



Chesham
TOWN COUNCIL

CHESHAM NEIGHBOURHOOD PLAN 2024 - 2040

MADE VERSION



Submitted by Chesham Town Council for examination under the Neighbourhood Planning (General) Regulations 2012 (as amended)

Approved by Referendum on 6 November 2025, and therefore part of the Development Plan from 7 November 2025 and Made by Buckinghamshire Council on 17 December 2025

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FOREWORD

We are proud to present the Chesham Neighbourhood Plan 2024–2040, a community-led vision for the future of our town. This Plan is the result of years of collaboration, consultation, and commitment from residents, local organisations, and the Town Council, all working together to shape a more sustainable, attractive, and resilient Chesham.

At the heart of this Plan is a strong commitment to protecting what makes Chesham special. Our green spaces—whether public parks, play areas, or cherished local fields—are vital to the health, wellbeing, and identity of our community. Through the designation of Local Green Spaces and the creation of a Green Infrastructure Network, this Plan ensures that these areas are safeguarded for future generations and enhanced as part of a wider strategy to improve biodiversity, climate resilience, and access to nature.

Equally important is the introduction of the Chesham Design Code. This sets out clear, locally-informed principles to guide the design of new development, ensuring that it reflects the town’s distinctive character and contributes positively to its built environment. The Design Code empowers both developers and residents by providing a shared understanding of what good design means in Chesham.

While it was not possible for this Plan to allocate land for new housing, this will be addressed through the emerging Buckinghamshire Local Plan, it plays a crucial role in shaping how any future development should be delivered. It ensures that growth, where it occurs, is sensitive, sustainable, and aligned with the values of our community.

We extend our sincere thanks to everyone who contributed to this Plan, including the Neighbourhood Plan Working Group, our consultants, and the many residents who shared their views. Your input has helped create a Plan that is both ambitious and grounded in local priorities.

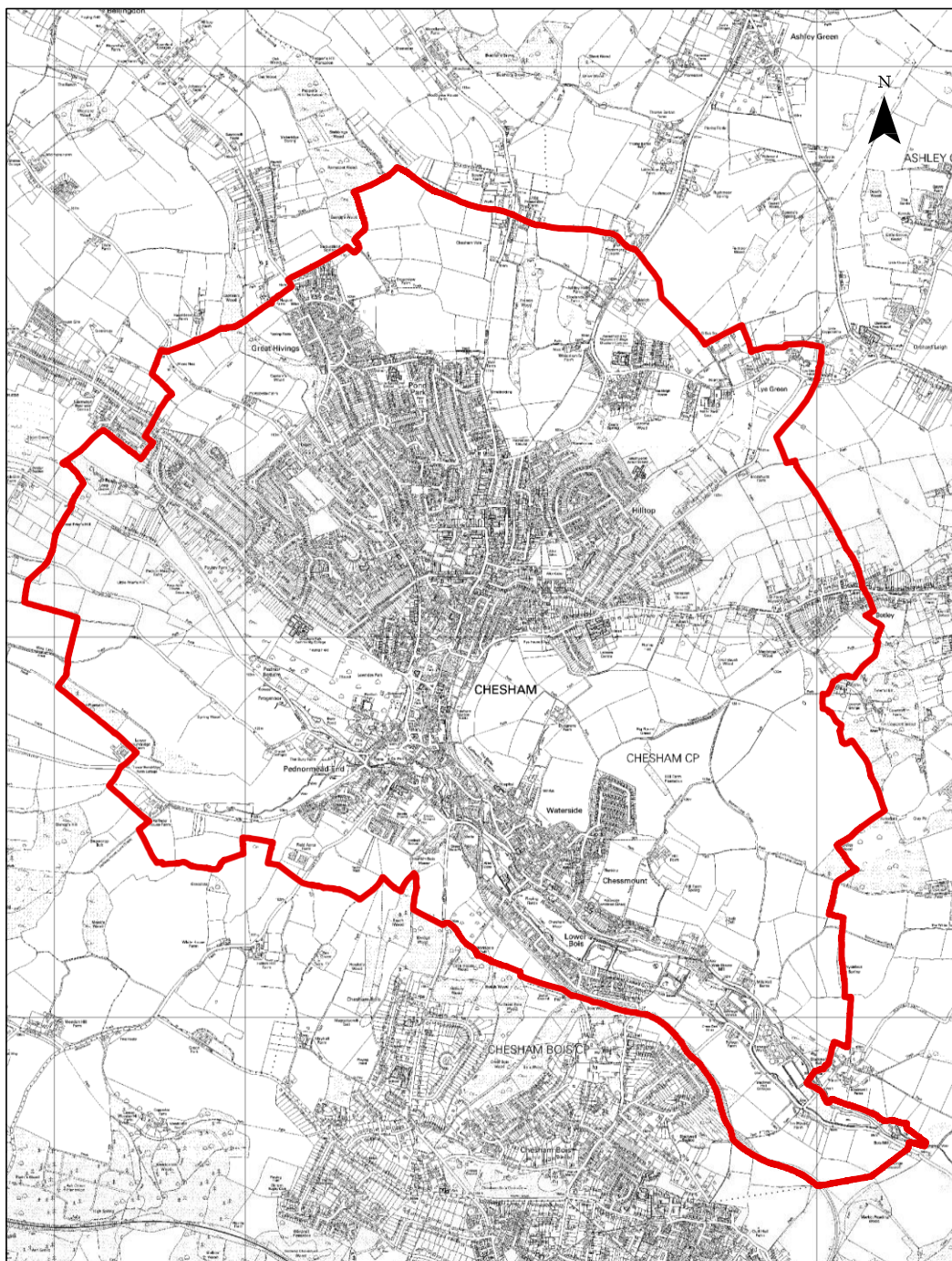
This Neighbourhood Plan is more than a policy document, it is a statement of our collective aspirations. It reflects our determination to protect Chesham’s unique character while planning positively for its future.

