

BURNHAM NEIGHBOURHOOD PLAN

2024 – 2045

Referendum Plan



Burnham
Neighbourhood Plan

PUBLISHED BY

Burnham Parish Council for Pre-Submission consultation under the
Neighbourhood Planning (General) Regulations 2012 (as amended).

MARCH 2026

GUIDE TO READING THIS PLAN

Of necessity, this Neighbourhood Plan is a detailed technical document. The purpose of this page is to explain the structure and help you find your way around the plan.

1. INTRODUCTION & BACKGROUND

This section explains the background to this Neighbourhood Plan and how you can take part in and respond to the consultation.

2. THE NEIGHBOURHOOD AREA

This section details many of the features of the designated area.

3. PLANNING POLICY CONTEXT

This rather technical section relates this Plan to the National Planning Policy Framework and the planning policies of Buckinghamshire Council.

4. COMMUNITY VIEWS ON PLANNING ISSUES

This section explains the community involvement that has taken place.

5. VISION, OBJECTIVES & LAND USE POLICIES

This key section firstly provides a statement on the Neighbourhood Plan Vision and Objectives. It then details Policies which are proposed to address the issues outlined in the Foreword and in Section 4. These Policies are listed in Table 1. There are Policy Maps at the back of the plan and additional information in the Appendices to which the policies cross reference.

6. IMPLEMENTATION

This section explains how the Plan will be implemented and future development guided and managed. It suggests projects which might be supported by the Community Infrastructure Levy which the Parish Council will have some influence over. Finally, it deals with a number of issues which although relevant are outside the scope of a Neighbourhood Plan.

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(<https://bucks council.maps.arcgis.com/apps/webappviewer/index.html?id=1520ce1d2157466d87c92461c4d138aa&%20Waste%20>)

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FOREWORD

The Burnham Neighbourhood Plan plays an essential role in allowing residents to shape the future of the village in which they live and work and can have significant influence on new development proposals. Once approved by a community referendum, the Plan becomes a statutory part of the development plan for the Parish and carries significant weight in how planning applications are decided. In Section 5 we set out the vision and objectives for the plan. These objectives were built on the feedback received from residents around aspects of our villages which could change, be encouraged, or protected. First and foremost, there is a clear desire to protect our historic centre, conservation areas, areas of scientific interests around Burnham Beeches, and green spaces; and to protect and develop local services. At the same time, there is the need to encourage development focus towards brownfield sites, and towards good design principles. Change should help ensure we protect or improve the character of the village by protecting our community and commercial services, enhancing the viability and vitality of our village centre. The Neighbourhood Plan has taken many hours of hard work by the Neighbourhood Plan Steering Group made up of residents, support from specialist consultants ONH and successive Parish Council Clerks who have co-ordinated the administration of the Plan under the advice of the Steering Group.

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1. INTRODUCTION & BACKGROUND

1.1. Burnham Parish Council is preparing a Neighbourhood Plan for the area designated by the local planning authority, Buckinghamshire Council previously South Bucks District Council, on 17 May 2018. The area coincided with the Parish Boundary as of the time of designation (see Plan A). The Burnham Neighbourhood Plan area includes 7 houses that are separated from Burnham by the M4. These houses were in Burnham Parish up to 1st March 2025, and from that date moved to Dorney Parish. The two Parishes have agreed to proceed on the existing neighbourhood plan boundaries and will continue to work together on any issues affecting this area. The plan is being prepared in accordance with the Neighbourhood Planning (General) Regulations of 2012 (as amended).

1.2. The purpose of the Neighbourhood Plan is to set out a series of planning policies that will be used to determine planning applications in the area in the period to 2045. The Plan will form part of the development plan for the parish, alongside the policies of the adopted South Bucks Local Plan 1999 and the adopted South Bucks Core Strategy 2011. The Local Plan and Core Strategy policies will eventually be replaced by the first Buckinghamshire Local Plan, which is also expected to run to 2045.

1.3. Neighbourhood Plans provide local communities with the chance to manage the quality of development of their areas. Once approved at a referendum, the Plan becomes part of the Council's statutory development plan and will carry significant weight in how planning applications are decided in the neighbourhood area. Plans must therefore contain only land use planning policies that can be used for this purpose. This often means that important issues of interest to the local community cannot be addressed in a Plan if they are not directly related to planning. Although there is scope for the local community to decide on its planning policies, Neighbourhood Plans must meet all relevant basic conditions (see Figure 1 overleaf).

1.4. In addition, the Parish Council will need to demonstrate to an independent examiner that it has successfully engaged with the local community and stakeholders in preparing the Plan. If the examiner is satisfied that it has and considers the Plan meets the above conditions, then the Plan will go to a referendum of the local electorate. If a simple majority (over 50%) of the turnout votes in favour of the Plan, then it becomes adopted as formal planning policy for the area.

THE SUBMISSION PLAN

1.5. A draft ('Pre-Submission') Plan was published for consultation in October 2024 in line with the Regulations. The Parish Council has reviewed the comments received from the local community and other interested parties, including Buckinghamshire Council, and have made changes to this final version. The 'Submission Plan' was submitted to Buckinghamshire Council as part of Regulation 15 in March 2025.

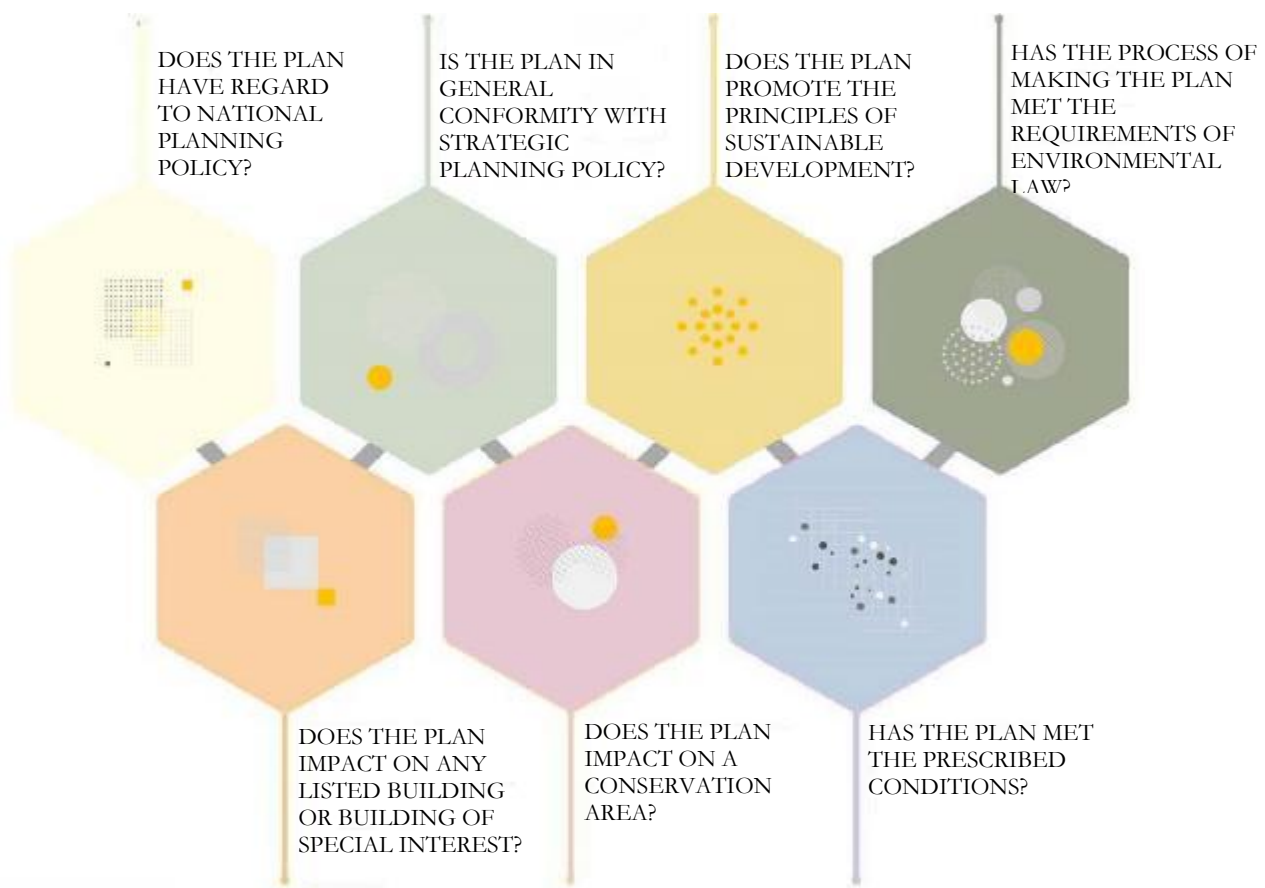


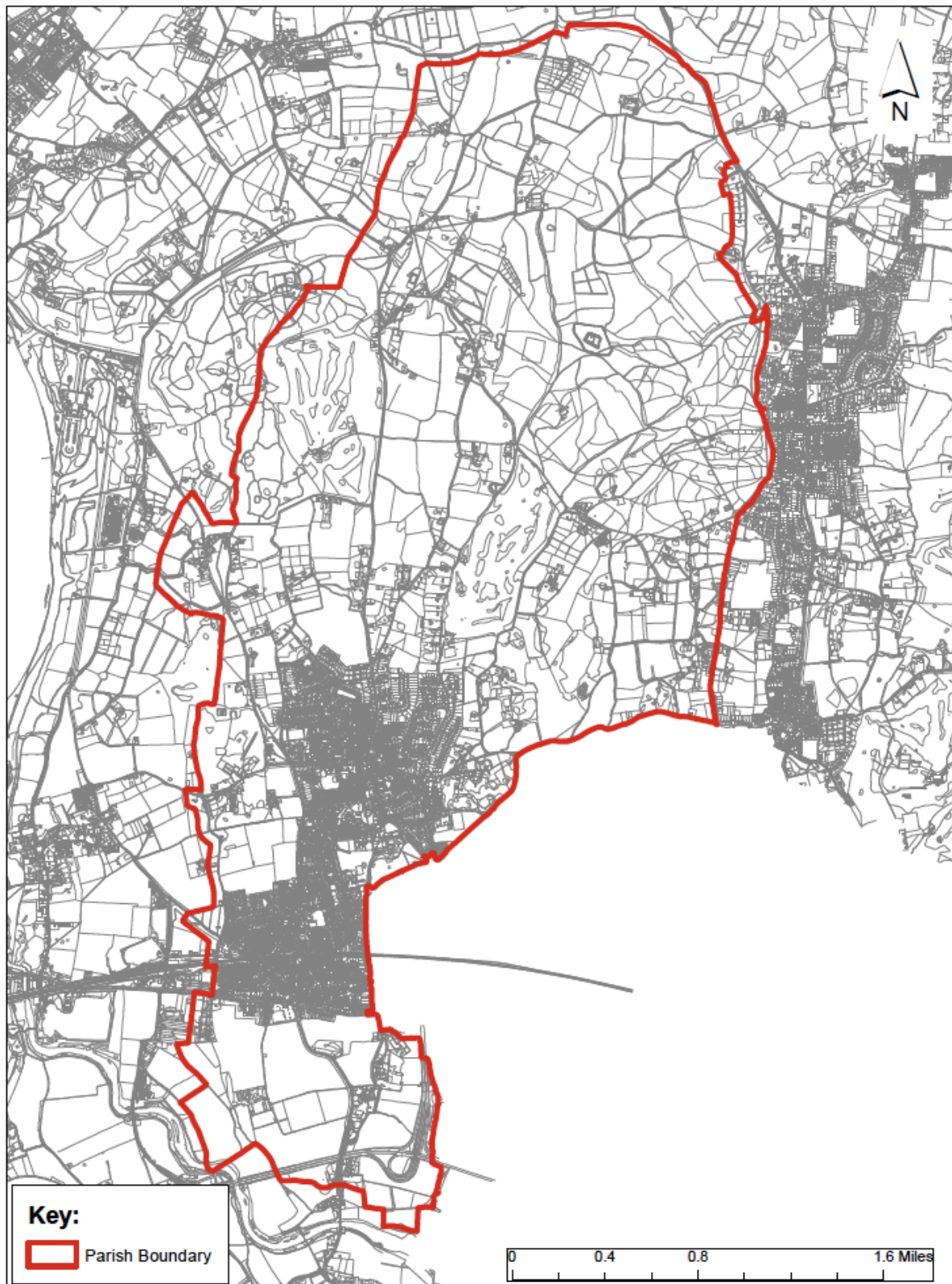
Figure 1 Basic Conditions

STRATEGIC ENVIRONMENTAL ASSESSMENT & THE HABITATS REGULATIONS

1.6. A Strategic Environmental Assessment (SEA) assesses the environmental implications of a proposed policy or plan. It allows for the cumulative effects of development and policies to be assessed and addresses any identified issues at an early stage. A screening request was submitted to Buckinghamshire Council for this purpose in accordance with the Environmental Assessment of Plans & Programmes Regulations 2004 (as amended). Buckinghamshire Council issued a screening opinion in November 2024 which has confirmed that an SEA is not required. The Basic Conditions Statement which will be submitted alongside the Submission Plan will summarise how the neighbourhood plan contributes to the achievement of sustainable development.

1.7. The request also seeks Buckinghamshire Council's opinion on the requirement to prepare a Habitats Regulations Assessment as per the Conservation of Habitats and Species Regulations 2017 (as amended). The screening report in November 2024 confirmed that a Habitats Regulations Assessment of the neighbourhood plan will not be required.

Burnham Parish



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Plan A: Designated Neighbourhood Area

2. THE NEIGHBOURHOOD AREA

2.1 Burnham parish extends from the built-up area boundary of Slough in the south to Green Common Lane bordering Beaconsfield in the north. The eastern boundary runs along Crown Lane, Bedford Drive, Stewarts Drive, Egypt Lane and the A355 which borders Farnham Common. The western boundary is shared with Taplow parish.

2.2 The built-up area of Slough extends up to the south eastern corner of the parish boundary, running along Lower Britwell Road, Priory Road and then down Huntercombe Lane North. Other significant settlements nearby include Maidenhead, the centre of which is approximately 3 miles from Burnham High Street and Beaconsfield which is approximately 6 miles to the north.

2.3 The parish has a population of 12,512, where 18% are aged 0-14, 62% are aged 15 – 64 and 18% are aged 65+. Source: 2021 Census

2.4 Burnham, with an overall average price of £489,226, was similar in terms of prices to nearby Taplow (£509,033) but was more expensive than Slough (£432,977) and cheaper than Farnham Royal (£714,082) and Beaconsfield (£1,286,339). The majority of sales in Burnham during the last year were flats, selling for an average price of £314,328. Semi-detached properties sold for an average of £515,513, with terraced properties fetching £388,249. Overall, sold prices in Burnham over the last year were 4% up on the previous year and 8% up on the 2020 peak of £451,166. Source: Rightmove

2.5 The housing stock in Burnham began to increase at the end of the nineteenth century when larger individual houses were built piecemeal and this continued into the early twentieth century, with small developments in Fairfield Road (early 1900s) and Linkwood (1930s). In 1921 Orchardville was the first council housing estate in Burnham parish, followed by North Burnham Estate in the early 1950s, Clonmel Way in the 1960s and the Lent Green Estate in the 1970s. Private housing estates also catered for the rapid increase in residents with Nursery Estate (late 1950s), Hag Hill Estate (1960s), the Fairway (1960s) and Hatchgate Gardens (1970s). Smaller developments continue up to the present with St Denis Close being the latest (2021), commemorating Burnham's links with St Denis de l'Hotel in France. Source: Buckinghamshire's Heritage Portal

2.6 All of the parish lies within the Metropolitan Green Belt, with the main part of the village inset, whilst Littleworth Corner to the north and Huntercombe to the south are 'washed over' by the Green Belt.

2.7 There is a large Sainsbury's to the south of the parish as well as a Tesco Superstore immediately outside the parish boundary. There are 7 other convenience stores within the Parish: Morrisons & Tesco Express in the High Street; three stores – Premier, Simply Local and Dhariwals – in Eastfield Road; Dallas News on the corner of Taplow Road; and Richway Food and Wine on Nursery Road. There is no convenience store provision north of the High Street.

2.8 The parish hosts a variety of educational institutions. The largest of these is Burnham Grammar School which has served Burnham and surrounding communities since 1960 and currently has approximately 1,250 students. The catchment area of the school covers Burnham, parts of Slough and a number of other settlements in south Buckinghamshire. There are also two full primary schools: Lent Rise School to the south of the Parish, and St Peters CofE Primary School in the centre of the parish; and an Infant only school - Dropmore Infant School.

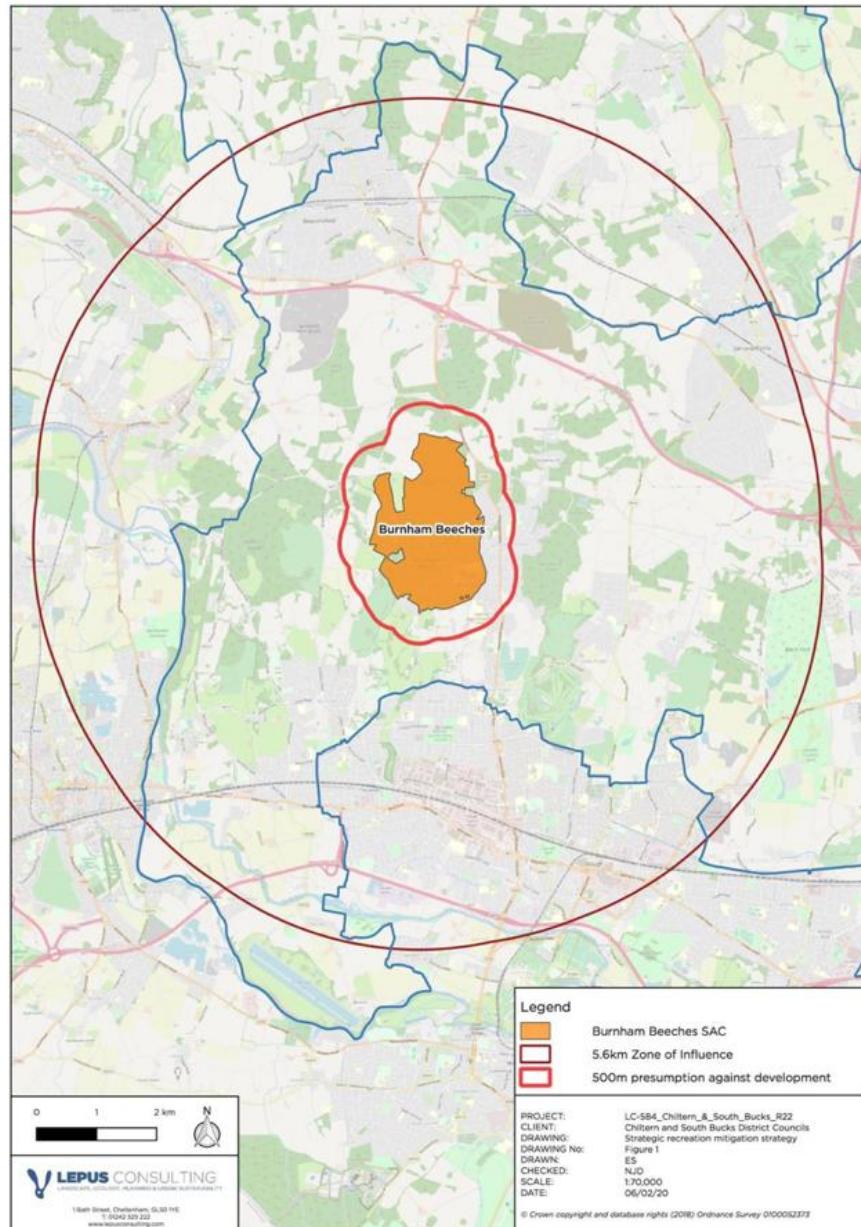
2.9 Burnham Park Academy previously operated in the parish but was closed in 2019. The site is currently being used for filming purposes and is maintained by Buckinghamshire Council; but contains important community assets, including a sports hall paid for by the community and extensive playing fields, which are not

currently being utilised for community benefit. A number of young people from the parish currently have to attend schools outside of the Parish; reinstituting non-selective secondary provision within the Parish is a very high priority.

2.10 There are a number of community facilities located in the parish, mainly centred around the High Street and surrounding historic core. This includes Burnham Health Centre, Burnham Community Library, Burnham Park Hall, Burnham Working Men's Club, the Royal British Legion, scout and guide huts and a youth club. There are also the following pubs: The Bee, The Red Lion, Ye Olde Swan, Old Five Bells and Garibaldi. The churches in the parish boundary are as follows: Burnham Methodist Church, St Mary's Church, United Reformed Church, St Peter's Church and the Church of St Anne.

2.11 There is extensive Early Years provision in Burnham which consists of: Be Happy Day Nursery (3 months to 5 years, SEND local offer), Beeches Nursery (3 months to 5 years, SEND local offer), Starfish Nursery (Term time only), Old Station Nursery (0 months to 5 years), Oratory Montessori School (0 months to 5 years), Little Fishes and Rainbow Fishes and St Peters C of E primary school (separate admission, 2 to 4 years, SEND Local offer, Term time only), Burnham Methodist Church (Toddler Group, Pre-school, Term time only, Thursday 9.15am to 11.15am), Burnham Family Centre (0 months to 19 years, up to 25 with SEND), Little Angels Baby and Toddler Group (Term time only, 0 months to 4 years, Thursday 9.30am to 11.30am) and Burnham Montessori (2 to 5 years, Monday to Friday term time only, 8.45am to 3.45pm) at Dropmore Church Hall.

