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## Press Release

### Announcing Beeches Park, Beaconsfield

*Much needed affordable homes proposed on land identified for development*

The Portman Estate has today announced plans for Beeches Park, a new development to the east of Beaconsfield. The proposed site can accommodate up to 450 new homes, a local centre, community facilities, sports and recreation pitches with changing facilities, along with land for a new primary school and a pre-school.

The proposal includes provision for a high proportion of homes to be available to rent or buy through assisted schemes. Around 40% of homes will be released at a discount to the local market rate. The Portman Estate is committed to working with the Council and community to prioritise availability to key workers and local people. The proposal also includes opportunities for the delivery of self-build homes.

The site sits between the Amersham Road and the new Eastern Relief Road, immediately east of Beaconsfield and was previously identified as an appropriate place locally for the development of housing through the draft Chiltern and South Buckinghamshire Local Plan.

Although the draft Local Plan was not adopted when South Bucks Council was moved into the wider Buckinghamshire Council, the principles of development on the site have already been widely debated, consulted upon and considered by both the Council and local community.

On behalf of The Portman Estate, Savills is applying for outline planning permission to develop the site, which could provide:

- Around 450 high quality, architect designed homes in a mixture of sizes, available in a range of ways to buy, to rent and even self-build
- Creating enhanced open spaces, woodland and parkland for the town to enjoy
- A range of sports and recreation pitches with changing facilities
- Connections into Beaconsfield station (only a kilometre away) on foot and by bike
- Community facilities and, land and financial contributions towards a new primary school
- Biodiversity net gain through a wealth of new aquatic and land habitats and managed landscapes for trees, grasses and flowers



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“Beaconsfield desperately needs new homes and more affordable housing to help families remain in the area. Over the past decades, new housing developments in this area have only delivered an average of eight per cent affordable housing – we are committed to 40 per cent. Beeches Park, to the east of Beaconsfield, is a highly suitable location and our proposal will create a great new place to live of which the whole town can be proud.” said **Giles Wordsworth, from Savills, which is acting on behalf of The Portman Estate.**

There is a commitment to open-up public access to the land, which currently sits as part of The Portman Estate’s Portman Burtley Estate. Around 64 per cent of the site (16.6 hectares) will be allocated to green space, woodland, parks, paths, cyclepaths and community use, with the aim of encouraging wellbeing through access to the outdoors and the fostering of community partnerships.

“The site has already been the subject of rigorous assessments and a great deal of consultation has been undertaken. Its allocation for development was subsequently included in the draft Chiltern and South Bucks Local Plan and so we believe there is already a recognition that this location is a sensible place to develop, sandwiched between the town and the new Eastern Relief Road. At the moment we are applying for outline planning permission, which sets the parameters for future development. As we move the project forward, we will be consulting on the detailed masterplan and asking for community feedback on how we can best meet Beaconsfield’s needs.” continued Giles Wordsworth.

The Portman Estate’s vision is to create a new part of Beaconsfield in a rational location for new homes and set a new benchmark for what can be achieved when there is a genuine commitment to create a great place for people to live.

This development, on land already considered suitable for future housing growth, can bring much needed affordable homes to the town in a range of options to assist people to buy or rent, including the Government’s First Homes initiative, affordable rent schemes, rent to buy shared ownership and also self-build.

The Portman Estate believes there is a real opportunity to create something special at Beeches Park; a new place for Beaconsfield that provides the housing it needs in a location already established as best able to contribute to Beaconsfield’s future.

Details on the vision and the outline planning application can be found at:  
[www.beechesparkbeaconsfield.info](http://www.beechesparkbeaconsfield.info)

The Portman Estate is keen to hear feedback on its plans through the project email at  
[feedback@beechesparkbeaconsfield.info](mailto:feedback@beechesparkbeaconsfield.info)

**-ENDS-**

**Contact:**

*Mike Conway/Ali Parker at Camargue on: 01242 577277  
([mconway@camargue.uk](mailto:mconway@camargue.uk)/[aparker@camargue.uk](mailto:aparker@camargue.uk))*



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### Editor's Notes

The Portman Estate comprises 110 acres of Marylebone in London's West End and 3,000 acres of rural land in Buckinghamshire and Herefordshire. Under the governance of 11 independent Trustees, The Portman management team of over 70 run the day to day business of the estate and its land.

The Portman Estate is committed to excellence in customer service and aims to be the destination of choice for residents, businesses and visitors, where the buildings exceed expectation and the environment is distinctive, varied and vibrant.

Since 2002, the Estate has directly reinvested an average of £20 million per year throughout Marylebone. This has included the regeneration of its independent retail streets, Seymour Place, New Quebec Street and Chiltern Street, and the introduction of extensively renovated hotels including The Zetter Townhouse and Z at Gloucester Place. Over the next ten years, an estimated £250 million will be reinvested Estate-wide to ensure long term growth and to create attractive, vibrant spaces for the Marylebone community to enjoy.

Projects currently under construction on the Estate include the redevelopment of 1 – 4 Marble Arch, plus joint ventures with Native Land at Regent House on Edgware Road and the landmark mixed use development with Almacantar at Marble Arch Place.

Further details can be found on The Portman Estate website [www.portmanestate.co.uk](http://www.portmanestate.co.uk)