

Written Submission to the South Area Planning Committee
of Buckinghamshire Council

Planning Application Number PL/22/3562/FA
Boveney Court Farm Boveney Road Dorney SL4 6QG



Figure 1. View from Boveney Court Farm into the settlement from Dorney Common
From the Boveney Conservation Area Appraisal 1996
(Courtesy of Bucks Council Directorate of Planning)

Introduction and Summary

I am the Chair of Dorney Parish Council and a resident of Dorney Parish for 47 years. This submission has been prepared with the assistance of the Dorney History Group.

Our serious concerns regarding the legality of the planning process have been confirmed upon reviewing the 54-page Report to the South Area Planning Committee of Bucks Council for Planning Application Number: PL/22/3562/FA. It appears that the Planning Directorate has failed to consider a document of paramount importance, the Boveney Conservation Area Appraisal, which is required under National and Local Planning guidance. It is not included in the list at Para. 5.0 Policy Considerations and Evaluation on Page 3 of the report in front of you. **It should be.**

Allow me to share the reasons why we firmly believe this document should have been considered for this planning application.

The Boveney Conservation Area Appraisal, an 8-page, 1,720-word document dating back to 1996, was authored by the Bucks Council Planning Directorate. It clearly states its legal significance in the second paragraph, designating it a "**material consideration**" which "**will be taken into account**" when making planning decisions. The document eloquently emphasises the tranquil rural character of Boveney, a settlement that has remained nearly untouched over hundreds of years by the developments that have marred similar areas. It explicitly states that the District Council, now Bucks Council, "**would not want to see further development**" encroach upon its serene ambiance.

Regrettably, it appears that both the Planning Directorate and the Applicant have overlooked this critical document, potentially breaching planning laws. The Appraisal, which highlights numerous reasons **why this planning application is fundamentally flawed**, is an integral part of the decision-making process. These reasons are summarised on Page 3 of our submission.

Hence, it is the strong belief of Dorney Parish Council that the South Buckinghamshire Area Planning Committee has no alternative but **to reject this planning application in its entirety**. We have outlined specific reasons for doing so, in our opinion, on Page 8 of our submission.

Nonetheless, we hold great respect for planning laws and acknowledge our responsibility to preserve and enhance our heritage assets, such as the Boveney Conservation Area. As a result, we are committed to working collaboratively with the Applicant, their Agents, and the Planning Directorate to find a mutually acceptable long-term solution for this site, adhering to the law.

Our intent is not to hinder progress or to oppose change, but to ensure that any developments align with the values cherished by our community for generations. Boveney's unharmed, gentle charm and historical significance are a treasure that must be protected for future generations to enjoy.

Jill Dax

Chair, Dorney Parish Council

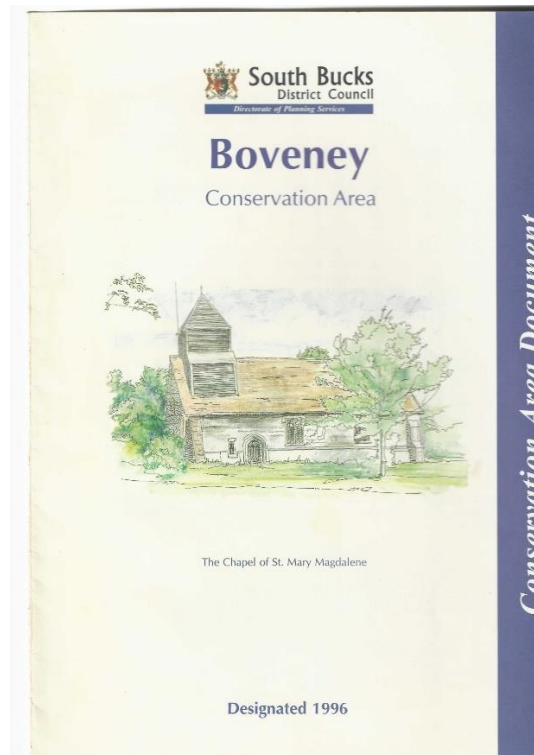
25 July 2023

The legal grounds for considering the Boveney Conservation Area Appraisal Document for this planning application, in our opinion, are as follows:

1. The Boveney Conservation Area Appraisal Document explicitly states that it is a "material consideration" to be taken into account when making planning decisions, alongside the National and Local Plans' policies for development proposals.
2. Statutory provisions within the Planning (Listed Buildings and Conservation Areas) Act 1990 emphasise the importance of considering the **preservation** of listed buildings and the **enhancement of conservation areas**.
3. Despite the comprehensive list of Policy Considerations and Evaluation in the 54-page Report to the South Area Planning Committee, the Boveney Conservation Area Appraisal Document, which is one of the most crucial material documents, is **surprisingly absent**.
4. The National Planning Policy Framework (NPPF) defines conservation areas as designated heritage assets, **demanding great weight** in planning permission decisions. It also emphasises the need for **clear justification of any harm to heritage assets through overriding public benefits**.
5. The NPPF further highlights that local planning authorities should require applicants to **describe the significance of any heritage assets affected**, taking into account available evidence and necessary expertise when determining planning applications.
6. Decision-makers are required to provide **clear and convincing reasons for not following the NPPF if it is considered a material consideration**.
7. The Planning (Listed Buildings and Conservation Areas) Act 1990 specifically mandates local planning authorities to pay "**special attention**" to **preserving or enhancing** the character or appearance of conservation areas when exercising their planning functions.
8. Government and Historic England guidance reinforce the duty of local planning authorities to consider **preserving or enhancing the character and appearance of conservation areas** in their planning decisions.
9. The designation of a conservation area provides broader protection for all features within the area, whether listed or not, recognising their contribution to the area's character and ensuring that planning decisions account for the landscape's overall quality.
10. Local Plan guidance, such as Policy C1 and Core Policy 8, stresses the importance of **preserving or enhancing** important features that contribute to the character and appearance of conservation areas.

In conclusion, the legal basis for considering the Boveney Conservation Area Appraisal Document for this planning application is solid. The document's significance as a **material consideration**, alongside other statutory provisions and national and local planning guidance, underlines the importance of **preserving and enhancing the unique heritage of Boveney**. The absence of this critical document in the planning process raises concerns about the completeness and legality of the evaluation. It is imperative for the Planning Committee to address these issues responsibly to ensure the long-term well-being of our cherished community.

Relevant Content in the Boveney Conservation Area Appraisal Document:



The Boveney Conservation Area Appraisal Document, authored by Bucks Council's Planning Directorate in 1996, offers a comprehensive analysis of the unique character and historical significance of Boveney. The document outlines the special architectural and historic interest that the hamlet possesses and provides essential planning guidance for maintaining its tranquil ambiance and preserving its heritage.

Notable points from the Appraisal Document that have a direct impact on this planning application are as follows:

1. **Introduction:** The document introduces the concept of Conservation Areas and emphasises **the importance of preserving or enhancing areas of special architectural or historic interest**. The appraisal plan showcases the essential buildings, tree groups, open spaces, and views into and out of the settlement.
2. **Conservation Areas:** Under the Planning (Listed Buildings and Conservation Areas) Act 1990, local planning authorities are mandated to designate areas of special architectural or historic interest. **It is the architectural quality and historic interest of the entire area, not just individual buildings**, that is the primary consideration when designating a Conservation Area.

Relevant specific points from the Boveney Conservation Area Appraisal impacting this planning application:

Page	Bucks Council Planning Directorate:	Impact on Planning Application:
2	Figure 1. View past Boveney Court Farm into the settlement from Dorney Common <i>[the second illustration, showing an important view, which should only be preserved or enhanced]</i>	<i>Preserve or Enhance requirement not met. Harm caused.</i>
3	Boveney. “Boveney has a tranquil rural character and seems to be almost untouched by the development that has spoilt other similar settlements . The Council <i>[Bucks Council]</i> would therefore not want to see further development	No development permitted. The application should be rejected.
3	“From specific points in the settlement there are attractive views onto the adjacent pastureland with cattle roaming across Dorney Common unhindered by hedges or fences. ”	No additional trees, hedges or fences.
3	“The majority of the settlement, apart from the open space along Lock Path, is owned by Eton College.”	<i>Eton College [the Applicant], given their ownership, were directly involved in the Appraisal and had knowledge of, and possibly a copy of, the Appraisal. Why did they not disclose it as a “material planning consideration”?</i>
3	“A large proportion of the buildings are listed as being of architectural importance ”	<i>This includes most of the buildings at Boveney Court Farm.</i>
3	A Short History of Boveney. “Recent evidence suggests that there has been a settlement at Boveney since Anglo-Saxon times. References to Boveney are to be found in the Domesday book of 1086 and the settlement is understood to have grown up around the chapel and subsequently Boveney Court.”	<i>One of the most important contributors to the unique character of Boveney is that it has been unchanged for hundreds of years. No harm, to date, has been inflicted on it – and nor should it.</i>
6	Character Analysis. “This section offers a detailed analysis of the special historic and architectural character that Boveney possesses. The analysis focuses upon the features of the settlement which merit protection because of the contribution they make to the special architectural or historic interest. The areas and features considered important are highlighted along with negative features.”	As the features “merit protection” they must either be preserved or enhanced – certainly not harmed.