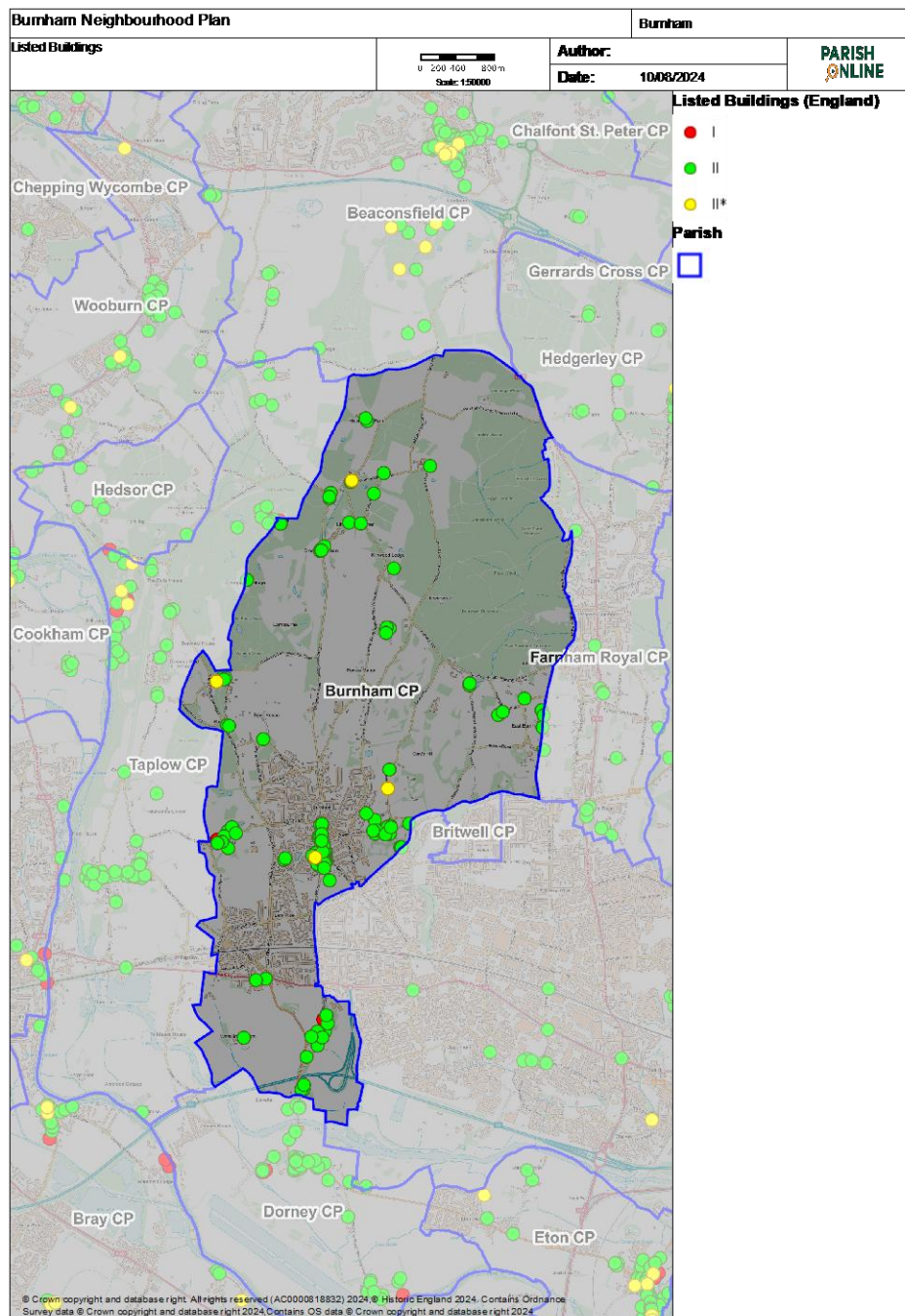
2.12 There are large areas of ancient woodlands to the north and the Burnham Beeches and Littleworth Common Sites of Special Scientific Interest (SSSI) to the north of the built-up areas. The Burnham Beeches are a particularly important asset in the parish, although it is coming under increasing recreational pressures. The north of the parish lies within the South Bucks Heaths & Parklands Biodiversity Opportunity Area and the majority of the parish is within the Burnham Beeches Special Area of Conservation (SAC) 3.5 mile (5.6km) Zone of Influence. Some areas of the parish are also within the 500m Presumption Against Development Zone (see Plan B). Dropmore, Nashdom Abbey and Huntercombe Manor Historic Parks and Gardens are all located in the parish.



Plan B: Extract from Burnham Beeches SAC SPD - Zones of Influence

2.13 There are 2 Conservation Areas (CA) in the parish, both designated in 1977. These are Burnham CA and Huntercombe CA which are further described in Section 3.

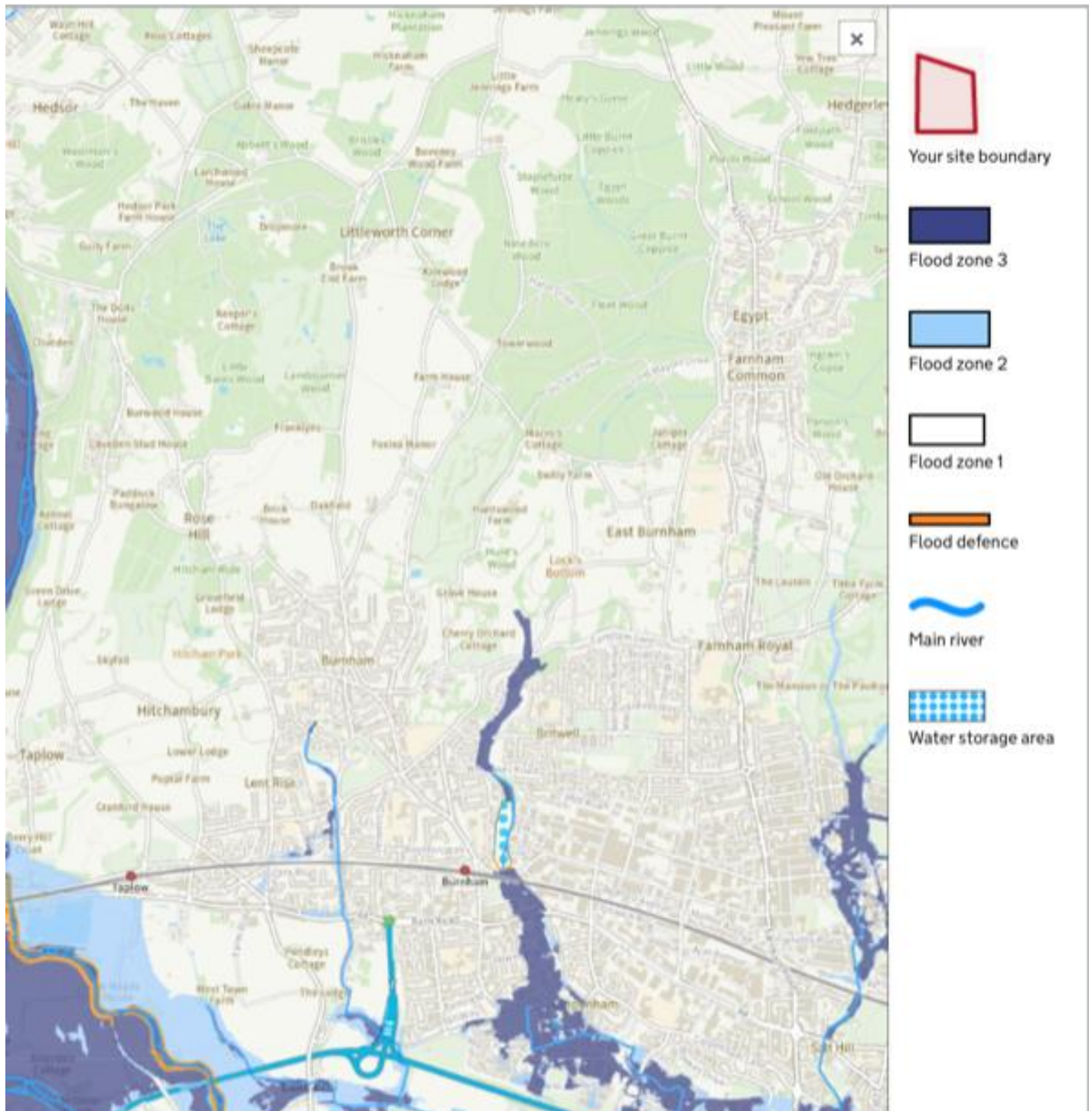
2.14 There are 122 Listed Buildings in the parish: 4 Grade I Listed Buildings, 4 Grade II* Listed Buildings and 114 Grade II Listed Buildings (see Plan C below). The Grade I buildings are Burnham Abbey, Church of St Mary, Dropmore and Huntercombe Manor. The Grade II* buildings are Burnham Beeches Hotel Entrance Gates and Curtain Walls, Church of St Peter, Church of St Anne and Nashdom.



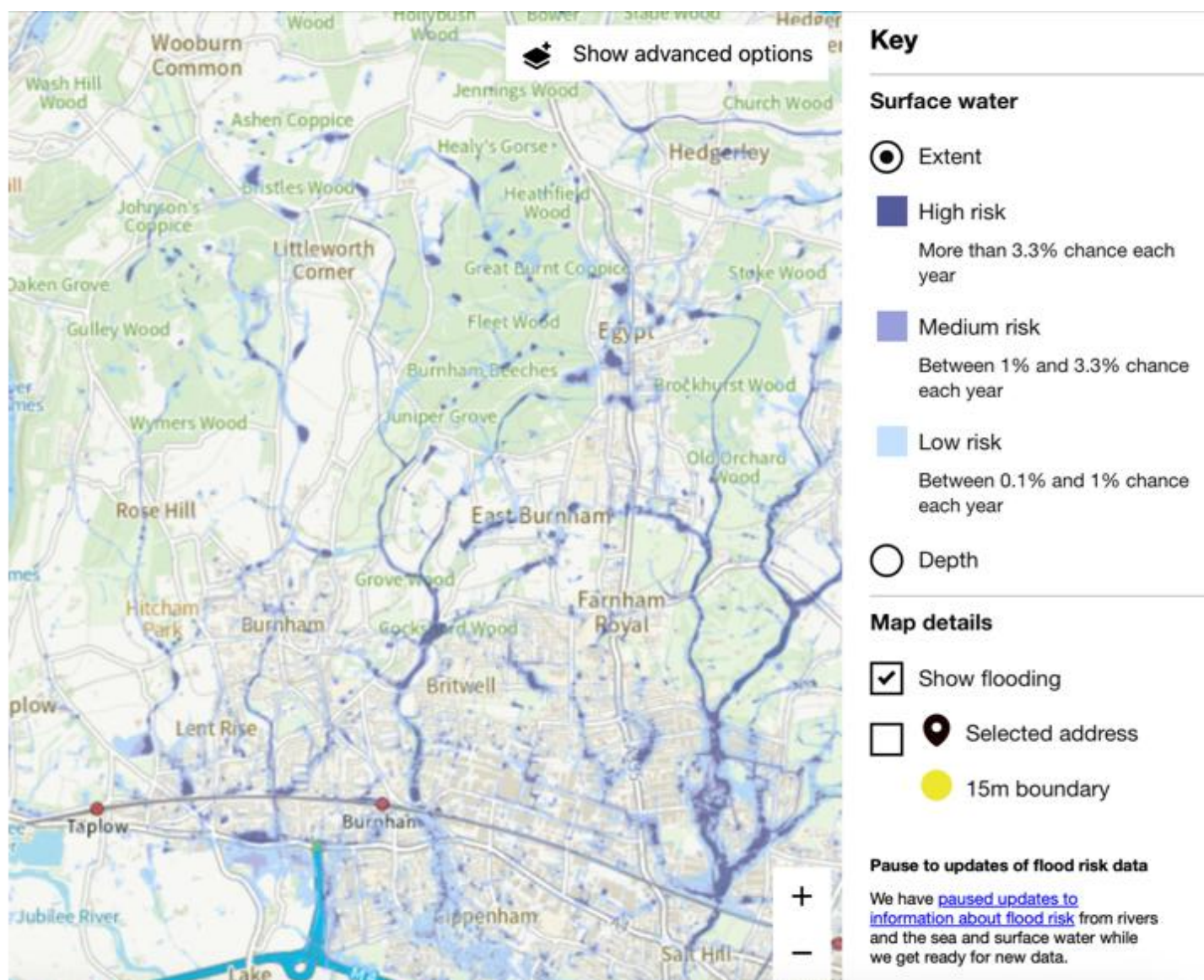
Plan C: Listed Buildings

2.15 There are 5 bus routes that operate in the parish, consisting of First Bus (4, 12 and 13), Thames Travel Bus 53 and Red Eagle Bus 68. The Great West rail line (now called the Elizabeth Line) runs across the south of the parish. Burnham and Taplow stations are just outside the parish to the east and west. Many children travel out of area – for example to Maidenhead or Beaconsfield schools - by bus, train, private coach or taxi; and others come from Slough and Langley to Burnham Grammar school.

2.16 Flood risk in the parish is generally low, especially from fluvial sources (see Plan D). There are however some areas affected by surface water flooding, mainly running down the centre of the parish from north to south (see Plan E).



Plan D: Fluvial Flood Risk



Plan E: Surface Water Flood Risk

A BRIEF HISTORY OF BURNHAM

2.17 The Domesday Book of 1086 provides an accessible record of Burnham showing that there were 28 villagers and 7 smallholders with 12 ploughs. The Lord of the Manor had land for a further 3 ploughs, and there were 2 slaves. There was woodland enough for 600 pigs and the whole was valued at £10. The Manor of Burnham was held by Walter Fitz Otho. Subsequently it became divided with part going to the Huntercombe family and part to Richard, Earl of Cornwall (King John's second son) who gave his portion as an endowment to Burnham Abbey which he founded in 1266. Huntercombe Manor and the Abbey lie to the south of the village. In 1271 the Abbess of Burnham Abbey was granted the right to hold a market in the village every Thursday and a Fair on the Festival of St Matthew. After 1539 when Henry VIII dissolved the monasteries, Burnham Abbey was destroyed, the site reverted to the Crown, was leased out and became a farm. The ruins were restored and re-consecrated in 1916 and continued as the home of nuns of the Society of the Precious Blood until 2024 when the remaining nuns moved out and the abbey was put up for sale."

2.18 A sixteenth century Market Hall existed in Church Street until about 1940. Together with the Church dedicated to St Peter of which the oldest part dates from the 12th century, this became the nucleus of the village together with the 17th century George PH, 18th century Five Bells PH and the 19th century School, Fire Station and Mission Hall. Portions of 16th and 17th century cottages still stand in the High Street most notably Swan Cottage. This was the original Swan Inn. The Church contains many old memorials and items of interest.

2.19 In 1792 Lord Grenville (Prime Minister 1806 - 7) built his house at Dropmore to the north east of the village and became Lord of the Manor. His name heads the deed written to set up Burnham's first school on The Gore in 1811. This served Burnham, Hitcham and Taplow until 1870 when the school by St Peter's Church was built. The Infant School was started in 1849 on the site of the old Workhouse at the south end of the churchyard. These schools moved to Minnicroft Road in 1963. The Mission Hall (now a fish restaurant) was built by George Hanbury of Hitcham House in 1880 for less formal Anglican Church Services for working people: later there was a boys' club offering boxing and sports facilities.

2.20 The first Fire House was built in Church Street to house the manual engine bought with money left in the Will of Henry Sayer of Huntercombe in 1810. A new Fire Station was built in 1908 and the engine and fire crew were a great feature of the village until 1996.

2.21 In the 19th century Burnham was a place of business with blacksmiths, harness makers and saddlers, two foundries, seven shoemakers, tailors and dressmakers, nurserymen and seedsmen, three bakers, two grocers and two butchers. Brickmaking was a local industry. The Bricklayers' Arms public house, which is now housing, was also the site of brickmaking. In the early 20th century, there was still a farmhouse and yard at the southern end of the High Street. During the 20th century, many businesses closed or moved away, but new ones have taken their place. A regular weekly Market on Wednesdays has been successfully revived.

2.22 For many hundreds of years, the road to London from the west forded the river at Taplow and followed the line of the present Hitcham Lane and Gore Road to the north of the village and on through Farnham Royal and through the villages to London. Mail coaches took the fast route, along what was called the Bath Road, to Maidenhead and letters arrived in Burnham from there by foot post at 8.00am every morning. The Great Western Railway had reached Taplow by 1838, continuing on westwards over the Thames River Bridge. Burnham did not have a station until 1899 when Burnham Beeches Station was opened, partly to meet the demand created after the City of London purchased Burnham Beeches when it was advertised for sale as part of the Dropmore Estate in 1879. It was dedicated for public use and visitors initially used Slough Station. People walked from the new station at Burnham to the Beeches, although there was some road transport available.

2.23 The George PH was the venue for Magistrates' meetings though these were later held in the Reading Room built over the Fire Station. This also became Burnham's first library remaining until the purpose-built Library in Burnham Park was opened in 1973. This has a Local History Collection. The first village hall was provided by Edward Clifton Brown in Gore Road (now no.25). He came to Burnham in 1902, developed the Burnham Grove Estate and lived at Burnham Grove (now Burnham Beeches Hotel).

2.24 The Priory just to the south of the village was built in about 1824 by Walter Jackson, an Engraver from the City of London, on what had been agricultural land. He died in 1834. In 1939 it was sold to Sydney Jones of the Manor Park Construction Company who later exchanged land with the Parish Council for land to the south of the churchyard where he built The Precincts and St Peter's Close, and the first Burnham Park

Hall was built on Priory land in 1965. Burnham Park now contains a new replacement building, completed in 2010.

2.25 The new building is the meeting place of Burnham Parish Council which held its first meeting on 31st December 1894, having taken on the role of local government from the Parish Vestry under the Local Government Act of that year. Vestry Meetings continued solely as part of the Church's administration, having handed over responsibility for appointing constables, road surveyors and lighting among other tasks. The population at that time was about 2700 and the parish covered a larger area than today since Cippenham was included. Hitcham was a separate parish. Parts of Burnham were transferred to Slough in the 1930s, when it was still part of Buckinghamshire.

2.26 Until the late 19th century Burnham consisted of the village High Street and outlying farms and cottages, stretching from Farnham Royal in the east to Hitcham in the west; it included Burnham Beeches. Some of Cippenham's farm land was used for the Slough Trading Estate in the early 20th century. This was a new concept in the provision of rented industrial buildings whereby planning and services were undertaken by the landlord, leaving companies free to concentrate on developing their products.

2.27 In 1920 Eton Rural District Council, with Burnham Parish Council, built the village's first council houses at Orchardville. The early 1950s saw the development of Burnham with the building of the Priory Estate to the south of the village and the Grenville Estate to the north. At the same time, the development of a London County Council Estate on what had been Burnham Grove Estate farmland linked the village with Farnham Royal and the Farnham Road. In the 1970s the new Lent Green Estate joined with Lent Rise which was a mainly Victorian development, with some additions for example in the 1930s and 1950s. The old hamlet of Lent centred around Lent Green at the top of the hill, to the west of the village. From the early 20th century private housing developments grew and building has continued up to the present time, thereby increasing the population to over 12,000.

Mary Bentley Burnham Historians

3. PLANNING POLICY CONTEXT

3.1 The parish lies within the county of Buckinghamshire. Buckinghamshire Council is the local planning authority for the area.

NATIONAL PLANNING POLICY

3.2 The National Planning Policy Framework (NPPF) published by the Government is an important guide in the preparation of local plans and neighbourhood plans. The following paragraphs of the NPPF version published in December 2023 are considered especially relevant:

- Neighbourhood Planning (§28 - §30)
- Village/Town Centres (§88 - §90)
- Promoting healthy and safe communities (§96 - §97)
- Open space and recreation (§102 - §103)
- Local Green Spaces (§104 – §107)
- Promoting sustainable travel (§108)
- High quality design (§135)
- Conserving and enhancing the natural environment (§180 - §182)
- Conserving and enhancing the historic environment (§195 - §209)
- Planning for climate change (§159, §162)

3.3 The most recent iteration of the National Planning Policy Framework (NPPF), published in December 2024, set out transitional arrangements for neighbourhood plans. It states in §234 that plans submitted for Regulation 15 before 12 March 2025 will be examined under the previous iteration of the NPPF (December 2023). Plans submitted after 12 March 2025 will be examined under the latest iteration of the NPPF (December 2024). The 2024 NPPF states in §232 that policies assessed against the old framework should not be considered ‘out of date’ for decision-making purposes. Weight will continue to be given to policies according to their degree of consistency with the latest version of the NPPF.