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INTRODUCTION

1. Chesham Town Council has produced a Neighbourhood Plan (NP) for the area designated by the former local planning authority, Chiltern District Council, in January 2020. The area coincides with the parish boundary (see Plan A). The plan is being prepared in accordance with the Neighbourhood Planning (General) Regulations of 2012 (as amended).



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Scale: 1:25,000

Plan A: Designated Chesham Neighbourhood Area

2. The purpose of the NP is to set out a series of planning policies that will be used to help determine planning applications in the area in the period to 2040. The NP will form part of the development plan for Chesham, alongside the policies of the adopted Chiltern District Core Strategy and of the Chiltern District Local Plan. Those policies will eventually be replaced by the emerging local plan to 2045, being produced by Buckinghamshire Council.
3. In preparing the NP the Town Council has had regard to the National Planning Policy Framework (NPPF) published by the Government, which is an important guide in the preparation of local plans and neighbourhood plans. The NP must also be in general conformity with the strategic policies of the development plan, i.e. the adopted Core Strategy and Local Plan. At the time of preparation and submission the emerging new Local Plan has not made sufficient progress for its reasoning and evidence to inform the NP. The separate Basic Conditions Statement explains how the NP policies have had regard to the relevant NPPF and strategic policies.
4. The essence of the adopted development plan sees Chesham as a major settlement and strategic development location in this part of the county with a focus on delivering housing and other growth within its built-up area. Although dated (and time expired in 2026) their spatial strategy are considered consistent with national policy on the Green Belt, National Landscapes and brownfield land redevelopment.
5. The Town Council published a draft version of the NP in September 2023 for its statutory consultation. This final version has been modified to address comments made and to reflect changes in national planning policy. However, the Town Council carried out a number of community and stakeholder engagement activities throughout the non-COVID affected period. The separate Consultation Statement summarises the nature of those activities and how the NP has been shaped by their feedback.
6. A strategic environmental assessment (SEA) of the NP has been prepared by consultants AECOM and is published alongside the NP for examination (as per the Environmental Assessment of Plans & Programmes Regulations 2004). In addition, Buckinghamshire Council has undertaken a Habitats Regulations Assessment (HRA) of the NP in accordance with the Conservation of Habitats and Species Regulations 2017 (as amended). This report is also published separately.



