

**CHESHAM  
NEIGHBOURHOOD PLAN  
SITE ASSESSMENT REPORT  
SEPTEMBER 2023**

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## **1. INTRODUCTION**

1.1 This report summarises the process by which sites have been identified and assessed for potential inclusion in a policy of the draft Chesham Neighbourhood Plan (CNP). Chesham Town Council (CTC) has been advised throughout this process by the professional planning consultancy, O'Neill Homer. It has also engaged the expertise of place making consultant, Create Streets, which has produced the first Chesham Design Code, and with sustainability consultant, AECOM, which has produced the draft Strategic Environmental Assessment (SEA).

1.2 CTC commenced this process as part of the evidence gathering in early 2020. It was mindful of the proposals in the submitted (but since withdrawn) Chiltern & South Bucks Local Plan (CSBLP). That plan proposed a 500 home, strategic housing site allocation to the northeast of the town. The local planning authority, former Chiltern District Council (now Bucks Council (BC)), published a Settlement Capacity Study Update in January 2020 in its evidence base. This indicated that the town had the potential to deliver another 435 homes from sites with planning permission and those assessed as potentially suitable in the 2020 Housing & Economic Land Availability Assessment (HELAA). There was also an assumption that 105 homes would come forward through windfall schemes, resulting in an estimated total of 1,040 homes to be delivered over the plan period to 2036.

1.3 CTC, and many others, objected to the strategic allocation as it required the release of Green Belt land in an unsustainable location poorly connected to the town. It considered it could not be justified, as the planning authority had failed to show that it had taken seriously the need to fully explore the potential to redevelop brownfield land within the town boundary, as required by §141 of the National Planning Policy Framework (NPPF).

1.4 To show that this potential is significant and realisable, CTC has focused the CNP on developing and validating a 'brownfield first' strategy that facilitates the redevelopment of sites within town for housing to deliver at least the equivalent 500 homes proposed in the Green Belt over the period to 2040 (to match that of the new Bucks Local Plan). However, it recognised that such strategies are challenging and cannot rely solely on land being made available through a 'call for sites'; they tend to require greater intervention by plan makers to de-risk the cost of bringing forward by land interests (owners and developers).

1.5 A draft version of this report is published alongside the Pre-Submission Neighbourhood Plan and draft SA/SEA report for consultation. A final version will take into account the representations made and will form part of the submission documentation.

## **2. THE SITE ASSESSMENT PROCESS**

2.1 This has required a site assessment process attuned to this specific urban location and context. Most especially, neighbourhood plans cannot release and allocate land in the Green Belt and cannot modify Green Belt boundaries. The process was therefore designed to collate information to firstly identify brownfield sites that may be suitable and acceptable for housing or housing-led, mixed use redevelopment and secondly to examine their deliverability, coming to a view on the extent to which further intervention may be necessary.

2.2 The process has comprised two stages. The first stage commenced in early 2020 and generated a ‘long list’ of potential redevelopment sites, derived from a combination of the 2017 Chesham Masterplan (courtesy of Chesham Renaissance CIC), the 2020 HELAA, the outcome of the 2021/22 Bucks Council Brownfield Call for Sites exercise (i.e. the 2023 HELAA) and the local knowledge of CTC members and officers. The latter has been especially insightful in identifying land that it anticipated may become available during the plan period or that was occupied by established uses that has been the cause of amenity problems for surrounding residential areas (itself a legacy of the way the town’s industry has grown over two centuries).

2.3 Given the duration of the making the draft CNP, this exercise has been iterated regularly up to mid 2022, when this stage was completed. The stage has seen almost 40 sites identified and assessed, with sites were disqualified if they were considered highly unlikely to become available within the next decade, or had secured a planning consent in the meantime. The outcome of that stage is shown in the list and maps of 34 sites in Appendix A.

2.4 CTC then agreed that the CNP would have two brownfield site-related policies: one allocating land for specific types of redevelopment scheme (bolstered through accompanying Neighbourhood Development Orders (NDO)); and a second identifying other land on the Policies Map that was considered suitable in principle for beneficial redevelopment but with no site-specific details. The first has become Policy CHESH2 ‘Key Regeneration Sites’ and the second Policy CHESH3 ‘Other Brownfield Opportunities’ in the draft CNP.

2.5 The second stage commenced in mid 2022 with CTC securing the services of consultants, Create Streets, to produce a set of site masterplans and design codes as part of a Chesham Design Code project that would also form part of the CNP (now Policy CHESH9). For that purpose, CTC prioritised 19 sites in four clusters within the town, based on a consideration of their complexity (e.g. land ownerships, likely below ground conditions), their prominence within the townscape and their existing or potential inter-relationship with nearby sites.