6	<p>Architectural Character and Coherence of Buildings. “Ten of the buildings, around two thirds of the total, are listed. The vast majority of the buildings are in Tudor style dating from the 16th and 17th Century. The uses of the buildings have also had an influence upon the character of Boveney over the years. Uses have predominantly remained residential. However, Boveney Court Farm has had an influence upon the character of the settlement by reinforcing the rural nature of the area.”</p>	<p><i>Boveney Court Farm (including all of its buildings) must only be preserved or enhanced. They cannot be harmed. The number of buildings certainly cannot be added to.</i></p>
6	<p>“There is a clearly defined period within which the listed buildings were constructed and therefore a similarity in construction type and building materials. This provides visual coherence within the settlement. The strong material theme that runs throughout the hamlet is the 16th and 17th Century construction type; of timber framed, brick nagging, old tile roof with projecting gables and overhanging eaves.”</p>	<p><i>The planning application does not appear to respect the “material theme” on any of the buildings – especially regarding using old tiles, brick nagging, projecting gables and overhanging eaves.</i></p>
7	<p>Hierarchy of Space. There are important open spaces lining either side of Lock Path. These spaces and the associated trees, hedges and landscaping create a linear space through the heart of the settlement linking The Old Place at the eastern end and Boveney Court Farm in the west as well as the properties either side of the road.</p>	<p><i>Again, the Planning Directorate is focussing on the open spaces, specifically mentioning Boveney Court Farm. No additional trees, hedges and landscaping.</i></p>
7	<p>Because of Boveney’s rural nature and the relatively small number of widely dispersed buildings, the settlement has a low density...this rural, low density character is a quality that the Council regards as being worthy of preservation.</p>	<p><i>Boveney currently has 9 residential properties on approx. 25 acres of land. The planning application proposes 12 new houses on approx. 2 acres of land. Clearly not “low density”</i></p>
8	<p>Relationship between the Built Environment and Landscape. A number of key landscape views onto Dorney Common and across to Windsor Castle exist from within the settlement. Another key view can be seen when one moves west along Lock Path past Pond Cottage where the road becomes Boveney Road. At this point, there is a surprise view out onto Dorney Common; the enclosure contained in the settlement, opens out into the expanse of the Common. [at Boveney Court Farm]</p>	<p><i>Once again, the views across Dorney Common from the settlement are shown to be of great importance to the character of Boveney. In this case, the surprise view from outside Boveney Court Farm. No further surprises required here.</i></p>

8	<p>Negative Features</p> <p>One negative feature of the settlement is the group of four semi-detached houses which are sited on the western fringe of the hamlet. The buildings are post 1940's and are out of character with the remainder of the settlement.</p>	<p><i>These were possibly built, or approved to be built, by the Applicant, Eton College.</i></p> <p>No more Negative Features such as these required. Preserve or Enhance. Not Harm.</p>
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Conclusion:

The Boveney Conservation Area Appraisal Document serves as a vital legal, planning, and historical resource. It highlights the significance of preserving and enhancing Boveney's unique character and heritage, emphasising the need to protect open spaces, historical buildings, and landscape views.

Given the content of this document and its clear guidance on preservation, it is evident that the proposed planning application, which may harm the character and historical fabric of Boveney, should be rejected. Upholding the principles outlined in the Appraisal Document is essential to safeguard the tranquil rural ambiance and historical charm of this beloved hamlet for current and future generations.

Why did both of the parties apparently fail to consider this critically important legal Document?

The Dorney History Group, who have a legitimate interest in such planning applications as this, conducted some research to try to understand why such an important legal Document was ignored by both parties – the Planning Directorate and the Applicant. Especially when the Document, written by the Planning Directorate, includes the statement “The Council [Bucks Council] would therefore not want to see further development [in the Boveney Conservation Area]”

1. The Planning Directorate, Bucks Council.

- a. Why did the Planning Directorate, who wrote the Appraisal Document in 1996, not give it due “material planning consideration” as required by law?
- b. Possibly because they had lost or mislaid it. The Dorney History Group, interested in the history and rationale of the document (which we had a copy of in our archives) sent a Freedom of Information request to Bucks Council in early June 2023 requesting some detailed information about both the Dorney and Boveney Conservation Area Appraisals. We received a response, on 29 June 2023, from Joanna Kelly, Information Governance Case Officer, Deputy Chief Executive Directorate, Bucks Council stating:
 - i. We do not hold the information requested; regulation 12(4)(a) of Environmental Information Regulations 2004 applies to your request.
 - ii. Our Historic and Built Environment Manager has confirmed: “This information goes back 27 years. We have searched for paper records relating to this in the archives at King George V House, but we cannot find anything that would answer these specific questions. If we do find anything that would help, I will get back to the individual concerned”.
- c. So, it appears that these important legal documents, together with all supporting documentation, have disappeared. Not very encouraging for the

residents who live in these two Conservation Areas and who are under the impression that such protective documents are being carefully, securely curated by Bucks Council. Nor helpful in the case of controversial planning applications, such as this one.

- d. Both Dorney Parish Council and Dorney History Group can confirm that no request from the Planning Directorate was ever made to either of them for copies of these missing Appraisals. Why was no request made?
- e. This does raise the wider question regarding the other hundreds of Conservation Areas in Buckinghamshire as to whether all of their valuable, legal Appraisal Documents have also been lost/mislaid?