STRATEGIC PLANNING POLICY

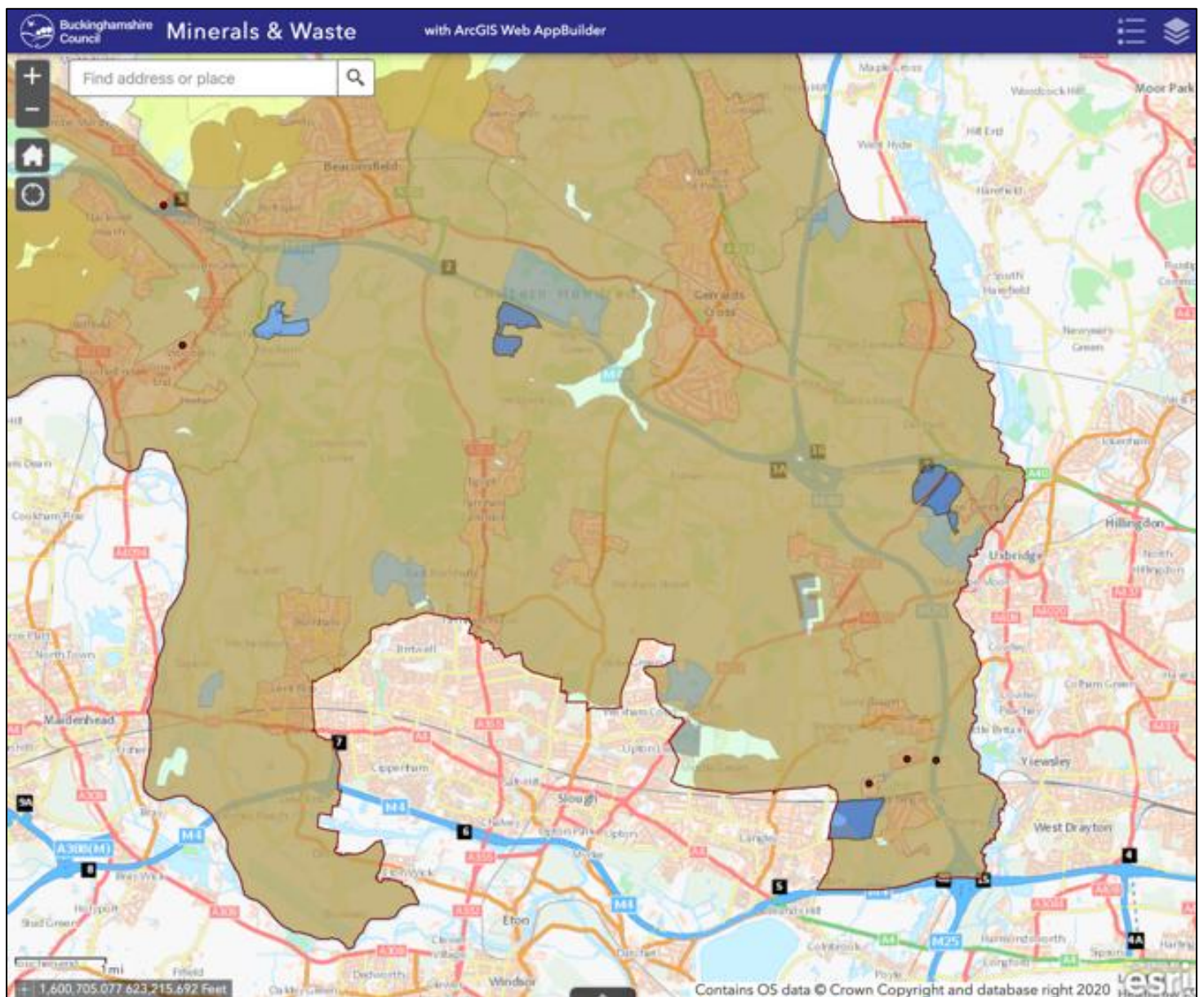
3.4 The Neighbourhood Plan must be in general conformity with the strategic policies of the development plan, which primarily comprises the saved policies of the *South Bucks District Local Plan* adopted in March 1999 and the *South Bucks Core Strategy* adopted February 2011. All of these policies predate the NPPF, but most are considered to be consistent with it and so until they are replaced they will continue to operate in determining planning applications.

3.5 The *Core Strategy* defines Burnham as a ‘principal settlement’. The Parish currently lies entirely within the Green Belt, but the built-up area of Burnham is ‘inset’ from the Green Belt. The *Local Plan* allocated two sites at Gore Road and Lent Rise Road, both have now been completed. There are also a number of development management policies in both documents that cover a wide range of matters affecting the parish, including its Local Shopping Centre, Conservation Areas, Listed Buildings, priority habitats, SSSIs, and Ancient Woodland (see Plan G).

3.6 Buckinghamshire Council is in the process of bringing forward its first Local Plan for the county of Buckinghamshire. The Regulation 19 consultation is scheduled for July 2026, with submission for examination to follow in December 2026. At the time the Neighbourhood Plan was being prepared and submitted for Regulation 15, the emerging Local Plan was at too early a stage to inform the Neighbourhood Plan in detail.

3.7 Under the previous method for calculating housing requirements, Buckinghamshire Council was expected to deliver 2,912 homes per year. Under the new standard method, introduced at the end of 2024, this number has increased by 48% to 4,319.

3.8 The Buckinghamshire Minerals and Waste Local Plan 2016-2036 also forms part of the development and apply in the neighbourhood area. The entirety of the Parish lies within a Minerals Safeguarding Area for alluvium whilst there is also an area of clay-with-flints around East Burnham (see Plan F). Their normal effect is to sterilise land from development prior to extraction unless it is clear that the development site will not prejudice the economic extraction of the mineral.



Plan F: Minerals and Waste Local Plan Policies Map Burnham extract

(<https://bucksCouncil.maps.arcgis.com/apps/webappviewer/index.html?id=1520ce1d2157466d87c92461c4d138aa&%20Waste=>)

3.9 Buckinghamshire Council has also adopted a number of Supplementary Planning Documents (SPDs) and other guidance which are material considerations when planning applications are determined. The most relevant to the designated neighbourhood area include:

- South Bucks Residential Design Guide SPD adopted October 2008
- South Bucks Affordable Housing SPD adopted July 2013
- Burnham Beeches SAC Strategic Access Management and Monitoring Strategy SPD adopted November 2020 and Hydrology and Recreation Reports
- Biodiversity Net Gain SPD adopted July 2022
- Travel Plans: Guidelines for developers published July 2022
- Parking guidance for new development published September 2022

3.10 The Burnham Beeches SAC SPD introduces zones of influence around the Burnham Beeches SAC as part of its Mitigation Strategy. The Mitigation Strategy seeks to address the requirement to avoid or mitigate adverse impacts on the integrity of Burnham Beeches SAC mainly due to recreational pressures. A 500m presumption against development zone and a 5.6km zone of influence (see Plan D) is operational. There is a presumption against development or increase of dwellings within the zone of 500m of the linear boundary of the SAC and financial contributions are sought from all net new residential development within the 500 metres – 5.6km zone of influence.

NEIGHBOURHOOD PLANNING POLICY

3.11 The parishes of Taplow to the west and Dorney to the south and Hedgerley to the north are currently preparing neighbourhood plans. The Farnhams plan passed through referendum and was ‘Made’ in November 2025. There are green infrastructure functionality and connectivity matters which will work across parish boundaries and the detail of those at their formal stages have informed this plan.

THE LOCAL PLAN FOR SLOUGH

3.12 The Proposed Spatial Strategy for Slough consultation ended in January 2021. The strategy proposes that nearly all of the Borough’s growth will take place in the centre of Slough, however it notes that there may need to be some release of Green Belt sites on the edge of Slough to meet housing needs. The Council published its ‘Proposed Release of Green Belt Land for Family Housing’ consultation document in November 2021 which does not identify any sites in Burnham.

3.13 The document also notes that the ideas for the northern expansion of Slough, outside the parish boundary but which would have an impact on the designated neighbourhood area, remain an option. However, the strategy recognises that it is one option of many that are currently being assessed and its conclusions will be published in a Draft Local Plan. Its publication timetable is yet to be agreed.

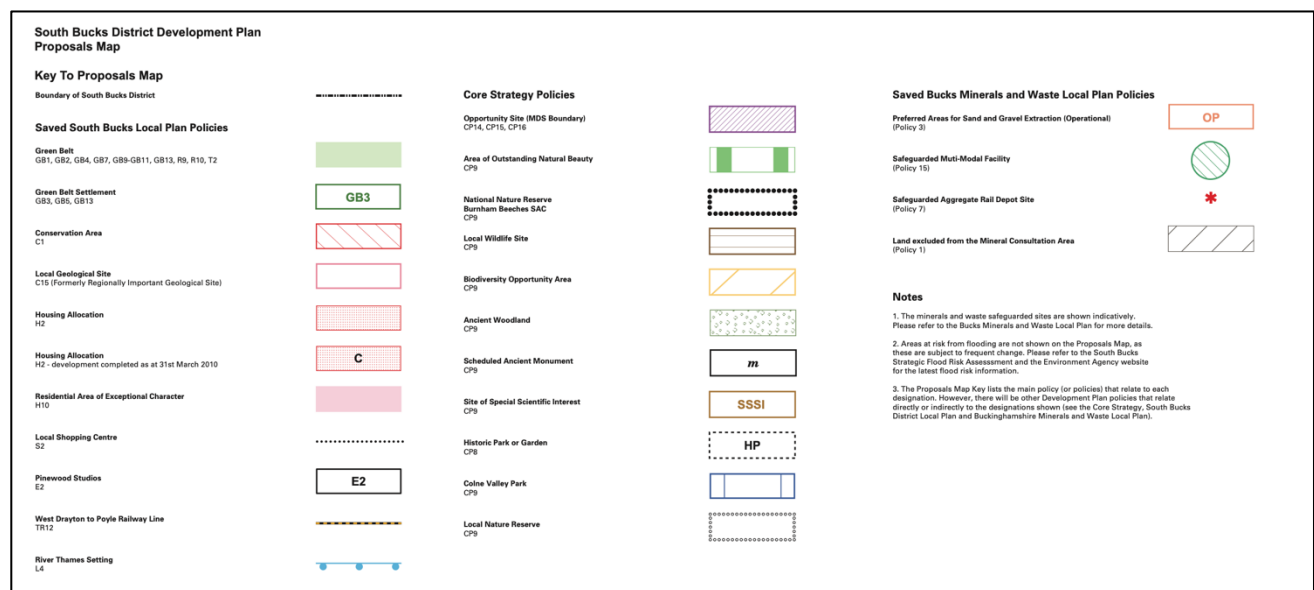
3.14 The strategy also reverts back to restraining development in order to protect the Green Belt, Colne Valley Park and Strategic Gap between Slough and Greater London in the absence of any policy support or any demonstrable need for the expansion of Heathrow airport. The Strategy does not address or recognise the proposed changes to calculating housing need which may have an impact on the number of homes needed to be accommodated in Slough and Buckinghamshire.

BURNHAM AND HUNTERCOMBE CONSERVATION AREAS

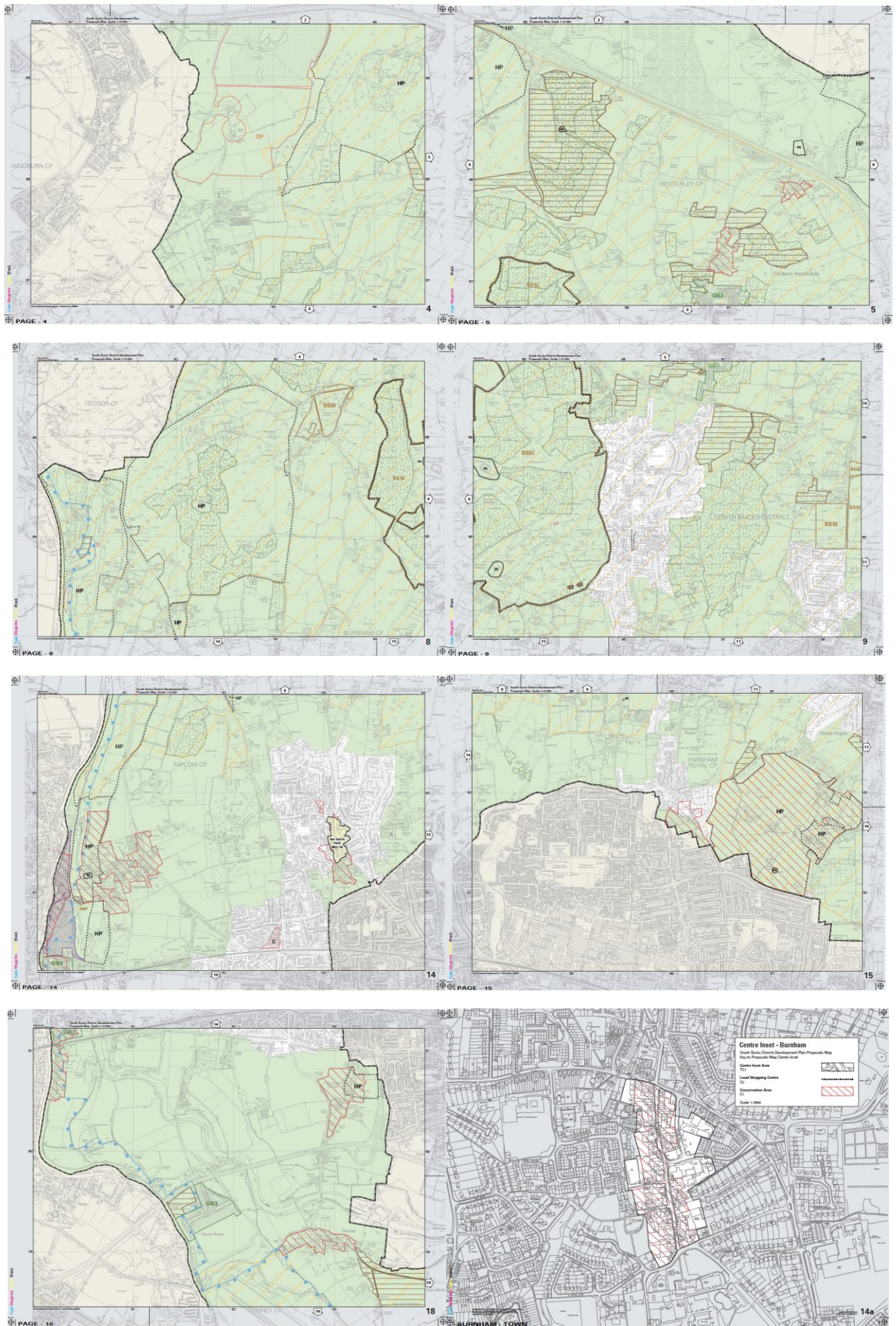
3.15 Both the Burnham Conservation Area (see Plan H) and the Huntercombe Conservation Area (see Plan I) were designated in 1977. Conservation Areas were introduced by the Civic Amenities Act of 1967, to protect areas of special interest as opposed to individual buildings. Since 1967 some 8,000 conservation areas have been designated in England. Under the Planning (Listed Buildings and Conservation Areas) Act 1990 local authorities

have a duty to designate conservation areas and from time to time to review the boundaries. Such areas are defined as ‘areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance’.

3.16 The main attributes that define the special character of an area are its physical appearance and history, i.e. the form and features of buildings and the spaces between them, their former uses and historical development. Where there are a number of periods of historical development, the character of individual parts of the conservation area may differ. Contrasts between the appearance of areas and the combination of buildings of various ages, materials and styles may contribute to its special character.



Key for Plan G overleaf



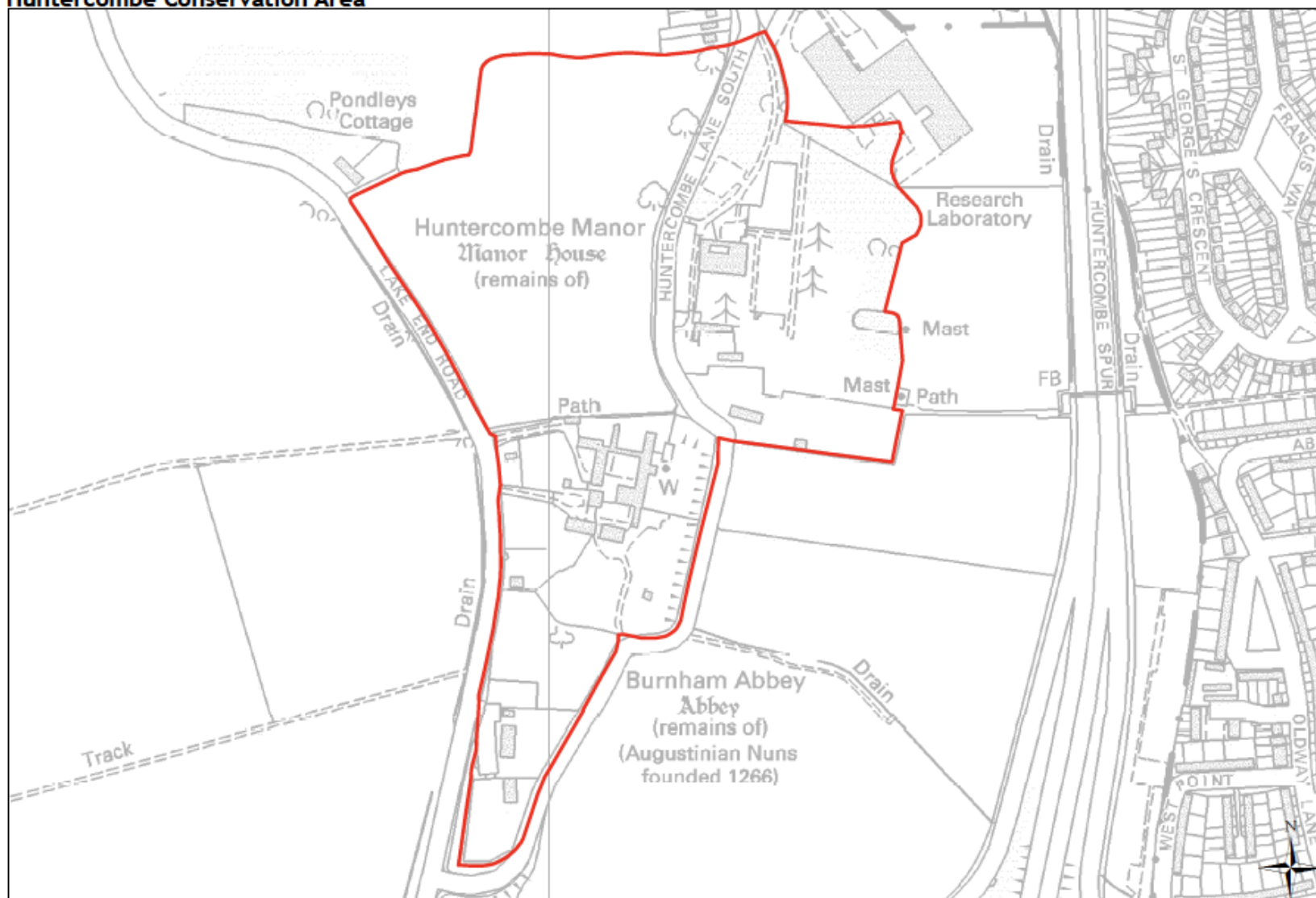
Plan G: South Bucks District Development Plan Proposals Map Burnham extract

Burnham Conservation Area



Plan H: Burnham Conservation Area

Huntercombe Conservation Area



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Scale 1:4,000

Plan I: Huntercombe Conservation Area

4. COMMUNITY VIEWS ON PLANNING ISSUES

4.1 In discussion with the community the clear priority of residents was the need to protect the Green Belt as far as is possible in line with national planning guidance, access to the countryside and green spaces, and the conservation areas, which contribute significantly to the relative tranquillity and rural character of the village.

4.2 The following views were also expressed:

- o Development must be sympathetic and proportional to the existing character of different areas of the village.
- o Protecting and wherever possible enhancing the high street and its local businesses and shops by allowing continued appropriate development was considered vital to ensure the village continues to thrive.
- o The need for affordable housing, including key worker housing, not least to ensure local schools can attract and retain vital teaching staff.
- o It is considered essential that the village's non-selective secondary education provision be restored, following the closure of the non-selective secondary school in 2019.
- o Concerns around retrospective planning, which it is recognised is difficult to address, the overuse of infilling and the building of properties which are out of character with the existing village stock and design was also repeatedly highlighted.
- o Protecting and further enhancing community facilities such as Burnham Park Hall, Burnham Park, play areas, the George Pitcher Memorial Ground and Cherry Orchard, Burnham Library, and school pitches to encourage wellbeing in the community.
- o Sustainable travel options, including sufficient bus routes and cycle provision.
- o A desire to protect and retain the current green belt as far as is possible in line with national planning guidance.
- o Concerns around the potential encroachment from further expansion of the Slough urban form into Burnham; and the importance that Burnham and Buckinghamshire Council are both fully consulted on any such proposals.
- o The need for further highways work to address existing issues, for example around the high street.
- o The protection of woodland including both areas currently protected and areas not currently protected.

In 2045 Burnham will be a place where:

“There is a high quality and pollution-free environment where people of all ages can live healthy lifestyles with access to a wide range of active and passive activities. Children can enjoy both organised and informal activities in safe situations. Local Green Spaces have been designated and protected.

They will be well used by the local community for a range of activities. Access to the Burnham Beeches Special Area of Conservation is available to everyone. There will be designated areas and corridors for wildlife to flourish. There is a thriving Health Centre, library and range of community services based in the village and accessible by all members of the community. Burnham parish will be a safe place to live, work and play for all members of society. There will be a mixed demographic that will not be dominated by one age group. Young people and families will stay for the good schools, affordable housing, and employment opportunities. Older people will have appropriate housing with access to local shops and suitable facilities. New development is designed to a high standard, reflecting the historic character and amenity of Burnham and the other villages in the Parish. Burnham village will have a separate identity from neighbouring areas. Burnham’s heritage is celebrated, and tourists will wish to visit. Walking and cycling is a preferred option for short personal journeys and for recreation due to the pleasant and safe network of routes. Pavements and footways are in good condition and provide safe access for pedestrians and people with limited mobility. On-street parking has reduced since 2018. The road network is updated to meet the needs of residents and visitors, enabling sustainable transport of the future. Local retail and commerce are thriving, and the High Street has a range of shops and services to meet the needs of residents and visitors.