2.6 The design coding work has included detailed constraints reporting – ground conditions, accessibility, heritage etc – and some preliminary viability testing. The site masterplans have enabled Policy CHESH2 to include clear policy objectives for the quantum, land use mix and design of each site and for those objectives to be translated into draft NDOs. Some preliminary environmental impact assessment (EIA) work has also been completed to inform later decisions to be made on whether or not an Environmental Assessment for one or more of the NDOs will be screened in. This and the viability work will be completed in time for the submission of the final CNP and NDOs in 2024.

2.7 During the preparation of the site masterplans and coding it became clear that some – notably the cluster of sites in Waterside – would not lend themselves to that sharper focus as first thought and would be better identified as ‘Other Brownfield Opportunities’. This resulted in the ‘Key Regeneration Sites’ falling to 13 in number, to be implemented by three NDOs: Town Centre, The Yards and Newtown. The final version of Policy CHESH2 has been assessed as part of the SEA process with its analysis of reasonable alternatives exploring options for the overall scale and distribution of sites.

### 3. PHASING OF DEVELOPMENT

3.1 During the assessment process consideration has also been given to the potential phasing of the Key Regeneration Sites coming forward for delivery over the plan period. This has helped the assessment of likely environmental effects of the cumulative change. This is not a precise science – especially when looking at brownfield sites – but there is a rationale for the likely timing of delivery within the first five years (by 2029), the next five years (by 2034) or in the final five years of the plan period (by 2040).

3.2 The primary factors guiding phasing are: land assembly challenges, owner interest and dependency on other sites. Sites where there are multiple ownerships and/or tenancies to resolve to assemble a viable development site have been assumed to take the longest to deliver. Similarly, those that are expected to have challenging viability issues to resolve that may only come forward where there is evidence that value uplift has been achieved on successful, earlier schemes, are also likely to be phased later.

3.3 Those where a single landowner interest in bringing forward a scheme is uncertain have been assumed as taking at least five years to resolve. Those with a single landowner who has previously undertaken some promotional activity, or submitted planning applications, have been assumed to be available within the first five years. For those sites dependent on the delivery of another site (e.g. to replace lost car parking spaces) it has been assumed that they will also take longer to resolve.

3.4 The results of these assumptions are shown in the table below. It shows that the approx. total 683 dwellings to be delivered across the 13 sites may be phased thus:

- < 5 years – 214 homes
- 6-10 years – 291 homes
- 10+ years – 178 homes

3.5 In addition to the Key Regeneration Sites, there will be supply from the other sites included in this assessment. It is known that some are in single ownership and are either available now or are likely to be soon. Others are likely to take longer given their ownership and other factors.

CNP Site No.	Site Name	Delivery timescale	Commentary	Approx. Dwelling Capacity
1	Howard Industrial Estate	Developable (10-15 years)	Expiry of leases. Possibly 6-10 years dependent on precise lease timings and effectiveness of NDO to attract interest.	62
2	Station Car Park	Deliverable (< 5 years)	None – the owner has been actively promoting the site for redevelopment.	75
3	Alma Road Industrial Estate	Developable (10-15 years)	Expiry of leases. Possibly 6-10 years dependent on precise lease timings and effectiveness of NDO to attract interest.	62
4	Bellingdon Road / Deansway	Developable (10-15 years)	Fragmented ownership and long leases (up to 2039). Possibly 6-10 years dependent on precise lease timings and effectiveness of NDO to attract interest. Vacant site maybe < 5 years.	54
5	Star Yard & Catlings Car Parks	Developable (6-10 years)	Single ownership but may need changes to St Mary's Way, and prior offsite parking provision	78
6	Car Park Adjacent to Sainsbury's	Developable (6-10 years)	Single ownership but may need changes to St Mary's Way, and prior offsite parking provision	37
7	Higham Mead	Deliverable (< 5 years)	None – the owner has been actively promoting the site for redevelopment.	135
8	Chesham Business Park	Developable (6-10 years)	Single site owner, but dependent on precise lease timings and effectiveness of NDO to attract interest.	25
9	Cape House	Developable (6-10 years)	Single site owner, but dependent on precise lease timings and effectiveness of NDO to attract interest.	10
10	Summit Hygiene, Cameron Road	Deliverable (< 5 years)	None – the owner has been actively promoting the site for redevelopment.	4
11	Albany Yard & Central Garage	Developable (6-10 years)	Single site owner – if used for car park, site would need to be partly developed sooner. Otherwise dependant on relocation of theatre (M&Co?), and re-alignment of St Marys Way.	100
12	UK House, White Hill	Developable (6-10 years)	Single site owner but dependent on effectiveness of NDO to attract interest.	21
13	Wenzels, Broad Street	Developable (6-10 years)	Dependant on being able to buy out residential leases, unless refurb / recladding strategy progressed instead. Wenzels site can be progressed sooner.	20

Table Showing Assumptions Made on Site Delivery Phasing

## 4. CONCLUSIONS

4.1 The site assessment process in this context is very different to that operated for plans seeking to allocate land on green fields around the edges of settlements. Here, the purpose and process are similar to that of an urban capacity study, seeking to identify the potential of primarily brownfield sites to deliver new homes rather than simply leave it to an estimate of ‘windfall’ schemes.