2. The Applicant – Eton College

- a. A contemporaneous report, in the July 1996 edition of Dorney Parish News, contained the following: *“The latest talking point is that, despite strong opposition from Eton College, much of Boveney has been designated a Conservation Area. The College claimed that, as the hamlet was already designated an “Area of Attractive Landscape” and in the “Green Belt” it was sufficiently protected from development. Like Thames Field [the Dorney Lake site]? The College alleged that the District Council were misusing their powers, so more of this may yet be heard”*.
- b. As the owner of the majority of the settlement, Eton College were heavily involved in the Appraisal – and objected to it.
- c. It appears that, in 1996, Dorney Parish Council instigated the Boveney and Dorney Conservation Area Appraisals to strengthen the protection of these areas from further incursion from Eton College, following the refusal and subsequent approval on appeal of Dorney Lake, which the majority of residents were firmly against.
- d. Eton College do not tend to lose documents – as their extensive, online Collections archives demonstrate. Given they almost certainly have the Appraisal Document, why was it not provided to their various Agents?



Figure 4. The 17th Century timber framed barns of Boveney Court Farm
From the Boveney Conservation Area Appraisal 1996
(Courtesy of Bucks Council Directorate of Planning)

The reasons why, in our opinion, this planning application should be rejected by the Planning Committee:

In summary, the Dorney Parish Council urges the Planning Committee to reject the planning application based on the following reasons:

1. Both the Planning Directorate and the Applicant (Eton College) failed to recognise the Boveney Conservation Area Appraisal Document as a crucial "material planning consideration" in the decision-making process. This oversight, now that the document has been brought to light, could potentially lead to a serious breach of planning law if the application is accepted.
2. Despite its legal significance, the Planning Directorate did not disclose, find, or consider the Boveney Conservation Area Appraisal Document in their various submission documents and the final report with recommendations to the Planning Committee.
3. Both parties mentioned the Boveney Conservation Area in their various documents, but attempted to downplay its significance by stating that the site was only "partly" or "partially" within the Conservation Area. In reality, 100% of the current buildings on the site are within the Boveney Conservation Area.
4. The Dorney History Group conducted research to understand why this crucial legal document was ignored. It appears possible that the Planning Directorate lost or misplaced the document, complicating the situation. Additionally, the Group found historical evidence that Eton College, as the majority owner of the settlement, objected to the Conservation Area designation in the past, potentially leading to their reluctance to consider the Appraisal Document now.
5. The lack of response and inability to locate the Appraisal Document, as confirmed by Bucks Council in response to a Freedom of Information request, raises concerns about the handling and preservation of important legal documents related to Buckinghamshire's Conservation Areas in general.

In light of these apparent errors and potential breaches of planning law, the Dorney Parish Council firmly believes that the Planning Committee has no other option but to reject the planning application.

Preserving the unique heritage and character of Boveney Conservation Area is paramount, and it is essential to follow the legal requirements and adhere to the planning guidelines that protect such valuable assets. The Planning Committee's decision will have a lasting impact on our community and its historical heritage.

We trust that the Planning Committee will carefully consider the compelling evidence presented in this representation. Rejecting this planning application will demonstrate the Committee's commitment to upholding the law, preserving our cultural heritage, and ensuring a sustainable and harmonious future for all residents and stakeholders.

Employment Loss and Access Considerations:

In addition to the serious concerns we have already raised regarding the planning process, we wish to underscore our disagreement with the assessment of the current buildings' potential for employment use and access considerations.

Employment Loss:

Dorney Parish Council strongly disagrees with the Applicant's and Planning Directorate's stance on the lack of commercial demand for the buildings' Class B8 usage. We are particularly concerned about the potential conflict of interest arising from both Agents involved in the Market Report being employed by the Applicant. Additionally, the lack of a prolonged period of unsuccessful marketing, using details approved by the District Council, raises questions about the validity of the assessment.

Furthermore, we find it surprising that the Planning Directorate made no attempt to contact the previous tenant to understand the reasons for their departure or to examine the successful transition of Pigeon House Farm at the top of Boveney Road, where several tenants have created a considerable number of new jobs in recent years. Elm Farm in Boveney Road also appears to be a thriving multi-faceted commercial site, providing employment opportunities.

To gain more insight into the demand for commercial use of the buildings and support local employment, Dorney Parish Council contacted the most recent previous tenant, who ran a successful tree surgery business approximately six years ago. He expressed disappointment at being asked to leave the site, emphasising that it was a good location for his business.

As a community, we are committed to promoting local employment and not merely serving as a commuter village for neighbouring areas. To achieve this goal and ensure the best use of available space, a professional and independent marketing process should have been undertaken before granting permission to convert viable light industrial units into commuter housing.

