

Welcome



Your feedback is important to us.

Please complete a feedback form and return it to us today, or send it via Freepost at a later date.

For more information, please visit the project website above or scan the QR code.

Welcome to Redrow Homes and The Hall Barn Estate's public consultation event on the emerging proposals for Land South of London Road, Beaconsfield.

We are at the very start of the design process, and no planning application has been submitted yet. This consultation is your opportunity to view our early ideas, meet the project team, and share your thoughts on how the site could be developed.

The proposals currently explore the delivery of up to 200 high-quality new homes, designed in Redrow's award-winning Heritage Collection style, together with green spaces, play areas, and sustainable links into Beaconsfield.



Proposals



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We are bringing forward early-stage proposals for a high-quality residential neighbourhood, shaped by Beaconsfield's character, heritage, and setting.

The emerging plans explore the delivery of a maximum of 200 new homes, with a strong focus on sustainability, green infrastructure, and long-term stewardship.

New homes will include Redrow's award-winning Heritage Collection, alongside homes delivered directly by the Estate. All will use high-quality materials that reflect the character of the local area.

The neighbourhood will be planned with landscape, ecology and walkability at its core, creating a place that feels part of Beaconsfield from day one.



Key principles include:



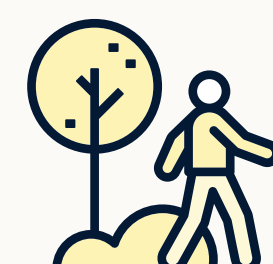
A mix of homes for all ages and tenures, including affordable homes.



High quality new homes, designed to reflect Beaconsfield's character.



Legacy affordable homes.



Safe walking and cycling links to the town centre.



A landscape led approach that protects mature trees and green corridors, and provides public green spaces, play areas, and new footpaths.



Sustainable drainage features.



Heritage and design



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Beaconsfield is known for its rich heritage, historic architecture, and strong sense of place. Our proposals aim to complement this character through thoughtful, high-quality design.

New homes will be delivered in Redrow's Heritage Collection style, and adapted for modern living with a focus on sustainability and reduced carbon emissions.

This design approach is focused on creating a cohesive and attractive neighbourhood, with timeless homes that use quality materials and careful detailing to reflect Beaconsfield's local vernacular.

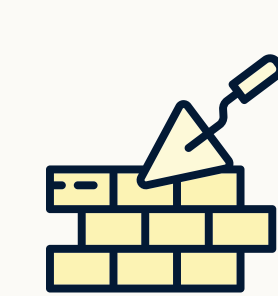
The wider masterplan will be landscape-led, prioritising green spaces, tree-lined streets, and sustainable drainage. Our aim is to deliver a neighbourhood that fits seamlessly with the existing town and reflects the site's sensitive setting.



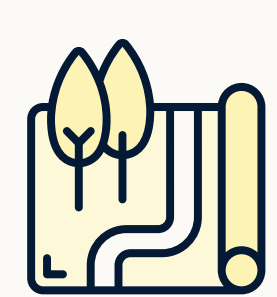
Design priorities include:



Heritage-inspired architecture in keeping with Beaconsfield's style.



Materials and finishes that reflect traditional local buildings.



Carefully planned 'Streets for All' that create a strong sense of place.



A green, walkable layout shaped by existing mature trees and features.



Energy-efficient, low-carbon homes designed with sustainability at their core.



Enhancing wildlife habitats while creating new spaces to deliver biodiversity net gain across the site and wider Estate.



Transport and access

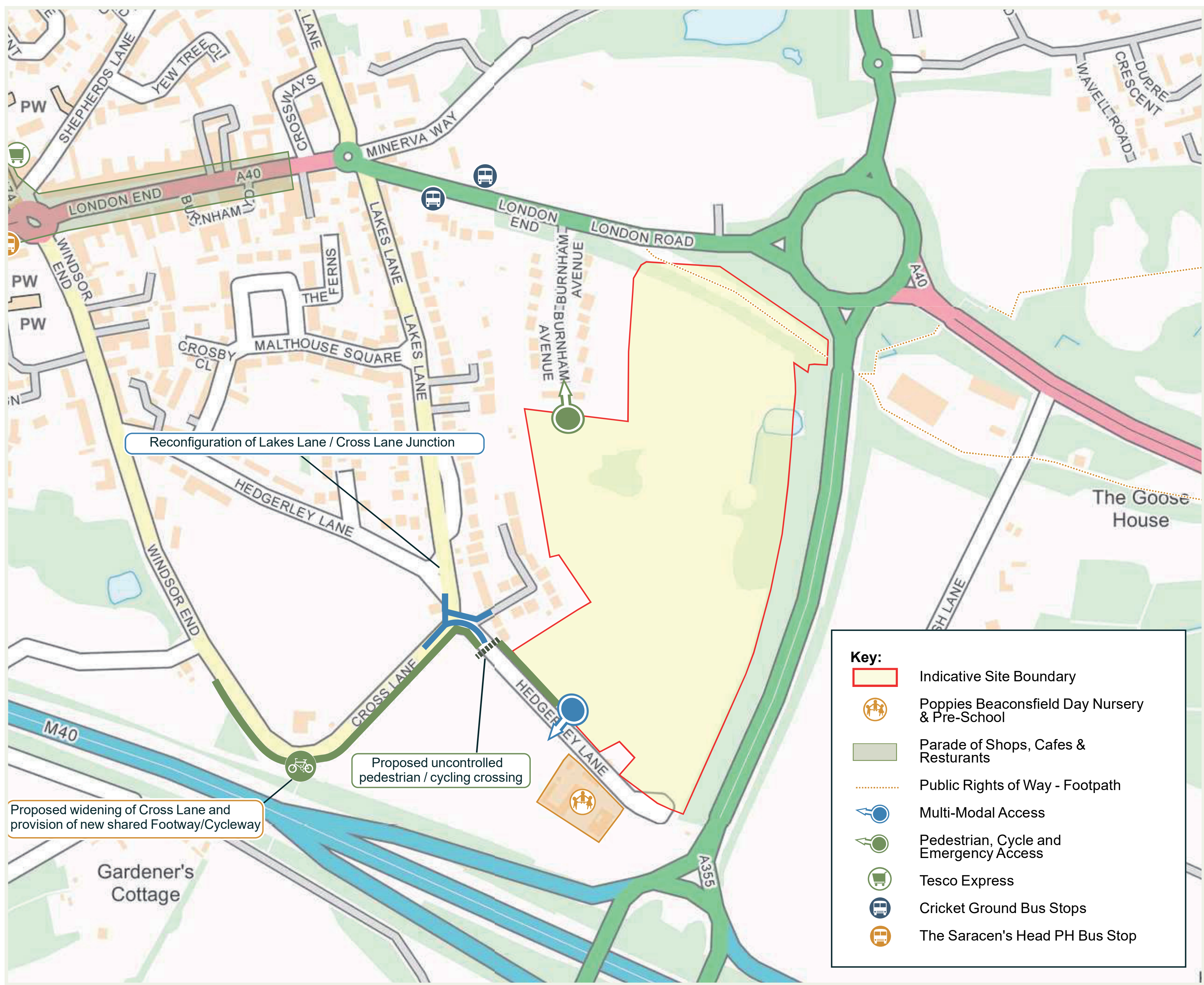
The proposals aim to create a neighbourhood that is easy to move around, both for new and existing residents. By enhancing walking and cycling links and carefully managing vehicle access, the design will support a healthier, more sustainable way of getting around Beaconsfield.