The scope of the objectives is focused on what parts of this vision that the Plan (through the planning system) can achieve if it is successfully implemented over the next decade or more. They are therefore:

1. To protect and improve local community uses sustaining community life.
2. To manage the design quality of new development.
3. To deliver new homes in suitable locations enabling the Green Belt to continue to serve its purposes.
4. To protect and improve green and blue infrastructure and sustainable travel networks.

5.1 The purpose of these policies is both to encourage planning applications for proposals that the local community would like to support, and to discourage applications for development that the community does not consider represent sustainable development in the parish.

5.2 There are many parts of the Parish that are not affected by these policies, and there are many other policy matters that have been left to the adopted South Buckinghamshire policies and forthcoming Buckinghamshire Local Plan to cover. This has avoided unnecessary repetition of policies between this Neighbourhood Plan and adopted planning policies, though they have a mutual, helpful inter-dependence.

5.3 Set out below are the proposed land use policies. Each policy is numbered and titled, and it is shown in bold italics for ease of reference. Where necessary, the area to which it will apply is shown on the Policies Map attached to the document. After each policy is some supporting text that explains the purpose of the policy, how it will be applied and, where helpful, how it relates to other development plan policies.

POLICY BUR1: BURNHAM DESIGN CODE

A. Development proposals should contribute to the objective of achieving well-designed places reflecting local character and design expectations. To achieve this, proposals must demonstrate how their scheme positively responds to the relevant design expectations and accords with all the relevant codes set out in the Burnham Design Code, attached as Appendix A, as relevant to their location, scale and nature.

5.4 This policy responds to the Government's encouragement that neighbourhood plans should set out local design guidance by refining saved Local Plan Policy EP3 'The Use, Design and Layout of Development' and Core Strategy Policy 8 'Built and Historic Environment'; and in respect of its Conservation Areas by refining saved Local Plan Policy C1 'Development Within a Conservation Area'; to provide a compendium of design guidance in the form of a Code that covers all of the parish.

5.5 The Code is an integral part of the policy but is extensive in distinguishing the different character areas in the parish and is therefore published separately as Appendix A to the Neighbourhood Plan. To be clear therefore, as the Code has been prepared and consulted on as part of the Plan, its content carries the full weight of the development plan in decision making and is not subordinate or supplementary guidance carrying lesser weight.

5.6 Applicants will therefore be expected to have acknowledged, understood and responded positively to the relevant design expectations and demonstrate compliance with the relevant codes as set out in the Code and as relevant to the location, scale and nature of their proposals. Where a proposal does not seek to follow the requirements of the Code then the applicant will be obliged to justify why an exception should be made.

POLICY BUR2: GREEN AND BLUE INFRASTRUCTURE

- A. The Neighbourhood Plan designates the Burnham Green Infrastructure Network, as shown on Plan J below, for the purpose of promoting nature recovery and helping mitigate climate change. The Network comprises the Burnham Beeches SAC and SSSI, open amenity space with recreation value, priority habitats, ancient woodland, other woodlands, woodland corridors and the South Bucks Heaths and Parklands Biodiversity Opportunity Area (BOA).
- B. Development proposals that lie within or adjoining the Network are required to have full regard to maintaining and improving the functionality of the network, including delivering a net gain to biodiversity, in the design of their layouts, landscaping schemes and public open space provisions.
- C. Proposals that will harm the functionality or connectivity of the Network, including the loss of ancient woodland, ancient and veteran trees, and ancient wood pasture which are irreplaceable habitats, will not be supported.
- D. Development proposals that will lead to an extension of the Network including the proper management of ancient woodland, ancient and veteran trees, and ancient wood pasture as irreplaceable habitats, will be supported, provided they are consistent with all other relevant policies of the development plan.
- E. Save only for the sites identified under "Recreation Audit" (amenity value), Plan J shows those parts of the designated Network that are known or likely to have biodiversity value either as habitat areas; as hedgerows or lines of trees; or as streams and rivers. For the purpose of calculating Biodiversity Net Gain requirements using DEFRA's latest metric, development proposals located within or adjoining that part of the Network should anticipate achieving at least a medium distinctiveness multiplier score.
- F. Any proposal that can demonstrate that off-site compensation to mitigate for biodiversity loss is necessary must follow a sequential approach to its delivery. The gain should be delivered within or adjoining the network where the land is suited in principle for delivering the necessary gain. If this is not practical, then gain should be delivered on land within an adjoining parish that is suited in principle for delivering the necessary gain. Only if it can be shown that this is not practical may the gain be delivered on other land.

5.7 The policy defines the presence of green and blue infrastructure assets in the Parish which have multiple roles including carbon sinking, flood alleviation, climate change mitigation and biodiversity net gain. By doing so it supports Core Strategy Policy 6 'Local Infrastructure Needs'. Plan J shows the full extent of the Network, which allows applications to determine if their proposals should take this policy into account. The Parish Council should take an active role in ensuring that development proposals are complying with the policy.

5.8 The policy requires that all development proposals that lie within the network, or that adjoin it, should consider how they may improve it, or at the very least do not undermine its integrity of connecting spaces and habitats. This may mean that development layouts are designed to contribute to the network's effectiveness. The policy also requires a biodiversity net gain to be delivered. This is expected to be in line with national provisions which is expected to be a minimum of 10% as identified in the Environment Act 2021. Net gain will be measured using DEFRA's latest biodiversity metric.

5.9 The policy also recognises that the provisions of the NPPF on irreplaceable habitats (such as ancient woodland or ancient or veteran trees) applies in the designated neighbourhood area. Proper management of this special resource will be expected to be in line with Natural England and the Forestry Commission's standing advice on this matter¹. Development will also be expected to have regard to existing standing advice on hydrology currently provided in the form of the Development Management Guidance Note: Hydrology in Burnham Beeches, February 2014².

5.10 Clauses E and F respond to the biodiversity net gain (BNG) provisions of the Environment Act 2021 which became a statutory part of plan making and development management in February 2024 and April 2024 for small sites. The statutory BNG Metric provides the means for applicants to calculate the baseline biodiversity value of the application site in determining the net gain requirement of their proposals.

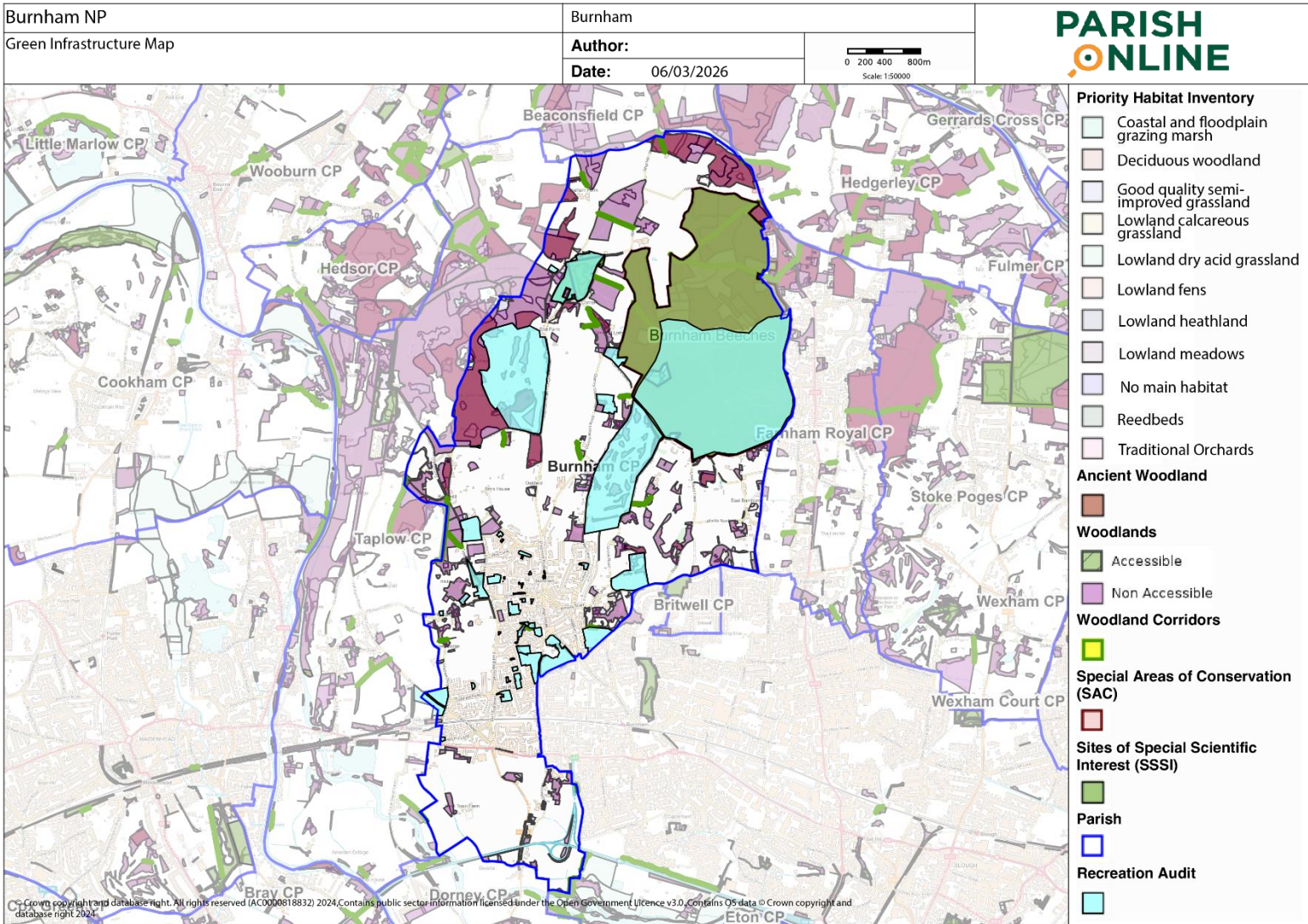
5.11 Clause E relates to those parts of the Network of biodiversity value. Given it includes all defined Priority Habitats and semi-natural habitats, native hedgerows and trees and natural water bodies, the clause anticipates that the distinctiveness multiplier score of the BNG Metric (from very low to very high) will be at least medium. The Biodiversity Metric User Guide can be viewed online [here](#).

5.12 Finally, the policy sets out how the loss of biodiversity value will be addressed through a sequential approach. The new biodiversity net gain requirement of at least 10% (as set out by the Environment Act of 2021 and the Biodiversity Net Gain SPD) should be delivered either onsite or within or adjoining the Network so that the benefits of development are accrued as close as possible. In every case, attention should be paid to schemes avoiding undermining the openness of the Green Belt. However, it is accepted that the Network in the Parish may not be suited to delivering every type of required off-site gain. In such cases Clause F allows for the gain to be delivered in adjoining parishes to Burnham parish or, as a final resort, on land elsewhere.

¹ <https://www.gov.uk/guidance/ancient-woodland-ancient-trees-and-veteran-trees-advice-for-making-planning-decisions>

² <https://www.buckinghamshire.gov.uk/planning-and-building-control/planning-policy/local-development-plans-and-guidance/local-planning-guidance/>

The map above was created using Parish Online. An interactive version of the Policy Map is available at: <https://shared.xmap.cloud?map=e1be61ba-ca5c-4611-a6cd-9045ee2224a6>

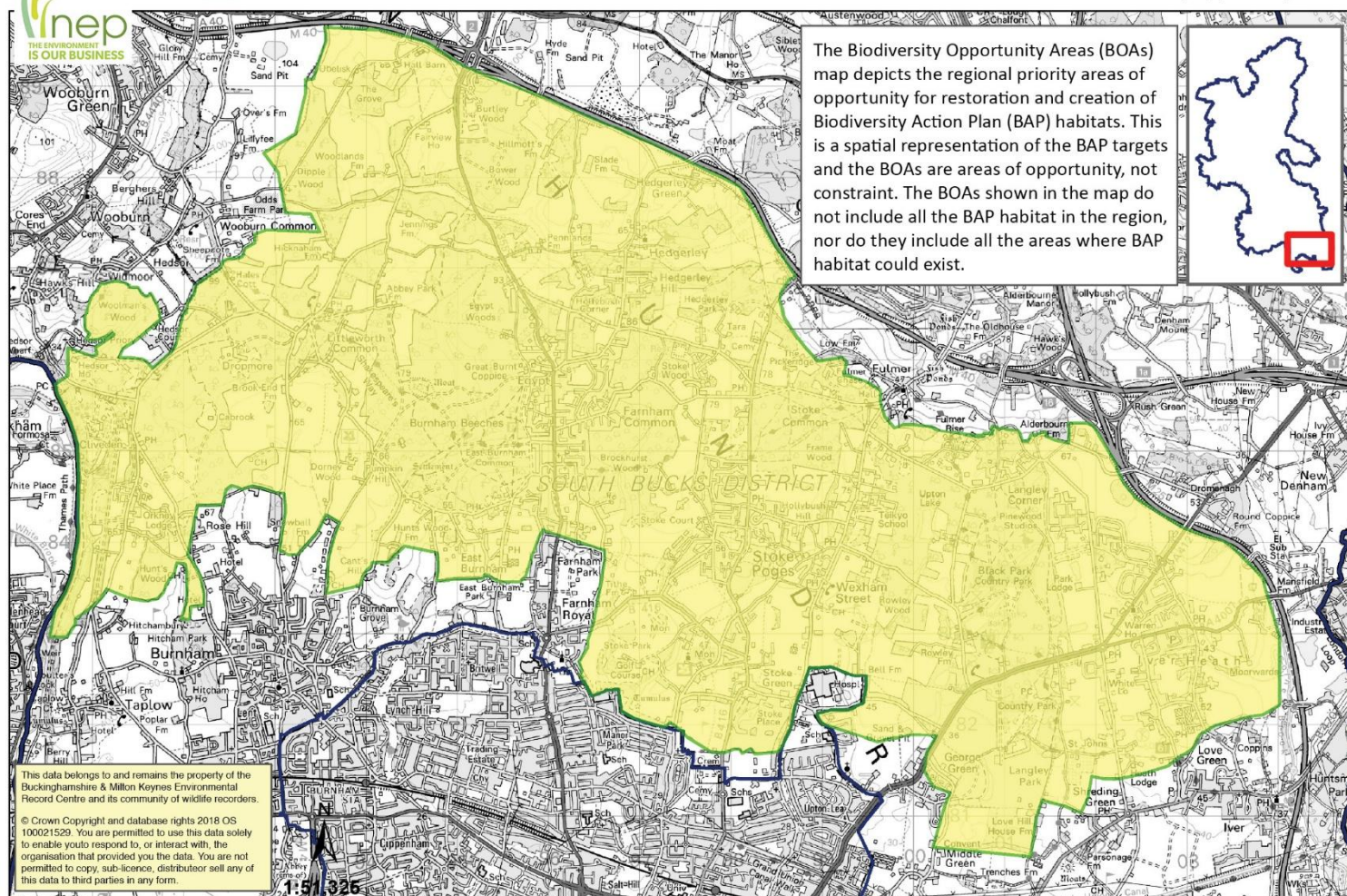


Plan J: Green Infrastructure Map - Contains OS data © Crown Copyright and database right 2025 OS AC0000818832. Contains public sector information licensed under the Open Government Licence v3.0.



South Bucks Heaths & Parklands

Buckinghamshire & Milton Keynes
Biodiversity Opportunity Areas



Plan K: Biodiversity Opportunity Area Map (<https://bucksnmknep.co.uk/boa/south-bucks-heaths-and-parklands/>)

POLICY BUR3: LOCAL GREEN SPACES

A. The Neighbourhood Plan designates the following Local Green Spaces, as shown on the Policies Map:

- 1. Lent Green Lane Pond**
- 2. Lent Green Lane Amenity Green Space**
- 3. Lent Green, Lent Green Lane**
- 4. The Green (north and south)**
- 5. Bayley Crescent Amenity Space**
- 6. Redwood Amenity Green Space**
- 7. Ashcroft Court Amenity Green Space**
- 8. Grenville Close Amenity Green Space**
- 9. Wyndham Crescent Amenity Green Space**

B. Proposals for development in a Local Green Space should be consistent with national policy for Green Belts.

5.13 The policy designates a series of Local Green Spaces in accordance with §105 - §107 of the NPPF. A designation has the policy effect of the equivalence of the Green Belt in terms of the definition of ‘inappropriate development’ consistent with §152 of the NPPF and of the ‘very special circumstances’ tests in the NPPF when determining planning applications located within a designated Local Green Space. For this reason, some spaces which are important, but already lie within the Green Belt, have not been included in this list but may be identified in other policies of the Neighbourhood Plan. Other areas are not included on this list, as they are not considered to be under significant threat but remain important to the community and are listed elsewhere in this document. This policy is in line with Core Strategy Policy 5 ‘Open Space, Sport and Recreation’ which highlights the importance of green spaces, sports and recreational facilities for improving healthy living and social inclusion.

5.14 A review of all open land within the settlement has been completed, informed by the qualifying criteria in the NPPF. The land is considered to meet those criteria and is therefore worthy of designation as illustrated and

justified in Appendix B. In the Parish Council's judgement, each designation is capable of enduring beyond the end of the plan period. The owners of these sites were notified of the proposed Local Green Space designations during the preparation of the Plan.

5.15 The policy has been reviewed in relation to the consideration in the Court of Appeal (2020 EWCA Civ 1259) of an equivalent policy in a neighbourhood plan in Mendip District. Policy BUR4 follows the matter-of-fact approach in the NPPF. In the event that development proposals come forward on the local green spaces within the Plan period, they can be assessed on a case-by-case basis by Buckinghamshire Council. In particular it will be able to make an informed judgement on the extent to which the proposal concerned demonstrates the 'very special circumstances' required by the policy.

POLICY BUR4: URBAN GREENING

- A. All proposals for major development should contribute to the greening of Burnham by including urban greening measures in the design of the buildings, hard surfacing and landscape schemes. Housing proposals or mixed use proposals that are housing-led should meet or exceed a Burnham Urban Greening Factor of 0.4. All other major commercial development or buildings in other uses should meet or exceed a Burnham Urban Greening Factor of 0.3.**
- B. All suitable new buildings bordering open spaces will be required to incorporate integrated swift and bat boxes.**

5.16 This policy is inspired by the London Plan principle of an Urban Greening Factor (UGF) to encourage more and better urban greening as the prime means of increasing climate resilience. Burnham offers a blend of more densely populated urban areas alongside quieter, tranquil rural countryside features. In places it has similar older and suburban characteristics to parts of London, therefore it has a similar need and potential for this approach to support the town in adapting to and mitigating the impacts of climate change. The policy is not part of the Burnham Design Code as it applies to land across the whole town and not just its older areas.

5.17 The model assists in determining the appropriate provision of urban greening for new developments and is explained in detail in Appendix C. Urban greening should be a fundamental and integral element of site and building design in the future, incorporating measures such as high-quality landscaping (including trees), green roofs, green walls and nature-based sustainable drainage.

5.18 The policy sets targets for new residential (a factor of 0.4) and commercial (0.3) uses and only applies to major applications. Burnham is a relatively densely populated urban and suburban area in places, with much of its green infrastructure located towards the northern boundary of the parish. With the intensification in parts of the area in the coming years, there is a premium on making a step change in its climate resilience. It is therefore reasonable to adopt these UGF targets and, given land values and the positive approach taken to enabling new development, there is no reason to believe that the target will undermine the viability of new developments.

5.19 Major development has the meaning set out in the NPPF Annex 2: Glossary.

POLICY BUR5: SUSTAINABLE TRAVEL

- A. The Neighbourhood Plan identifies the existing Sustainable Travel Network and opportunities for improvements, as shown on the Policies Map and Plan L below, for the purposes of prioritising active travel and encouraging the use of public transport in the Parish.**
- B. Development proposals on land that lies within or adjacent to the Network should sustain, and where practicable, enhance the functionality of the Network by virtue of their layout and means of access and landscape treatment.**
- C. Development proposals that enhance pedestrian and cycling connectivity between the two sides of the railway line will be supported.**
- D. Proposals that maintain or improve the Sustainable Travel Network will be supported.**

5.20 The policy seeks to encourage safe, accessible, convenient and enjoyable means of walking and cycling in the parish. It refines Core Policy 7 on Accessibility and Transport by providing a local element to its provisions.

5.21 Currently, there is little provision for cycling in the area. The best recreational cycling is around the Beeches on the tarmacked surfaces and along the Jubilee River (just outside the Parish boundary). These are free of motorised traffic but shared with pedestrians and horses. Additionally, a number of the existing footpaths are in need of improvements.