4.2 The process has taken much longer to operate than such a study given the longer plan making period driven by delays during the 2020/21 Covid period. Hence, there have been changes to the Stage 1 long list, with sites entering and leaving the list before its conclusion. However, that final list was informative, not just in identifying land for site-specific policy attention – per Policy CHESH2 ‘Key Regeneration Sites’ of the Pre Submission CNP – but also in informing other brownfield and strategically important employment sites.

4.3 Much of the assessment itself has been carried out as part of the site coding work for the Key Regeneration Sites as part of the parallel NDO process. That work has been informed by a range of technical evidence and by preliminary environmental impact assessment screening. This has proven invaluable to the process which may not otherwise have had the resource to draw detailed conclusions.

4.4 The outcome of the assessment is a list of 13 sites that are considered suitable in principle to deliver more than 650 homes over the plan period with their schemes shaped by the Chesham Design Code. Delivery will require landowners, developers and investors to be willing and able to respond to the planning permissions granted by the NDOs with specific proposals set within the framework of the design code. The combination of positive CNP policy provision and the NDOs is considered to present the most favourable circumstances that the planning system can provide to enable delivery.

## APPENDIX A: STAGE ONE SITES

Site No.	Site Name	Site Information	Use Class(es)	Observations & Conclusions
1	Howard Industrial Estate, Chilton Road	1.0 Ha. Multiple ownerships. HELAA = 30 homes	E/B2	An active employment site but poor neighbour in the residential area and with the types of unit and occupier that are available in the local area. <b>RECOMMEND: include in an allocation policy and in an NDO</b>
2	Station Car Park	0.5 Ha. Land being actively promoted for housing via Local Plan. LP allocation for retail floorspace (SPEP3). HELAA = 17 homes on Coal Yard. ProW 96/3 adjoins site. Chesham Station Grade II listed. Setting of Conservation Area. Site adjoins Waitrose car park, which may form a more efficient comprehensive development solution to retain parking spaces and deliver new homes.	Sui Generis	A very prominent site in the town centre and part of the public parking provision, requiring likely co-ordination with other sites and multi-storey parking provision. <b>RECOMMEND: include in an allocation policy and in an NDO</b>
3	Chiltern House, Waterside	0.4 Ha. Large industrial buildings with direct access to Waterside. Multiple ownerships. Buffer to railway line required. Part of the site is steep. Outside but on edge of Flood Zone 3. ProWs 100/1 and 96/2 adjoin site.	E	An active employment site with buildings of local heritage interest. Remaining land unlikely to be large enough to support any significant new development. <b>RECOMMEND: do not identify in the NP.</b>
4	Alma Road Industrial Estate	0.8 Ha. Land identified in the Chesham Masterplan for housing. LP defines as 'Key Economic Site' KE5 (SPEP2). Multiple ownerships.	E/B2	An active employment site but poor neighbour in the residential area and with the types of unit and occupier that are available in the local area. <b>RECOMMEND: include in an allocation policy and in an NDO</b>
5	Waterside Business Park	0.35 Ha. Multiple ownerships. Buffer to railway line required. ProW 100/1 adjoins site.	E/B2	An active employment site. Site is smaller than others so unlikely to be large enough to support any significant new development. <b>RECOMMEND: identify in the NP as a potential brownfield redevelopment opportunity.</b>
6	Bellingdon Road/Deansway	1.25 Ha (exc fire station and mosque). Large area of vacant land fronting on to Deansway. Fire station and mosque are well established but possible to build around them without undermining amenity etc.	E/B2	Very prominent and one of the largest sites that is (or likely to become) available. Shape, size and location mean that it could service a number of land use purposes, most especially in being suited to relocating businesses from other sites. <b>RECOMMEND: include in an allocation policy and in an NDO</b>

7	Star Yard & Catlings Car Parks	0.8 Ha. Land identified in the Chesham Masterplan for housing. LP allocation for retail floorspace (SPEP3). Currently public car parking for town centre. Setting of Conservation Area. A number of listed buildings on High Street. ProW 102/1 passes through site.	Sui Generis	Very prominent with significant potential to contribute to town centre regeneration. Inter-connected with other sites and potential may be enhanced with re-alignment of St. Mary's Way. Complex site (e.g. Vale Brook) and requires solution to relocating public parking. <b>RECOMMEND: include in an allocation policy and in an NDO</b>
8	Car Park Adjacent to Sainsbury's	0.95 Ha. Land identified in the Chesham Masterplan for housing and new commercial. Assumes relocation of library. Currently mostly public car parking for town centre. Setting of Conservation Area. One listed building in Blucher Street. Vale Brook culverted under. Site could be extended to 1.4 Ha including the redevelopment of the superstore and some buildings on the High Street frontage.	E/ Sui Generis	Very prominent with significant potential to contribute to town centre regeneration. Inter-connected with other sites and potential may be enhanced with re-alignment of St. Mary's Way. Complex site (e.g. Vale Brook) and requires solution to relocating public parking. <b>RECOMMEND: include in an allocation policy and in an NDO</b>
9	Water Meadow Car Park	0.6 Ha. Land identified in the Chesham Masterplan for housing. Currently public car parking for town centre. Part Flood Zone 3. Four listed buildings on Germain Street. In Conservation Area.	Sui Generis	Single ownership and not complex (although flood risk and heritage constraints). Best used for parking and may be best candidate for a multi-storey car park. Better addressed in the NP as one such option. <b>RECOMMEND: identify in the NP as a multi-storey parking option.</b>
10	Higham Mead, Higham Road	1.1 Ha. LP defines as 'Economic Site' KE7 (SPEP2). Land identified in the Chesham Masterplan for housing. Housing scheme at pre-app. Some buildings have been refurbished and would be retained.	E/B2	Not prominent but an important and large site at the end of a chain of sites running north from the town centre. Proposals have emerged but not supported – will benefit from alternative coding via the NDO. Complex uses, ownerships and constraints. <b>RECOMMEND: include in an allocation policy and in an NDO</b>
11	Chesham Business Park, Townsend Road	0.25 Ha. Land identified in the Chesham Masterplan as 'Townsend Yard' for housing. Vale Brook adjoins site. HELAA = 12 homes.	E/B2	Not prominent but an important site as part of a chain of sites running north from the town centre. Complex ownerships and constraints. <b>RECOMMEND: include in an allocation policy and in an NDO</b>

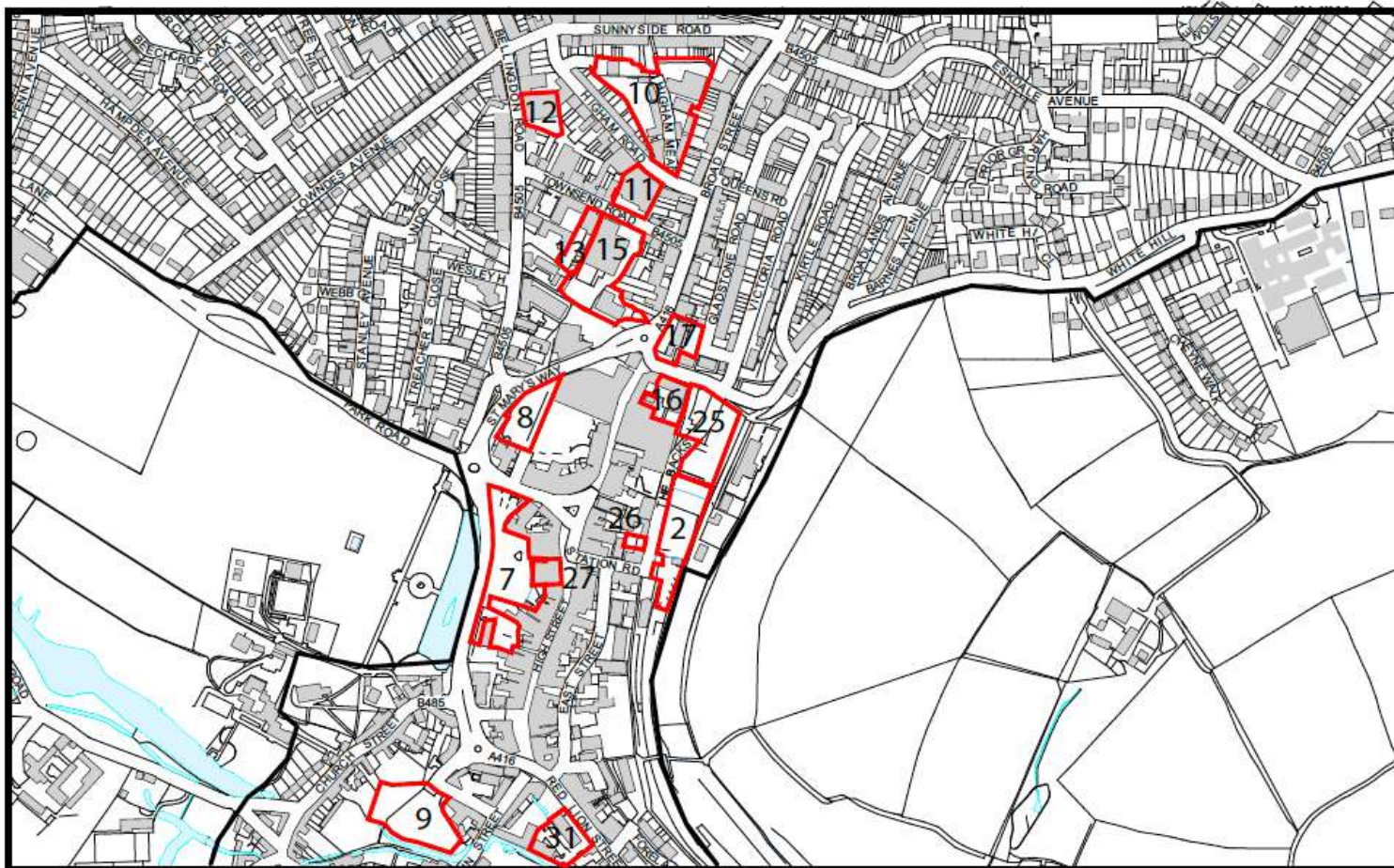


12	Cape House, Bellingdon Road.	0.3 Ha (14 h + 10f). Industrial buildings fronting main road and extending to rear.	E	Prominent site on the main road. Poor neighbour to adjoining residential. <b>RECOMMEND: include in an allocation policy and in an NDO</b>
13	Central Garage, Townsend Road	0.2 Ha. Van dealers. Better developed with adjoining Albany Yard.	E	Not prominent but an important site as part of a chain of sites running north from the town centre. Complex ownerships and constraints. Consider consolidating with the adjoining, large Albany Yard site. <b>RECOMMEND: include in an allocation policy and in an NDO</b>
14	Summit Hygiene, Cameron Road	0.15 Ha. Vacant industrial building. PRoW 90/1 adjoins site.	E	Small site but poor neighbour in residential area and recent approval of conversion of existing industrial units to residential. NDO could promote a better scheme. <b>RECOMMEND: include in an allocation policy and in an NDO</b>
15	Albany Yard, off St. Mary's Way	1 Ha. Land identified in the Chesham Masterplan for housing. Vale Brook adjoins site. PRoW 95/1 adjoins site.	E/ Sui Generis	Large site an important site as part of a chain of sites running north from the town centre. Complex ownerships and constraints. Consider consolidating with the adjoining, smaller Central Garage site. Assume retention of Elgiva and public car park (but recognise potential as a location for a multi-storey car park). <b>RECOMMEND: include in an allocation policy and in an NDO</b>
16	UK House, White Hill	0.21 Ha. Currently a three storey building with 6 ground floor retail units and offices above and to the rear with a small car park. Archaeological notification area. Setting of Conservation Area. Adjoins a car park operated by Waitrose.	E	Prominent site in the town centre. Would benefit from the code promoting a high quality scheme. <b>RECOMMEND: include in an allocation policy and in an NDO</b>
17	Wenzels, Broad Street	0.24 Ha. Currently comprises four storey building of 5 ground floor retail units with flats above; a single storey dry cleaning building; a 2/3 storey building of flats (Gladstone Court); and frontage and rear car parking. Some of the land a former smithy (19C). Occupies prominent site on Broad Street/White Hill/High Street/St. Mary's Way junction. May be suited to multi storey car park with new flats wrapped around main frontage. Setting of Conservation Area.	E	Prominent site in the town centre. Would benefit from the code promoting a high quality scheme. <b>RECOMMEND: include in an allocation policy and in an NDO</b>

18	Waterside Warehouses	0.1 Ha. Pair of 19C, three and single story brick warehouses and industrial buildings. Vacant and/or underused. Flood zone 3. Largest suited to conversion with residential on upper floors and commercial or live/work units on ground floor. Other buildings may be redeveloped in a similar way.	E/F1	Occupied and a local heritage asset. Surrounding land too small to develop. <b>RECOMMEND: do not identify in the NP.</b>
19	Land West of Mount Nugent	0.18 Ha. Surplus former residential garages area (approx. 60 no.). Adjoins Captain's Wood LNR and PRoW 87/1.	C3	Not prominent and quite small. <b>RECOMMEND: identify in the NP as a potential brownfield redevelopment opportunity.</b>
20	P&A House, Alma Road	0.16 Ha. Vacant office use and rear car park. Suited to residential redevelopment to remove unneighbourly employment use (along with Alma Road Industrial Estate opposite).	E	Prominent but small. <b>RECOMMEND: identify in the NP as a potential brownfield redevelopment opportunity.</b>
21	Alma Road Pumping Station	0.09 Ha. Vacant pumping station. Prominent site on main road frontage but accessed from Alma Road. Adjoins small industrial unit site to rear. Possible redevelopment for housing but opposite primary school and family centre so possible ground floor unit for Class E/F2 purpose as part of Newtown 20 Minute Neighbourhood.	Sui Generis	Prominent but small. <b>RECOMMEND: identify in the NP as a potential brownfield redevelopment opportunity.</b>
22	Car wash, Broad Street	0.06 Ha. Former industrial unit, now car wash. Prominent site on main road frontage. Possible redevelopment for housing.	E	Prominent but small. <b>RECOMMEND: identify in the NP as a potential brownfield redevelopment opportunity.</b>
23	Karhouse, Bellingdon Road	0.24 Ha. Currently car storage with narrow access off main road. Some single storey structures on site. Cemetery and Kingdom Hall to rear. Extends to 0.4 Ha with Kingdom Hall with better road access.	B8	Not prominent and only likely viable by being part of a larger site. <b>RECOMMEND: identify in the NP as a potential brownfield redevelopment opportunity.</b>
24	Tom Scott House, Pond Park Road	0.8 Ha. Currently three 1 and 2 storey buildings in residential use. Adjoins cemetery to the south. Redevelop with taller range of flats.	C3	The largest of a number of sites submitted by a Housing Association to Bucks Council under its 'brownfield call for sites' in 2021. All currently occupied or ancillary (primarily garage/parking) land that may be under-used. Mostly too small and not prominent or complex, so no value added in allocating etc. <b>RECOMMEND: identify in the NP as a potential brownfield redevelopment opportunity.</b>

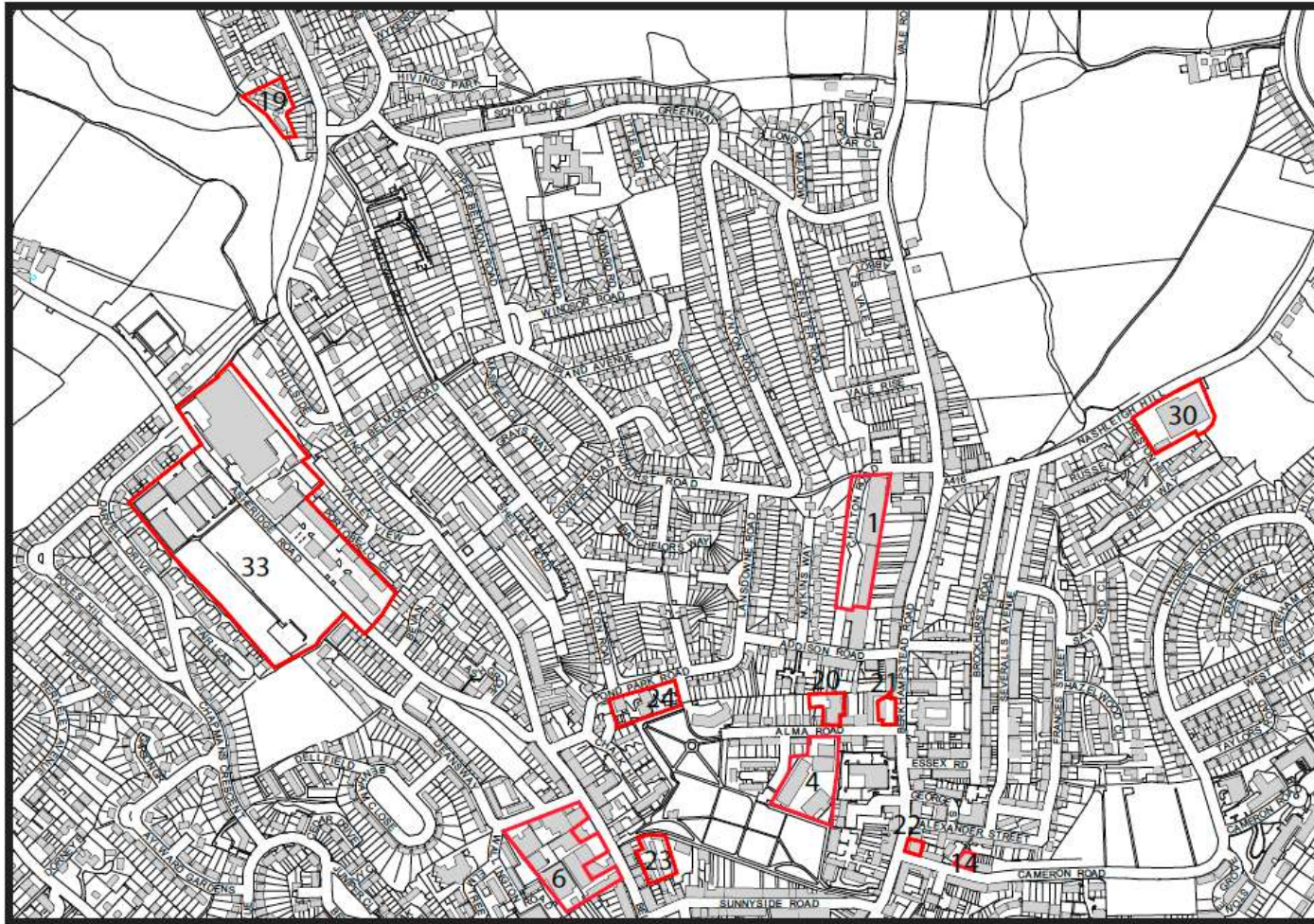
25	Waitrose Car Park, The Backs	0.56 Ha. Current food store car park divided by and accessed from The Backs road. Extends Station car park to the south. Setting of Conservation Area. Essential for operation of foodstore but possible to build residential above.	E	Early indication from land owner that no interest in redevelopment but possible this may change in the future, given owner's proposals for the estate in other UK locations. <b>RECOMMEND: identify in the NP as a potential brownfield redevelopment opportunity.</b>
26	Rear 7 Station Road/The Backs	0.1 Ha. Long term vacant site adjoining rear of BT building. Setting of the Conservation Area. Access only from The Backs.	Sui Generis	Unsure if this land will ever become available. Too small to warrant special attention. <b>RECOMMEND: identify in the NP as a potential brownfield redevelopment opportunity.</b>
27	M&Co, High Street	0.11 Ha. Vacant retail unit (approx. 1,000 sq.m.). Core High Street location off The Broadway. Poor appearance off frontage but very prominent. Backs on to Star Yard car park. Conservation Area and nearby Listed Buildings. Possible site for relocation of Elgiva theatre to release site 24 or retain ground floor in Class E with residential above.	E	Emerged as a potential site after the NDO work was committed. Very prominent building close to Star Yard. <b>RECOMMEND: identify in the NP as a potential brownfield redevelopment opportunity.</b>
28	Petrol Station, Amersham Road	0.16 Ha. Currently an Esso petrol station. Silversons site to the rear. In Flood Zones 2/3 so no 'more vulnerable' uses like residential on upper floors only. Archaeological notification area. Is in a strategic employment corridor.	Sui Generis	Emerged as a potential site after the NDO work was committed. Very prominent site. <b>RECOMMEND: identify in the NP as a potential brownfield redevelopment opportunity.</b>
29	Weirhouse Mill	1.8 Ha. PDL in Green Belt and mostly in Flood Zone 3. Two listed buildings on site (Mill and Mill House). ProW 25/1 passes through site. Although Green Belt the footprint of established buildings should allow for redevelopment and infill without undermining openness.	E/B2/B8	Difficult for NP policy making in the Green Belt and with heritage assets and flood risk issues. Better identified as strategic employment allocation. <b>RECOMMEND: identify in the NP as a strategically important employment location for Class B2/B8/E redevelopment and/or intensification.</b>