Access:

1. Boveney Road - a Single Lane Track: Dorney Parish Council expresses deep concern over the apparent failure by Highways to accurately assess the seasonal impact of additional site traffic on Boveney Road, a single-track, No Through Road. The road currently accommodates traffic from commercial businesses, government infrastructure, public parking, visitors to St. Mary Magdalene church, and users of equestrian facilities beyond the site.
2. Given the diverse range of users, a detailed 12-month survey should be conducted to gather comprehensive data on traffic patterns and assess the impact of any additional traffic from the proposed development. This evaluation is essential whether the buildings are used for their current B8 designation or preserved through residential usage at a later date.
3. The safety and suitability of Boveney Road as the main access point for the proposed development must be thoroughly examined to ensure the well-being of residents and visitors alike. It is imperative that all relevant facts are gathered through a robust 12 month survey before making any decisions concerning the development.



South Bucks
District Council

Directorate of Planning Services

Boveney

Conservation Area



The Chapel of St. Mary Magdalene

Designated 1996

Introduction

This document focuses on Boveney, a small hamlet in Dorney Parish that was designated as a Conservation Area on 5th June 1996. The text provides a brief introduction to the concept of Conservation Areas and then offers a detailed analysis of the special architectural and historic interest that Boveney possesses. The area appraisal plan on pages 4 and 5 shows the important buildings, tree groups, open spaces and views into and out of the settlement.

Whilst the Local Plan sets out detailed policies against which development proposals will be considered, this document is a "material consideration" and will be taken into account when planning decisions are made.

Conservation Areas

Under section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990, local planning authorities have a duty to designate areas of special architectural or historic interest, the character or appearance of which they consider should be preserved or enhanced. It is the architectural quality and historic interest of the area rather than of individual buildings, that is the prime consideration when designating a Conservation Area.

Conservation Area designation has the following effects:

- (a) the demolition of a building within a Conservation Area (regardless of whether that building is a Listed Building) will in many cases require the consent of the Local Planning Authority
- (b) there is a lower threshold of "permitted development" rights within a Conservation Area, and therefore development which might not have required planning permission outside a Conservation Area may now require planning permission
- (c) anyone proposing to cut down or carry out work to a tree in a Conservation Area must give the Local Planning Authority 6 weeks notice in writing of his/her intention to do so before actually carrying out the work. Certain trees may be exempt from this requirement.
- (d) once designation has taken place, the Council has a duty to formulate and publish proposals for the preservation and enhancement of the Conservation Area from time to time.