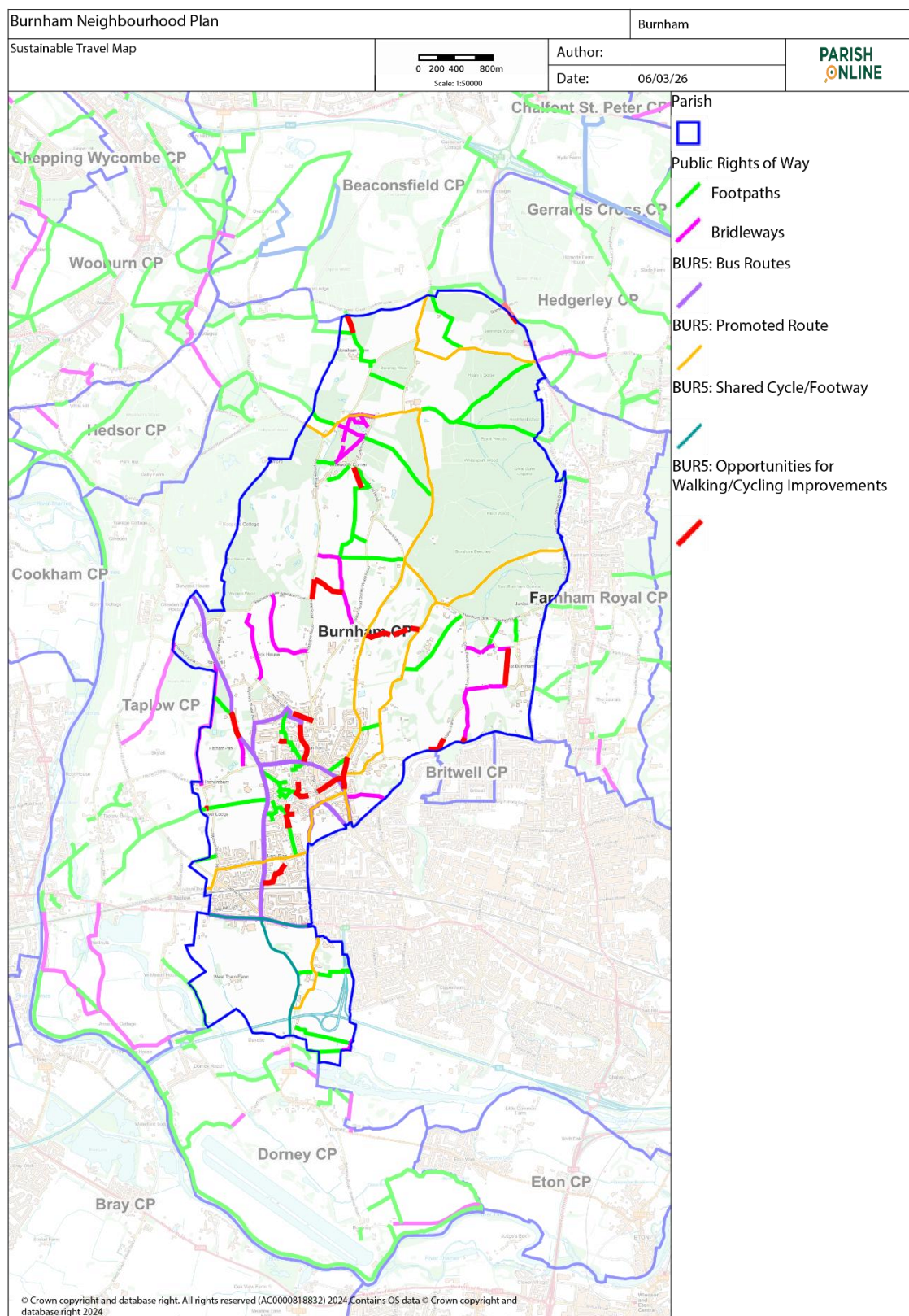
5.22 The policy therefore seeks to start to deal with these issues by identifying the main existing walking and cycling routes. The Policies Map shows the full extent of the Network, which allows applications to determine if their proposals should take this policy into account. The policy requires all development proposals that lie within or adjacent to the Network to consider how they may improve connectivity, or at the very least do not undermine the existing value of the Network, or the opportunities for improvement.

5.23 Where proposals include provision for landscaping, new means of access or new layouts, there may be an opportunity to relate the land better to the Network and/or improve the attractiveness and connectivity of routes. Proposals should therefore consider this in the design of schemes without undermining other planning policy objectives. In some cases, proposals will enable the creation of new connections and/or the delivery of opportunities for improvement that extend the benefits of the Network. They will be supported provided they are appropriate in other respects. At the very least, the policy requires that proposals that will undermine the existing value of the Network, or opportunities for improvement, will be refused permission.

5.24 Proposals may find it useful to refer to the [Cycle Infrastructure Design \(LTN 1/20\) Guide](#) which sets out key principles for designing high quality and safe cycle infrastructure. Additionally, the [Buckinghamshire Local Cycling & Walking Infrastructure Plan \(LCWIP\)](#) is currently in development which envisages the development of a countywide active travel network for Buckinghamshire. It provides strategic opportunities for linking local networks, focussing on links through and between villages and towns. Proposed links that could be of interest in the area include Beaconsfield - Farnham Common - Farnham Royal.

5.25 The Policies Map and Plan H below identify a number of areas where improvements to the Network are most needed. Further details on the current condition of these routes as well as suggestions for improvements can be found in Appendix D.

The map above was created using Parish Online. An interactive version of the Policy Map is available at: <https://shared.xmap.cloud?map=62688aad-78e8-44e1-8791-2d2609a88e97>



Plan L: Sustainable Travel Map - Contains OS data © Crown Copyright and database right 2025 OS AC0000818832. Contains public sector information licensed under the Open Government Licence v3.0.

POLICY BUR6: LOCAL COMMUNITY USES

- A. The Neighbourhood Plan identifies the local community uses in Appendix E, and as shown on the Policies Maps, in the Parish.**
- B. Proposals that will harm or result in the loss of a local community use will not be supported unless it can be clearly demonstrated that:**
 - i. A replacement building and/or land can be provided in an equally convenient location within the community it serves; or**
 - ii. It can be demonstrated that the facility is no longer required for its existing use, or for any other community use in the built-up area in which it is located, as appropriate to the type of use under consideration.**
- C. Proposals to improve the viability of an established community use of buildings and ancillary land by way of its extension or partial redevelopment will be supported, provided the design of the scheme and the resulting increase in use are appropriate, will not harm the amenities of adjoining residential properties, and will not undermine the viability of the primary community use.**

5.26 The Local Community Uses list identified in Appendix E is comprised of a mix of religious worship sites, educational facilities, sport & recreational facilities, healthcare facilities and residential care homes. The Use Class Order of September 2020 now deems such uses as either Class F2 ('Local Community Uses'), in the case of schools and churches, F1 ('Learning and non-residential institutions'), in the case of day nurseries and medical services, E ('Commercial, Business and Service'), and in the case of residential care homes, C2 ('Residential institutions').

5.27 Policy COM2 'Loss of Community Facilities' of the South Bucks Local Plan and Policy 5 'Open Space, Sport and Recreation' and Policy 6 'Local Infrastructure Needs' of the South Bucks Core Strategy seeks to avoid the loss of community facilities, open space, sport and recreational facilities. The policy therefore identifies community facilities to be protected from loss. As finding land for such uses is often difficult, it is important that established land is retained in that use, even if the current occupier is not viable. A description of each facility and its community value is provided in Appendix E. Collectively, these facilities are cherished by the community and offer a valuable and vital resource to support community life, and therefore warrant the protection of the policy.

5.28 Whilst it is acknowledged that the Neighbourhood Plan cannot directly deliver the re-opening of Burnham Park Academy, it is seeking to retain the existing use of the site to reflect the wishes of the community. Even if current evidence shows insufficient demand for a new secondary school in Burnham at this time, which is disputed particularly given such a school would draw from surrounding council areas as well as Buckinghamshire, the Parish Council maintains the position that its location is so significant that, should it be required within the plan period (2045), the site ought to be safeguarded for the future. There is no alternative suitable site that would be equally integrated into the community and sustainable, especially from a transport perspective. This is particularly pertinent looking into the future, given the recent increase in Buckinghamshire Council's updated housing requirement figure; and that the current figures for school demand consider only births taken place and therefore do not go beyond the mid 2030s in terms of demand. In policy terms, the BURNP can continue to be

safeguarded as a school (the last established use was F1) and there have been no applications to change the use since its closure.

5.29 It is recognised that in some cases, particularly for Class E, change of use does not require planning permission. This is because new permitted development rights have enabled future changes of use from what are now Class E (commercial, business and service) uses to residential uses through the prior approval system. That prior approval system still requires consideration of the harmful effects to the character of the Conservation Area (if the premises lies within it) and the impact on local provision if a medical service or day nursery service is lost. Although the neighbourhood plan policy is not engaged in a prior approval determination, together with Policy BUR1 it has identified these services play an important part in the distinct function and character of the Conservation Area, and the impact of their loss would be detrimental to local community life. The evidence provided as part of the neighbourhood plan therefore provides a legitimate reason for refusal for proposals that will lead to the loss of these particular services.

POLICY BUR7: BURNHAM VILLAGE CENTRE

- A. The Neighbourhood Plan defines Burnham Village Centre as shown on the policies map. Proposals for a change of use that will result in the loss of an active commercial, business or service use of a ground floor frontage in a village centre will be resisted.**
- B. Mixed use development schemes lying within Burnham Village Centre which retain an active commercial, business or service use of a ground floor frontage and contribute to the attractiveness of Burnham Village Centre through public realm enhancements will be supported.**

5.30 It is now widely accepted that high streets need to diversify to become more community focussed in their use and to do so requires planning for a mix of different uses³. Unsurprisingly therefore, there is a local desire to protect community facilities and pubs, local businesses and shops, encourage new and improve existing community facilities and encourage change and improvements to the environment in the Village Centre. It is also therefore not enough for planning policy to seek to simply protect existing commercial business, and service uses. It is also important for planning policy to enable a diversification of uses to allow for emerging trends and needs to be met.

5.31 Burnham Village Centre is a functional centre and has retained a healthy variety of commercial, business and service uses with a reasonably high occupancy rate, however the High Street has been affected by some recent closures. The majority of these uses are located on the High Street itself, or the roads which immediately adjoin it including Church Street and Jennery Lane.

5.32 The policy is twofold, firstly it protects the essential core of local shopping facilities in Burnham Village Centre, in line with the provisions of Local Plan Policy S2 'Local Shopping Centres' and Core Strategy Policy 11 'Healthy and Viable Town and Village Centres' which gives particular support to the retail offer in Burnham as a Local Centre. The Village Centre plays a vital role in providing the local communities with convenience and local services that reduce their dependence on travelling to larger centres. The Chiltern and South Bucks Retail Study

³ <https://www.highstreets taskforce.org.uk/resources/details/?id=40ffe198-8121-462b-b77a-7fa3a8de3550>

2017 noted that Burnham was the most popular destination for pubs or bars with residents within Zone 6 (Burnham/Slough West). However, the Retail Study also noted that Zone 6 had the fewest visitors for health and fitness reasons than anywhere else in the Districts and many residents from Zone 6 will go elsewhere to meet their health and fitness needs, because there is a lack of local provision. The focus of commercial, businesses and services use however, need only be limited to ground floor frontages and other local community uses would be well suited to upper floors, as is the case already. Commercial, business and service uses play an important role in the distinct function and character of the Conservation Area, and the impact of their loss would be detrimental to local community life. Paragraph 5.26 is therefore also relevant in this respect.

5.33 In addition to protecting existing commercial, business and service ground floor frontages, it is considered that changes which seek to meet local needs in retaining, or enhancing, the vitality and viability of the defined Village Centre should be encouraged and enabled. The policy therefore also seeks to encourage mixed use schemes in the defined Village Centre, which retains an active ground floor frontage and contribute to the attractiveness of the defined Village Centre through public realm enhancements.

5.34 The Conservation Area Appraisal details many features and characteristics that contribute to the attractiveness of Burnham Village Centre and should be used as a starting point to inform the design of public realm enhancements

POLICY BUR8: ADDRESSING THE SUSTAINABILITY PERFORMANCE GAP

- A. Development proposals which would be ‘zero carbon ready’ by design by minimising the amount of energy needed to heat and cool buildings through landform, layout, building orientation, massing and landscaping will be supported. Consideration should be given to resource efficiency at the outset and whether existing buildings can be re-used as part of the scheme to capture their embodied carbon.**
- B. Proposals for Passivhaus or equivalent standard buildings with a space heating demand of less than 15KWh/m²/year will be supported. Schemes that maximise their potential to meet this standard by proposing the use of terraced and/or apartment building forms of plot size, plot coverage and layout that are different to those of the character area within which the proposal is located will be supported, provided it can be demonstrated that the scheme will not have an unacceptable effect on the character of the area.**
- C. Proposals for major development should be accompanied by a Whole-Life-Cycle Carbon Emission Assessment, using a recognised methodology, to demonstrate actions have been taken to reduce embodied carbon resulting from the construction and use of the building over its life.**

5.35 One of the most important measures that can be taken to tackle climate change is in how buildings are designed to ensure they are ‘zero carbon ready’ now, so they don’t have to be expensively retrofit in only a few years’ time (at an estimated cost per dwelling of between £15K/£25K). There is a growing evidence base to suggest that buildings do not perform as well as anticipated at design stage. Findings demonstrate that actual

energy consumption in buildings will usually be twice as much as predicted. This passes on expensive running and retrofitting costs to future occupants.

5.36 To further incentivise the use of the Passivhaus, or equivalent standard, Clause B of the policy acknowledges that there may sometimes be a trade-off between its objectives and local design policy. Although meeting these standards ought not to compromise a scheme fitting in with the character of a local area, on occasions this may be the case. It therefore allows for some degree of flexibility in meeting the adopted design guidance, especially in terms of prevalent building orientation and density. Proposals seeking to apply the Passivhaus Planning Package (PHPP) must also be able to demonstrate that the Passivhaus standard can be achieved. Prior to commencement a 'preconstruction compliance check' completed by a Passivhaus Designer accredited by the Passive House Institute (PHI) will be required and secured by condition. Upon completion a Quality Approved Passivhaus certificate for each building will be required prior to occupation, again secured by condition.

5.37 Clause A of the policy requires developers to ensure they address the Government's climate change targets and energy performance at the very initial stages of design. 'Zero Carbon Ready' by design means making spatial decisions on layout and orientation of buildings at the outset to maximise the passive design benefits ('free heat') of a site and avoids leaving this to technical choices and assessment at the Building Regulation stage, by which time the opportunity may have been lost. Applicants are directed to the Net-Zero Carbon Toolkit created by Cotswold District Council and two partner councils, WODC and Forest of Dean District Council. The toolkit is available as a resource for private and public sector organisations to use and adopt ([link](#)).

5.38 The policy complements Core Strategy Policy 8 on built and historic environment and Policy 12 on sustainable energy. However, in the absence of any current adopted policy from Buckinghamshire Council covering the energy performance of new buildings, Clause E also requires all development proposals that are not householder applications to be accompanied by a Whole Life-Cycle Carbon Emissions Assessment, RICS methodology is preferred ([link](#)). The assessment will enable the design team to understand and respond to the lifetime consequences of their design decisions and to design for adaptability, longevity and disassembly; contributing to resource efficiency (as per Clause C of the policy) and contributing to the 'circular economy'.

5.39 These requirements will be added to the Buckinghamshire Council Validation Checklist for outline and full planning applications applying to proposals in the parish until such a time that there is a district-wide requirement.

5.40 Every new build or redevelopment project in the parish provides an opportunity to make a difference and a contribution towards meeting our climate change targets for 2050. This new information requirement need not be an unreasonable expectation of even the smallest schemes for new buildings.

6. IMPLEMENTATION & MONITORING

6.1 The Neighbourhood Plan will be implemented through Buckinghamshire Council consideration and determination of planning applications for development in the parish. The Parish Council will monitor the effectiveness of the policies through the development management process.

DEVELOPMENT MANAGEMENT

6.2 The Parish Council will use a combination of the Local Plan and this Neighbourhood Plan policies to inform and determine its planning application decisions. The Parish Council is a statutory consultee on planning applications made in the parish and it will be made aware of any future planning applications or alterations to those applications by the planning authority. It will seek to ensure that the Neighbourhood Plan policies have been identified and applied correctly by applicants and by officers in their decision reports.

6.3 Where necessary, the Parish Council may seek to persuade the Secretary of State to call-in a planning application that it considers is in conflict with the Neighbourhood Plan but which the planning authority has deemed to consent. Similarly, it may also seek to persuade the Secretary of State to recover an appeal of a refused application, where the conflict with one or more Neighbourhood Plan policies has been important in the reasons for refusal. In both cases, the Parish Council will do so if it considers matters of national policy significance (for neighbourhood planning) are raised. The success or otherwise of the policies will feed into the assessment of the need for a review of the Plan.

LOCAL INFRASTRUCTURE IMPROVEMENTS

6.4 Opportunities Initial consultations with local residents and users of local facilities demonstrated the importance of infrastructure improvements including community facilities. Opportunities may arise through S106 agreements or through the Community Infrastructure Levy (CIL) to secure financial contributions to invest in improving local infrastructure. When the Neighbourhood Plan is made, the Parish Council will be able to determine how and where 25% of the CIL collected from schemes in the parish is spent (currently only 15%).

6.5 The Parish will prioritise the following in spending CIL funds:

- Sustainable travel improvement projects – focussing on key locations.
- Village centre public realm enhancements.
- The enhancement of existing indoor and outdoor community facilities, such as the Hall, play areas, the George Pitcher Memorial Ground, The Park etc.
- Projects to enhance sustainability and biodiversity; including retrofitting buildings to improve their energy efficiency and the cost of running these buildings.
- Measures to tackle crime and anti-social behaviour such as additional CCTV.
- These should be long-term sustainable projects, rather than short-term or maintenance tasks.

6.6 Buckinghamshire Council has control over the expenditure of its 75% of CIL. The Parish Council expresses the following projects as preferences for funding allocation, which Buckinghamshire Council may wish to take into consideration:

- Provision of a non-selective secondary school for Burnham.
- Enhancement of local health provision in Burnham.
- Larger scale road improvements such as:
 - Addressing flooding, particularly on roads under bridges.

- Improved safe pedestrian access on Hitcham Road.
- Improved safe road crossings in the village centre.
- Improvements to Farnham Lane.
- Road safety and pedestrian improvements to the northern part of Stomp Road.
- Improved safe pedestrian routes and road crossings in and near the village centre
- Further sustainable travel improvement projects, including maintaining and developing the footpath network and improving cycle provision.

6.7 The Parish Council recommends Slough Council seek to advance these projects which affect Burnham Parish:

- A cycleway to Burnham Station along Burnham Lane.
- Improving safety at the crossing from the Priory Estate across Huntercombe Lane North.
- Improvements to Farnham Lane to better accommodate existing levels of traffic, including heavy traffic.

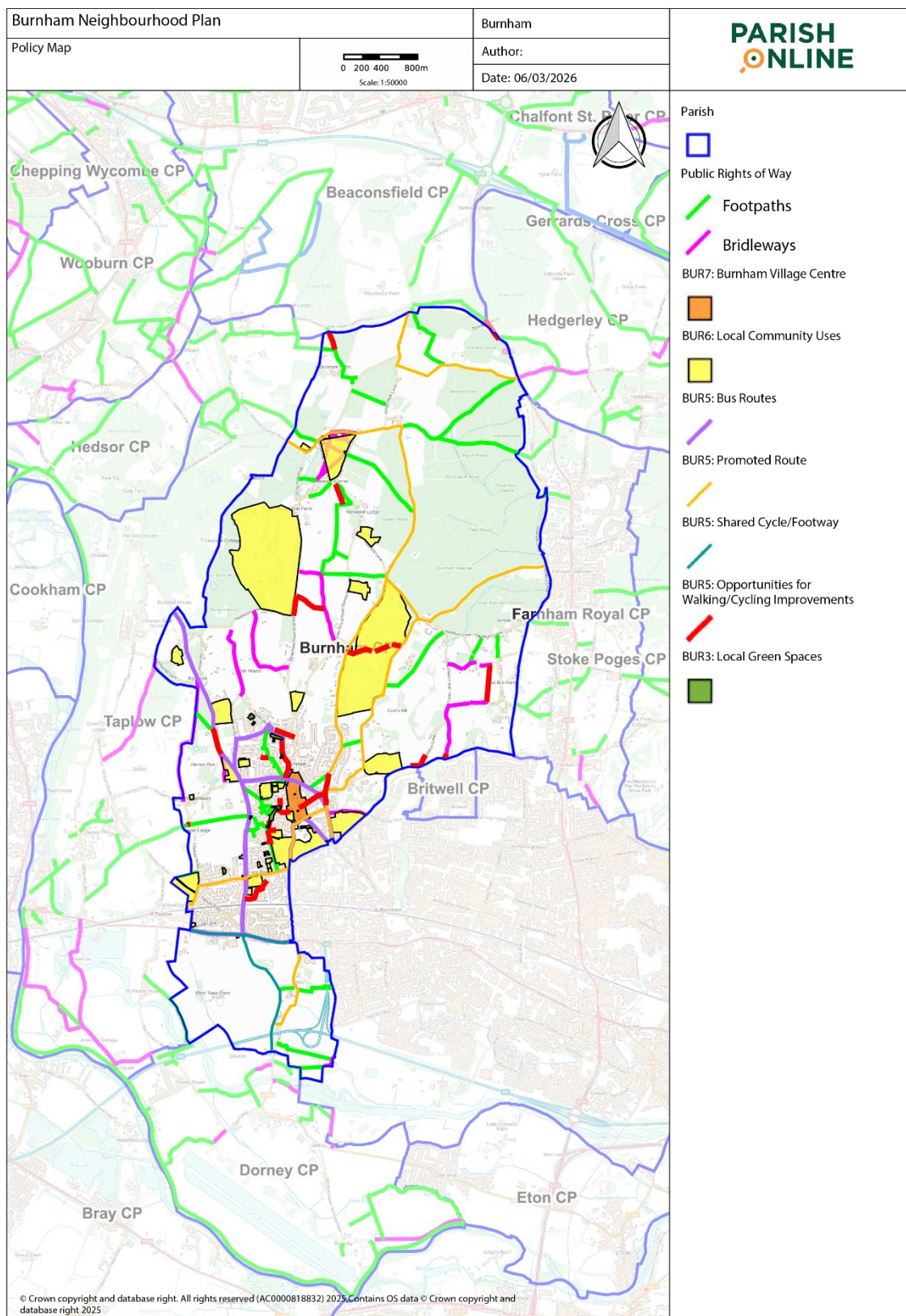
OTHER NON-PLANNING MATTERS

6.8 During the process of preparing the Neighbourhood Plan, there have been many ideas for improving or addressing current problems in the parish that lie outside the scope of the land use planning system to control. The Parish Council has noted these issues and will take them forward through its day-to-day business and in partnership with the local community and relevant parties. These include:

- Traffic management on the high street, especially of heavy goods vehicles.
- Stronger enforcement of existing planning regulations.
- Protection of existing verges.
- Addressing crime and anti-social behaviour.
- The further protection of mature trees.
- Addressing fly-tipping in the Parish.