THE NEIGHBOURHOOD AREA

7. Chesham is located in south-east Buckinghamshire, and is the third largest town in the county. It lies 14 miles south-east of Aylesbury and 28 miles north-west of London. The Parish includes the town of Chesham and the surrounding countryside. The Parish extends over 3.5 square miles comprising the town and its surrounding countryside and has a 2021 population of approximately 23,700. This represents growth of 13% since 2001. The population is mainly of working age (60%) but has relatively large young (23%) and older (17%) age groups.

8. Chesham is a market town with a variety of shops, schools, markets, businesses and community facilities. It is located at the end of the Metropolitan line which makes it a popular location for commuters who work in London, with a journey time of approximately one hour. It is also well connected to the road network, as it lies approximately 8 miles from the A41 and 11 miles from the M25.

9. The town is surrounded by the Chilterns National Landscape and Green Belt. The river Chess, a chalk stream, which is a characteristic feature of the Chilterns and home to a variety of wildlife, rises in the south-east of the Parish. There are also several parcels of Ancient Woodland scattered around the Parish.

10. There are 146 Listed Buildings in Chesham, including 5 Grade II* Listed Buildings and Grade I Listed St Mary's Church. St Mary's Church was mentioned as early as 1153 as 'the church in Chesham' in a register belonging to the diocese of Lincoln and has an active community today. Three areas of the town are designated as a Conservation Area on account of the special architectural or historic interest of many buildings and features in Chesham, including St Marys Church and Church Street, the High Street from Broadway and Germain Street. The current Conservation Area was designated in 1970, amalgamates the three areas and covers the historic core of the town.

11. The town was connected to the railway network late 1800s. As a result the town saw a rapid expansion in 1900 – 1950, especially towards the villages of Chartridge and Bellingdon. Further growth was then restricted by the designation of metropolitan Green Belt in 1958 and restricted again by its extension in 1972. Parts around the edges of the town, particularly around the north, consists of more modern development.

12. Home ownership is the dominant tenure in Chesham, with over 67% of households owning their own homes. Over 20% of the housing stock is social/affordable rented housing and the town plays an important part in meeting the affordable housing need in the area.

VISION, OBJECTIVES & POLICIES

VISION

By 2040, Chesham stands as the third largest town in Buckinghamshire, serving its surrounding rural villages. It meets the housing needs of the local area by reusing brownfield sites within the town, avoiding expansion into the Green Belt or the Chiltern National Landscape.

Commerce, businesses, and services in Chesham continuously adapt to evolving customer and supplier needs, particularly in response to climate change. They occupy smarter, modern premises and focus on providing higher-value jobs. This shift reduces the number of HGVs in the town, improves air quality, and encourages more trips by walking, cycling, and local bus services.

The town centre thrives with a vibrant mix of independent shops and services that meet local needs. A growing residential population supports the emergence of a dynamic cultural and night-time economy.

Public parks and open spaces across Chesham invite all residents to enjoy walking, playing, and connecting with nature. These spaces also enhance ecological value as part of a wider green infrastructure network linking the town to the countryside.

Ongoing investment in this network, along with requirements for new developments to include trees and greenery, strengthens the town's resilience to climate change. Enhanced flood risk management of the River Chess further supports this goal.

New buildings follow a distinct Chesham design code, and the transformation of older industrial sites into new homes contributes to a town that looks, feels, and functions better than at any time of the last few years.