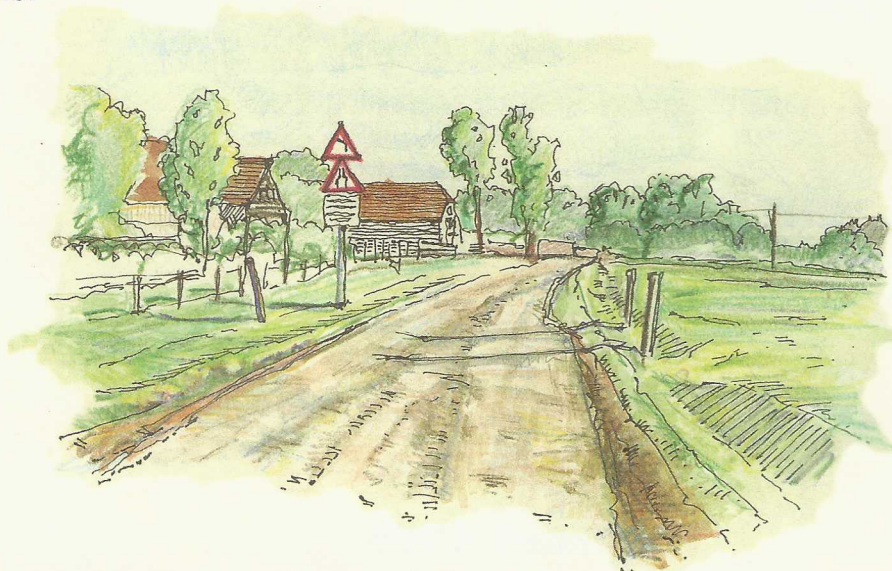


Figure 1. View past Boveney Court Farm into the settlement from Dorney Common

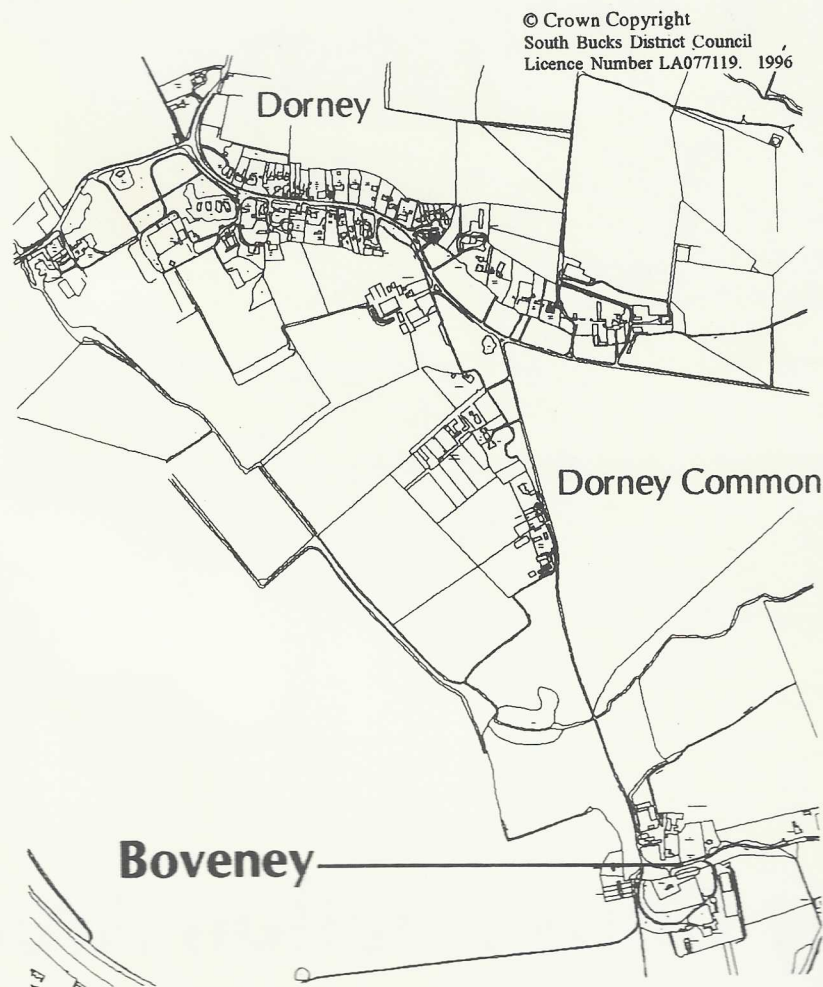
Boveney

Boveney lies to the south of Dorney Common. The settlement is located on the typically flat alluvial flood plain of the River Thames. From specific points in the settlement there are attractive views onto the adjacent pasture land with cattle roaming across Dorney Common unhindered by hedges or fences. Although Boveney contains a church, the settlement can really only be described as a hamlet. The majority of the settlement, apart from the open space along Lock Path, is owned by Eton College.

A large proportion of the buildings are listed as being of architectural importance. Boveney has a tranquil rural character, and seems to be almost untouched by the development that has spoilt other similar settlements. The District Council would therefore not want to see further development or any intensity in the use of the settlement by visitors.