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New walking and cycling connections

A key part of the plans is to encourage active travel. Routes are proposed throughout the site, connecting the new homes into Beaconsfield Old Town, the town centre, and key local amenities via existing networks. These footpaths and cycleways will make it easier and safer to walk or cycle to school, the station, or the shops, helping reduce local traffic and support healthier lifestyles.

Wherever possible, existing public rights of way will be enhanced.

The aim is to provide a connected, accessible and welcoming environment that encourages people to travel on foot or by bike.

Vehicle access and movement

Vehicular access is proposed via Cross Lane / Hedgerley Lane, with plans to widen the existing road to improve visibility and movement. A specialist transport consultant has been appointed to develop the access strategy, working closely with Buckinghamshire Council and other stakeholders.

As the design evolves, the access strategy will consider improvements such as new footpaths, safe crossing points, and enhancements to nearby bus stops. Wherever possible, existing public rights of way will be enhanced.

The goal is to ensure safe, sustainable access to and through the site, supporting both new residents and the wider Beaconsfield community, without placing undue pressure on local infrastructure.

About the project team

This project is being brought forward by Redrow Homes in partnership with The Hall Barn Estate, combining national expertise with deep local roots.



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Redrow Homes

Redrow is one of the UK's leading housebuilders, recognised for creating beautiful homes and thriving communities. Now part of Barratt Redrow plc, the company continues to operate under its own well-established brand.

Redrow is known for its Heritage Collection, which draws on Arts & Crafts architecture to deliver homes that feel timeless and characterful whilst meeting the highest energy-efficiency standards. The company has won multiple industry awards for design quality, sustainability and customer satisfaction.

Together, Redrow and The Hall Barn Estate are working to bring forward a landscape-led, design-focused proposal that reflects local priorities and delivers lasting benefits for Beaconsfield.



HALL BARN ESTATE

The Hall Barn Estate has been part of Beaconsfield's history for centuries. Hall Barn House was built in 1680 by poet and politician Edmund Waller, and the Estate has remained in local family ownership ever since.

The Estate has evolved over time, but its commitment to Beaconsfield has never changed. Today, it continues to act as a steward of the town's landscape, heritage and future.

This development reflects that long-standing relationship with Beaconsfield, a chance to deliver new homes and spaces that support the town's long-term needs while respecting its character and identity.



Next steps

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Thank you for attending today's consultation. We are at the very beginning of the planning process and your feedback will help shape the proposals before any application is submitted.

This is your chance to influence how the site is developed. We want to hear your thoughts on everything from the layout and design to green spaces, access, and how the new neighbourhood can best reflect Beaconsfield's character.



How to have your say



Fill in a feedback form and hand it to a member of the team or return it via the free post address below.



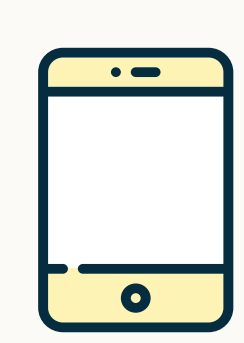
Visit our website to complete the online survey.



Use the interactive map on our website to leave comments on specific areas of interest.

Get in touch

If you have questions or would like to speak to the project team directly, you can contact us at:



0808 143 4781 (freephone)
(Monday to Friday, 9:00am - 5:30pm)



info@redrow-beaconsfield.co.uk



www. redrow-beaconsfield.co.uk

Thank you again for taking part. We will continue to keep residents informed as the project progresses.



Example development

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Whilst plans are still being worked out for this site, we wanted to share with you an example of a similar scheme which has been built in an estate parkland setting, which gives a good example of the kind of quality development we are aiming for in Beaconsfield.

Wood Burcote, in Towcester, has been built using Redrow's Heritage Collection, and is almost directly comparable in terms of number of homes and size of the site. We have worked around the existing landscape features, in particular the mature trees, to create an attractive development which has opened up the previously closed off parkland for the wider community to enjoy.

Scan the QR code to walk through the development on Google Street View:

