildlife, better landscapes, and general attractiveness, contributes to urban cooling, helps to manage localised flooding, and helps to mitigate air pollution.

Beaconsfield is an attractive historic market town surrounded by the strategically important Green Belt and the Chiltern Area of Outstanding Natural Beauty (AONB) including green fields, ancient woodlands, and a nature reserve. These green boundaries are critical in mitigating ongoing environmental and climate challenges and help to protect the character, identity and setting of the town and to prevent urban sprawl.

Within the town, there are a number of green spaces of varying size and use and established green corridors with many residential roads lined with trees and hedgerows particularly around Gregories Road, Burkes Road, west towards Holtspur and around Ledborough Lane/ Sandelswood End/Penn Road.

The town benefits from accessibility to central London, Heathrow Airport, the M40/M25 motorway networks, and employment opportunities along the A4/M4 business corridor. However, this comes with increasing challenges relating to air pollution and traffic congestion. There is also the need to balance the needs of local people who live in the town and those who visit for recreation and social purposes.

Research for the Vision4Beaconsfield (2015), and this Neighbourhood Plan, including interviews with a number of residential agents, highlighted access to green open spaces as one of the top considerations in the overall attractiveness of the town as a destination.

0.37% of the area of Beaconsfield is public park and garden green spaces. Significantly lower than the national average of 0.79% (as published in the Local Insight Report – August 2018 using Ordnance Survey data dated 2017). It is in this context that we have identified key local green spaces which need to be carefully protected, enhanced and managed along with green corridors which lie within the town. Also the green boundaries that surround the town are essential to redress this imbalance of a lack of public green open space within the settlement and should therefore be protected.



Ledborough Lane street scene

5. CURRENT PROVISION

There are 30 local green spaces and two green pathways which have been identified (see Appendix A). Set out is a qualitative assessment of each of the spaces (see Appendix B).

There is a broad range of local green spaces of varying use and size in and around the town including open grassed areas, woodlands, meadows, ponds, an allotment, sports grounds, playgrounds, and a nature reserve/butterfly reserve. Each has a unique offering.



St Mary and All Saint Church with Waller's tomb

There are a number of highly significant historic areas of green space that require the highest level of protection, care, and maintenance:

- Market Square Garden
- War Memorial Gardens
- Town Hall Green
- Candlemas Pond
- Walkwood
- Hampden Hill

Set out below is a brief description of the key spaces by use:

- a. **Recreation Grounds/Playgrounds** – There are two important recreation grounds/playgrounds with larger green areas in the Old Town and in Holtspur which are well utilised. There is only a very small toddler playground in the New Town.
- Malthouse Square Recreation Ground (Old Town). The playground within this site has recently been refurbished.
 - Holtspur Recreation Ground (Holtspur).

- Garvin Avenue Toddler playground (New Town).

- b. **Sports Grounds** – There are five open green spaces across the town used for sports which are important community recreational assets:

- Wooburn Green Lane (football) in Holtspur.
- Wilton Park pitches (football) in the Wilton Park development.
- Oak Lodge Meadow (rugby) in the Old Town.
- The Cricket Club in the Old Town.
- The Oval (tennis) in the New Town.

- c. **Small Green Spaces** – There are two small gardens in the **Old Town** which are important as a place to relax and add to the visual attractiveness of the town:

- Market Square Garden. On the junction of Aylesbury End and Wycombe End.
- War Memorial Gardens. On Windsor End adjacent to St Mary and All Saints Church.

There are two centrally located green spaces in the **New Town** which are places to meet, sit and relax:

- Town Hall Green. Adjacent to the Town Hall.
- St Michael's Green. A five minute walk from the New Town, Railway Station and Bekonscot.

There are four small local green spaces scattered **across the town** which break up the residential environment.

- Wheeler's Green. A cut through from Candlemas Mead to Candlemas Lane which is quietly positioned in a residential area and diagonally opposite Candlemas Pond.
- Candlemas Mead. A small circular piece of green space surrounded by residential in the New Town.
- Cherry Tree Road. A small triangular piece of green space lying opposite Holtspur Primary School and surrounded by residential.
- Malthouse Square. A square open piece of grassed area in the Old Town.

- d. **Large Open Green Spaces** – There are two significantly large pieces of flat grassed areas close to the centre of the New Town surrounded by residential:

- Chesterton Green
- Hyde Green

There is a large parkland which forms part of the Wilton Park development area:

- Wilton Park Parkland

- e. **Allotments** – There is one public allotment in the town at Holtspur:

- Ivins Road, Holtspur

- f. **Nature Reserve** – There is an extensive sloping chalkland area of woodland and meadow rich in biodiversity within easy access of Holtspur. This is within Green Belt and is a registered Local Nature Reserve. It is managed by Friends of Holtspur Bank on behalf of the Town Council:

- Holtspur Bank Nature Reserve
- Butterfly Conservation Area (next to Holtspur Bank Nature Reserve)

- g. **Woodlands** - There are a few wooded areas of varying size in the town:

- Walkwood. In close proximity to the centre of Beaconsfield between the Old Town and the New Town this is a significant ancient woodland bounded by a residential area and close to Butlers Court School and Beaconsfield High School.
- One Tree Meadow. On the eastern borders of the New Town (a 10 minute walk from the Town Hall), has a woodland area and scrub.
- Spinney/Wattleton Road. A small woodland area with established trees and scrub which separates the residential streetscape.
- Geary's Piece and Meadow. A long strip of deciduous woodland, scrub and meadow on the edge of the Old Town with limited access immediately off the north side of the A40.

- Important privately owned ancient woodlands and woodland habitats exist to the north east of Ledborough Lane including Browns Wood and Sandelswood; Hogback to the west, owned and managed in the main by the National Trust; and green space and woodland areas around Minerva Way, Wilton Park, and Bowl Barrow Way.



Walk Wood

- h. **Ponds** – There is an important old established habitat located half way between the Old and New Town.

- Candlemas Pond

- i. **Meadows** – there are two accessible open meadows supporting a rich and diverse biodiversity:

- Walkwood. A relatively flat area to the east of the wooded area.

- One Tree Meadow. An extensive, undulating open grassed area surrounded by woodland, residential and the railway line.
- j. **Trees and hedgerows ‘Green Corridors’** – there are significant areas of established trees and hedgerows on residential roads interspersed with woodland areas which are crucial to the visual attractiveness of the town and add to its rich biodiversity. These are particularly visible around:
 - Burkes Road/Gregories Road. Extensive corridors of street trees and hedgerows, and woodland areas.
 - Ledborough Lane/ Sandelswood End/ Penn Road. Extensive corridors of street trees and hedgerows.
 - Davenies Strip on Station Road. This is a valuable green corridor and pathway on the route from the New Town to the Old Town close to Davenies School.



Sandelswood End trees

- k. **Green Pathways** – there are two pathways which are important pedestrian routes in the town which have trees and hedgerows aligning their route:
 - Seeley’s Walk – linking Penn Road to Woodside Avenue alongside the Seeleys Estate, New Town
 - Gurney’s Piece – linking Gregories Road to Baring Road over the railway in the New Town
- l. **General Observations**
The following are observations following our site visits and group discussions:
 - No recreation/playground in the New Town Centre.
 - No recreational resources for children beyond the early years, particularly the teenage years.
 - Lack of a quality green amenity space ‘civic space’ which serves as a focus for the town.
 - Lack of street trees and habitat in many areas closer to the town centre which makes the street scene visually unattractive.
 - There are two significantly large pieces of green space close to the centre of the New Town - Chesterton Green and Hyde Green which are under-utilised and visually unattractive. These offer opportunities for further uses and enhancement.
 - Access to the existing football pitches at Holtspur, for both pedestrians and cars, could be improved being off a busy main road.
 - Wheeler’s Green, Candlemas Mead, Cherry Tree Road (a small triangular piece of green space lying opposite Holtspur Primary School) and Malthouse Square are relatively unattractive and would benefit from better landscaping.
 - There is one public allotment in Ivins Road, Holtspur which is well used by the community with variable levels of care and maintenance.
 - Walkwood (meadow) and One Tree Meadow have a rich biodiversity and are significant recreational resources which offer enormous potential.
 - Changes or enhancement to the design, quality of care and uses could help to improve our green spaces.
 - There is little information or waymarking of the significant local green spaces which lie within close proximity of the town centre.
 - There is a lack of signage and waymarking for the open spaces and their connectivity.

6. PUBLIC FEEDBACK ON LOCAL NEEDS

Recent public consultation events sought the views from the public on important issues relating to the local green spaces and green infrastructure around the town. This included the 'Vision4Beaconsfield' in 2015 which was undertaken to gather evidence for a new Town Plan, and the results of the recent public questionnaire and exhibition events for this Neighbourhood Plan in late 2021 to April 2022. The key feedback from these is as follows:

a. Creating a Better Beaconsfield - Towards a Town Plan for Beaconsfield (2015-2020)

This report was drawn together in 2015, known as 'Vision4Beaconsfield. Local residents volunteered to get involved and were tasked by Beaconsfield Town Council to look at the Town and prepare a report on findings and recommendations for improvement. This report in turn helped inform the following Town Plan. It set out a vision and a number of objectives. It is an important reference document as it was the outcome of considerable market research and public consultation, and many of the key themes are relevant today.



Creating a Better Beaconsfield - Towards a Town Plan for Beaconsfield Vision for Beaconsfield (2015-2020)	
Vision	'We want Beaconsfield to retain its character as an attractive and prosperous market town, enriched by well cared-for public and green spaces; proud of its history but open to innovation; a stronger and more inclusive community where civic pride is strong and where all residents feel connected and able to engage fully in decision-making processes that help shape the future'.
One of the top 5 reasons they most liked about Beaconsfield	'The greenness of the town and its surrounds'.
The public were asked. If you could bring about one positive change, what would it be?	'Greening the town' 'Improving access to sport and leisure'
The public were asked. What do our children want? The top of their wish lists included:	'Outdoor playgrounds' 'A bigger park/green spaces' 'Football pitches for everyone' 'Skatepark'
Key vision for the natural environment:	'Protecting and enhancing the natural and built character of the town' 'We want to see Beaconsfield developed in a coherent and sensitive manner, to nurture what we have, meet the needs and aspirations of our diverse community, and enhance the green environment that plays such an important role in defining our town's character'.
Core recommendations relating to green spaces and green infrastructure included:	'Advocating more sensitive residential development at a scale that respects our built and green heritage and social mix'. 'Advocating the preservation of our green boundaries as key to the town's character where those boundaries preserve our identity as a distinct town and protect us from urban sprawl'.

Core Objectives:	Objective E2 - To enrich the main routes into town for the benefit of people and wildlife That community and Council work together to: • Plant wild flowers or bulbs along our main 'Green Fingers' where appropriate • Undertake a tree planting scheme across town with a commitment to plant 100 trees in 5 years • To enhance visual impact and create biodiversity • Place park benches along the routes for the benefit of walkers • That proper accessibility for push and wheelchairs is ensured along all main routes, on at least one side of the road, renovating paths around large trees where necessary • That the Wilton Park development is linked to the New Town via a green foot/cycle path Objective E3 - To further develop our green spaces for the benefit of townspeople, visitors and wildlife and protecting our green boundaries • That the Town Council continues to support its significant natural habitat open spaces, maintaining them for the benefit of wildlife and residents • That the Town Council continues to support the development of our open spaces to provide added opportunities for the young to socialise, play and enjoy nature • That potential locations for a new playground for the New Town are identified and a project group set up to pursue feasibility and possible funding • That a task force is set up to investigate the feasibility of planting a community orchard in the town, ideally located near our main cluster of schools. • That every effort is made to protect greenbelt land and other green spaces around the town • That Beaconsfield's trees are further safeguarded by reviewing individual and area TPOs and landscape succession. The special importance of ancient woodlands (Walkwood, Ledborough Wood and Browns Wood) should be noted.
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b. Public Consultation for this Beaconsfield Neighbourhood Plan (late 2021/early 2022)

956 respondents completed a public questionnaire. Key feedback is set out below:

Public Consultation for the Beaconsfield Neighbourhood Plan (2022)	
Key themes	Key changes residents would like to see include: - Housing, green spaces, traffic, and community areas - Residents would like Beaconsfield to remain as it is especially around housing development and green spaces Strong support at 97% that the Green Belt is very important to the town and that it should and must remain in place. Enhanced green spaces in the settlement area including the high street scene. 82% in support of more high street trees. 77% agreeing with more public green space within the town
What would you like Beaconsfield Town Council to focus on?	'More high quality maintenance of our green spaces' 'Improve, increase, and maintain Green Spaces'. 'More green spaces, more community spaces e.g. Playgrounds for children. More green spaces that families can use'. 75% in support 'Protect the Green Belt and provide community areas. 94% in support. 'To preserve our historic and character areas and strengthen that protection'. 97% in support.
Public comments:	"We need more public gardens, parks and other green species in the town" "Green spaces should be redesigned and managed properly" "I would like our Greenbelt to remain protected including paths and parks"

Question: 2e. What would you most like Beaconsfield Town Council to focus on or prioritise in the next few years? (Open Answer)	906 (95%) out of a total of 956 respondents completed this question. Top repeating keywords include: • “Town” was mentioned 224 times • “Green” was mentioned 221 times • “Roads” is mentioned 220 times • “Traffic” was mentioned 163 times • “Parking” was mentioned 150 times
Question: 6a. How important is the green countryside surrounding the town to you? This includes the various woods and open views and meadows. (Open answer)	927 (97%) out of a total of 956 respondents completed this question. Top repeating keywords include: • “Very” mentioned 578 times • “Important” mentioned 519 times • “Extremely” mentioned 97 times • “Green” mentioned 73 times • “Vital” mentioned 50 times
Question: 6e. How often do you use each of the following parks and green spaces across Beaconsfield?	891 (93%) out of a total of 956 respondents completed this question. In terms of total visitations the top 10 most visited parks and green spaces in rank order were: 1. Town Hall Green 2. Walkwood 3. War Memorial Gardens 4. St Michael’s Green 5. Windsor End Green 6. Holtspur Bank Nature Reserve 7. One Tree Meadow 8. Holtspur Bank Butterfly Reserve 9. Malthouse Square 10. The Oval The top five parks and green spaces visited at least once a week in rank order were: 1. Walkwood 2. Town Hall Green 3. St Michael’s Green 4. Market Square Garden 5. Windsor End Green

c. Summary of Public Feedback

- Protection of the Green Belt. 97% in support that it is very important to the town and that it should and must remain in place.
- The preservation of the green boundaries around the town are key to the town’s character where those boundaries preserve our identity as a distinct town and protect from urban sprawl. 97% in support.
- To preserve the historic and character areas of the town and strengthen that protection. 97% in support.
- Enhanced green spaces in the settlement area including the high street scene. 82% in support of more high street trees.
- The greenness of the town and its surrounds are important.
- More public green space within the town. 77% in support.
- Improved access to sport and leisure facilities on the open green spaces.
- The provision of open spaces suitable for older children across the town including a skatepark or scooter park.
- Higher quality maintenance of our green spaces.
- Green spaces would benefit from improvements in design, care and maintenance.



St Michael’s Green, New Town

7. FUTURE STATE - HOW PLANNING CAN HELP ACHIEVE THESE GOALS IN BEACONSFIELD

a. Balancing people and nature – Enhance our green open spaces to ensure the town is attractive as a place to live, work and play for everyone

Beaconsfield's population in mid 2016 was 12,675. There has been considerable population growth of c. 20% over the period 2001 to 2016. This is significantly more than the 12% growth in the South East and in England over the same period. (Source: Mid-Year Estimates (ONS) 2016 and Local Government Insight Report August 2018).

In terms of population profile, the mid 2016 figures showed that 22.1% of the population of Beaconsfield was between the ages of 0-15 years, 57% were between the ages of 16-64 years, and 20.9% greater than 65 years.

Beaconsfield Population Profile (Mid 2016)		
Age of Population	% of Total Population	No. of Population
Working (16-64)	57.0%	7,220
Non-working (0-15)	22.1%	2,805
Non-working (65+)	20.9%	2,650
Total	100%	12,675
Source: Mid-Year Estimates (ONS) 2016		

It is well documented that the amount of time children spend playing outdoors, their ability to get around independently, and their level of contact with nature are strong indicators of how a town is performing. From the latest statistics, 22.1% of the Beaconsfield population are aged 0-15 years. The needs of these young people and their families in terms of access to green open spaces is important to fully assess. There is risk that they could choose to live in other towns or destinations which have a better offering, resulting in detrimental economic and cultural impacts on the town.

Post the Covid pandemic more people are working from home and for Beaconsfield this means more people using the town's resources during the day. Analysis of the findings of the public consultation questionnaire highlighted that 11% of respondents worked in Beaconsfield and close to 24% of respondents worked from home all the time and 38% some of the time. This trend is expected to continue, and therefore access to local green spaces for the town's working population will continue to be important.

With a diverse population, a multi-generational approach to planning green spaces in and around the town is key so that it works for everyone to create a healthier, more inclusive, vibrant, and resilient environment for all to live, work and play.

In summary, the protection, use, accessibility, and connectivity to these open spaces and the network of green infrastructure across Beaconsfield is crucial to maintaining a thriving town and is afforded the highest degree of attention.



Town Hall Green

b. Creating effective spaces - Achieve well designed quality green open spaces in the town centre to maintain vibrancy and social cohesion

Accessibility to well maintained, well designed public gardens and open spaces as a place to meet, rest and relax are crucial. This was highlighted in public consultation feedback.

Within the town centre, how green spaces are designed within the context of their surroundings and street scene is key to their overall effectiveness. This is particularly important for the Town Hall Green, St Michael's Green, the War Memorial Gardens, and Market Square Garden. The Town Hall Green should be put centre stage and enhanced as a key community focus for the town.

Initiatives which have been widely adopted in towns to improve the accessibility, use and visual attractiveness of these central spaces includes the design of quality landscaping, tree planting and bulb planting, careful street furniture placement, children's play areas and other complimentary uses such as water fountains. The latter recently installed on the Town Hall Green by the Town Council.

Central open green spaces used as a multi-functional place to meet for public events adds to vibrancy such as the market in the Old Town. More of these types of events should be encouraged.



Beaconsfield Old Town Tuesday Market

c. Improving health and wellbeing – Enhance our open spaces to promote healthy lifestyles and safe communities in the town

The town's green open spaces including green belt land, playgrounds, sports fields and parks are invaluable community assets for the general health and wellbeing of residents. This is particularly important as:

- In 2015, data from the Department for Work and Pensions (2015) stated that 7.4% of children in Beaconsfield were classified as being in poverty. It is well researched that access to open spaces reduces health inequalities particularly in areas of social deprivation.
- In the last Census 2011 20.2% of the population of Beaconsfield lived in flats with little or no access to a garden.



One Tree Meadow

Recreational Open Spaces/ Playgrounds

Malthouse Square Recreation Ground and Holtspur Recreation Ground are important community assets in terms of access and use. The recent refurbishment of the Malthouse Square Playground has further helped local families to enjoy time outside, for exercise and for social interaction. There is currently a lack of a suitable playground in the New Town or recreational resources for older children (aged 5-15 years).

Sports/ Playing Fields

There are a number of sports play fields/ grounds with associated support facilities which are valuable community sports assets. All except the tennis facilities lie in Green Belt:

Football – pitches laid out at Wooburn Green Lane, and at Wilton Park. Both have changing room facilities.

Rugby - rugby pitches and a clubhouse laid out at Oak Lodge Meadow.

Cricket - Beaconsfield Cricket Club comprises 3 cricket pitches, a clubhouse and pavilion off the London Road. The club supports an annual community fire display.

Tennis – based off Grenfell Road in the New Town, Beaconsfield Tennis Club has tennis courts, boules, green space, and mature tree area.

Woodlands

Close proximity to woodland areas to ensure access to nature is important in the town. Walkwood, which is close to the centre of town, is particularly important as are areas of established and ancient woodlands which surround the town, both public and privately owned. Access to outer lying woodlands areas and green spaces for walking and cycling is encouraged and would benefit from better information and signage.

Allotments

Allotments are important to encourage food sustainability. The Ivins Road Allotments are now the only allotments available in the town and should be preserved and enhanced.

Communication

Improved site maps, information boards, waymarking to highlight links to and from a site, interpretation boards and nature boards would all add to inform, encourage, and increase footfall to these green spaces around the town to help enhance wellbeing.

d. Improving biodiversity - Mitigate climate change and enhance the natural environment in the town for the benefit of people and nature

Mitigating the impact of climate change and rising temperatures is essential for the long term sustainability of the town. More generalised flooding has been experienced on the

town's high streets and residential roads in recent years as the regularity of heavy rain showers becomes a more common occurrence.

Increasing infill development is also encroaching on natural habitats and removal of established trees and hedgerows for development and formation of driveways are a continuing threat with localised flooding, loss of shaded areas and loss of biodiversity.

Biodiversity is essential to plants, animals, and ecosystems. Future landscape and ecological enhancements should be designed to improve and balance the benefit for wildlife and humans. There is considerable scope for this in Beaconsfield.

Initiatives that would help to mitigate climate change and enhance the natural environment in the town include:

- **Maintaining and planting new trees and hedgerows on residential streets and high streets**

Planting of new trees and hedgerows should be encouraged on residential/high streets where it is appropriate and in keeping with the street scene on the boundary of private land and also on the highway. They have significant positive impacts including improving the overall attractiveness of an area, reduce waterlogging and localised flooding, provide shading, provide a habitat for a wide range of wildlife, and improve air quality.

The planting of 27 flowering cherry and rowan trees on the verges on Sandelswood End in the New Town in early 2021 (and a further 10 in 2022) has considerably reduced localised flooding in the road and improved the overall attractiveness of the area. The initiative was driven by a desire to ensure the road was safer for pedestrians and cyclists on a busy section of a residential road close to a primary school. The trees act as a natural barrier, and slows traffic allowing cars, cyclists, and pedestrians to co-exist more easily. They also provide valuable shade and helps with local air quality.

There is a need to reinstate and strengthen green infrastructure in the three hearts of the town, and well planned tree planting in key areas can often make immediate but longstanding positive impacts to the 'look and feel' of the street scene, which is of particular importance in certain areas of special character and conservation areas.

- **Planting bulbs and wild flowers on smaller green areas and verges**

Planting early daffodils, wild bluebells and primrose, and other wild flowers on smaller open green areas and verges not suitable for trees close to the street would be a positive contribution to biodiversity. Introducing ferns, mosses and other shaded species into damp shaded areas should also be considered.



Town Hall Green bulb planting

- **Maintaining, planting, and improving tree and hedgerow habitats**

Trees and hedgerows throughout the town and in particular along the green infrastructure network should be maintained and strengthened. A range of tree types and sizes should be considered particularly along the green infrastructure network including the green belt where these are currently located and are in keeping with their setting. Native species such as oak and beech are particularly important for the local landscape and wildlife, but smaller more ornamental ones may be more appropriate in some settings. Native plant species tend to support a wider range of birds and fit better in a predominantly wild setting.

In built up areas some cultivated species can provide good visual impact and add interest to the area. The introduction of nuisance species is discouraged.

Vertical opportunities for planting using species which naturally attach themselves to trees or walls or which require some form of support should be encouraged. These are particularly useful where there is limited ground space. For example, where front gardens have been made into parking spaces or in areas around the town centre.

Existing hedges should be maintained and enhanced, and new hedges planted as they have a positive impact on biodiversity, bird habitats and act as a barrier for dust and wind. These should not encroach on footpaths or driveways.

Small residential or commercial development sites (less than 2 hectares) should clearly set out in their planning proposals well-defined landscaping designs and layouts which match the environment, use and setting adding to rich biodiversity. Larger developments (greater than 2 hectares) should incorporate larger scale planting including woodland and meadow areas, where it is considered appropriate having regard to the quality of soil and the setting.

- **Rewilding**

Planting woodland flowers and wild flowers should be considered. Ideally these should be in places where grass cutting times can be controlled.

- **Protecting Bat and Hedgehog Populations**

All new buildings bordering or within close proximity to open spaces and the green infrastructure network should incorporate integrated bat boxes and hedgehog holes to support bat and hedgehog populations.

- **Planting green roofs and green walls**

These should be further encouraged in existing and new developments to absorb carbon and improve air quality wherever possible.

There are additional policies set out in the Neighbourhood Plan to help mitigate climate change such as promoting sustainable design as set out in the Design Code, and a network of footpaths, cycle paths, and bus services in and around the town with links to the protected Green Belt land and areas of AONB surrounding the town i.e. 'the lungs of the town'. All of these elements are crucial to improving access to green spaces, and the ongoing health of the town.

8. DESIGNATION OF LOCAL GREEN SPACES

Paragraph 101 of the National Planning Policy Framework (NPPF) guidelines highlights that the designation of land as a Local Green Space through Local and Neighbourhood Plans allows communities to identify and protect green areas of particular importance to them. Further guidelines state that designating land as Local Green Space should be consistent with the local planning of sustainable development, and complement investment in sufficient homes, jobs, and other essential services. These Local Green Spaces should also only be designated if they are capable of enduring beyond the end of the plan period. In determining those spaces in the town which are suitable for inclusion on a Local Green Spaces list, consideration has been given to Paragraph 102 of the National Planning Policy Framework (NPPF) Guidelines which states:

“The Local Green Space designation should only be used where the green space is:

(a) in reasonably close proximity to the community it serves.

(b) demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and,

(c) local in character and is not an extensive tract of land”.



Candlemas Pond

The above criteria (a), (b) and (c) were considered when engaging with the local community. Each of the spaces identified met criteria (a) and (c). For criteria (b) it was important to establish the reasons why certain spaces were special to the local community and locally significant. Visitation numbers were also analysed. The following criteria were deemed important:

Accessibility	This relates to the visual attractiveness and aesthetic value of the space, and its contribution to the streetscape, landscape, character or setting of the town. It also relates to how it contributes to local character, by defining a sense of place, or by helping to define the physical form of the town.
Historical Significance	This relates to the historic importance the space holds for the town. This could be because it contributes to the setting of a heritage asset or some other locally valued landmark. It may also hold cultural associations which are of particular significance.
Recreational Value	This is the local significance for recreation and importance to the town for a particular recreation activity or range of activities. These could be formal or informal activities.
Tranquillity	This is how well the space serves as a quiet place to sit and relax, offering a place for reflection and peaceful enjoyment.
Biodiversity/ Wildlife	The space is locally significant for wildlife in a way that could be demonstrated such as a home to species or habitats of principal importance, ancient woodland, or locally characteristic plants and animals.
Air Quality	The quality of air for general health and wellbeing is important for a space's overall attractiveness as place to relax or for exercise.

For the analysis each space was given a score between 1 and 5 as to how well it met each of the criteria. 1 being low and 5 high. The results were collated and set out in tabular and graphical format, set out more fully in Appendix B.

Based on this analysis, the following spaces are proposed for listing with the highest level of protection as Local Green Spaces:

1. **St Michael's Green – green space**
2. **The Oval – green space, sports (tennis)**
3. **Walk Wood – ancient woodland, meadow, green space**
4. **Market Square Garden – green space**
5. **Malthouse Recreation Ground – green space, playground, fitness zone, football nets**
6. **Holtspur Recreation Ground – green space, playground, fitness zone**

The following sites already have existing protections and are categorised as 'Valued Green Spaces with Existing Protections':

1. Town Hall Green (Common Land)
2. One Tree Meadow (Village Green Status)
3. Wheeler's Green (Village Green Status)
4. Candlemas Pond (Common Land)
5. Davenies Strip (Common Land)
6. War Memorial and Windsor End Green (Common Land)
7. Oak Lodge Meadow - rugby pitches (Green Belt)
8. Hampden Hill (Conservation Area/ Village Green Status)
9. Holtspur Bank Nature Reserve (Locally Listed Nature Reserve/Green Belt)
10. Ivins Road Allotments (Green Belt)
11. Wooburn Green Lane Sports Field - football pitches (Green Belt)
12. Beaconsfield Cricket Club (Green Belt)
13. Wilton Park Parkland and Pond and Wilton Park Football Pitches (Green Belt)
14. Minerva Way, Wilton Park, and Bowl Barrow Way – woodland and green habitats (Green Belt)
15. The whole of the Green Belt area within the Parish of Beaconsfield



Market Square Garden



Green Belt on A355

9. KEY POLICY PRINCIPLES AND OBJECTIVES

We recognise continuing tensions exist locally between preserving the town's character and identity, its green boundaries and its current open spaces and green infrastructure, and the ongoing infill development and demands on land for development. This theme is further emphasised in the recently published document by the Government Policy Exchange "Nature and the City" - December 2021. This advocated a number of policy principles for enhancing access to nature in an urban setting:

1. "Enhance the services nature provides society – there is strong evidence of the benefits of urban greenery, and their value will increase as climate change and urbanisation progresses. Policies therefore to put nature at the centre of future densification.
2. Deliver outcomes that are desirable for both people and nature – meet the needs of people while leaving the environment in a better state.
3. Give communities more autonomy and room for experimentation – 'Good quality' nature needs space over the medium to long term to establish itself. This requires community buy in at the local level".

Our recommendations are led by **three guiding policy principles**:

1. To designate high community value Local Green Spaces to protect them for generations to come.
2. To create, enhance, and maintain a green infrastructure network of local open green spaces and green corridors for the purpose of promoting ecological connectivity, outdoor recreation, and sustainable movement through the parish and into neighbouring parishes, helping mitigate climate change, and ensuring the town continues to thrive.
3. To ensure that all development proposals that lie within or adjoining the green infrastructure network are required to have full regard to creating, maintaining, and enhancing the network through quality design, landscaping including trees and bulbs, recreational provision, open green spaces and delivering a net gain in biodiversity value.

These guiding principles are recommended to be met through the following objectives.

