

A THRIVING, SUSTAINABLE COMMUNITY IS MORE THAN JUST HOMES



WILTON
PARK

Construction of the first 147 new homes at Wilton Park is underway but a thriving community is more than just bricks and mortar. That is why we are seeking reserved matters approval to deliver the parkland, new premises for First Place Nursery and café earlier than planned.

The community hub will act as a natural meeting point within this parkland setting. It is envisaged this will bring the community together, providing a community facility for local residents to come and enjoy the parkland.

The reserved matters application is the next stage in the delivery of Wilton Park and follows the granting of outline planning consent in 2019 and reserved matters approval for the first two phases in 2020.

Delivery of these facilities will benefit both Wilton Park residents and the wider community, laying the foundations for a sustainable community that will thrive into the future and where people are proud to call home.





THE BENEFITS

- New community hub for both residents and the wider Beaconsfield community
- New café within the parkland providing employment opportunity and a boost to the local economy
- Capacity at First Place Nursery for 74 children to accommodate local demand
- Two hectares of parkland for the whole community to enjoy
- Pedestrian and cycle links providing connections across the parkland
- Two play areas for children (0-4 years and 4 years+) with additional trim trail
- Enhanced biodiversity, with an additional 140 trees proposed and healthy trees maintained
- Preservation and showcasing of Wilton Park's unique heritage

RELIEF ROAD

Our investment extends to essential infrastructure, with Inland funding the completion of the A355 Relief Road within Wilton Park. Having submitted our detailed design pack for the Relief Road to the Council's highways department in early 2021, we are eager to receive sign-off so that construction can get underway.

In anticipation of approval from the highways department, enabling works have already begun and demolition of the existing vacant Ministry of Defence buildings along the road route will begin in September.

This includes demolition of the Air Training Corps facility, which was vacated in summer 2021, with the ATC relocated by Inland Homes to a new purpose-built facility on site.

Early delivery of the parkland, nursery and café will also support the completion of the Relief Road.

Subject to relevant sign-off being received, we anticipate completion of the Relief Road by spring 2022.



WILTON PARK

THE JOURNEY

September 2019:

Outline planning permission granted for 304 new homes, plus 46 retained homes.

December 2020:

Reserved matters approval for 147 homes forming Phases 1 and 2.

Summer 2021:

ATC relocated to new purpose-built facilities.

Autumn 2021:

Construction of the Relief Road begins, subject to approval of detailed design by highways department.

Summer 2020:

Demolition works start on site.

Early 2021:

Construction begins on Phases 1 and 2.
Detailed design drawings for A355 Relief Road submitted to highways department for approval.

September 2021:

Reserved matters application submitted for early delivery of parkland open space, play space, nursery and café.
Demolition of former ATC and Ministry of Defence homes begins to enable delivery of the Relief Road.

Spring 2022:

Anticipated completion of the Relief Road.





THE DETAIL

Our reserved matters application seeks to bring forward the parkland open space, play space, nursery, community hall and café as the next stage of development at Wilton Park.

To bring the development of the nursery forward, the First Place Nursery will be relocated to the centre of the scheme to the north of the parkland. In this new location it can be easily accessed by the residents of Wilton Park and the wider community of Beaconsfield.

The location of the café remains as originally proposed - to the north-west of the parkland.

The planning application also provides proposed pedestrian and bicycle access to the community hub, via Minerva Way.

THE NURSERY

- A single-storey, timber-clad pavilion building is proposed to the north of the parkland which has been designed alongside the requirements of First Place Nursery.
- Capacity for 74 children (18 places for those under two years of age, 26 for two-year-olds and 30 for children aged three and above).
- Twenty-five parking spaces, including two disabled bays and two electric vehicle charging points, plus cycle parking provision.

CAFÉ AND COMMUNITY HUB

- A single-storey, timber-clad pavilion building is proposed to the north-west of the parkland housing the café, gallery and community hall.
- This building will provide a dedicated space for the Wilton Park gallery.
- Within this building, a community hall is proposed; a place Wilton Park residents and the wider community of Beaconsfield can use for children's parties, small fitness classes and many other community-based functions.
- Own private outdoor space to further enhance its appeal and use.
- Forty-five parking spaces, including three disabled bays and two electric vehicle charging points, plus cycle parking provision.

THE PARKLAND

- Two hectares of open space at the heart of the new community that will provide a range of recreational opportunities for local residents.
- Two children's play areas, trim trail and education panels at key locations.
- Enhanced biodiversity by integrating new SuDS drainage features with focused habitat areas to create meadows alongside wet and damp marginal zones.
- Integration with, and showcasing of, the site's heritage, with the majority of the existing mature trees retained and a vista created between the parkland and the new Wilton House. Interpretation panels at key locations will provide visitors with information about the site's unique history.



ENHANCED LANDSCAPING AND BIODIVERSITY

The parkland and its connection to the community hub is critical. The design of the parkland has been built upon the principles approved within the outline scheme, whilst also looking to improve on these through enhancing the play and biodiversity offering. Both natural play and formal play areas are proposed to be interspersed throughout the parkland. Strategic hedge planting will be used to guide the pedestrian/cyclist from the crossings to the north of the Relief Road, down Minerva Way and into the parkland via the community hub. Swales will be used to increase biodiversity and work as sustainable urban drainage. The mature and healthy existing trees are to be kept, with an additional 140 trees proposed.



LANDSCAPE PROPOSALS

Preserve and enhance the existing landscape framework

1. Retained trees
2. Proposed trees (of predominantly native species)
3. Proposed fruiting/flowering trees
4. Proposed native hedge planting
5. Proposed native shrub planting

A playful landscape

6. Focal LEAP; timber equipment set against the retained trees, tall structures forming focal point within the parkland.
7. Toddler play; natural play within the meadows to foster imagination and role play.
8. Trim Trail; timber equipment to the periphery of the parkland.
9. Informal recreation space; walking, kick-about, resting, socialising.

An ecologically rich landscape

10. Species-rich wildflower meadows
11. Species-rich wildflower meadows tolerant of damp conditions
12. Marginal planting

A connected landscape

13. Macadam pedestrian/cycleway
14. Self-binding aggregate footpath

Integrated sustainable drainage

15. footpath swales and basins, some over-deepened and lined to enable water and marginal zones to be created. Designed to avoid detrimental impact upon retained tree RPAs.





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