30	Global Infusion, Preston Hill	0.55 Ha. Land being actively promoted for housing via Local Plan and planning applications. Well established business uses with direct access to A416 at Nashleigh Hill, therefore of strategic employment value.	E/B2/B8	Very prominent site and especially suited to protection for future employment growth. <b>RECOMMEND: identify in the NP as a strategically important employment location for Class B2/B8/E redevelopment and/or intensification.</b>
31	Job Centre, Red Lion Street	0.11 Ha. Setting of Conservation Area and listed buildings on Red Lion Street. Outside but on edge of Flood Zone 3. Vale Brook in culvert under. Owned by Bucks Council and possible multi-storey car park site.	E	Not likely to become available in the plan period. <b>RECOMMEND: do not identify in the NP.</b>
32	Chess Business Park, Moor Road	2.9 Ha in two parts – the main area south of Moor Road with additional land not part of the Business Park but in the same E/B2 uses north of the road, but excluding the petrol station and Silversons to the rear. A range of generally modern business unit buildings with direct access to A416 Amersham Road from Moor Road. Partially within Flood Zone 3. Of strategic employment value.	E/B8	Very prominent site and especially suited to protection for future employment growth. <b>RECOMMEND: identify in the NP as a strategically important employment location for Class B2/B8/E redevelopment and/or intensification.</b>
33	Asheridge Road	4.5 Ha in two parts either side of the road. Excludes large, adjoining vacant parcel of land that has separate consents for a residential scheme and a data centre scheme, both unimplemented. A range of generally modern business unit buildings, some only recently completed. Although reliant on access to A416 via Bellingdon Road as Asheridge Road north is unsuited to HGVs etc, it is a major established business area.	E/B2/B8	Very prominent site and especially suited to protection for future employment growth. <b>RECOMMEND: identify in the NP as a strategically important employment location for Class B2/B8/E redevelopment and/or intensification.</b>
34	Silversons, Waterside	1.2 Ha in two parts either side of the railway line. Well established industrial use and important local business. Very well located adjoining the strategic highway network. Some residential close by. Partially within flood zone 3.		Very prominent site and especially suited to protection for future employment growth. <b>RECOMMEND: identify in the NP as a strategically important employment location for Class B2/B8/E redevelopment and/or intensification.</b>