Objective 1 – Protecting Community Green Spaces - Designated Local Green Spaces are given the highest level of protection for future generations to enjoy

1. St Michael's Green – green space
2. The Oval – green space, sports (tennis)
3. Walk Wood – ancient woodland, meadow, green space
4. Market Square Garden – green space
5. Malthouse Recreation Ground – green space, playground, fitness zone, football nets
6. Holts spur Recreation Ground – green space, playground, fitness zone.

Objective 2 – Balancing People and Nature - Enhance our green open spaces to ensure the town is attractive as a place to live, work and play for everyone

- Every effort is taken to protect green spaces and green infrastructure including those which lie in the Green Belt, Conservations Areas, Areas of Outstanding Natural Beauty (AONB) and Common Land.
- Ensure the managed integration and connectivity of the open spaces and green infrastructure into and in the town including usage and access to the various sports and green spaces, and to preserve and enhance their biodiversity.

Objective 3 – Creating Effective Spaces - Achieve well designed quality green open spaces in the town centre to maintain vibrancy and social cohesion

- Encourage and support tree planting and bulb planting in the centre of the town where it is compatible with the street scene to break up the urban environment and to improve visual appearance, safety, and air quality.
- Review greening options, including landscape design, of key open spaces in the town centre and any new development to improve use, access, safety, and their visual attractiveness.
- Encourage and support the use of open spaces for multiple users and events.

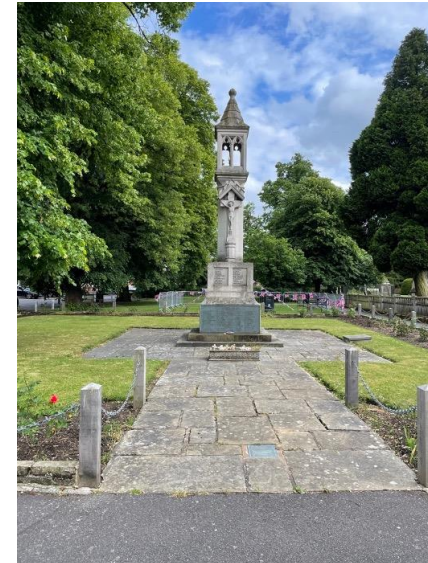
Objective 4 – Improving Health and Wellbeing - Enhance our open spaces to promote healthy lifestyles and safe communities in the town

- Avoid the loss of recreational functions and sports grounds unless there is an opportunity for wider integration and co-location of sports facilities and services.
- Enable the feasibility, planning and delivery of a playground in the new town for young children.
- Enable the feasibility, planning and delivery of recreational facilities for older children
- Ensure that open spaces do not suffer from encroachment from car parking and traffic particularly in higher density residential areas to safeguard access.
- Enhance the allotment at Ivins Road for the benefit of community cohesion and food sustainability.
- Review further opportunities to create linkages between the key open spaces and address gaps in existing networks in footpaths and cycle routes.
- Enhance accessibility to green local spaces by waymarking key green open spaces and links between them.

Objective 5 – Improving Biodiversity - Mitigate climate change and enhance the natural environment in the town for the benefit of people and nature

- Protect, maintain, and enhance the planting of trees and hedgerows along existing green corridors to add to biodiversity.
- Promote the planting of trees and bulbs on street verges where appropriate with the street scene to enhance visual attractiveness, and biodiversity.
- Existing trees are safeguarded by reviewing TPOs (Tree Preservation Orders) to enable enforcement.
- Ensure that development sites (less than 2 hectares) are required to clearly set out in their planning proposals well-defined landscaping designs and layouts which match the environment, use and setting adding to rich biodiversity. Larger developments (greater than 2 hectares) should incorporate larger scale planting including woodland and meadow areas, where it is considered appropriate having regard to the quality of soil and the setting.
- Secure a natural corridor through any existing or new development that enables wildlife to travel in and through or to link to surrounding paths.

- Integrate bat boxes and hedgehog holes in new buildings bordering or within close proximity to open spaces and the green infrastructure network.



War Memorial Gardens



Holtspur Recreation Ground

APPENDIX A: GREEN INFRASTRUCTURE (POLICY BEACON5) & LOCAL GREEN SPACES (POLICY BEACON6)

A study was undertaken during 2022/23 of all the publicly accessible open spaces in the town to inform this policy, which included audits of each site and analysis of public feedback. A clear and consistent methodology was used to assess the sites. A qualitative analysis tool was used to identify candidates for Local Green Space designation as part of this policy.

A total of 32 green spaces were identified throughout the town. Many of these spaces have existing designations such as Village Green status, Common land, and/or are located within the Green Belt.

Account was taken of other specific designations affecting the spaces including the natural environment, and historic areas. Ancient woodlands and veteran trees are afforded increased protection through the National Planning Policy Framework (NPPF). Sports pitches and playing fields have no formal designation but are addressed in the national policy at Paragraph 103 of the NPPF.

We are advised that land already within the Green Belt does not require designation as it has the same policy status. However, it does not recognise the landscape quality or community value of land. Within the Green Belt a number of green spaces have been identified that need to be maintained and improved as they have strong community and amenity value, and therefore they are also included in this open spaces study, namely Beaconsfield Cricket Club, Wilton Park Parkland and pond, Wilton Park football pitches, Oak lodge Meadow rugby pitches, Wooburn Green Lane football pitches, ancient and key woodland, and priority habitats, Holtspur Bank Nature Reserve, Holtspur Bank Butterfly Reserve and Ivins Road Allotments.

In determining those spaces in the town which are suitable for inclusion on a Local Green Spaces list, consideration has been given to Paragraph 106 of the National Planning Policy Framework (NPPF) Guidelines which states:

“The Local Green Space designation should only be used where the green space is:

(a) in reasonably close proximity to the community it serves.

(b) demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and,

(c) local in character and is not an extensive tract of land”.

The above criteria (a), (b) and (c) were considered when engaging with the local community. Each of the spaces identified met criteria (a) and (c). For criteria (b) it was important to establish the reasons why certain spaces were special to the local community and locally significant. The following criteria were deemed important as set out in the table below.



Market Square Garden



Walk Wood

Accessibility	This relates to the visual attractiveness and aesthetic value of the space, and its contribution to the streetscape, landscape, character or setting of the town. It also relates to how it contributes to local character, by defining a sense of place, or by helping to define the physical form of the town.
Historical Significance	This relates to the historic importance the space holds for the town. This could be because it contributes to the setting of a heritage asset or some other locally valued landmark. It may also hold cultural associations which are of particular significance.
Recreational Value	This is the local significance for recreation and importance to the town for a particular recreation activity or range of activities. These could be formal or informal activities.
Tranquillity	This is how well the space serves as a quiet place to sit and relax, offering a place for reflection and peaceful enjoyment.
Biodiversity/ Wildlife	The space is locally significant for wildlife in a way that could be demonstrated such as a home to species or habitats of principal importance, ancient woodland, or locally characteristic plants and animals.
Air Quality	The quality of air for general health and wellbeing is important for a space's overall attractiveness as place to relax or for exercise.

For the analysis, each space was given a score between 1 and 5 as to how well it met each of the criteria. 1 being low and 5 being high. The results were collated and set out in tabular and graphical format set out more fully in Appendix B of the 'Local Green Spaces and Green Infrastructure Study'. This analysis identified 6 key spaces as potential candidates for Local Green Space designation.

The analysis is summarised in the following schedules with information for each space including type, location, a brief description, size, ownership, any existing protections, if they met criteria (a), (b) and (c) of Paragraph 106 of the NPPF, total qualitative score and if they were a candidate for Local Green Space designation.

BEACONSFIELD NEIGHBOURHOOD PLAN - OPEN SPACES AND GREEN INFRASTRUCTURE STUDY
LIST OF PUBLICLY ACCESSIBLE LOCAL GREEN SPACES AND LOCAL GREEN SPACE DESIGNATION CANDIDATE SITES

Name	Type	Location	Description	Size (acres)	Ownership	Existing Protection	Test (a) Close to community	Test (b) Community Value	Test (c) Local in character and not extensive	Total Score (Max. 30)	Local Green Space Designation
Town Hall Green (1)	Green space	Station Road in front of Town Hall building.	Grassed area and flowerbeds with benches. Area used to sit and relax by local residents and workers.	tbc	Unitary (BTC mangt)	Common Land	√	√	√	21	
St Michael's Green (2)	Green space	Warwick Road	Grassed area with flowerbeds surrounded by church and residential. Area used to sit and relax for local residents and workers, and visitors to Bekonscot. Picnicking, etc.	tbc	Unitary (BTC mangt)	x	√	√	√	24	Accessibility Excellent History Church green Recreation A place to sit and relax by local residents and workers, and visitors to Bekonscot. Open green space to play for small children Tranquillity Quiet place close to the centre of town Air Quality Good
Garvin Avenue Toddler Playground (3)	Playground	Garvin Avenue next to St Mary and All Saints CofE Primary School/ Playgroup	Playground for toddlers (< 5 years of age).	tbc	Unitary (Leased to BTC)	x	√	√	√	16	

Name	Type	Location	Description	Size (acres)	Ownership	Existing Protection	Test (a) Close to community	Test (b) Community Value	Test (c) Local in character and not extensive	Total Score (Max. 30)	Local Green Space Designation
The Oval (4)	Sport Green space	Tennis Club, Grenfell Road	Beaconsfield Tennis Club, boules, green space, and mature tree area. Surrounded by residential. Area used for sport, relaxation, and dog walking.	3.2	BTC	x	√	√	√	24	Accessibility Very good Recreation A place to play tennis. A place for young children to play Walking dogs Tranquillity Quiet areas to sit and relax Wildlife/Biodiversity Variety of mature trees and scrub Air Quality Good
Seeley's Walk (5)	Green pathway	Path from Penn Road to Woodside Avenue, and spurs north and north west	Green pathway with grass and trees. Important link between Seeleys estate and the New Town shops/station	1.0	BTC	x	√	√	√	19	
Gurney's Piece (6)	Green pathway	Path over railway from Gregories Road to Baring Road	Green pathway with grass and trees. Important link over the railway between Gregories Road to Baring Road.	0.3	BTC	x	√	√	√	16	
Chesterton Green (7)	Green space	Between Maxwell Road and Garvin Avenue	Large open grassed area in centre of New Town surrounded by residential on two sides.	n/k	L & Q	x	√	x	√	12	

Name	Type	Location	Description	Size (acres)	Ownership	Existing Protection	Test (a) Close to community	Test (b) Community Value	Test (c) Local in character and not extensive	Total Score (Max. 30)	Local Green Space Designation
One Tree Meadow (8)	Green space Meadow Woodland	Off eastern end of One Tree Lane	Large open green space/meadow edged with mature and scrub woodland. Surrounded by residential on 3 sides & the railway line. Area used for walking, dog walking, picnicking, fitness etc.	6.5	BTC	Village Green Status	√	√	√	20	
Wheeler's Green (9)	Green space	Corner of Candlemas Lane and Candlemas Mead	Square grassed area surrounded by residential and road on two sides. Used for dog walking and cut through.	0.2	BTC	Village Green Status	√	√	√	14	
Candlemas Pond (10)	Green space Pond	Corner of Candlemas Lane and Station Road	Grassed space with pond with fencing and residential on one side. Pond is a good visual attraction but limited access.	n/a	BTC	Common Land	√	√	√	21	
Candlemas Mead (11)	Green space	Cul de sac at end of Candlemas Mead	Open oval shaped grassed area surrounded by residential.	n/k	L & Q	x	√	√	√	11	
Davenies Strip and Piece (12)	Green pathway Woodland	Station Road close to Davenies School	Strip of green pathway and trees with benches. An important path from Old to New Town.	n/k	Unitary (BTC Mangt)	Common Land	√	√	√	16	

Name	Type	Location	Description	Size (acres)	Ownership	Existing Protection	Test (a) Close to community	Test (b) Community Value (*see analysis)	Test (c) Local in character and not extensive	Total Score (Max.30)	Local Green Space Designation
Hyde Green (13)	Green space	Off Amersham Road between Maxwell Road and Waller Road	Extensive open grassed area. Open fields to east beyond A355. Surrounded by residential on 3 sides. No clearly defined use other than providing open view for residents.	n/k	L & Q	x	√	x	√	11	
Walk Wood (14)	Woodland Green space	Between Burkes Rd, Walkwood End, Tilsworth Rd, Butlers Court Rd, Grove Rd and Butlers Court Primary School and Beaconsfield High School	Large ancient woodland. Open green area surrounded by meadow. Area used for walking, picnicking, and tranquillity.	24.1	BTC	x	√	√	√	29	Accessibility Very good Recreation Woodland for walking, dog walking Green space for fitness A place to relax and children to play. Tranquillity Quiet place close to town centre Biodiversity/ Wildlife Rich ancient woodland environment Air Quality Good
Geary's Piece and Meadow (15)	Woodland Green space	Between A40 Wycombe End and The Spinney	Deciduous woodland habitat. Open grassed area, meadow. Rough, overgrown pathway. Area has no clearly defined use.	2.9	BTC	x	√	x	√	11	

Name	Type	Location	Description	Size (acres)	Ownership	Existing Protection	Test (a) Close to community	Test (b) Community Value	Test (c) Local in character and not extensive	Total Score (Max. 30)	Local Green Space Designation
Spinney/Wattleton Road (16)	Woodland	Junction of The Spinney/Wattleton Road	Small woodland area surrounded by residential. Used for dog walking, leisure.	0.5	BTC	x	√	√	√	17	
War Memorial and Garden (17)	Green space	Windsor End	War Memorial with small, grassed area & flower beds. A further large grassed area - place to sit and relax, and for reflection.	n/k	Hall Barn	Common Land	√	√	√	20	
Market Square Garden (18)	Green space	Aylesbury End	Green area and flowerbeds with mature trees. Area used to sit and relax.	0.8	BTC	x	√	√	√	20	Historic Old established garden in Old Town Accessibility Excellent Recreation Place to sit and relax.
Malthouse Square (19)	Green space	Malthouse Square	Square open grassed area surrounded by residential.	n/k	L & Q	x	√	√	√	13	
Malthouse Square Playground (20)	Playground Green space	Between Malthouse Square, Hedgerley Lane and Lakes Lane	Large, grassed area with playground and fitness equipment. Surrounded by residential. Area used for recreation, fitness and to relax.	2.8	BTC	x	√	√	√	24	Accessibility Excellent Recreation Place for young children to play. Fitness equipment Quiet place to sit and relax. Tranquillity Quiet place close to Old Town Biodiversity/ Wildlife Surrounded by woodland and hedgerows. Air Quality Good