POLICIES MAPS & INSETS

The map above was created using Parish Online. An interactive version of the Policy Map is available at: <https://shared.xmap.cloud?map=4d23739e-9865-48d1-87f1-4e104b1dd9c3>



Burnham Neighbourhood Plan

Policy Map Inset

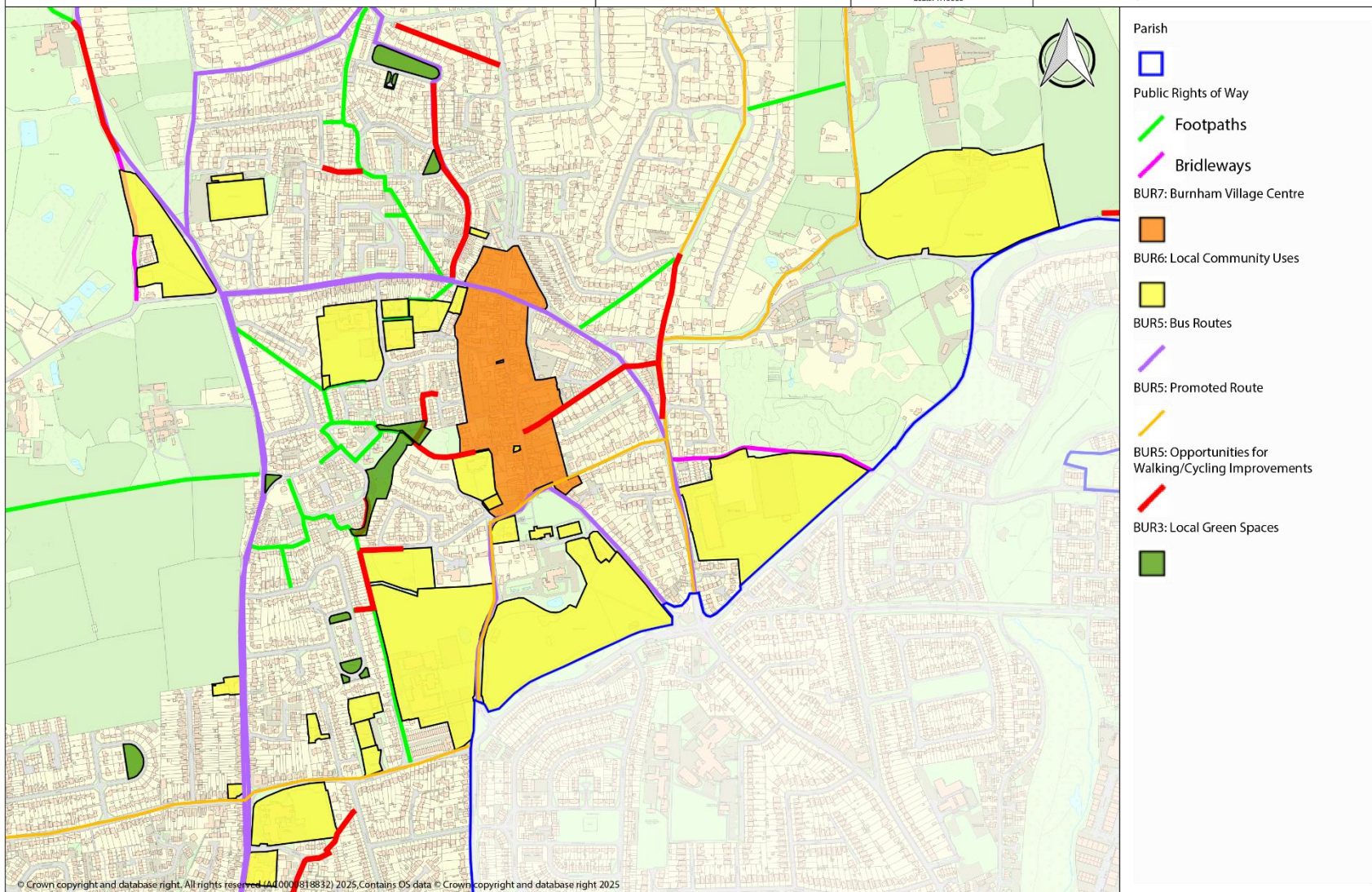
Burnham

Author:

Date: 06/03/2026

0 50 100 150 200m
Scale: 1:10000

PARISH
ONLINE

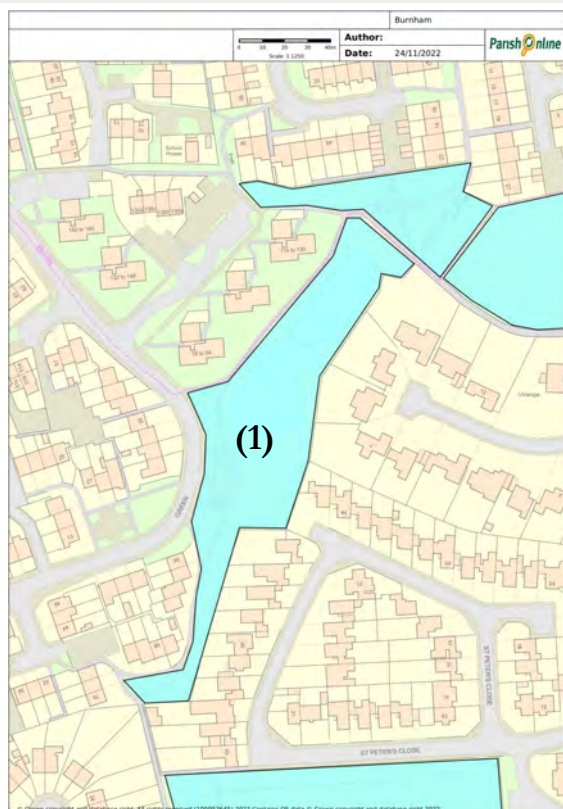


APPENDIX A – BURNHAM DESIGN CODE

The Design Code has been prepared and published in a digital format which can be accessed through the following link <https://arcg.is/1SWL4a0>

A PDF version of the design code has been published separately, but alongside the Neighbourhood Plan.

APPENDIX B – LOCAL GREEN SPACES



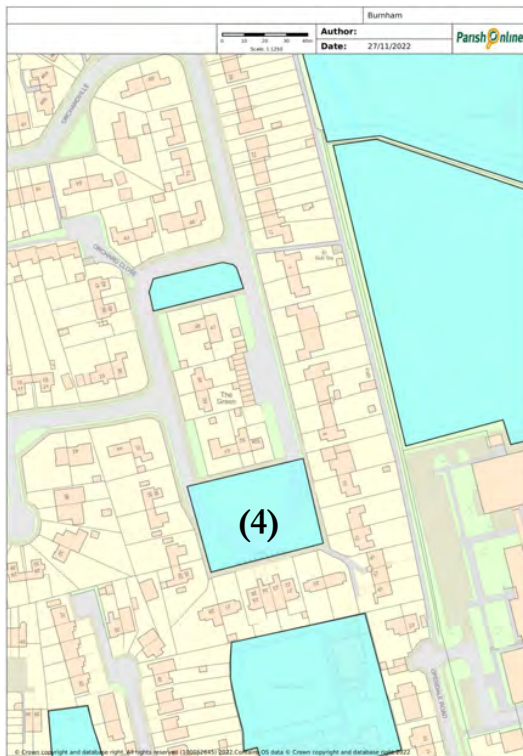
Ref & Name	1 – Lent Green Lane Pond
Ownership	Buckinghamshire Council
Size	6215.50 m2
Type	Amenity Green Space
Existing Designation	None
Description	Large pond in grassed area with paths, in residential development.
Users	Public
Accessibility/Parking	No parking off street.
Aspirations/ Expenditure	Ongoing maintenance to pond, grass and tree work. Improved safety measures and signage.
Deficiencies	Dredging of pond is not being done.
Community Value	Use: MEDIUM Amenity: MEDIUM
Risk of Development	MEDIUM
NPPF Test for Local Significance	Recreational use, including for dog walking. Also a wildlife habitat (birds, ducks etc)., Potential for further development as a recreational space (better signage, benches etc). R



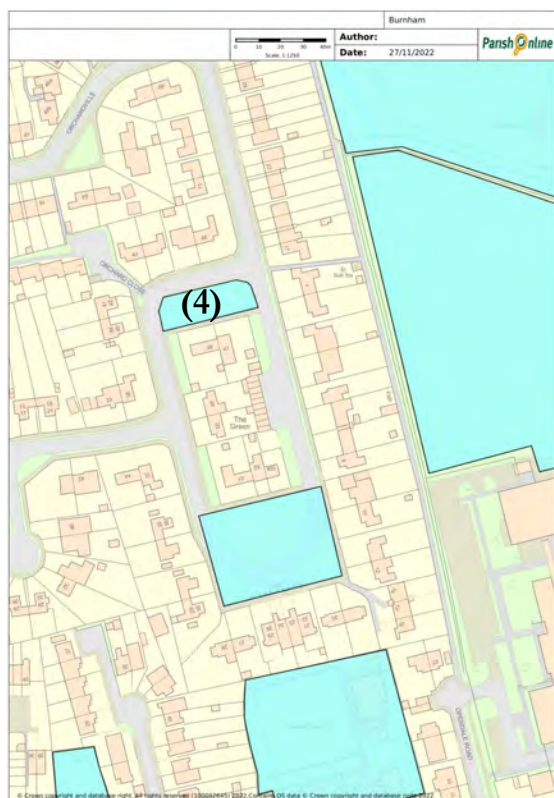
Ref & Name	2 – Lent Green Lane Amenity Green Space
Ownership	L&Q Housing Association
Size	2168.60 m2
Type	Amenity Green Space
Existing Designation	None
Description	Grassed area with paths, used as a through route.
Users	Residents/Public
Accessibility/Parking	Off Street
Aspirations/ Expenditure	Well maintained grass area, no cost to Parish.
Deficiencies	Needs protection.
Community Value	Use: MEDIUM Amenity: MEDIUM
Risk of Development	MEDIUM
NPPF Test for Local Significance	Recreational use, including for dog walking, child's play etc



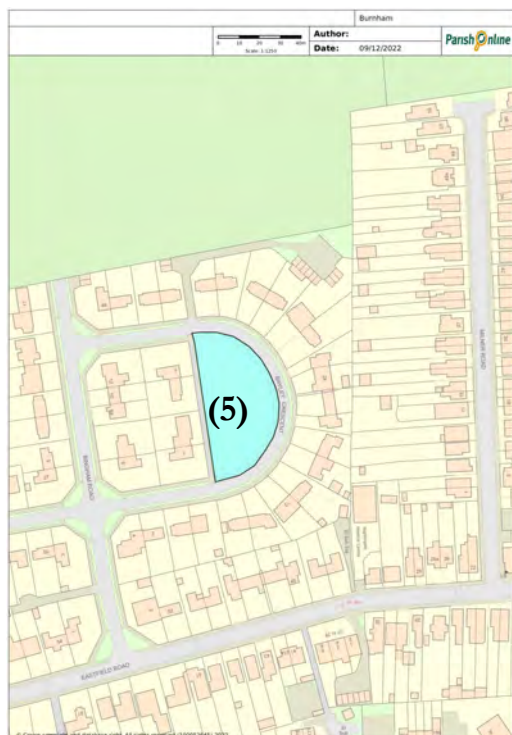
Ref & Name	3 - Lent Green, Lent Green Lane
Ownership	Unknown
Size	557.57 m2
Type	Amenity Green Space
Existing Designation	Common Land
Description	Small triangular grass area with bench and bus stop, roads around.
Users	Residents
Accessibility/Parking	Limited on road parking
Aspirations/ Expenditure	No cost to Parish
Deficiencies	Needs protection
Community Value	Use: LOW Amenity: LOW
Risk of Development	VERY LOW
NPPF Test for Local Significance	Recreational value; important gateway to the cemetery footpath to Taplow



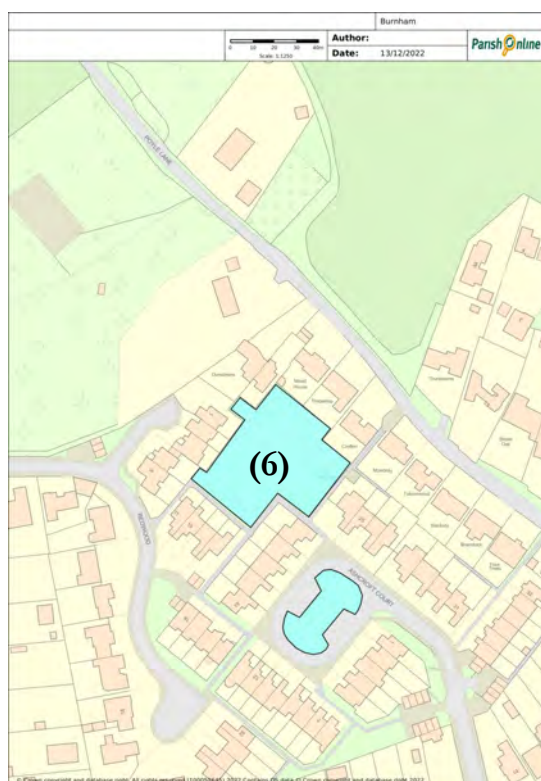
Ref & Name	4 - The Green (South)
Ownership	L&Q Housing Association
Size	2297.3 m2
Type	Amenity Green Space
Existing Designation	None
Description	Large grassed semi-circle and other areas in residential area.
Users	Residents/public
Accessibility/Parking	Limited on road parking
Aspirations/ Expenditure	No cost to Parish
Deficiencies	Rutted due to car parking, needs protection.
Community Value	Use: MEDIUM Amenity: MEDIUM
Risk of Development	HIGH
NPPF Test for Local Significance	Recreational value; South large enough and close enough to housing to be safe for smaller children and families North also provides a green break between housing



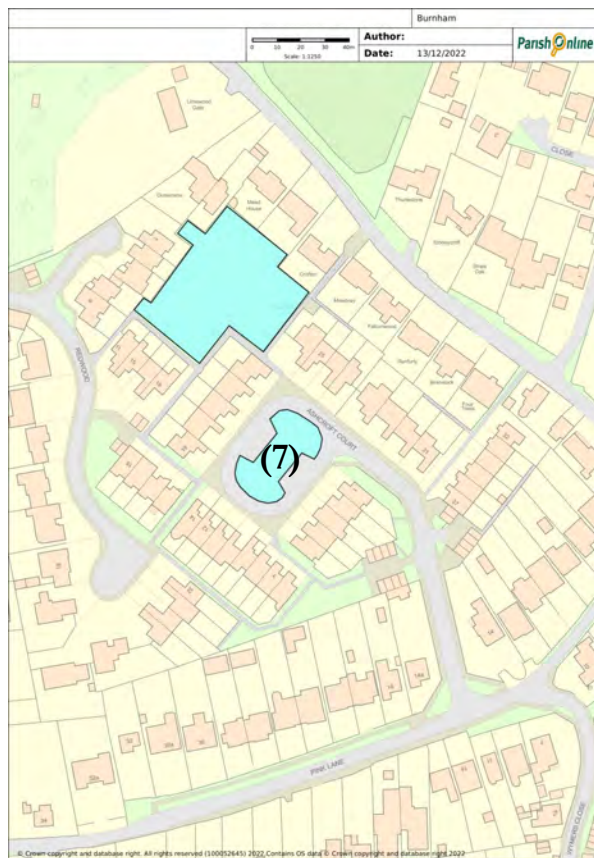
Ref & Name	4 - The Green (North)
Ownership	L&Q Housing Association
Size	607.24 m2
Type	Amenity Green Space
Existing Designation	None
Description	Small open rectangular grass area in residential area.
Users	Residents/public
Accessibility/Parking	Limited on road parking
Aspirations/ Expenditure	No cost to Parish
Deficiencies	Needs protection.
Community Value	Use: MEDIUM Amenity: MEDIUM
Risk of Development	HIGH
NPPF Test for Local Significance	Recreational value; South large enough and close enough to housing to be safe for smaller children and families North also provides a green break between housing



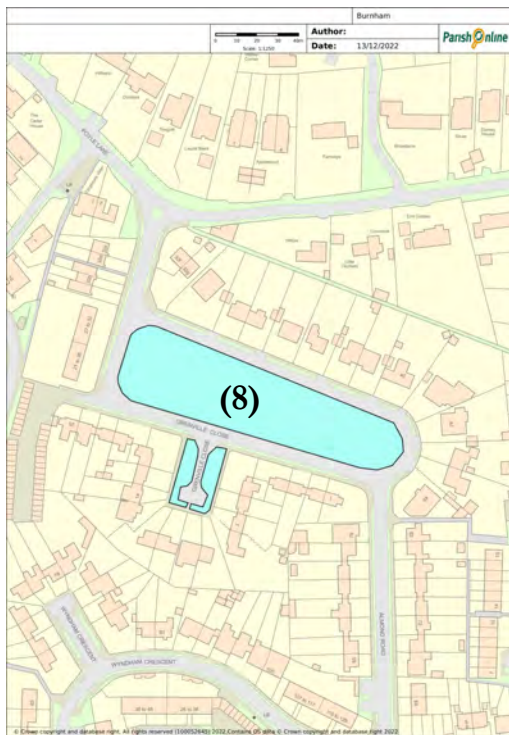
Ref & Name	5 - Bayley Crescent Amenity Green Space
Ownership	L&Q Housing Association
Size	2069.01 m2
Type	Amenity Green Space
Existing Designation	None
Description	Large semi-circular open green space in residential area
Users	Residents & public
Accessibility/Parking	Limited on street parking
Aspirations/ Expenditure	No cost to Parish
Deficiencies	Needs protection
Community Value	Use: MEDIUM Amenity: MEDIUM
Risk of Development	HIGH
NPPF Test for Local Significance	Recreational value; large enough and close enough to housing to be safe for smaller children and families



Ref & Name	6 - Redwood Amenity Green Space
Ownership	?
Size	2478.09 m2
Type	Amenity Green Space
Existing Designation	None
Description	Private space, residents only
Users	Residents
Accessibility/Parking	No parking, no access
Aspirations/ Expenditure	None
Deficiencies	Residents Only
Community Value	Use: MEDIUM Amenity: MEDIUM
Risk of Development	MEDIUM
NPPF Test for Local Significance	Recreational value; particularly strong landscaping features such as topiary enhances their beauty of the site



Ref & Name	7 - Ashcroft Court Amenity Green Space
Ownership	Buckinghamshire Council
Size	693.59 m2
Type	Amenity Green Space
Existing Designation	None
Description	Oval, open green in centre of development, car parking and road around.
Users	Residents
Accessibility/Parking	Parking surround
Aspirations/ Expenditure	None
Deficiencies	Needs Protection
Community Value	Use: LOW Amenity: MEDIUM
Risk of Development	LOW
NPPF Test for Local Significance	Significantly and attractive trees; provides a green break between housing, and a central focus for housing in the area



Ref & Name	8 - Grenville Close Amenity Green Space
Ownership	L&Q Housing Association
Size	4825.25 m2
Type	Amenity Green Space
Existing Designation	None
Description	Very large oval green in centre of development with road around.
Users	Residents
Accessibility/Parking	Parking surrounding
Aspirations/ Expenditure	Greater use by children.
Deficiencies	Needs Protection
Community Value	Use: MEDIUM Amenity: MEDIUM
Risk of Development	HIGH
NPPF Test for Local Significance	Recreational value; size is particularly valuable for dog walking, and for community gatherings



Ref & Name	9 - Wyndham Crescent Amenity Green Space
Ownership	L&Q Housing Association
Size	787.06 m2
Type	Amenity Green Space
Existing Designation	None
Description	Triangular, open green adjacent to flats with trees and footpath.
Users	Residents
Accessibility/Parking	On street parking
Aspirations/ Expenditure	None
Deficiencies	Needs Protection
Community Value	Use: LOW Amenity: MEDIUM
Risk of Development	MEDIUM
NPPF Test for Local Significance	Significant and attractive trees; provides a green break between housing

APPENDIX C – URBAN GREENING FACTOR

This guidance is intended to support Policy BUR5 which sets out how new developments should incorporate urban greening measures using the principle of an Urban Greening Factor (UGF) to calculate the requirements of a specific scheme.

Urban greening covers a wide range of options including, but not limited to, street trees, green roofs, green walls, and rain gardens. A number of cities have successfully adopted a ‘green space factor’ to encourage more and better urban greening. The adopted London Plan 2021 operates a generic UGF model to assist developers in determining the appropriate provision of urban greening for new developments and is the inspiration for Policy BUR5.

The UGF for a proposed development is calculated in the following way:

$$\frac{(\text{Factor A} \times \text{Area in sq.m.}) + (\text{Factor B} \times \text{Area}) + (\text{Factor C} \times \text{Area}) + \text{etc}}{\text{Total Site Area.}}$$

whereby each urban greening element of the proposal is multiplied by the area (in sq.m.) of the proposal to which it applies, then all are added up and divided by the gross site area. The table below sets out the UGF for each urban greening measure.