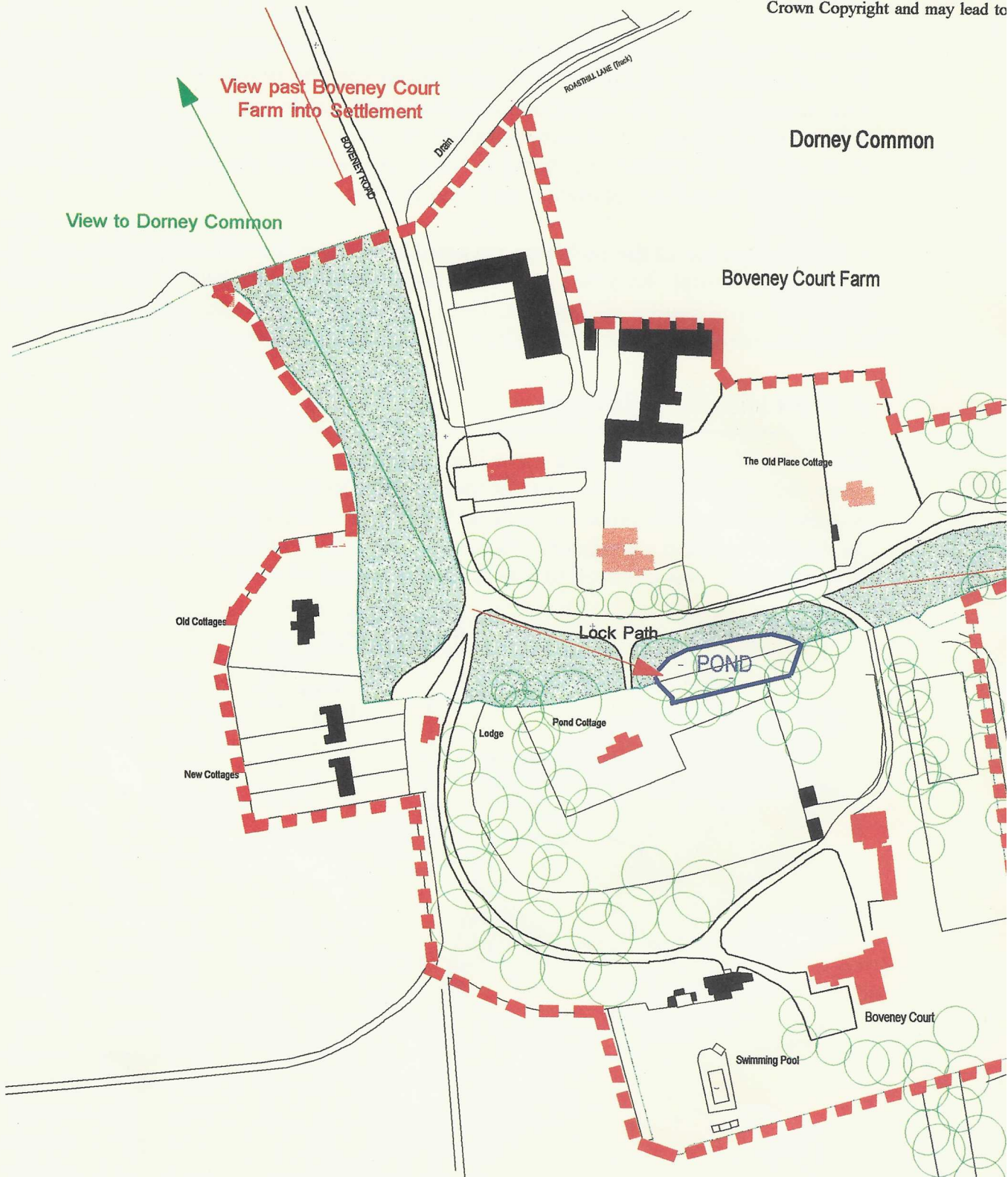
A Short History of Boveney

Recent evidence suggests that there has been a settlement at Boveney since Anglo-Saxon times. References to Boveney are to be found in the Domesday book of 1086 and the settlement is understood to have grown up around the chapel (which served local bargemen, working on the Thames) and subsequently Boveney Court. The chapel of St. Mary Magdalene dates from 1266 and was annexed to Burnham as a chapel of ease.



The Tudor buildings that remain were once part of a larger settlement. During the 16th and 17th Centuries, the hamlet was under the control of the nuns of Burnham Abbey. There are no archaeologically significant sites within the settlement, although there are significant archaeological features surrounding the settlement. It is the archeological remains to the west that point to theory that Boveney was larger than it is today. These remains, only distinguishable from aerial photographs, are thought to be the foundations of the original buildings.