Name	Type	Location	Description	Size (acres)	Ownership	Existing Protection	Test (a) Close to community	Test (b) Community Value	Test (c) Local in character and not extensive	Total Score (Max. 30)	Local Green Space Designation
Oak Lodge Meadow (21)	Sport	Between Windsor End, Cross Lane and Hedgerley Lane	Large, grassed area set out with rugby pitches and pavilion. Area used for sport.	11.7	BTC	Green Belt	√	√	√	18	
Holtspur Recreation Ground (22)	Playground Green space	Between Holtspur Way, Mayflower Way, Crab Tree Close and Beacon Close	Large open grassed space with trees, a playground and fitness equipment. Area used for recreation, fitness, and to relax.	3.6	BTC	x	√	√	√	21	Recreation Place for young children to play Fitness equipment Quiet place to sit and relax. Tranquillity Quiet place to relax Wildlife Surrounded by wooded area and hedgerows Air Quality Good
Cherry Tree Road (23)	Green space	North Cherry Tree Road	Small triangular piece of green grassed area with low evergreen hedgerows bisected by residents parking at its centre.	tbc	L & Q	x	√	√	√	12	
Hampden Hill (24)	Green space	Hampden Hill off north part of Holtspur Top Lane	Large circular shaped open space. Grassed area with a few benches and trees surrounded by residential property. Area used for dog walking and to relax. It was designated a Conservation Area on 28 October 2005 and a Village Green in 2011.	2.6	BTC	Conservation Area Village Green Status	√	√	√	23	

Name	Type	Location	Description	Size (acres)	Ownership	Existing Protection	Test (a) Close to community	Test (b) Community Value (*see analysis)	Test (c) Local in character and not extensive	Total Score (Max. 30)	Local Green Space Designation
Holtspur Bank Nature Reserve (25)	Nature reserve Woodland	West off Holtspur Top Lane	Nature reserve on sloping site with extensive woodland areas. Area used for walking, nature watching, dog walking and to relax.	26.5	BTC	Green Belt	√	√	√	28	
Holtspur Bank Butterfly Reserve (26)	Nature reserve	West off Holtspur Top Lane	Butterfly reserve adjacent to nature reserve. Area used for walking, nature watching, dog walking and to relax.	tbc	BTC	Green Belt Conservation Area	√	√	√	28	
Ivins Road Allotments (27)	Allotments	Ivins Road off southern section of Holtspur Top Lane	Rectangular shaped allotment area with grassy paths. Surrounded by residential and Holtspur Bank Nature Reserve to the north.	1.8	BTC	Green Belt	√	√	√	21	
Wooburn Green Lane Sports Field (28)	Sport	Wooburn Green Lane, south of M40	Large open area with 3.75 football pitches and changing rooms. An area used for sport.	9.5	BTC	Green Belt	√	√	√	10	
Beaconsfield Cricket Club (29)	Sport	London Road, Old Town	Cricket ground (3 pitches), clubhouse and outbuilding. Open grassed area.	n/k	Beaconsfield Cricket Club	Green Belt	√	√	√	20	
Wilton Park Football Pitches (30)	Sport	Wilton Park	Football pitches. Part of Wilton Park development area.	n/k	Inland Homes	Green Belt	√	√	√	18	

Name	Type	Location	Description	Size (acres)	Ownership	Existing Protection	Test (a) Close to community	Test (b) Community Value	Test (c) Local in character and not extensive	Total Score (Max. 30)	Local Green Space Designation
Wilton Park Parkland (31)	Green space	Wilton Park	Parkland green open space. Part of Wilton Park development area. Recreational use.	n/k	Inland Homes	Green Belt	√	√	√	18	
Ancient and key woodland and priority habitats (32)	Green space Woodland	Minerva Way, Wilton Park, Bowl Barrow Way	Woodland and green habitats. Some form parts of Wilton Park development area. Walking	n/k	Inland Homes Portman Estates Burtley Estate	Green Belt	√	√	√	20	

Notes:

- *BTC - Beaconsfield Town Council*
- *Unitary – Buckinghamshire Council*
- *L & Q – London and Quadrant Housing Association*
- *n/a - not applicable*
- *n/k – not known*
- *tbc – to be confirmed*
- *Land which is Common Land or has Town or Village Green Status has been confirmed by Beaconsfield Town Council from Council registers.*
- *Excluded land: Church, Cemetery, Car Parks, private/woodland outside town (except items 31-32), Schools green spaces*



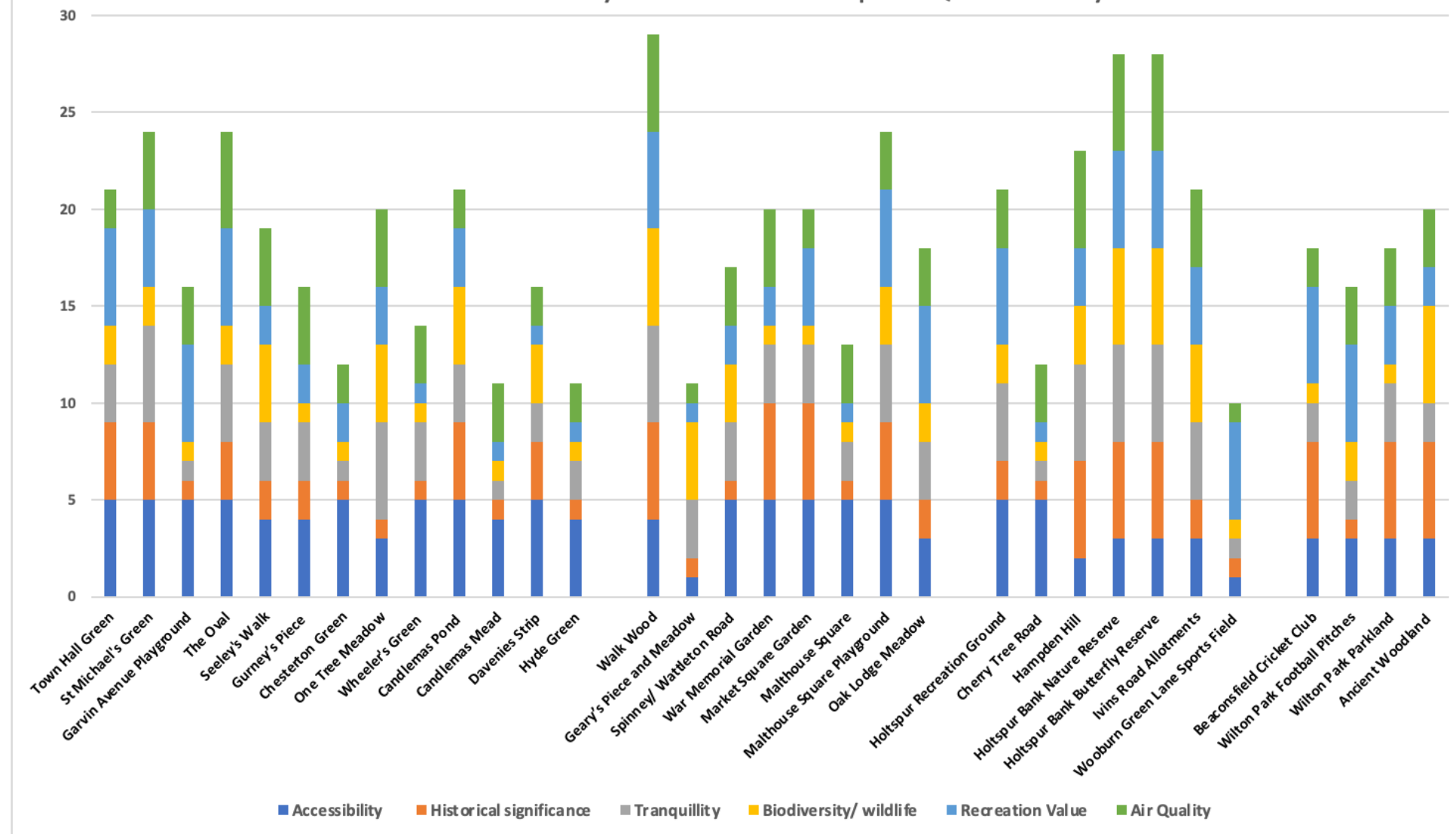
Rare species found at Holtspur Bank nature reserve include Chalkhill Blue Butterfly, Small Copper Butterfly and Purple Pyramidal orchids

APPENDIX B – LOCAL PUBLICLY ACCESSIBLE GREEN SPACES QUALITATIVE ANALYSIS

			Test (b) - Special Value to Community						
			Qualitative Assessment Criteria (1-5) Maximum Score = 30						
No.	Name	Location	Accessibility	Historical significance	Tranquillity	Biodiversity / wildlife	Recreation Value	Air Quality	SCORE
1	Town Hall Green	Station Road in front of Town Hall building	5	4	3	2	5	2	21
2	St Michael's Green	Warwick Road	5	4	5	2	4	4	24
3	Garvin Avenue Playground	Garvin Avenue	5	1	1	1	5	3	16
4	The Oval	Beaconsfield Tennis Club, Grenfell Road	5	3	4	2	5	5	24
5	Seeley's Walk	Path from Penn Road to Woodside Avenue	4	2	3	4	2	4	19
6	Gurney's Piece	Path over railway Gregories Road to Baring Road	4	2	3	1	2	4	16
7	Chesterton Green	Between Maxwell Road and Garvin Avenue	5	1	1	1	2	2	12
8	One Tree Meadow	Off eastern end of One Tree Lane	3	1	5	4	3	4	20
9	Wheeler's Green	Corner of Candlemas Lane and Candlemas Mead	5	1	3	1	1	3	14
10	Candlemas Pond	Corner of Candlemas Lane and Station Road	5	4	3	4	3	2	21
11	Candlemas Mead	Cul de sac at end of Candlemas Mead	4	1	1	1	1	3	11
12	Davenies Strip	Station Road close to Davenies School	5	3	2	3	1	2	16
13	Hyde Green	Off Amersham Road between Maxwell Road and Waller Road	4	1	2	1	1	2	11
14	Walk Wood	Between Burkes Road, Walkwood End, Tilsworth Road, Butlers Court Road, Grove Road and Butlers Court and Beaconsfield High School	4	5	5	5	5	5	29
15	Geary's Piece and Meadow	Between A40 Wycombe End and The Spinney	1	1	3	4	1	1	11
16	Spinney/ Wattleton Road	Junction of The Spinney/ Wattleton Road	5	1	3	3	2	3	17
17	War Memorial Garden	Windsor End	5	5	3	1	2	4	20
18	Market Square Garden	Windsor End (adjacent to Church, continuing south down Windsor End)	5	5	3	1	4	2	20
19	Malthouse Square	Malthouse Square	5	1	2	1	1	3	13
20	Malthouse Square Playground	Between Malthouse Square, Hedgerley Lane and Lakes Lane	5	4	4	3	5	3	24
21	Oak Lodge Meadow	Between Windsor End, Cross Lane and Hedgerley Lane	3	2	3	2	5	3	18
22	Holtspur Recreation Ground	Between Holtspur Way, Mayflower Way, Crab Tree Close and Beacon Close	5	2	4	2	5	3	21
23	Cherry Tree Road	Cherry Tree Road	5	1	1	1	1	3	12
24	Hampden Hill	Hampden Hill off north part of Holtspur Top Lane	2	5	5	3	3	5	23
25	Holtspur Bank Nature Reserve	West off Holtspur Top Lane	3	5	5	5	5	5	28

26	Holtspur Bank Butterfly Reserve	West off Holtspur Top Lane	3	5	5	5	5	5	28
27	Ivins Road Allotments	Ivins Road off southern section of Holtspur Top Lane	3	2	4	4	4	4	21
28	Wooburn Green Lane Sports Field	Woburn Green Lane, immediately south of M40	1	1	1	1	5	1	10
29	Beaconsfield Cricket Club	London Road, Old Town	3	5	2	1	5	2	18
30	Wilton Park Football Pitches	Wilton Park	3	1	2	2	5	3	16
31	Wilton Park Parkland	Wilton Park	3	5	3	1	3	3	18
32	Ancient and key woodland and priority habitats	Minerva Way, Wilton Park, Bowl Barrow Way	3	5	2	5	2	3	20

APPENDIX B
Beaconsfield Neighbourhood Plan - 2023
Publicly Accessible Local Green Spaces - Qualitative Analysis





BEACONSFIELD NEIGHBOURHOOD PLAN

2023 – 2040



Market, Windsor End, Beaconsfield

SUPPORTING REPORTS

August 2023



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Neighbourhood Plan Holtspur Heart

SWOT

Strengths	Weaknesses
Variety of housing types such as flats, maisonettes, houses (social and privately owned). Lots of footpaths to gain access to shops and local facilities. Surrounded by Green Belt, Nature Reserves and countryside which are easily accessible by foot or cycling. Cycle paths leading to the New Town. Coffee shops in high street locations add to community cohesion.	Needs a wider variety of retailers so majority of the community can benefit from local shops. Little leisure activities for teenagers. Housing is expensive and well above the national average. Lack of 2 bedroom dwellings. Limited space for traditional expansion and availability to work locally in Holtspur. Limited ability for the less mobile & non car users to connect with the rest of the town due to location and lack of good public infrastructure. Limited parking at high street locations. No safe pedestrian crossing across A40. Poor and broken pavements impede pedestrian and wheelchair access.
Opportunities	Threats
To enhance local heritage & history ie Terry Pratchett. Better crossing points and pavement structure for pedestrians. Swimming pool at the sports centre. Land opposite Miller & Carter on the A40 for community use.	Expensive housing restricts access to younger generations. Loss of retail space to residential. Threat of erosion of green space.

CONTEXT

Holtspur is a residential part of Beaconsfield with two small shopping parades, two churches and council allotments. It is also home to Holtspur Youth Park which includes under 7s and over 7's playgrounds, 5 a side football, outdoor gym and a small community centre. Holtspur is also host to the Beacon Leisure Centre, which provides indoor sports facilities. The most prized community assets of this area are Holtspur Bank Nature Reserve and Holtspur Bottom Butterfly reserve which lie on the western edge of the town.

SUMMARY OBSERVATIONS

Currently there are no offices and businesses are all SMEs. In the future shops are likely to be similar to today (specialist shops). These are shops where you need that personal contact or service. What is missing currently in the main shopping area is a toy shop and hairdressers & grocers (but there is convenience shops and post office). 2 cafés have recently opened here which may create more footfall.

Ambition: To encourage shops to meet every day needs, so residents can shop local. Therefore, maximising the potential of our community facilities in Holtspur, to provide a sustainable retail offering and support the 20 minute neighbourhood would help to meet the needs of local residents.

Future development should encourage flats, particularly two-bedrooms flats are needed to provide more attainable modest dwellings.

Connectivity is an issue for the future vitality and viability of Holtspur. Good transport and walking connections to and from the new medical centre on the A40 on the corner of Walkwood Rise are essential. Good public transport to the new and old town is also essential. Safe crossings across the A40 to provide greater access to residents to enable more people to be able to use public transport would be a significant improvement. Sufficient parking around Holtspur park and the shopping streets is needed.

The existing two parades of shops are key to ensure that the local community amenity is maintained.

Other measures to encourage local and non-local shoppers to Holtspur were identified as follows:

- It is felt parking for the shops is a constraining factor, so opportunities to increase capacity and churn to be explored.
- Encourage a regular market by either of the shopping parades would increase community cohesion and generate greater footfall.
- Promote the leisure facilities of Holtspur to the wider Beaconsfield area.
- Promote the historic and cultural links of Holtspur to the wider Beaconsfield area.