Example 1

An office development with a 600 sq.m. footprint on a site of 1,000 sq.m. including a green roof, 250 sq.m. car parking, 100 sq.m. open water and 50 sq.m. of amenity grassland would score the following:

$$(600 \times 0.7) + (250 \times 0.0) + (100 \times 1) + (50 \times 0.4) / 1000 = 0.54$$

In this example, the proposed office development exceeds the target score of 0.3 required by the policy for a commercial development.

Example 2

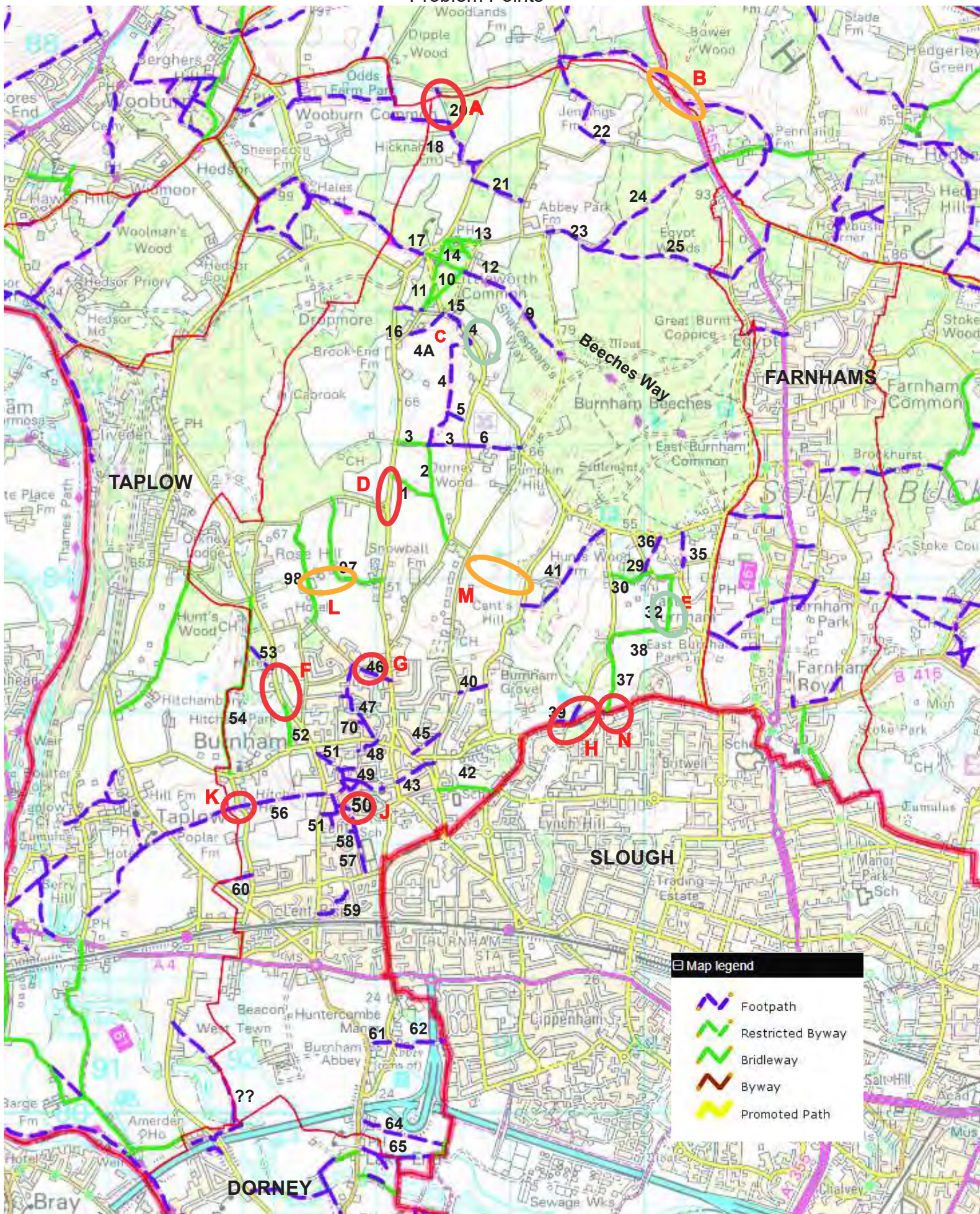
A housing development with a total footprint of 5,000 sq.m. on a site of 7,500 sq.m., which includes 4,000 sq.m. of green roofs (non GRO), 1,000 sq.m. of amenity grassland; 750 sq.m. of permeable paving; and 750 sq.m. of sealed surface highways and parking would score the following:

$$(4000 \times 0.3) + (1000 \times 0.7) + (750 \times 0.1) + (750 \times 0.0) / 7500 = 0.26$$

In this example, the proposed scheme fails to meet the target score of 0.4 required by the policy for a housing development. The applicant should either modify the mix of measures or accept that in the planning balance the proposal will be contrary to Policy BUR5. If the applicant instead delivered a green roof to GRO Code then that higher factor (0.7 versus 0.3) would lead to a score of 0.48, which would be policy compliant.

Surface Cover Type	Factor
Semi-natural vegetation (e.g. trees, woodland, species-rich grassland) maintained or established on site.	1
Wetland or open water (semi-natural; not chlorinated) maintained or established on site.	1
Intensive green roof or vegetation over structure. Substrate minimum settled depth of 150mm – see HERE for descriptions.	0.8
Standard trees planted in connected tree pits with a minimum soil volume equivalent to at least two thirds of the projected canopy area of the mature tree – see HERE for overview.	0.8
Extensive green roof with substrate of minimum settled depth of 80mm (or 60mm beneath vegetation blanket) – meets the requirements of GRO Code 2014 .	0.7
Flower-rich perennial planting – see HERE for guidance.	0.7
Rain gardens and other vegetated sustainable drainage elements – See CIRIA for case studies.	0.7
Hedges (line of mature shrubs one or two shrubs wide) – see HERE for guidance.	0.6
Standard trees planted in pits with soil volumes less than two thirds of the projected canopy area of the mature tree.	0.6
Green wall –modular system or climbers rooted in soil – see NBS Guide to Façade Greening for overview.	0.6
Groundcover planting – see RHS Groundcover Plants for overview.	0.5
Amenity grassland (species-poor, regularly mown lawn).	0.4
Extensive green roof of sedum mat or other lightweight systems that do not meet GRO Code 2014 .	0.3
Water features (chlorinated) or unplanted detention basins.	0.2
Permeable paving – see CIRIA for overview.	0.1
Sealed surfaces (e.g. concrete, asphalt, waterproofing, stone).	0

BURNHAM PUBLIC RIGHTS OF WAY -
Problem Points



Burnham Rights of Way

Foot	Type	Route	Comments
1	Bridle Way	goes east from Dropmore Road, north of Nashdom Lane	Does not join up with Nashdom Lane, which forces horses and pedestrians go along the fast road.
2	Bridle Way	goes from opposite Longmead, north to junction with paths 3 and 4	can be muddy on foot, but is well used by horses, runners, walkers and dogs.
3	Bridle way and Footpath	from opposite Lambourne golf club, the bridle way joins up with 2. From there, it is a foot path to near Dorney Wood House	The bridle path can be muddy. It comes out on Dropmore Road opposite Lamborne Golf club (not public access). The footpath is well used and links up to FP6.
4	Footpath	goes from path junction with 2 north to Beech Tree House (old pub)/ Littleworth corner	Well used, lovely views over Maidenhead at the north end. It can be wet when the spring flows after heavy rain. The public path follows the hedge line in the north, but the public have cut across the field since about 2000.
4a	Footpath	runs from Beech Tree House to Horseshoe Hill	Rarely used and the signpost on Horseshoe Hill is across the drive entrance. The gate looks like a private gate into a garden to discourage walkers.
5	Footpath	joins from path 5 to Dorneywood Road	
6	Footpath	runs behind Dorneywood House to the corner of Burnham Beeches	the stile near the Beeches is difficult to use
9	Footpath/ Long Distance path	from the Beeches to Blackwood Arms	Good except 1 field from the pub where the ground to become water logged in winter
9p	Permissive	From FP 9 to Park Lane	
10	Bridle Way	cross Littleworth Common and is well used.	At the end of summer, the trees and bushes can block the smaller paths. Good condition
11	Bridle Way	cross Littleworth Common and is well used.	At the end of summer, the trees and bushes can block the smaller paths. Good condition
12	Bridle Way	cross Littleworth Common and is well used.	At the end of summer, the trees and bushes can block the smaller paths. Good condition
13	Bridle Way	cross Littleworth Common and is well used.	At the end of summer, the trees and bushes can block the smaller paths. Good condition
14	Bridle Way	cross Littleworth Common and is well used.	At the end of summer, the trees and bushes can block the smaller paths. Good condition
15	Bridle Way	cross Littleworth Common and is well used.	At the end of summer, the trees and bushes can block the smaller paths. Good condition
16	Footpath	runs from the corner on Horseshoe Hill to Dropmore Road	Very little used as evidenced by the undergrowth because it comes out onto a dangerous hill, at the top of the gardens on Horseshoe Hill. The continuation path in the grounds of Dropmore House is not accessible. A bridge crosses a stream at the bottom.
17	Footpath	From the Montessori school to Wooburn Common Road, it is part of Shakespeare's Way and Beeches Way	Good condition. It can be rather narrow in summer.
18	Footpath	from Hickenham Farm to Odds Farm caravan site	
20	Footpath	from Hickenham Farm to Green Common Lane	One map showed a disconnect in the public right of way.

Burnham Rights of Way

21	Footpath	links Littleworth Road to Abbey Park Lane	Fallen trees and branches cause the path to diverge over time.
22	Footpath	from Harehatch Lane, past Jennings Farm to Ship Hill	It can be rough underfoot, and narrow down the final hill. The stile onto Ship Hill is broken and the ground lumpy.
	Footpath		There's a footpath from Ship Hill to A355 past the Hanging Wood. Then another from the A355 along Dorney Bottom to Pennlands Farm. The gap along the A355 is very dangerous, with speeding traffic and no safe off road walking. This could be corrected by making the 2 paths exit onto the A355 opposite each other.
23	Footpath	joins the corner of Park Lane to footpaths 24 and 25	New kissing gates install in 2019
23p	Permissive	From junction near Fp 23, 24 and 25 going south	going south from the junction with 23.
24	Footpath	from footpath 23 to the junction of A355 and Harehatch Lane	Through Egypt Woods and the path can be muddy after forestry work
24p	permissive		There are permissive paths between 24 and 25
25	footpath	from footpath 23 to Egypt Cottages	Through Egypt Woods and the path can be muddy after forestry work
Bee	Long distance path		Crosses Burnham Beeches on old roads from Footpath 9 to Lord Mayors Drive
Shal	Long distance path		Crosses Burnham Beeches on old roads from Footpath 9 to Lord Mayors Drive
Burn	Open Access		Burnham Beeches is public access land. The minor footpaths change with the seasons and vegetation.
29	footpath	joins Bridle path 30 to path 36	
30	Bridle way	Joins Crow Piece Lane to Thompkins Lane	
32	Bridle way (not on PRW and OS map)	joins Bridleway 30 to Allerds Road.	The signpost is still in place of the original route, and a broken gate lies in the mud.
35	footpath	from corner of Thompkins Lane and E Burnham Lane to the beeches	
36	footpath	from corner on Thompkins Lane to the beeches	
37	footpath	Continuation of Crow Piece Lane to Farnham Lane (opposite the path into the Britwell) to Walton Lane (just before the recycling centre).	It is well used but litter strewn. It is forms a pleasant walk from Slough to the Beeches. It exits at a dangerous corner on Farnham Lane
38	Bridle way	from 37 continues along the road north, onto Allerds Road to bridle way 32	

Burnham Rights of Way

39	footpath	on the definitive map is along the south of Waltons Lane. On the OS map, the public footpath continues along Farnham Lane. This is a very busy narrow, two lane road which is unwalkable.	The OS map shows a footpath across the field at the south of Walton Lane. Both ends of this path are both completely blocked, but the signs are still in place (pointing the wrong way). There are alternative entrances into the field from the Cherry Orchard and the corner of Walton Lane. This enables a pleasant walk from the Cherry Orchard to Walton Lane. The original west entrance is completely infeasible as it is in the middle of a busy and narrow road.
40	footpath	joins Green Lane to Grove Road.	It is well used and maintained. It is possible to walk safely along Grove Road north and south and thus enjoy 2 circular walks. The new house in Kimbers Drive has constructed a high fence making the path feel enclosed.
41	footpath	bypasses Hunts Wood Farm on the way to the Beeches.	
42	bridleway	runs behind the Grammar School and is known as Piggy Path	
43	footpath	runs from the extension of Green Lane, across Hogfair Lane and along side Lincoln Hatch Lane to come out by Boots the Chemist on the High Street	
45	footpath	cuts the corner between Green Lane and Britwell Road	Useful to avoid the dangerous curve on Green Lane, but it is rather dark, and there is often lots of dog poo.
46	footpath	cuts the corner at Poyle Lane	Looks impossibly narrow. Used by residents to avoid the corner and flooding. Needs better maintenance.
47	footpath	from Poyle Lane/Pink Lane south to Wymers Close (narrow and over grown) along the road to footpath south Wyndham Crescent, again along the road and the path south to Gore Road	Well used, but winds between high fences and behind garages joining sections of road the roads. The new houses in Wyndham Crescent have improved access from footpath 47
48	footpath	from Gore Road to the Health Centre and St Peter's School, then past the Guide Hut.	Very well used but gets overgrown in summer.
49	footpath	from 48 and 51 to the High Street, passing north of the village pond.	Church Rd is included in the PRoW
50	footpath	By the pond linking in a circle with 49 and 51	There are gaps in the rights of way from FP50 to FP57 (owned by L&G ?). Also across to St Peter's Close (owned by the parish council)
51	footpath	from Lent Rise Road, parallel to Hamilton Gardens to the Guide Hut, then down to Lent Green Lane, and through to Church Walk	Dark and narrow behind Hamilton Gardens
52	Bridle way	track past the cottages at the Gore	
52p	Open Access	the Gore	
53	footpath	From Grovefield Hotel to bridle way 54	
54	Bridle way	from St Mary's church to Huntswood Lane	often too wet and slippery for walking

Burnham Rights of Way

56	footpath	from Lent Rise Road to Taplow Cricket ground	Can be wet underfoot. No line of sight when crossing Hitcham Road
57	footpath	joins Lent Green Lane, past St Peter's Close, to the Academy and down to Stomp Road.	Includes Opendale Road
58	footpath	is an opening from FP 57 to Orchardville	
59	footpath	from railway bridge in Lent Rise Road to Chiltern Road, along Coulson Way (mainly road with short foot only sections)	
60	footpath	behind the allotments	
61	footpath	from Huntercombe Road South to Lake End Road, by the Abbey	
62	footpath	from the Abbey, across the motorway spur into Cippenham	
64	footpath	from Lake End near Pineapple pub, it runs along side the M4 into Cippenham.	
65	footpath	from Lake End near Pineapple pub, it runs along side the M4 into Cippenham.	It runs a short distance from the Jubilee River but people are more likely to walk along the bank of the river, which is not a public right of way.
70	footpath	short access from Cronmel Way to FP47	
97	bridle way	known as Chalk Pit Lane, from Dropmore Road round to Nashdom Lane	Well used by riders and walkers , but comes out on Dropmore Road with no continuation
98	bridle way	is known as Brickfield Lane, from Poyle Lane to Nashdom Lane,	Well used by riders and walkers

Burnham Rights of Way and Footpaths – with comments

- | | | |
|---|-----------|---|
| A | FP 20 | It is unclear whether the track from the farm to the road is a public right of way. |
| B | | There's a footpath from Ship Hill to A355 past the Hanging Wood. Then another from the A355 along Dorney Bottom to Pennlands Farm. The gap along the A355 is very dangerous, with speeding traffic and no safe off road walking. This could be corrected by making the 2 paths exit onto the A355 opposite each other. |
| C | FP 4 | For at least 15 years, walkers have cut across the field |
| D | FP 3/16 | exit onto Dropmore Road, with nowhere to go |
| | FP 1 | exits onto Dropmore Road which forces horses and pedestrians go along the fast road to Nashdom Lane |
| E | BW 32 | The practical bridle way has been moved 200m to the east of the marked path. |
| F | FP 52/ 53 | The road joining them is too dangerous to walk along. |
| G | FP48 | Looks impossibly narrow. If maintained it would avoid walkers on a narrow and quite busy road. |
| H | FP 39 | The PRW shows a right of way along Walton Lane. The OS map shows a public footpath along Britwell Road and Walton Lane, with a footpath cutting the corner. There are the remains of footpath signs and stiles to the footpath, but no access through the hedges. Britwell Road is narrow and busy, and impossible to walk. |
| J | FP 57 | There are gaps in the rights of way from FP50 to FP57 (owned by L&G ?). Also across to St Peter's Close (owned by the parish
There is a gap in the public right of way across to St Peter's Close (owned by the parish council) |
| K | FP 56 | No line of sight when crossing Hitcham Road |
| L | BW 97 | exits on to Dropmore Road, which is too dangerous to walk along. A public connecting path to 98 is required |
| M | | A permissive path across the golf course would provide an additional route of reasonable length. |
| N | BW 37 | exits onto Farnham Lane at a corner with no line of sight. |

Burnham Cycling

Currently, there is little provision for cycling in the area. The best recreational cycling is around the Beeches on the tarmacked surfaces and along the Jubilee river (just outside the Parish boundary). These are free of motorised traffic but shared with pedestrians and horses.

The Beeches Cycleway is a circular loop from Black Park through Burnham Beeches and along the Jubilee river for 22 miles. It is mainly on normal roads. Other promoted and signposted routes are shown on the first map. They are all on normal roads, with no provision for cyclists.

The A4 cycle way from Maidenhead bridge to the Slough border at Huntercombe Lane is shared with pedestrians. Most cyclists choose to use the roadway even going east. There is a shared cycle/footway from the Sainsbury's roundabout south to Dorney Lake. It is narrow, overgrown in summer and pedestrians are not always aware of cyclists. The equivalent route south from Taplow station (just outside of Burnham parish) is not a shared route.

There are some minor changes which would encourage cycling around the village, but many of the roads cannot be adapted reducing the journeys that can be made safe.

Recommendations

Minor adjustments to interconnect residential streets with the village centre are shown on the second map.

1. There is a route from Huntercombe Lane through the Priory estate to Burnham Station (all in Slough). With very little work, it could be made suitable for cycles.
2. There is a good footpath from Coulson Way through to Wendover Road (and hence Huntercombe Lane North) – avoiding Lent Rise Road and Stomp Road).
3. From Redwood/ Ashcroft Court/Pink Lane area, there is a footway through to Grenville Close, which avoids the dangerous, narrow part of Pink Lane.
4. Almond Road forms a cycle route south to the village centre, if parked cars were managed, and cars were stopped from using it as a bypass to the Gore Road crossroads.
5. Oxford Avenue/ Cambridge Av could be joined into the network by opening Greenway again.
6. Eight Acres/ Lent Green can be connected to St Peter's Close by opening up about 30 metres of footpath, giving access to the village centre.
7. Orchardville and The Green have a footpath through to St Peter's Close.
8. The Fairway area has a narrow, dangerous curve but after that a cul de sac leads safely to Hogfair Lane.

9. From the stub of Green Lane to the High Street, there is a footpath which joins to another parallel with Jennery Lane.
10. Middle Walk to Church Street could be opened to cycling.

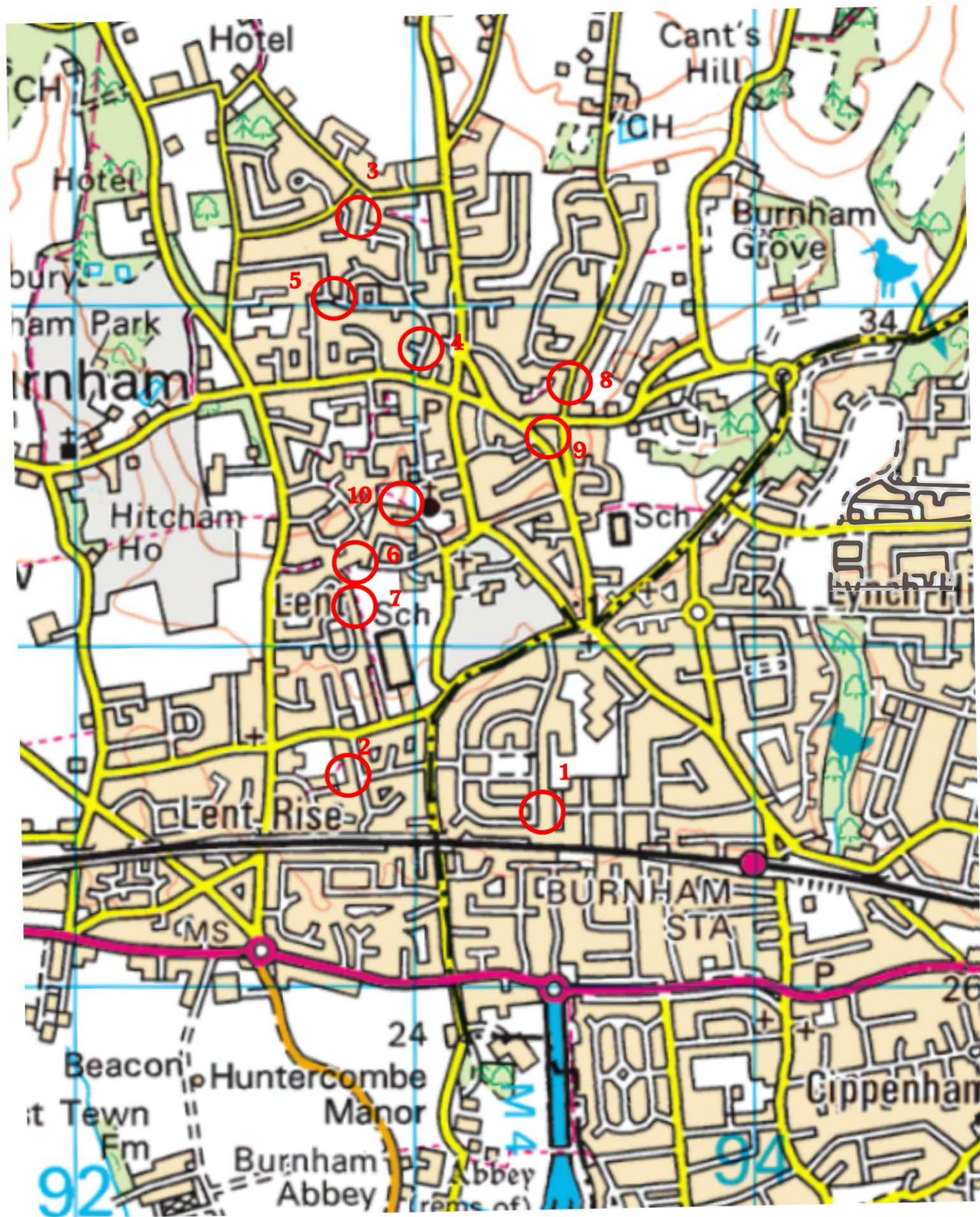
Other action is required to reach the main destinations

1. Burnham Lane (in Slough) to Burnham Station has a cycleway marked, but it is too narrow
2. Hogfair Road to the grammar school is too narrow for existing traffic, even without cyclists.
3. From Maypole area to the village centre has no safe route
4. From Nursery estate to village centre has no safe route
5. Cycle route north on Stomp Road by the Park could be address through the proposal for a one -way scheme in Stomp Road
6. Routes to the superstores are difficult
7. No safe route to Taplow station
8. Lent Rise Road, Dropmore Road, Taplow Common Road have no safe alternative
9. Roads to the Cherry Orchard and Beechwood school are dangerous

The major destinations are:

- Taplow Station
- Burnham Station
- High Street (including the library, Burnham Park, Opendale school site)
- Burnham Grammar school
- Beechwood School (at the Pump in Slough)
- Cherry Orchard and Football club
- Sainsbury and Tesco superstores
- Burnham Beeches
- Jubilee River and Dorney Lake
- Cliveden





Burnham Public Transport

First Bus 4 runs from Heathrow via Slough to Maidenhead every 30 minutes – and back along the A4. – [shown in blue](#)

First Bus 12 and 13 runs from Slough through the Slough Industrial area to Priory Estate and the Garibaldi in Burnham every 30 minutes. On the return journey, it loops through Burnham in the same direction as before. During the rush hours, bus 13 runs and passes Lynch Hill school. At other times, it is bus 12 which runs past Burnham station. [Shown in khaki](#)

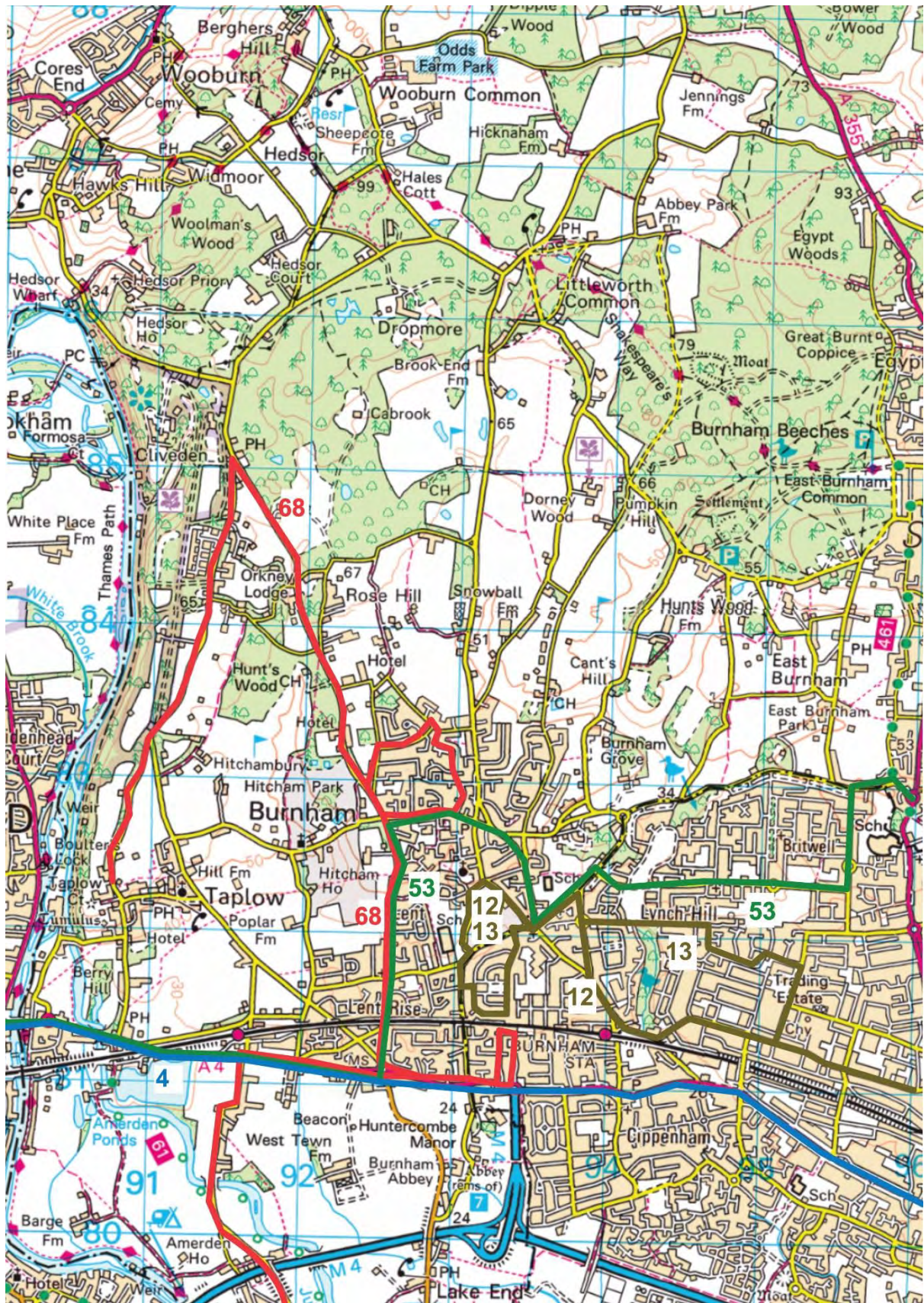
Thames Travel Bus 53 runs from Bracknell via Maidenhead to Wexham Park Hospital, every hour. It loops up Lent Rise Road, round to Five Points and then through the Britwell estate to avoid the narrow Farnham Lane. [Shown in bright green](#)

Red Eagle Bus 68 runs on Tuesdays and Fridays leaving Taplow at 11.03, going north to Cliveden , back to Gore Road in Burnham. It loops round Almond Road, Grenville Road and Pink Lane, then down to the A4. It loops towards Slough and turns round near the motor junctions, before returning along the A4 to Marsh Lane where it goes through Dorney and Eton to Slough Bus Station at 11.03. The return bus leaves Slough at 13.30. [shown in red](#)

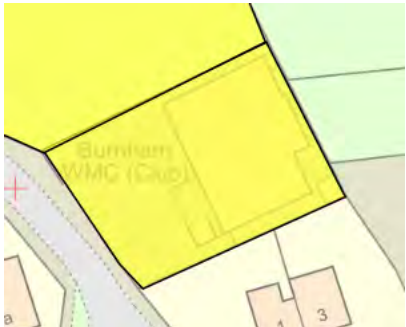
X74 is the only bus route north to the rest of Buckinghamshire and runs from Slough Bus Station along the A355 to M40 In 2 services, along the M40 to Loudwater and High Wycombe.

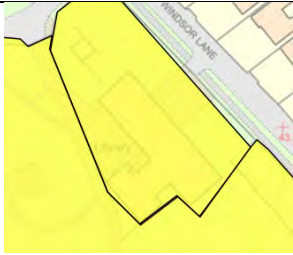
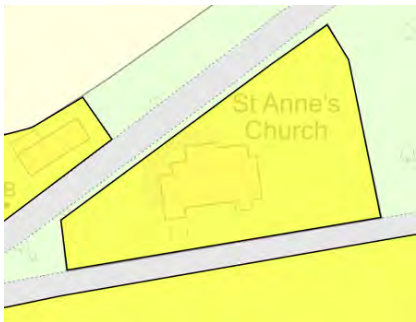
Children (except those attending Lynch Hill) are dependent on **specially hired school buses** mainly organised by parent groups.

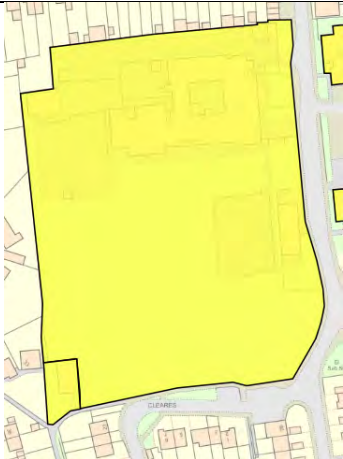
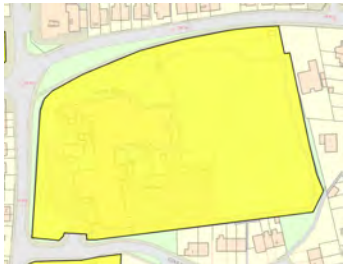
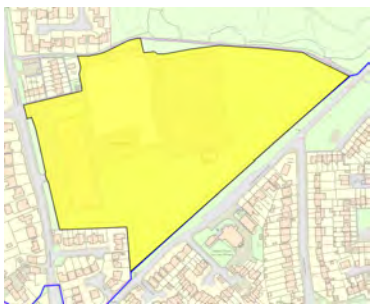
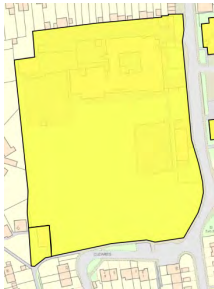
The Great West rail line (now called the Elizabeth Line) runs across the south of the parish. Burnham and Taplow stations are just outside the parish. Children travel to Maidenhead schools by train, and come from Slough and Langley to Burnham Grammar school.

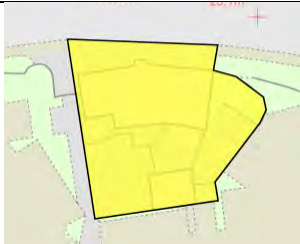
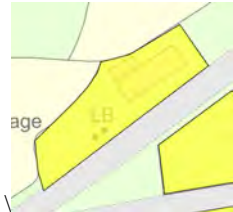
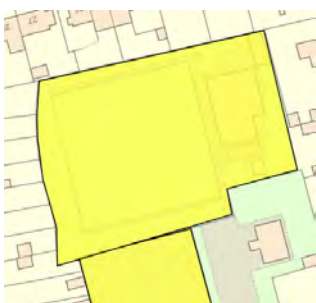


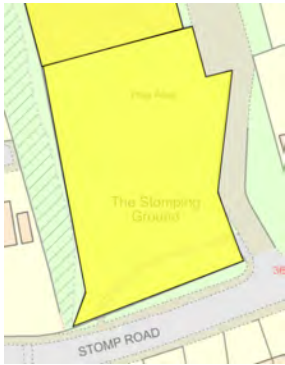
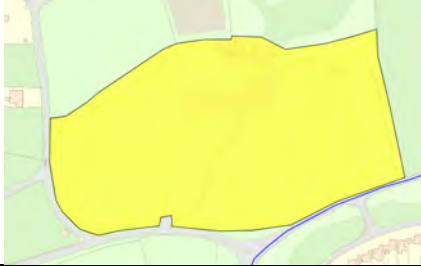
APPENDIX E – LOCAL COMMUNITY USES

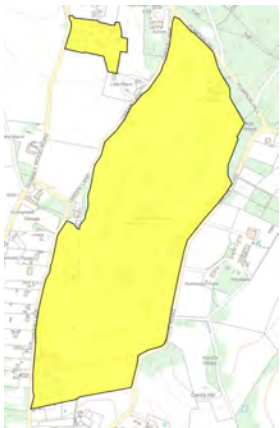
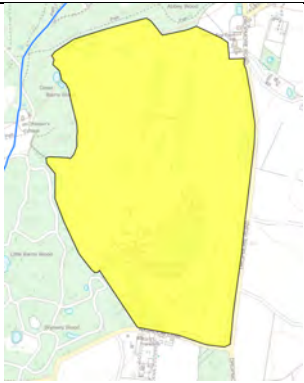
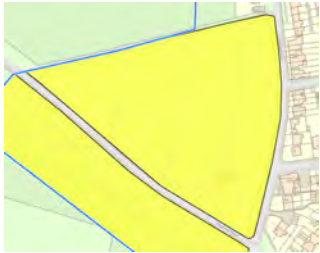
Community Facilities & Halls		Description/Use of Facilities	Map of Asset
1	Burnham Park Hall, Windsor Lane	A community hall and hub run by the Parish Council and containing the BPC offices. Several rooms for hire including a large hall (120 people). Regular community events; car parking. Also a polling station.	
2	Royal British Legion, Gore Road	A social club and bar for members and guests, facilities can also be booked. Small car park.	
3	Working Men's Club, The Precincts, Stomp Road	A social club and bar for members and guests; bookable function hall. Small car park.	
4	Methodist Church Hall, Lent Rise Road	A community hub available for bookings and runs a number of social societies across the age groups. Also hosts a Toddler Group, Pre-school, Term time only, Thursday 9.15am to 11.15am. Also a polling station and hosts CAB	
5	Burnham Youth Centre, Minniecroft Road	Bookable; runs a youth club for ages 8-18. Also hosts a dance club; available for hire. Includes an open air space. Some car parking	
6	Burnham Library, Windsor Lane	A Buckinghamshire Council library; hosts a number of social, community and educational groups. Has car parking. Important community hub. Has bookable rooms. Includes a police	

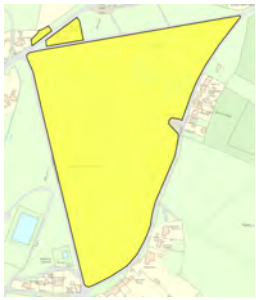
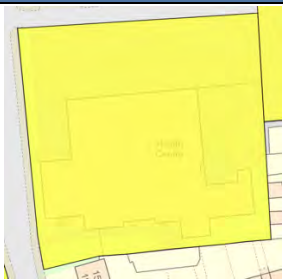
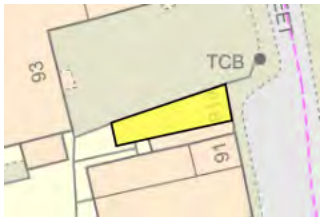
		office.	
7	United Reform Church, Stomp Road	A bookable hall. Hosts social and community groups across all ages.	
8	St Peter's Church, Church Street	Historic church including graveyard near the village centre. Also hosts Early Years (Little Angels Baby and Toddler Group, 0 months to 4 years, Thursday 9.30am). Hosts social and community groups in the adjacent meeting space, which includes a cafe facility.	
9	St Mary's Church, Hitcham Lane	Including graveyard. Hosts church community groups	
10	St Anne's Church, Boveney Wood Lane	Including graveyard. Has a tap for walkers. Serves cream teas from the kitchens.	
Schools			

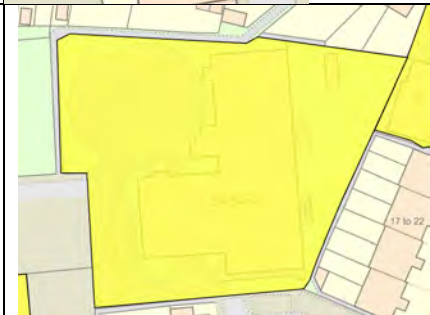
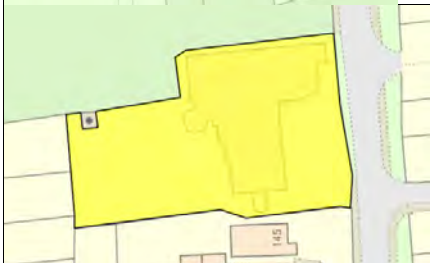
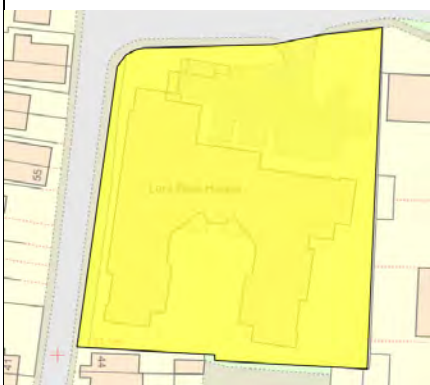
11	St Peter's School	Primary School and Early Years (Little Fishes and Rainbow Fishes - 2 to 4 years, SEND Local offer, Term time only and Burnham Family Centre - 0 months to 19 years, up to 25 with SEND). Hosts community events to 11- 14 (school fetes).	
12	Lent Rise School	Primary School and Early Years (Starfish Nursery – term time only).	
13	Dropmore School	Infant only.	
14	Burnham Grammar School	Selective School 11-18. Has sports facilities for hire. Is currently the only secondary school in the area.	
Day Nurseries			
15	Bee Happy Day Nursery	3 months to 5 years, SEND local offer. Located in Burnham Football Club.	
16	Beeches Nursery	3 months to 5 years, SEND local offer. Located in St Peter's School	
17	Old Station Nursery	0 months to 5 years.	

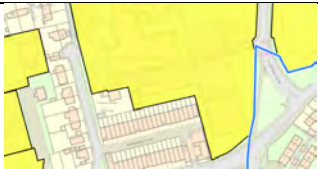
			
18	Burnham Montessori	2 to 5 years, Monday to Friday term time only, 8.45am to 3.45pm at Dropmore Church Hall.	
Sports/Youth/Leisure			
19	Football Club (Football, Gym & Hire Space))	Football Pitch with stands, car parking and disused scrub land. It also has a bar and gym for members; has bookable rooms; has a car park.	
20	Tennis Club	Three courts and a clubhouse; some parking shared with bowls club. Hosts coaching including youth coaching	
21	Bowls Club	One large pitch, and a club house; some parking shared with tennis club. Also used by Community Sheds.	
22	Cricket Club & Hall	Enclosed ground with two cricket fields, nets and clubhouse. The Cricket hall has a bar and bookable spaces; petanque space; has a car park.	
23	Burnham Park and Playground	Open park land with MUGA, play area, orchard, green gym, village green, car parking, large village hall and war memorial.	

			
24	Hag Hill Play Ground	Enclosed playground with another enclosed play area within.	
25	Stomping Ground Play Ground	Playground and enclosed green space adjacent to bowling club and tennis club as above; shared parking.	
26	St Peter's Play Ground	Open green space with playground, football area and planted area along a stream.	
27	George Pitcher Memorial Ground and Cherry Orchard (hosts Burnham Juniors Football Club; and Learn To Dance Studio)	7 Football pitches, car parking, pavilion, café, workshop, house, trim trail and nature park.	
28	1 st Burnham & Hitcham Scout Group	Local Scout Group.	

29	Burnham Beeches Golf Club	18 hole golf course, clubhouse and restaurant.	
30	Lambourne Golf Club	18 acre 18 hole golf course and clubhouse.	
31	Royal Toxophilite Society	An Archery Society.	
32	Girlguiding Burnham HQ	Hosts a range of ages. Includes car parking	
33	Allotments, Hitcham Road	Run by the Burnham Garden Society; includes over 100 plots.	
34	Recreation Grounds Boundary Road (The Pit)	Open space, used for casual recreation including dog walking. Is on the boundary / shared between Burnham and Taplow.	

35	The Gore	Open space, used for casual recreation including wide use for dog walking.	
36	Littleworth Common	Site of Special Scientific Interest with variety of wildlife; use for dog walking.	
37	Rifle Range	Hosts a rifle club.	
38	Scout Campsite	Used most weekends by uniformed youth groups.	
Health Facilities			
39	Burnham Health Centre	The largest GP surgery in south Bucks with an onsite private pharmacy. Opposite there is a family support centre which provide health check for families.	
40	Private Dentist – {my}dentist	Private dentists, some of which take NHS patients.	
41	Private Dentist – Burnham Dental Practice		

42	Private Dentist – The Dental Surgery		
43	Burnham Short-Break Centre	Used by adults with severe mental and physical disabilities, mainly wheelchair bound. One of five in the whole county, and the only one with flat access enabling the adults to access the wider community. Includes a garden and car park. Is potentially under threat for that use. Located in Burnham Resource Centre.	
Residential Care Homes			
44	Burnham Lodge	Care homes which provide care to a variety of needs, including dementia patients.	
45	Nicholas House		
46	Lent Rise Care Home		
Education Site at Risk			
47	Opendale School Site	Former Burnham Academy including pitches and sports hall. They are strong community aspirations for it to be reopened as an education facility.	

			
Other			
48	Dorneywood Garden	A National Trust property and garden. Gardens regularly open to public (building open occasionally).	