OBJECTIVES

13. The scope of the objectives is focused on what parts of this vision that the planning system, and this NP, can achieve if it is successfully implemented over the next few years:

1. To deliver new homes and commercial uses in the town in suitable locations as a viable alternative to continuing peripheral growth into the Green Belt and National Landscape
2. To protect and intensify some employment land to deliver more jobs and to redevelop some poorly located employment land
3. To improve movement and access within and through the town to reduce the harmful effects of traffic congestion and HGVs
4. To reduce the carbon footprint of the town and the risks of surface water flooding through a combination of new build environmental performance and of protecting and improving the town's green infrastructure

POLICIES

14. In the rest of this section are set out 12 policies that will be applied to applications for planning permission to use and develop land in Chesham to 2040. Each policy is numbered and titled, and it is shown within a text box for ease of reference. Where necessary, the area to which it will apply is shown on the Policies Map & Insets. After each policy is some supporting text that explains the purpose of the policy, how it will be applied and, where helpful, how it relates to other development plan policies.



POLICY CHESH1: ECONOMIC GROWTH LOCATIONS

Proposals for intensification of employment uses on, or to extend, a site for new Class E(g) and B2 uses, on land in established employment use at Asheridge Road, Latimer Road, Moor Road (Chess Business Park), Waterside (Silversons) and Nashleigh Hill, as shown on the Policies Map, will be supported, where they will not cause unacceptable harm to the amenity of adjoining residential areas.

Development proposals that require planning permission for the change of use of land or premises on any of the five sites to a non-Class E or Class B use will not be supported.

15. This policy identifies five established employment locations in the town to protect them from a change of use to non-employment uses and to support its intensification. It is an important part of the town vision in protecting employment land in the right places for new investment. This policy updates Chiltern District Local Plan Policy E3 in Chesham by refocusing its purpose on these sites.

16. All five sites are large, with good access to the road network and few neighbouring residential areas. Although each has some policy constraints in respect of proximate heritage or biodiversity assets, they each have potential within those constraints for making better use of the land and some premises for infill, redevelopment and refurbishment to create new jobs in modern, flexible business units at higher job densities (i.e. FTE jobs per sq.m. floorspace) than many current uses.



POLICY CHESH2: TOWN CENTRE

Proposals for new development and changes of the use of buildings and land in the town centre, as shown on the Policies Map, will be supported provided they can show they have had full regard to the land use and development principles established in the Chesham Regeneration Strategy.

17. This policy is intended to bolster the delivery of the Chesham Regeneration Strategy that has been adopted by Buckinghamshire Council in 2024. The strategy sets out a vision, objectives and series of development, land use and other non-planning principles to secure the future vitality and viability of the town centre at the heart of Chesham's economic and cultural life. The policy (and Strategy) effectively update shopping policies CS18 (of the Core Strategy) and S2 and S12 (of the Local Plan) but remains consistent with their definition of the town centre occupying a leading shopping role in this part of the county.

18. In the current absence of specific planning controls on the mix of town centre uses (now all part of Class E), the policy is intended to signal to stakeholders – notably land and property owners and managers – a long term commercial strategy that will play to the locational and character advantages of each zone. It also directs future public and other investment in the public realm to reinforce those distinctions and advantages.



POLICY CHESH3: CONVENIENCE SHOPS & LOCAL SERVICES

Proposals to create new convenience shops and services in those parts of the town that lie beyond an 800m walk from the defined town centre boundary will be supported in principle.

Proposals may be delivered as ground floor units in a scheme with housing on upper floors if designed to manage any potential for conflicts in amenity between those uses.

Proposals should demonstrate that the site is accessible by walking, cycling and/or public transport from the local residential areas and, wherever practicable, is connected by safe, convenient and pleasant routes. Consideration should also be given to accessibility for service vehicles with safe areas to unload/load off the highway.

19. This policy seeks to encourage more small convenience shops and local services to be located in the town's suburban areas to provide local residents with a choice to access them without having to drive. For this policy the definition of 'convenience shops and local services' comprises only uses Class E(a) convenience food retail for up to a total of 280 sq.m. floorspace; Class E(b) café (but not a restaurant); Class E(f) day nursery; Class F1 learning and non-residential institution; and/or a Class F2 local community use.