Neighbourhood Plan Old Town (OT) Heart

SWOT

Strengths	Weaknesses
Conservation Area and Listed Buildings protection for OT's fabric character, history and heritage. Accessible for commuters, diners, and shoppers (via A40, A355, B474, M40). Well regarded local schools attracts families. Weekly and monthly markets. Good range of restaurants draws footfall. Affluent catchment. Higher % of professionals increasingly working from home – local captive spend. Compact centre.	Heavy traffic on through routes (primarily the A40 and A355) but also Penn/Station Road. Limited green space in centre of OT. Lack of affordable housing. Lack of allotments. Lack of parking by rugby club. High commercial rents. Retail offering not complete so residents reliant on car or public transport. Few opportunities to repurpose or redevelop land (listed buildings etc). The effect of traffic on the public realm and the space lost to car parking is a deterrent to the visitor.
Opportunities	Threats
To enhance OT's heritage & history. To promote a "pavement culture" away from car is king. To promote OT as a distinctive English market town. To promote Beaconsfield as a destination for tourists, shoppers and diners.	Increased traffic due to more residential development in surrounding towns/villages needing access to M40. Loss of commercial to residential on ground floor high street scene would change character. Decreasing retail offering lacks high street balance. Continued misuse of parking creates safety issues for pedestrians and negatively impacts passing trade for commercial.

CONTEXT

Beaconsfield Old Town is the distinctive and historic heart of Beaconsfield, complemented by the more recent development around the station (New Town) and Holtspur. The Old Town is defined by its four Ends, all of which carry a heavy load of traffic, especially London End and Wycombe End (the A40 heading East/West through the town).

On all 4 Ends there is a homogenous mix of residential and commercial property, which has evolved over many years. Several of the historic coaching inns survive today as pubs or replaced by shops, cafes and restaurants. Despite the change in use of many of the buildings, much of the original layout of the Old Town's coaching inns remains, with large mews courtyards opening out behind the historic street frontages. The overall impression is that of an historic town centre, which has evolved naturally over a significant period of time, into a characterful and varied commercial and residential centre.

Another attractive feature of the Old Town is the relative lack of national chain shops and restaurants. The majority of businesses are local small-scale operations, a feature which again adds to the character of the Old Town and differentiates it from other areas of the town. The Old Town's character is a valuable asset, and the high level intent of the NP proposals is centred around how this character can be protected and enhanced.

SUMMARY OBSERVATIONS

Currently the Old Town contains offices and SMEs in the main. In the future offices are likely to contract in footprint and if they are not on the high street or ground floor, may convert to residential. Shops are likely to be similar to today (specialist shops). These are shops where you need that personal contact or service. Also a continuation and possible expansion of the service sector with particular emphasis on restaurants and bars is expected.

Ambition: Preserve historic setting and promote cafe pavement culture.

Housing could be provided behind the high street scene. The conservation area building heights need to remain the same and designs need to fit into the historic setting. Properties such as cottages and apartments are most suitable. Outside the conservation areas a maximum of 3 floors only where suitable should be allowed.

Traffic and parking issues exist and will shape the future vitality and viability of the old town. The recent completion of the A355 bypass will help to reduce through traffic on its eastern edge. Other traffic measures that may come forward from Penn or the A40 may reduce through traffic further. The Heathrow bus stop is a threat as it increases long term parking/blocking and therefore poses a risk to footfall and passing trade.

Core commercial areas of the Old Town should be maintained. In particular London End, part of Aylesbury End, Wycombe End, Shepherds Lane.

Enhanced Green space will add to community and better parking arrangements will improve the desire to shop and socialise in the old town.

Neighbourhood Plan New Town (NT) Heart

SWOT

Strengths	Weaknesses
Growing range of independent and national restaurants draws footfall. Diverse range of shops including large national brands and independents. Train connections to London and Oxford (and areas to the north) draws footfall and desire to live in Beaconsfield. Access to Chilterns AONB, Green Belt and wider countryside for walkers and cyclists. Good public and private schools (primary and secondary). Affluent catchment. Higher % of professionals increasingly working from home – local captive spend. Two key retail anchors (Sainsbury and Waitrose). Reasonably compact and distinct townscape.	Heavy traffic on through routes to/from A40/A355/B474. Limited green space in centre. Lack of affordable housing to attract the young & key workers. Lack of smaller houses for older generations/downsizing households close to the centre. Parking seen as a constraining factor for all. Also an issue for Bekonscot & constraining factor at Waitrose. High commercial rents. Lack of pedestrian high street zone. Too much comparison retail space for next 20 yrs. No leisure activities for teenagers. Narrow pedestrian access on east side of railway bridge.
Opportunities	Threats
To enhance NT's heritage & history. Promote a pavement & cycling culture away from car is king. Promote Beaconsfield as a destination for tourists (Bekonscot, shoppers & diners). Take advantage of more homeworking & higher footfall during weekdays. Space over railway could provide mixed use & green space. Widen & improve pedestrian & cycling access over the railway line for safety and ease of access. Relocate library, co-locate leisure & community facilities in a single location. Redevelop larger sites in the town centre edges for high quality, more modest housing with green space not retail.	Increased through traffic from residential development in surrounding areas needing access to M40. Loss of commercial to residential on ground floor high street scene on Station/Penn Road in the town centre would impact character negatively. Lack of a holistic vision and/or community hub for town centre could risk long term viability as a vibrant market town centre. Online shopping reduces footfall. Loss of footfall from reduced station commuters. Loss of catchment spend to other competitor towns.

CONTEXT

The new town grew with the introduction of the railway line & station in 1906, and this focus and centre is still relevant today. The train station is very popular with residents from within Beaconsfield and beyond using the station to commute to London for work or leisure (travel time 25 mins to London). Shopping facilities are a mix of SME and some larger chains with the addition of more eateries in recent years, providing variety for the high street shopping experience and creating more vibrancy. It is also host to the world famous Bekonscot Model Village. There are a few community facilities scattered around the new town, which, due to their separate and less than ideal locations, creates a disconnect, loss of community cohesion and missed opportunities. The new town also lacks a playground and has limited green space in the town centre.

The central broad aim is to maintain the new town centre vibrancy and create more of a community hub. This could be achieved by maintaining and providing a variety of quality shops, leisure, entertainment & community facilities. This will keep and increase footfall in the new town centre to support our population, attract more visitors and provide for current and future needs of residents and the significant amount of SMEs and other businesses.

SUMMARY OBSERVATIONS

Currently NT contains offices and SMEs in the main as well as some big chains. In the future retail frontages are likely to contract especially on the fringes of the commercial area. Offices are likely to contract in footprint, due to flexi home working. Offices, where not on the high street/ground floor, may convert more to residential especially in the side streets. Shops are likely to be similar to today, with a greater percentage in specialist shops as mainstream retailers continue to migrate online. These 'specialist' shops are where you need that personal contact or service, delivering to the specific needs of residents. More housing could be provided in the town centre including the side streets.

Other spatial, land use and connectivity factors that will shape the future vitality and viability of the new town starts with the recently opened A355 Relief Rd. Other measures that may come forward to address through traffic between A355/A40 and Penn will reduce congestion. The railway bridge provides poor pedestrian access. Better use of the railway site in terms of car park capacity and air space above, could add to high street landscape and provide a commercial and or leisure offering with residential. This could enhance viability of the new town. Ground floor commercial premises should be retained in the core high street scene. In particular Penn/Station Road from Jon James mans shop to Sports Scene/ interior design shop.

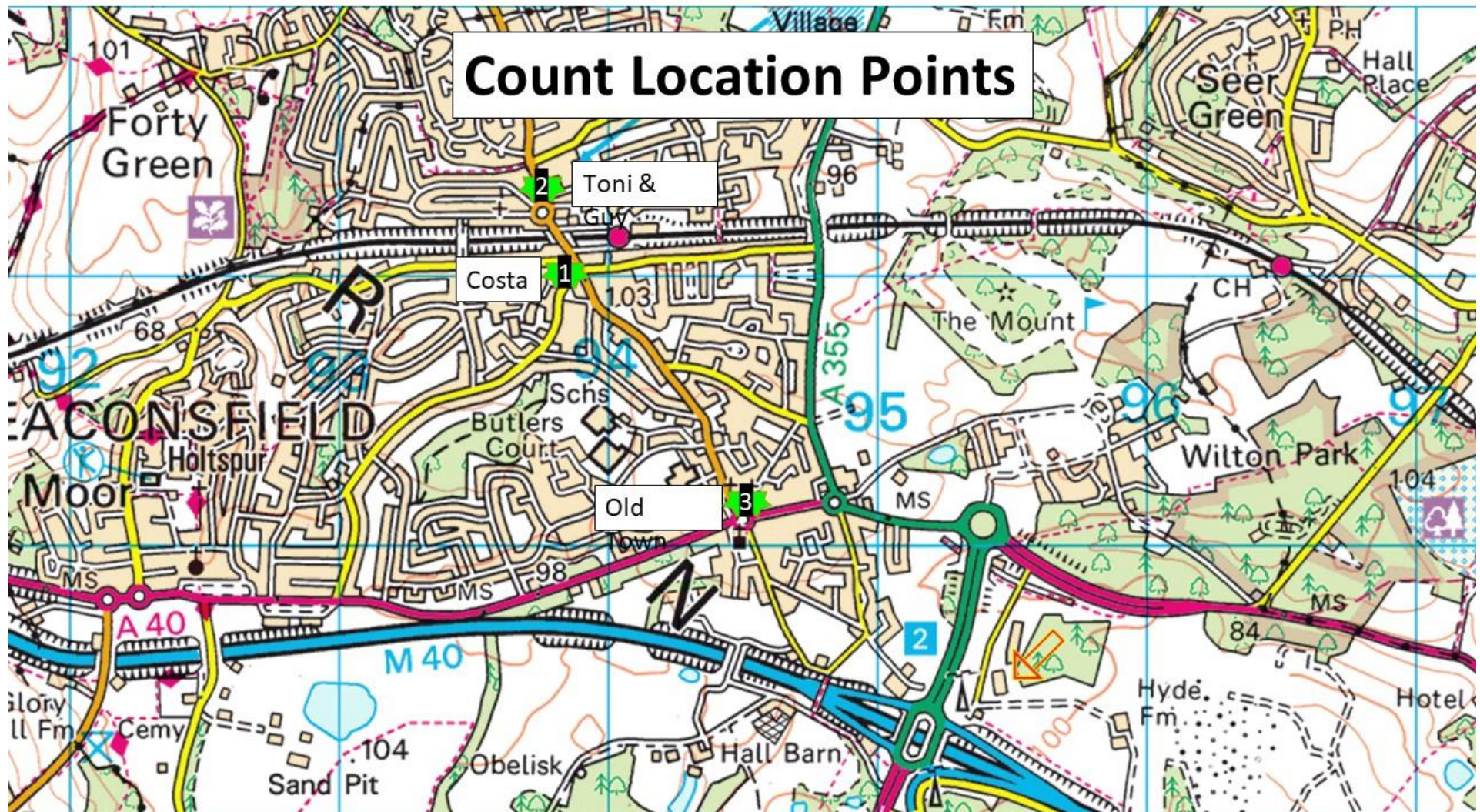


Why count Footfall?

Footfall is a key indicator of a town centre's vitality and viability; it tells us much about the nature of high streets, how they are used, and how they are changing. Footfall counting provides understanding of the situation facing England's towns as they attempt to recover from the impact of COVID19 and achieve longer-term transformation. To support high streets that do not have automated footfall counting, the High Streets Task Force has a manual counting regime that Beaconsfield Town Council is following. The basic data helps Towns monitor their recovery process and understand how and if their function and attractiveness may be changing as a result of COVID19. As part of the Neighbourhood Plan process Beaconsfield Town Council has undertaken counting to benchmark and track our high street vibrancy which will help inform any future plans.

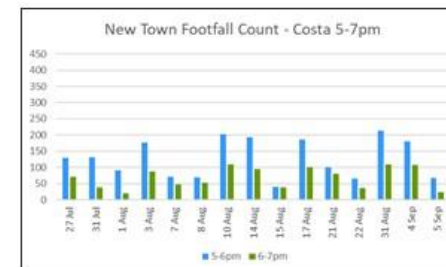
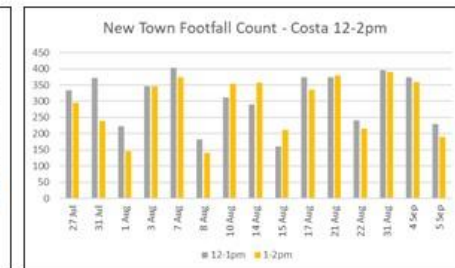
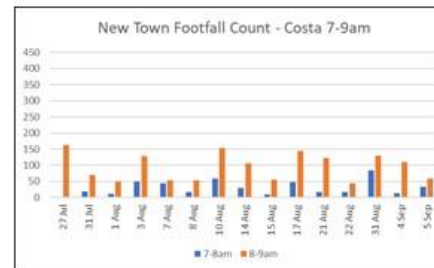
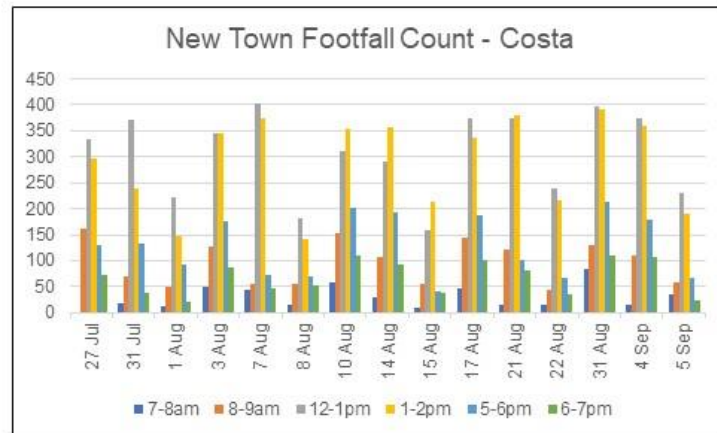
Beaconsfield Footfall Count

- 2021 – counted at Old Town, Costa and Toni & Guy over 5 of the 6 weeks between end July and early September (Tue, Sat & Sun)
- Data shows count averaged for each hour *(2 x 15 minute count x 2 = 1 hour count)* between
 - 7-9am
 - 12-2pm
 - 5-7pm
- 2020 data was counted at Costa and Beech House (McColl's side) Tue 18th, Sat 22nd and Sun 23rd August. Direct comparison with Costa data collected in 2021 Tue 17th, Sat 21st and Sun 22nd August