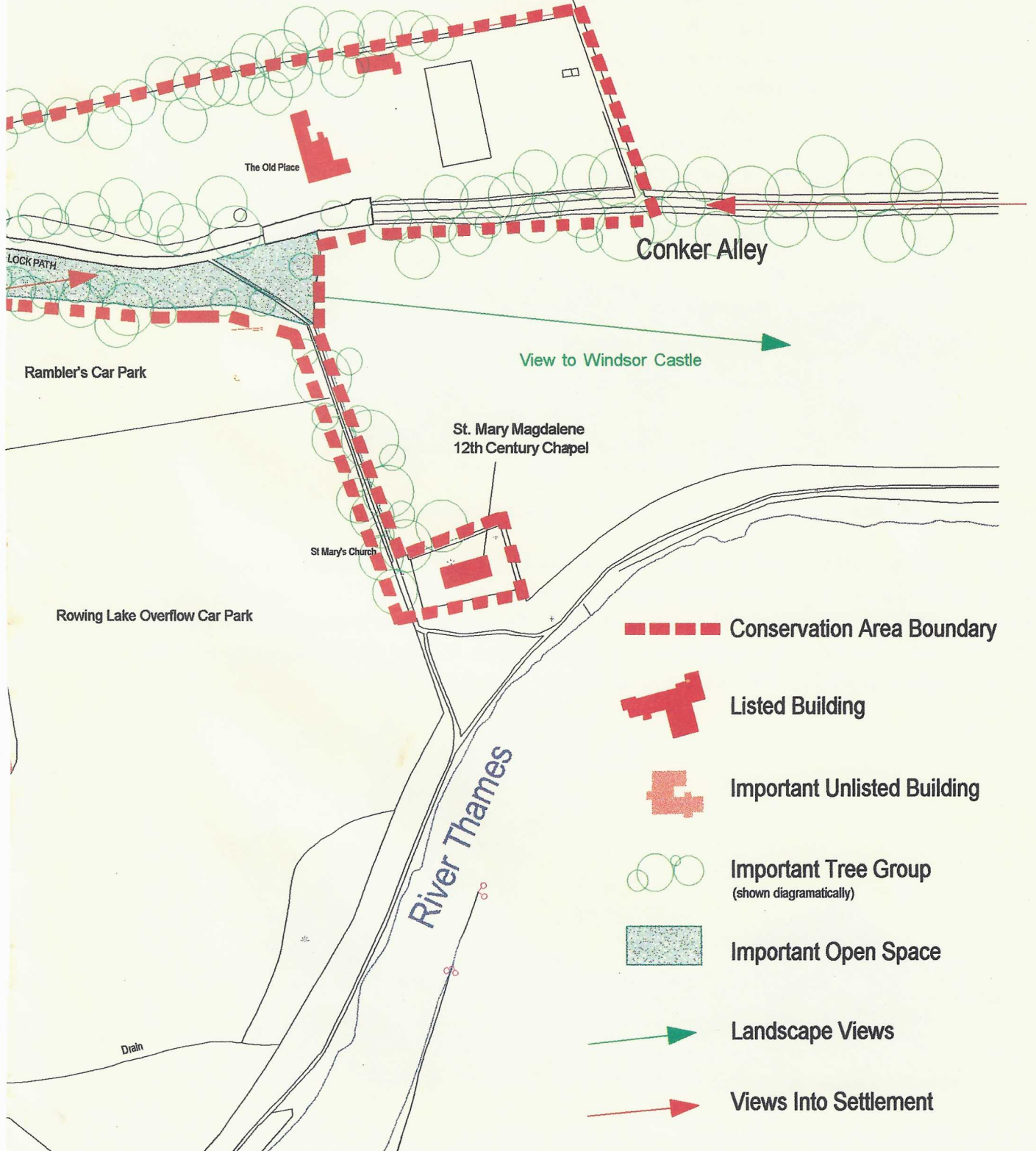
Figure 2. Boveney - Location Plan



Boveney Conservation Area

Appraisal Plan





--- Conservation Area Boundary

■ Listed Building

■ Important Unlisted Building

○ Important Tree Group
(shown diagrammatically)

■ Important Open Space

→ Landscape Views

→ Views Into Settlement

Character Analysis

This section offers a detailed analysis of the special historic and architectural character that Boveney possesses. The analysis focuses upon the features of the settlement which merit protection because of the contribution they make to the special architectural or historic interest. The areas and features considered important are highlighted along with negative features.

Architectural Character and Coherence of Buildings

Ten of the buildings, around two thirds of the total, are listed. The vast majority of the buildings are in Tudor style dating from the 16th and 17th Century. However, the chapel of St. Mary Magdalene on the eastern fringe of the settlement which dates from the 12th Century, was built of chalk rubble and flint and is listed as a grade 1 building. The uses of the buildings have also had an influence upon the character of Boveney over the years. Uses have predominantly remained residential. However, Boveney Court Farm has had an influence upon the character of the settlement by reinforcing the rural nature of the area.



Figure 3. The Old Place dates from the 16th Century and was converted from 5 or 6 cottages.

There is a clearly defined period within which the listed buildings were constructed and therefore a similarity in construction type and building materials. This provides visual coherence within the settlement. The strong material theme that runs throughout the hamlet is the 16th and 17th Century construction type; of timber framed, brick nogging, old tile roof with projecting gables and overhanging eaves.



Figure 4. The 17th Century timber framed barns of Boveney Court Farm

Hierarchy of Space

There are important open spaces lining either side of Lock Path. These spaces and the associated trees, hedges and landscaping create a linear space through the heart of the settlement linking The Old Place at the eastern end and Boveney Court Farm in the west as well as the properties either side of the road. Because of Boveney's rural nature and the relatively small number of widely dispersed buildings, the settlement has a low density. Consequently, there is little in the way of townscape views, nevertheless, this rural, low density character is a quality that the District Council regards as being worthy of preservation.



Figure 5. Open Space along Lock Path with Pond Cottage in the background

Trees, Hedges and Landscaping

The elements that provide linkage between the buildings are the mature trees (mostly native species, including Ash, Willow and Oak) that line either side of the road. These also assist in creating a form of enclosure. Without the trees, the buildings would not be brought together to form a collective entity. Conservation Area designation provides extra protection for these important tree groups.



Figure 6. The Pond on the southern side of Lock Path provides a spatial focal point for the settlement

Much of the incidental soft and hard landscaping along Lock Path is of an informal nature (i.e. no pavements, kerbing or street furniture etc.). This is particularly true of the grass verges and the pond which seem to have remained unchanged since their creation. These elements are an important part of the character of the settlement. The pond on the southern side of Lock Path is a key element, and provides the settlement with a spatial focal point.

Relationship between the Built Environment and Landscape

A number of key landscape views onto Dorney Common and across to Windsor Castle exist from within the settlement. Another key view can be seen when one moves west along Lock Path past Pond Cottage where the road becomes Boveney Road. At this point, there is a *surprise* view out onto Dorney Common; the enclosure contained in the settlement, opens out into the expanse of the Common.

When one enters Boveney from the east of the settlement, there are important views through the tree lined avenue (locally known as conker alley) to the chapel of St. Mary Magdalene and 'The Old Place'. Large buildings including 'Boveney Court' and 'The Old Place' can be seen from the Thames footpath and Dorney Common respectively.



Figure 6. 'Conker Alley' is an important link between the settlement and the surrounding landscape

Negative Features and Other Factors

One negative feature of the settlement is the group of four semi-detached houses which are sited on the western fringe of the hamlet. The buildings are post 1940's and are out of character with the remainder of the settlement. They do however have the positive effect of providing a certain amount of enclosure and form a back drop to the western end of the settlement.



South Bucks
District Council

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