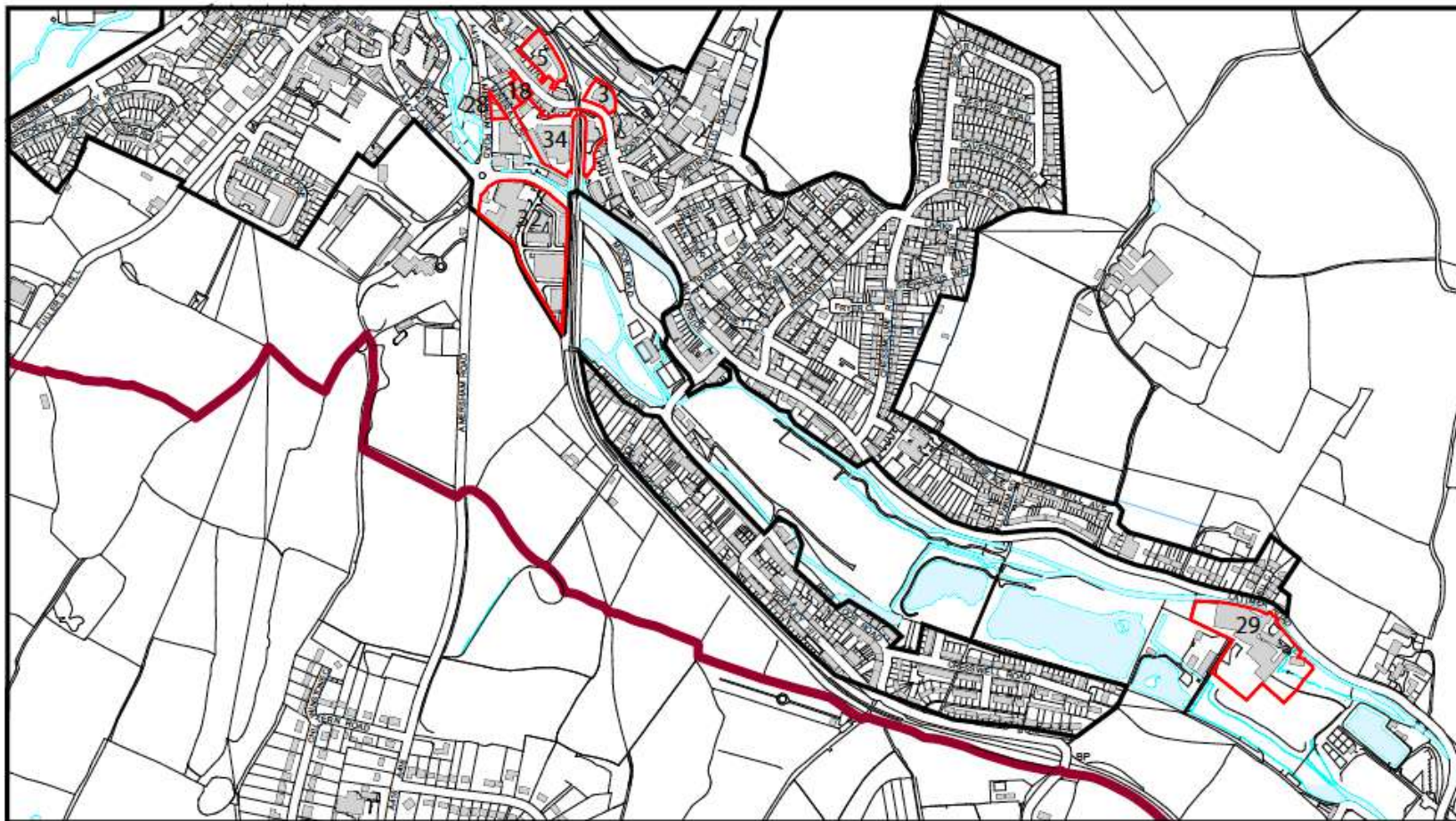
Chesham Neighbourhood Plan  
Pre-Submission Version  
Sites map - Inset 1  
September 2023





Chesham Neighbourhood Plan  
Pre-Submission Version  
Sites map - Inset 2  
September 2023





Chesham Neighbourhood Plan  
Pre-Submission Version  
Sites map - Inset 3  
September 2023