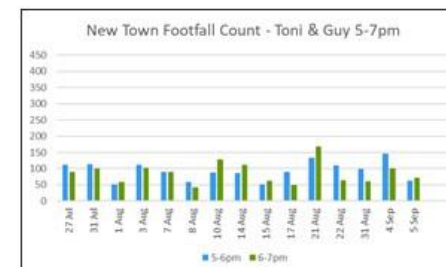
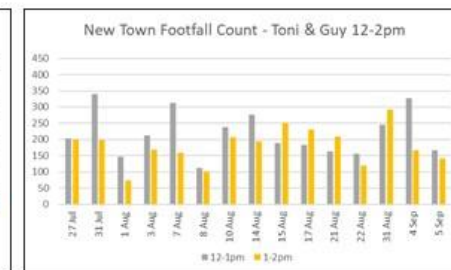
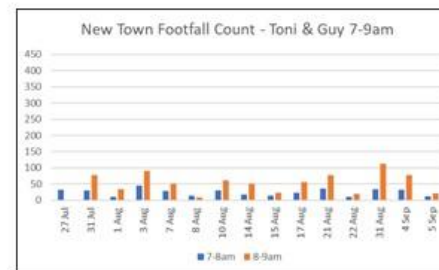
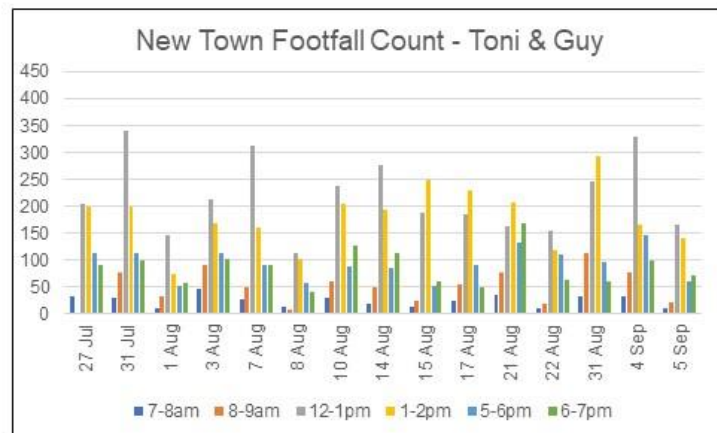
New Town Footfall Count 2021 – Costa

- Busiest counting point across Old Town/New Town
- Less footfall on a Sunday, presumably because some retail closed



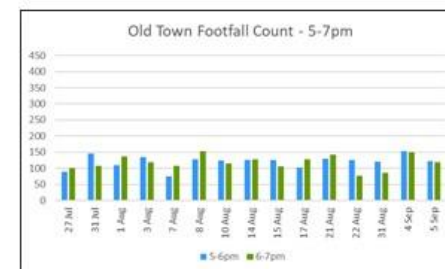
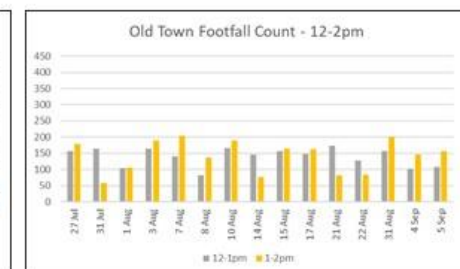
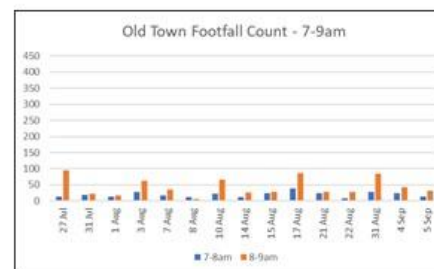
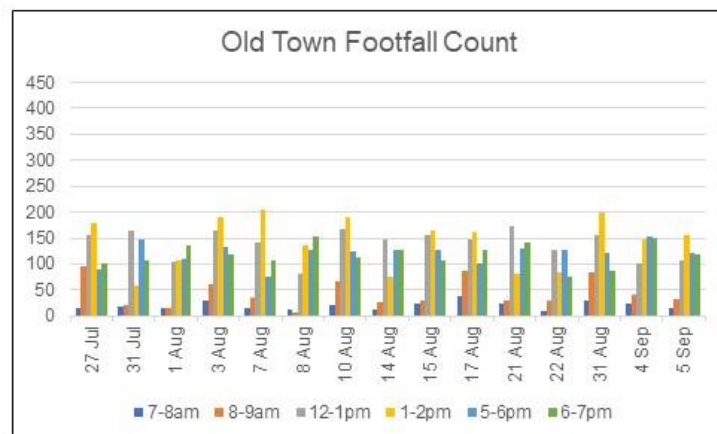
New Town Footfall Count 2021 – Toni & Guy

- Typically footfall much quieter than at Costa
- From observation, evening count seems to be driven a lot by The Beech House establishment



Old Town Footfall Count 2021

- More regular footfall across the lunchtime/evening periods, perhaps driven by eating establishments rather than retail

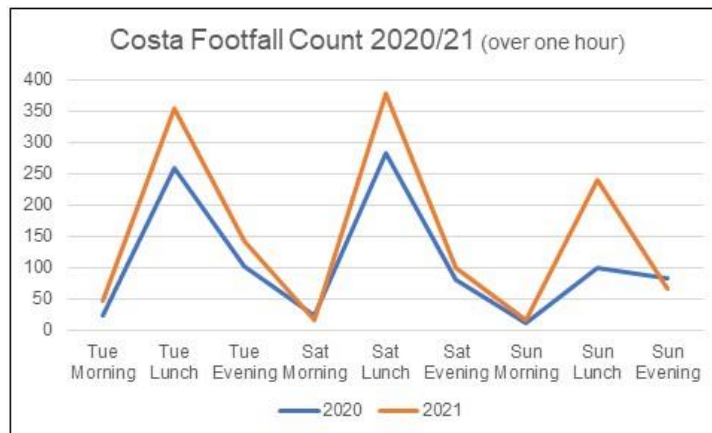


Beaconsfield Footfall Comparator 2020/21

- 2020 data was counted at Costa and Beech House (McColl's side) Tue 18th, Sat 22nd and Sun 23rd August.
- Direct comparison with Costa data collected in 2021 Tue 17th, Sat 21st and Sun 22nd August
- Data count process in 2020 at times counted 4x15 minutes in one hour and 0x15 minutes in other hour (rather than 2 x 15 minutes in each hour)
- Therefore only comparing data within each hour actually counted in 2020 vs 2021
- Cannot make a direct comparison between Beech House and Toni & Guy count, but is still indicative

Footfall Count 2020/21 – Costa data

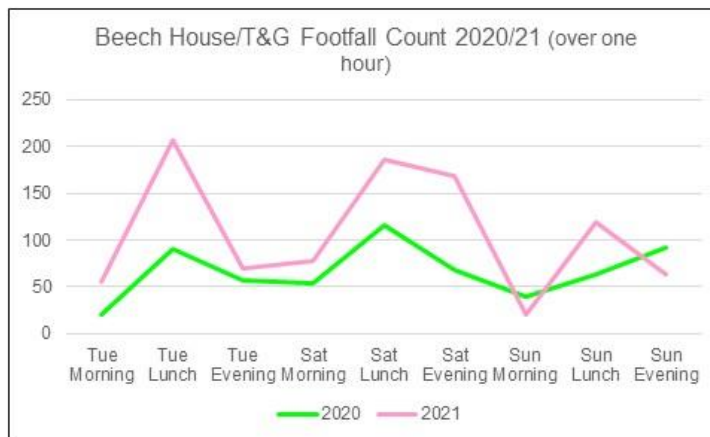
- Data shows an increased footfall in every period except one
- On average, a 39% footfall increase from 2020 to 2021, with largest growth (+70% over lunchtime)



Year on Year Growth at Costa	
Morning	33%
Lunch	70%
Evening	13%
Average	39%

Footfall Count 2020/21 – Beech House/T&G

- Data shows an increased footfall in every period except two
- On average, a 66% footfall increase from 2020 to 2021, with largest growth (+93% over lunchtime)
- Not a direct comparator given we switched sides of the street



Year on Year Growth at BH/T&G	
Morning	58%
Lunch	93%
Evening	46%
Average	66%

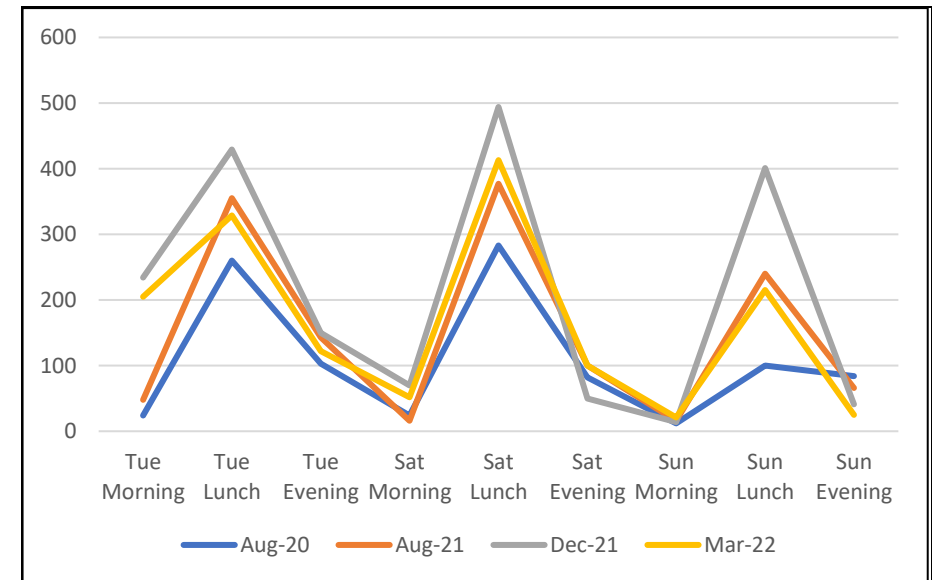
Footfall - How is Beaconsfield New Town Recovering?

Footfall Counting

- We have counted at Costa during Aug 20, Aug & Dec 21, Mar 22. We will continue to count every Aug, Dec & Mar
- The count is undertaken during one week (Tue, Sat & Sun, 7-9am, 12-2pm, 5-7pm)
- Counting is to High Streets Task Force standard allowing national comparisons
- Footfall Aug 20 to Aug 21 grew 70% year on year at lunchtime, 39% growth average across all counting periods. We have no comparable data for Mar & Dec yet.
- Nationally, footfall fell by around 15%^{*} Mar 19 to Mar 22, generally as a result of Covid restrictions. New Town footfall experienced a Dec 21 Christmas boost of around 33% higher than Aug 21 footfall, although Mar 22 levels were comparable with Aug 21.

^{*} British Retail Consortium - April 2022

Costa Footfall Count 2020 - 22 (over one hour)



Aug 20 - Aug 21 Year on Year Growth	
Morning	33%
Lunch	70%
Evening	13%
Average	39%

PARKING – NEW TOWN

Perception: “Beaconsfield New Town Has a Parking Problem”.

What is the reality?

Supply

- Council Car Parks (payable 1hr to season ticket)
 - Altons (168), Penncroft (100), Warwick Rd (48)
- Street Parking
 - Assigned free parking in various streets (77) - ranges from 30 mins to 2hrs, includes 1 disabled
- Other Parking
 - Sainsbury's 3hrs free (316), Waitrose 2hrs free (219), Chiltern Railways (payable day to season) (696), Bekonscot (85 + 25 overspill St. Michael's)
- Total = 1,734 spaces*

Plus single yellow line parking (not between 11am-12 noon) typically < 5 minute walk and all-day street parking in residential areas typically <10 minute walk.

** does not include business parking not accessible for the general public*

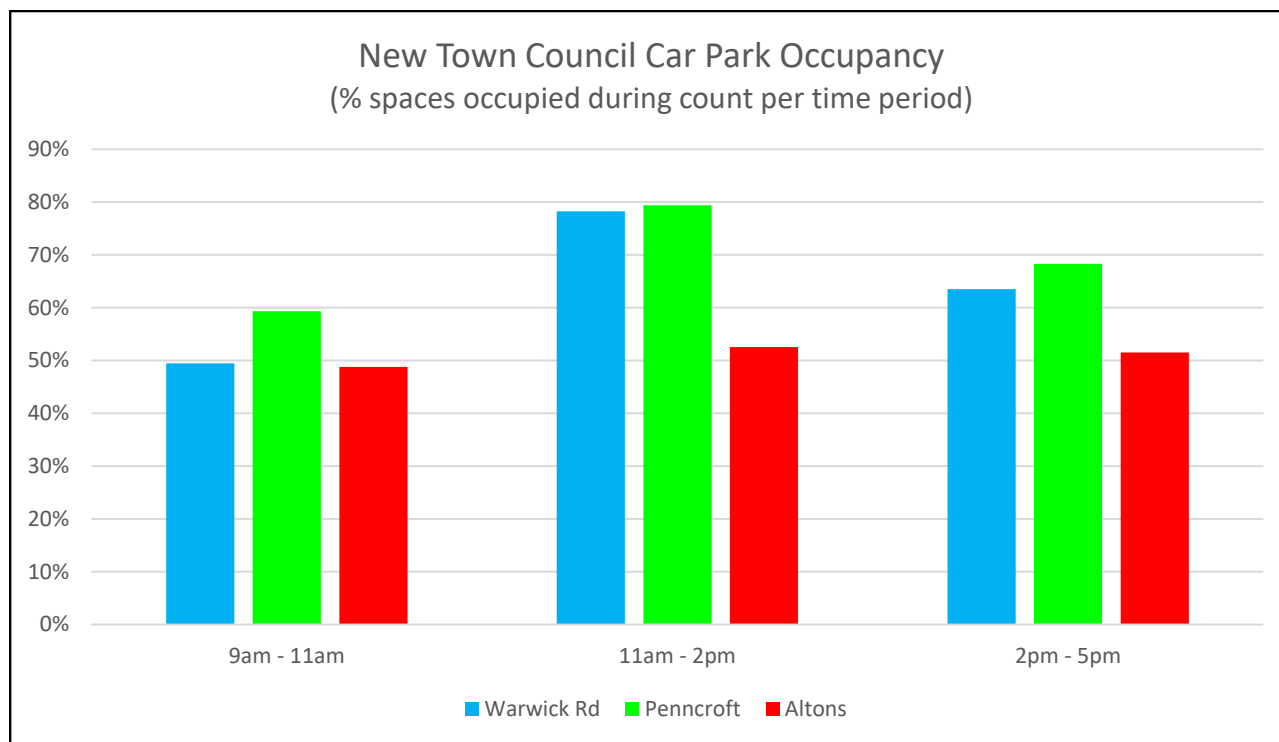
Demand

- Council Car Parks never full. Busiest times 90% occupancy, otherwise 50-70%. 75 season tickets
- Other Parking never full. Busiest times lunchtime & Fri/Sat 90% occupancy (except Station at weekend 60%), otherwise >70%
- Frequent 'infringement parking' on double yellow lines / on zig zags at crossings

So What is the Problem?

- Can't get a space directly outside the shop I want to visit?
- Not prepared to park properly and walk?
- Want short-term free 30 minute parking?
- Just need to stop for a minute to pick up a coffee?
- Too many commuters parking in residential streets?

Perception: “Beaconsfield New Town Has Parking Problem”. What is the reality?



Average Occupancy Across All Counts:
 Warwick Rd – 67.8%
 Penncroft – 71.3%
 Altons – 51.5%

Average Empty Spaces Across All Counts:
 Warwick Rd – 15
 Penncroft – 29
 Altons – 82

Counts:
 Warwick Rd 25 counts Aug 21 – Feb 22
 Penncroft 17 counts Oct 21 – Feb 22
 Altons 17 counts Oct 21 – Feb 22

Total Spaces: Warwick Rd 48
 Penncroft 100
 Altons 168

Counts:
 9am – 11am Warwick Rd 4, Penncroft & Altons 3
 11am – 2pm Warwick Rd 11, Penncroft & Altons 7
 2pm – 5pm Warwick Rd 10, Penncroft & Altons 7

PARKING – OLD TOWN

Findings of a Parking Survey in the Old Town

A parking survey was undertaken in Beaconsfield Old Town from 25 to 29 April and from 9 to 13 May. On each day the survey was undertaken at 10:00 and again at 16:00. During the first week parking in the 4-Ends of Beaconsfield was filmed and all empty spaces were counted but during the second week just the empty spaces were counted. The parking spaces included in the survey were all the designated off-street parking spaces and included the assigned parking area in Wycombe End on the western edge before the 30mph sign. The filming from the morning and afternoon tours each day were compared accurately using two Apple Mac computers. The cars parked at 16:00 were checked against those parked at 10:00 to determine the cars are parked all day.

The results are tabulated in two spreadsheets:

- Count of empty parking spaces in the Old Town
- Empty parking spaces and cars parked at 16:00 having been there at 10:00.

Number of available parking spaces:

- Wycombe End	98
- Aylesbury End	43
- London End	132
- Windsor End	167
- White Hart car park	71
- Total	511

The main conclusions for empty parking spaces:

The average percentage availability of non-paying parking spaces for 10:00 was 7% (just 31 spaces), of which half related to the assigned parking area in Wycombe End before the 30mph sign. The lowest rate was 4%, the highest 15% with a median of 7%. The average percentage availability of non-paying parking spaces for

16:00 was 16%. The lowest rate was 10%, the highest 26% with a median of 16%.

A separate count was undertaken on a Saturday evening at 21:00 which revealed that the percentage availability of non-paying parking spaces was 12%.

The average percentage availability of all parking spaces (free and paying) for 10:00 was 18%. The lowest rate was 14%, the highest 25% with a median of 17%.

The average percentage availability of all parking spaces (free and paying) for 16:00 was 25%. The lowest rate was 20%, the highest 26% with a median of 23%.

The main conclusions for the cars being parked throughout the day:

The percentage of repeats between 10:00 and 16:00 for drivers not paying to park were:

- Wycombe End	29%
- Aylesbury End	43%
- London End	75%
- Windsor End	51%

For London End this means that most parking spaces are occupied throughout the day by office or shop workers, much reducing the availability of parking spaces for visiting customers. This also applies to Windsor End but to a lesser extent.

The percentage of repeats between 10:00 and 16:00 for drivers paying to park were:

- White Hart car park	2%
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This very low figures show how little the White Hart car park is used. Either drivers are unaware of the existence of this facility or drivers are reluctant to pay £3 to park for two hours or £6 for a day, when they could alternatively cruise around until they find a space, thus reducing the availability of parking spaces for visiting customers. The initial surveys conducted in August 21 indicated occupancy at

10am and 4pm on a week day to be c.65-71% with c.22% of cars parked there all day. The spreadsheets below show the current picture post COVID as summarised above.

Count of empty parking spaces in the Old Town

	Parking spaces		Counts at 10:0am and 16:00pm in April										Counts at 10:0am and 16:00pm in May								Mon-Fri Average		5/5 Thur	14/5 Sat
	Pay	FOC	Mon 25		Tues 26		Wed 27		Thurs 28		Fri 29		Mon 9		Wed 11		Thurs 12		Fri 13		am	pm	21:00	21:00
			am	pm	am	pm	am	pm	am	pm	am	pm	am	pm	am	pm	am	pm	am	pm				
Wycombe End North		73	16	23	12	22	21	27	22	19	12	15	23	26	9	26	12	14	14	16	16	21	21	20
Wycombe End South		25	1	4	0	2	0	7	3	1	0	3	3	2	1	3	0	2	1	3	1	3	3	1
Aylesbury End West		34	3	1	4	2	2	3	0	2	1	1	4	2	0	0	0	3	1	6	2	2	0	2
Aylesbury End East		9	3	1	4	2	2	2	1	1	1	0	1	1	0	1	1	2	2	2	2	1	1	1
London End North		60	0	0	0	0	0	2	2	1	1	2	4	2	2	3	0	2	1	4	1	2	0	1
London End South		72	3	2	1	5	3	4	9	4	9	3	7	7	2	8	2	4	1	2	4	4	3	0
Windsor End East		72	2	10	0	17	2	10	1	10	1	6	6	7	2	8	0	6	1	10	2	9	4	2
Windsor End West		95	6	29	1	64	3	18	5	27	5	20	17	20	1	33	2	13	4	27	5	28	27	27
White Hart Car Park		71	59	62	57	57	61	60	61	55	55	53	62	66	54	47	58	60	61	47	59	56	46	45
Total	71	440	93	132	79	171	94	133	104	120	85	103	127	133	71	129	75	106	86	117	90	127	105	99
FOC - Percentage space*			8%	16%	5%	26%	8%	17%	10%	15%	7%	11%	15%	15%	4%	19%	4%	10%	6%	16%	7%	16%	13%	12%
Percent space FOC or £3/2 hrs, £6 p/day			18%	26%	15%	33%	18%	26%	20%	23%	17%	20%	25%	26%	14%	25%	15%	21%	17%	23%	18%	25%	21%	19%

Total Parking Spaces 511

*FOC = Free of charge

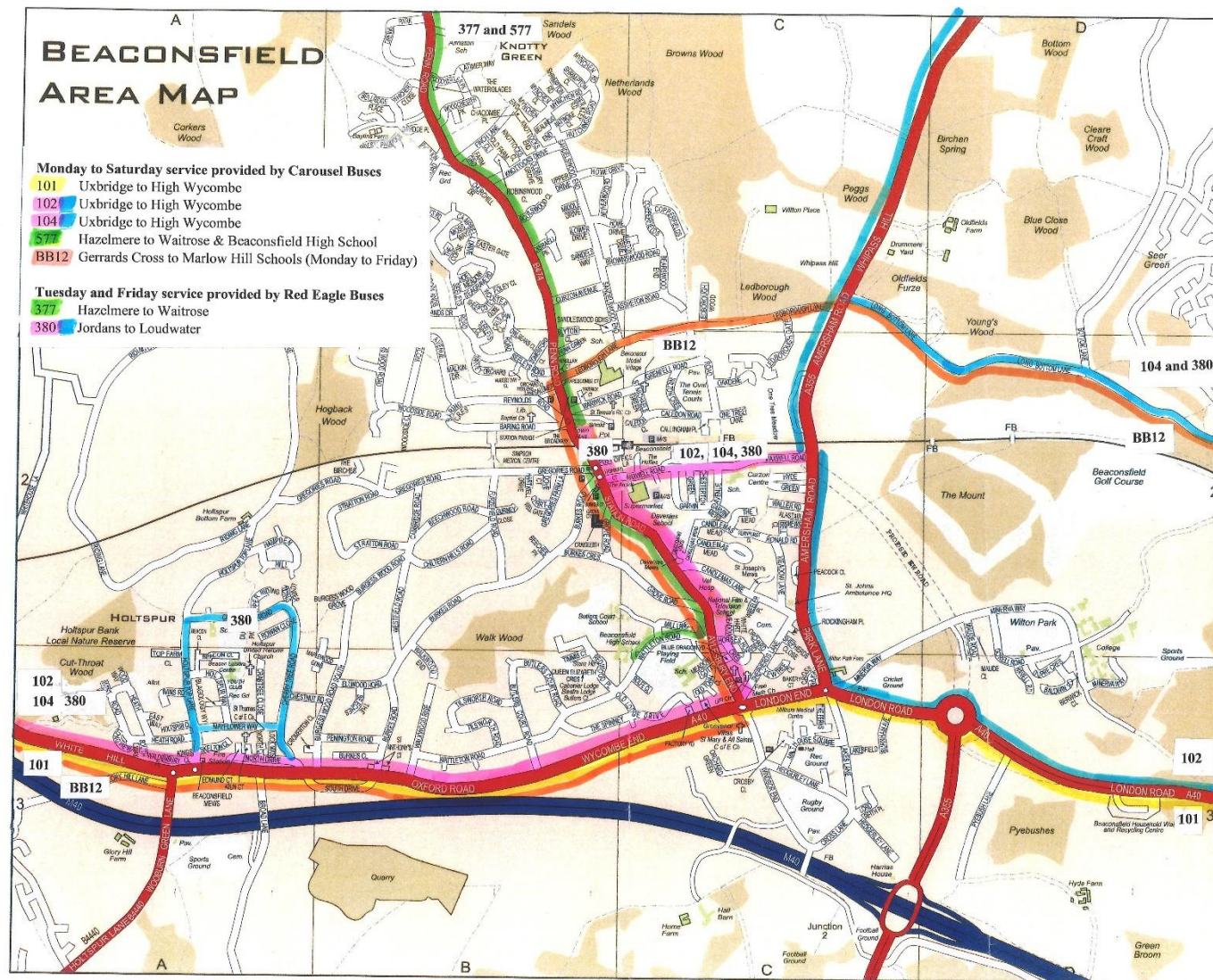
Empty parking spaces and cars still parked at 16:00 having been there at 10:00

	Parking spaces			Mon 25 April			Tues 26 April			Wed 27 April			Thurs 28 April			Fri 29 April			Average		Average
	Pay	FOC	Total	am	pm	Same Car	am	pm	Same Car	am	pm	Same Car	am	pm	Same Car	am	pm	Same Car	am	pm	Same %
Wycombe End		98	98	17	27	31	12	24	28	21	34	31	25	20	26	12	18	28	18%	25%	29%
Aylesbury End		43	43	6	2	21	8	4	21	4	5	17	1	1	17	2	1	17	10%	6%	43%
London End		132	132	3	2	116	1	5	101	3	6	93	11	5	90	10	5	98	4%	3%	75%
Windsor End		167	167	8	39	87	1	81	61	5	28	90	6	37	89	6	26	97	3%	25%	51%
White Hart Car Park	71		71	59	62	1	57	57	1	61	60	2	61	55	1	55	53	3	83%	81%	2%
Total spaces	71	440	511																		
Total empty parking spaces				93	132		79	171		94	133		104	118		85	103				
Free parking - percentage space				8%	16%		5%	26%		8%	17%		10%	14%		7%	11%		7%	17%	
Percent space with free parking or at £3 for 2 hours, £6 per day				18%	26%		15%	33%		18%	26%		20%	23%		17%	20%		18%	26%	
Cars parked all day						256			212			233			223			243			
Free parking (FOC)						63%			50%			57%			56%			59%			56.9%
Free and pay & display						50%			41%			46%			44%			48%			45.7%

Chiltern Railways

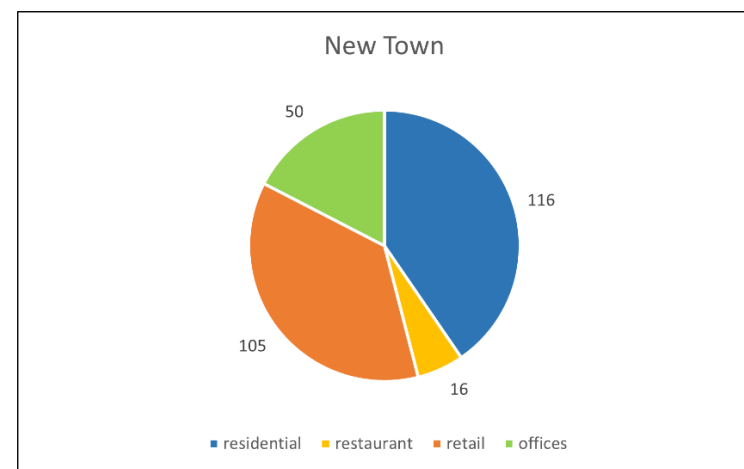
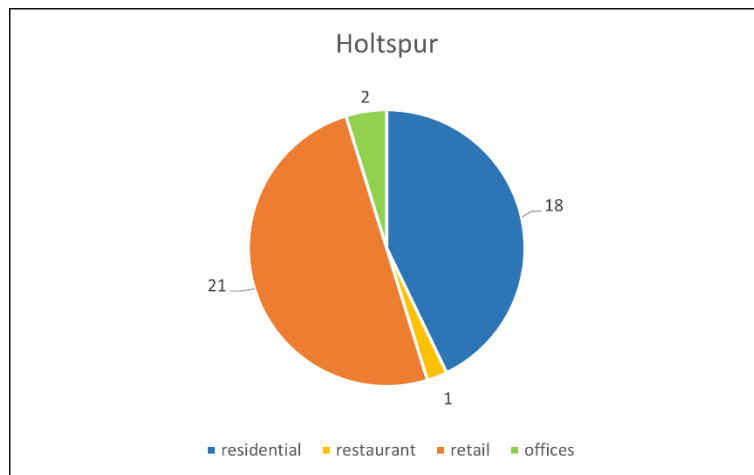
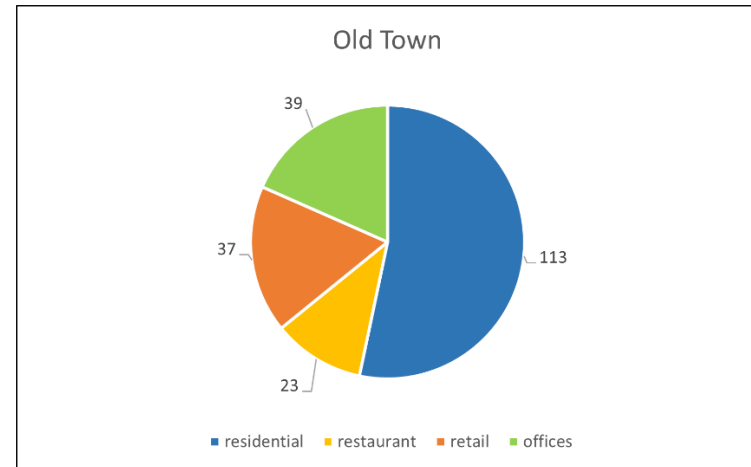
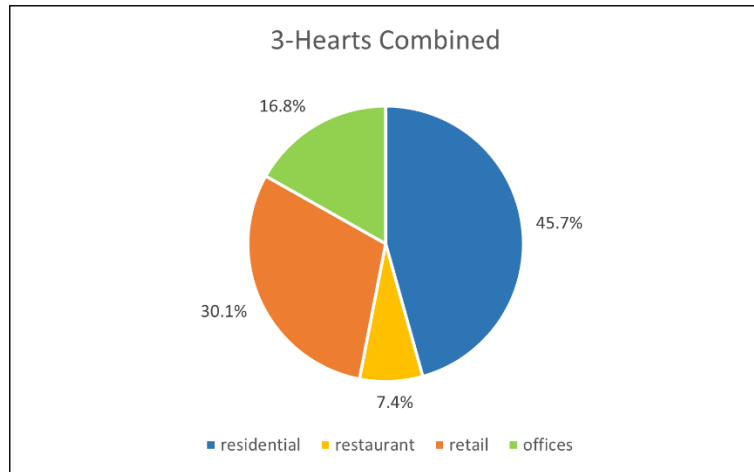
- New National Rail Contract runs 2022-2026 with option to extend to 2028
- Beaconsfield Station is leased from Network Rail
- Annual passenger numbers at Beaconsfield Station pre-Covid were more than 1.5 million
- Rail Delivery Group quoted as saying passenger numbers have returned to 80% pre-Covid levels. This level seen as the 'new norm'
- The long term view is that annual passenger numbers may return to pre-Covid levels by 2030 through natural demand growth
- Frequency of trains at Beaconsfield Station is limited by the number of platforms at Marylebone Station
- Currently, no plans to make any Beaconsfield Station changes other than improving service quality/customer experience
- Chiltern Rail have a de-carbonisation strategy, looking to replace diesel power units with electric and/or hydrogen before 2030
- Beaconsfield and Gerrards Cross stations have the highest priced car parks on the Chiltern Trains Network due to pre-Covid demand
- Car Park usage has fallen dramatically because of Covid
- Chiltern Trains is interested in expanding car park usage at weekends.

PUBLIC BUS ROUTES IN BEAconsfield



BEACONSFIELD HIGH STREET BUSINESS BREAKDOWN

Commercial centre vibrancy is key. High Streets in our modern society need to be social and leisure spaces for all age groups and not just a place to work and shop. They need to invite, connect and have heart. Being more community focused to stay relevant and thrive. Below is a breakdown of our 3 Hearts high street commercial areas.



COMMUNITY ASSETS

There are many facilities available in the town, which are listed below:

Churches and Church Halls:

St Thomas' Church and Hall, Mayflower Way

Holtspur United Reformed Church & Hall, Crabtree Close

St Mary's & All Saints & The Fitzwilliams Centre, Windsor End

United Reformed Church & Hall, Aylesbury End

Free Methodist Church, Shepherds Lane

Hope Church & Hall, Baring Road

St Teresa's & Hall, Warwick Road

St Michael's & All Angels & Hall, St Michael's Road

Sports:

Beacon Sports Centre & Theatre Space, Holtspur Way

Football Pitches, Wooburn Green Lane

Football Pitches, Wilton Park

Squash Club, Shepherds Lane

Rugby Club, Windsor End

The Oval, Tennis & boules pitch, Grenfell Road

Room Hire/halls:

1st Holtspur Scouts Hut, Cherry Tree Road

Youth Club, Holtspur Way

The Reading Room, Wycombe End

The Guide Hut, Malthouse Square

Rugby Club, Windsor End

4th Beaconsfield Scouts Hut, Ronald Road

The Curzon Centre, Maxwell Road

Town Hall Chamber, Station Road

Other:

Library, Reynolds Road

Allotments, Ivins Road

Bekonscot, Warwick Road

National Film and Television School Cinema, Aylesbury End

Beaconsfield Neighbourhood Plan
Cycling Proposals
June 2023



Cycle racks at Town Hall Green, Penn Road

1. Background

This document has been prepared as part of the Beaconsfield Neighbourhood Plan to bring together recommendations relating to cycling provision in and around the town. This has been translated into a number of key policies for the Neighbourhood Plan.

The Beaconsfield Cycle Path Action Group is a key supporter and promoter of cycling in the town and has for a number of years been directly involved with the development of a number of routes and fund raising for the provision of cycle racks around the town.

2. National and regional policy context

Good cycling networks are good for the health of people and the places where they live and work. It also has wider benefits for the environment including helping to reduce pollution and traffic congestion.

The second Cycling and Walking Investment Strategy (CWIS2) published in July 2022, outlines the government's ambition to make cycling and walking the natural choice for shorter journeys, or as part of a longer journey by 2040. This is set out in the following link www.gov.uk/government/publications/the-second-cycling-and-walking-investment-strategy/the-second-cycling-and-walking-investment-strategy-cwis2.

In addition, the updated February 2019 National Planning Policy Framework (NPPF) set out a number of key policies to promote healthy and safe communities (Section 8 – Paragraph 92) and promoting sustainable transport (Section 9 – Paragraphs 104-109). Key aims are to achieve healthy, inclusive, and safe places, and to ensure transport issues are considered from the earliest stages of plan making and development proposals. This includes encouraging walking and cycling to promote social interaction and enable and support healthy lifestyles. It

also includes the provision of safe and accessible, well designed, and legible pedestrian and cycle routes.

The Buckinghamshire Walking and Cycling Improvement Plan is currently out to procurement at the time of writing this report.

The key aim in Beaconsfield will be to **develop and enhance great cycling opportunities** through an improved network of safe routes and surfaces in and around the town, and into the outlying countryside and villages to reduce car usage and improve the health and wellbeing of residents.

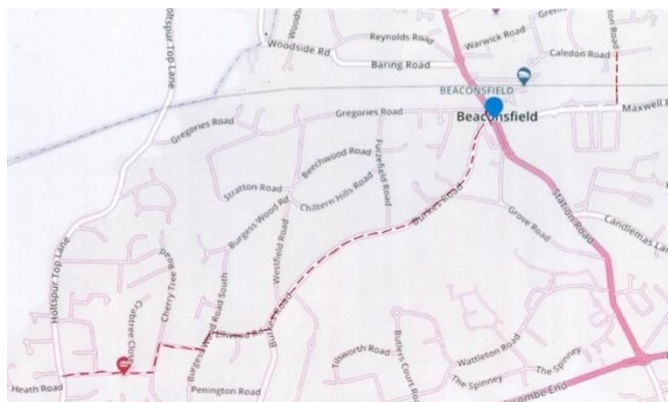
3. Current Provision

a. Cycle Routes

There are currently two short cycle routes in the town centre.

- A short, shared pedestrian/cycle path (north-south) which links Maxwell Road (opposite St Mary's Church of England Primary School), and One Tree Lane), and,
- An east -west cycle lane on Burkes Road linking the New Town with Holtspur.

These are shown as a broken red line on the map below:



Maxwell Road-Wilton Road shared cycle lane/footpath

Further details are below:

1. **Maxwell Road to Wilton Road (Dual pedestrian/ cycle path)** - This is well used. No restrictions on use.
2. **Burkes Road (New Town) to Cherry Tree Road (Holtspur) - Dedicated cycle lane (both directions)** - Funded by Sustrans. There are restrictions on use by cyclists due to cars parking in the lane particularly during the day. This needs to be reviewed as a priority to ensure that the lanes can be used by cyclists effectively.

b. Cycle Racks

The Beaconsfield Cycle Path Action Group raised community funds for the purchase and positioning of new cycle racks in key parts of the town. The Penny Farthing cycle rack was chosen as this is robust and aesthetically attractive.

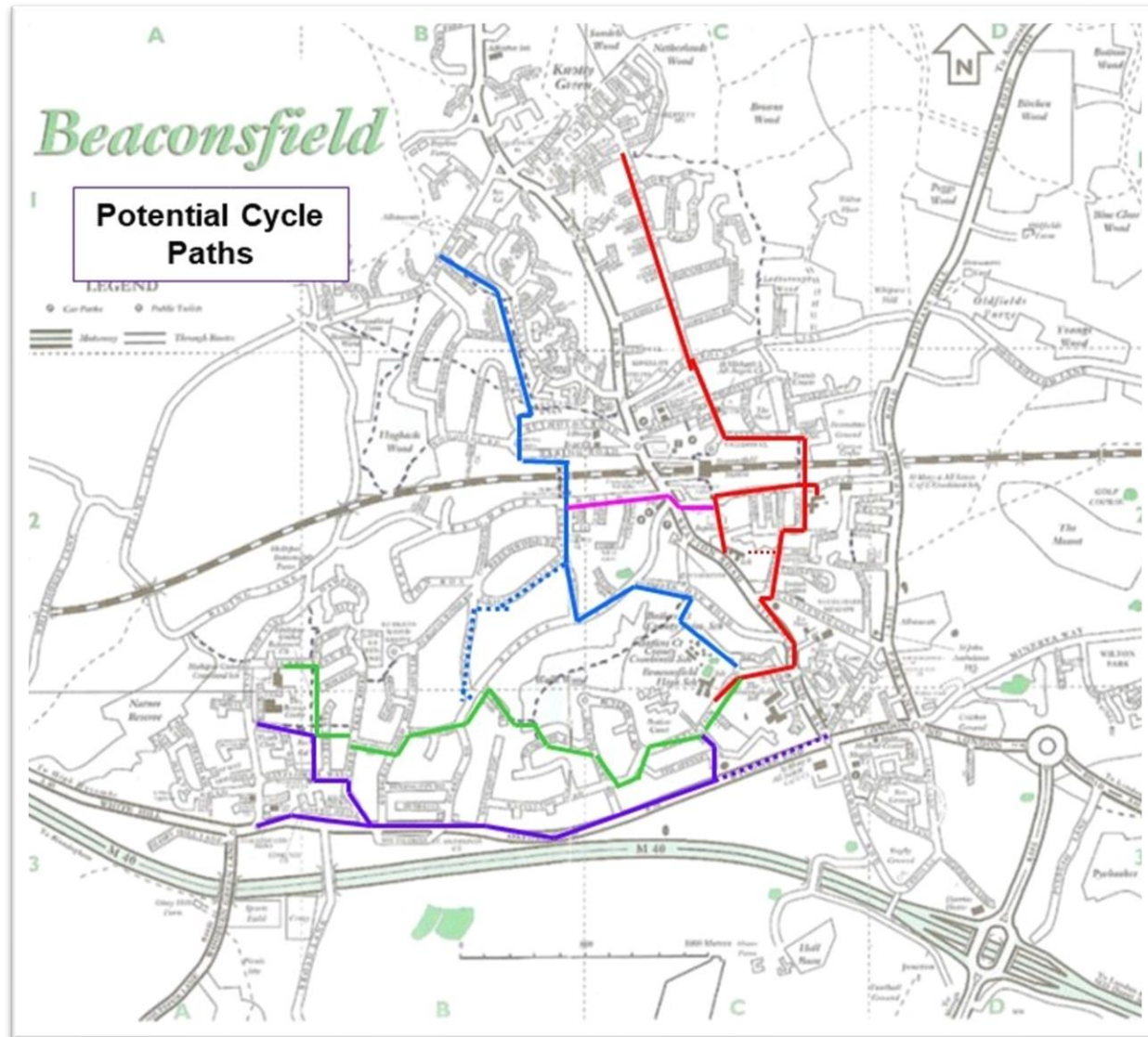
c. General Observations

Set out below is a SWOT [Strengths, Weaknesses, Opportunities and Threats (SWOT) relating to cycling in the town.

<u>Strengths</u> • Many keen cyclists across the generations - young and old, recreational, and more serious cyclists including visitors to the town • A focused Beaconsfield Cycle Path Action Group (BCP) which has been instrumental in promoting cycling in the town • A new shared pedestrian/cycle path between Wilton Park and the A355 as part of the emerging East - West route • Beaconsfield Cycles 6 Circular Routes map produced by The Beaconsfield Society in conjunction with BCP	<u>Weaknesses</u> • No dedicated and clear North-South route or a West- East route which is unrestricted • Lack of clear links between schools and the key centres of population • New health centre on the A40 lacks a dedicated and clearly marked pedestrian/ cycle path to Holtspur, the Old Town and the New Town • The approach roads into the town are unsafe for cyclists due to the speed of cars • Roads are not wide enough for dedicated cycle lanes with parking restrictions. • Unsafe route for cyclists over the railway on Station Road in the New Town
<u>Opportunities</u> • Prioritise North – South and East - West route development • More dedicated dual use pedestrian/cycle/ scootering paths including designation of widened pedestrian path from Ledborough Lane to St Michael’s Green to a shared dual use cycle - pedestrian path as key part of North-South route • Cycle hub in town centre with information boards/maps to inform local residents and visitors to the town of potential routes into and around the town and into neighbouring countryside • Cycle racks positioned in all key retail, office, leisure, and multi occupancy residential buildings, and close to green spaces	<u>Threats</u> • Developments in the town do not consider early enough the routes of cycle paths and shared pedestrian/cycle routes. • Anxiety amongst a minority of the community related to the safety of dual pedestrian/cycle routes • Lack of funding

4. Future State – The Sustainable Accessibility and Mobility Framework advocated in the Net Zero Transport report, published by the Royal Town Planning Institute in 2021, adopts a place-based approach to net zero transport by focusing on solutions that create better places and healthier, happier, more resilient communities. It also fits well with the emerging Local Cycling & Walking Infrastructure Plans (LCWIP) at the Buckinghamshire and Beaconsfield levels – locally, a proposed network is being developed in partnership with Beaconsfield Cycle Paths Action Group (BCP) to encourage more local journeys to be undertaken on foot and by bike. BCP proposed network of cycle paths below connects all 7 schools in Beaconsfield and is supported for implementation.

BCP Potential Cycle Paths map with different colour routes



5. How Planning Can Help Achieve Cycling Goals in Beaconsfield

There are four key guiding principles for the enhancement and development of cycling provision in Beaconsfield based on current provision and future needs and having regard to national and local planning and strategic policy.

- a. **Better health and wellbeing** – Design cycling provision to enhance the health and wellbeing of communities and residents in the town.
- b. **Balancing traffic and cyclists** – Develop and enhance our cycle provision to improve safety, help reduce reliance on the car, and so reduce congestion.
- c. **Creating effective spaces for cycle parking** - Achieve well designed spaces for cycle parking in the town centre which is key to improve access and use.
- d. **Widen existing pavements to facilitate change** – Seek to widen existing pavements to aid provision of dual pedestrian/cycle paths or dedicated cycle paths.

6. Key policy objectives

OBJECTIVE 1 - Better health and wellbeing

- **Developing a network of dedicated cycle paths/ lanes/ shared cycle/pedestrian paths in and around the town and into the neighbouring countryside to improve the health and wellbeing of residents.**
- **Developing the North – South, and East – West cycle routes as a priority to be supported wherever possible.**

These are vital to support cross sections of the community to travel safely around the town without using the car, reducing traffic congestion and associated pollution.

The recently resurfaced and widened Ledborough Lane to St Michael's Green pedestrian only footpath (Footpath no.40) to be designated as a dual cycle and pedestrian path as a vital link on the North – South route. This could be achieved with minimal public cost and considerable benefit to the community.

OBJECTIVE 2 - Balancing traffic and cyclists

- **Improving the safety of key approach roads into Beaconsfield and residential roads by reducing speed limits and introducing traffic calming measures to act as a catalyst for more resident cycling.**

OBJECTIVE 3 - Creating effective spaces for cycle parking

- **Achieve well designed spaces for cycle parking in the town centre by increasing the number and distribution of cycle racks around the town to improve access and use.**

OBJECTIVE 4 – Widen existing pavements to facilitate change

- **Seek to widen existing pavements to enhance the provision of dual pedestrian/cycle paths or dedicated cycle paths.**



Burkes Road Cycle Lane