20. It complements the town centre focus of Policy CHESH2 in recognising that many people live beyond an easy walk to the town centre – walking and cycling distances in many parts of the town are made more difficult by its many steep hills and valleys. The Greenway at Hivings Park on the most northern edge of the town is a hub of local shops and school and provides a good example of how access to this range of convenient facilities gives local people a choice not to have to drive into town for every need. The same type of hub may be achievable over time with this policy encouragement as opportunities arise to develop land in the Newtown/Nalders/Lye Green, Waterside/Bois Moor and Chartridge/Asheridge areas that all lie beyond a practical 800m walk of the town centre and currently have few or no such facilities. The policy is therefore not 'anti-car' but does seek to encourage and enable convenient and safe access to local facilities by walking and cycling.

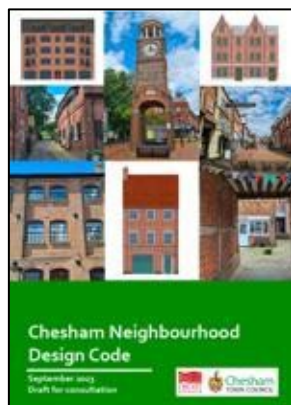


POLICY CHESH4: CHESHAM DESIGN CODE

As appropriate to their scale, nature and location, development proposals that are located in the defined Chesham Design Code Area, as shown on the Policies Map, should respond positively to the relevant development and design principles set out in the Chesham Design Code.

21. This policy requires that all proposals must accord with the Chesham Design Code as relevant to their nature, scale and location. The parts of the town to which the Code applies are primarily the 'Tightly Formed Centre', 'Town Centre Fringes' and 'Suburban Roads' Design Character Areas of Policy CHESH6, but it includes some small parts of other Areas. The design and building typologies coding should be read alongside the 2017 Study of that policy, but where there is any discrepancy, the requirements of the Code take precedence.

22. Although published separately for practical purposes, the Design Code forms an essential and integral part of the NP and its contents will carry full weight in decision making as a result of this policy. The Code distinguishes between design principles that must be adhered to and those that should be adhered to unless it can be shown that there is a valid, site-specific reason not to do so. It has been prepared in line with the principles of the National Model Design Code and is derived from extensive community consultation on design likes and dislikes with the intention of establishing a Chesham distinct 'pattern book'.



POLICY CHESH5: DESIGN CHARACTER AREAS

The Neighbourhood Plan identifies the designated Chesham Conservation Area and Design Character Areas on the Policies Map.

As appropriate to their scale, nature and location, development proposals should demonstrate that they have had full regard to the character analysis of Chesham in the Chiltern & South Bucks Townscape Character Study 2017.

Development proposals within the Conservation Area or its setting should demonstrate that in seeking to preserve or enhance the special architectural and historic interest of the Area, and in complying with the Design Code of Policy CHESH4, they have regard to the character analysis in Part D of the Chesham Conservation Area Appraisal 1970 & 1987 (as included in Appendix A).

23. This policy is intended to improve the standards of design of the built environment across the town. It does so by adopting a 'design character area' approach that recognises that Chesham is a town of many distinct parts reflecting its history and how the town has evolved over the last two centuries in particular. This approach is consistent with national policy on shaping design guidance at the plan making stage.

24. A number of Design Character Areas covering all of the town are shown on the Policies Map. They are derived from the Chiltern & South Bucks Townscape Character Study that was prepared for the evidence base of the emerging Local Plan in 2017. This study looks at how the key design features of buildings and spaces differ from area to area and attributes each area to a typology. It then establishes key design principles to govern new proposals that are distinct for each area. Its Chesham information is included in Appendix A to the NP.



25. The policy requires that proposals can demonstrate that they have acknowledged, understood and responded to those principles in the application documents, notably the Design & Access Statement where required. This provides applicants with a clear steer on design expectations but does allow for some flexibility in design response where that

can be justified on the merits of the location, scale and nature of the proposal. It also requires that in addition to the guidance in the 2017 Study, proposals within the designated Chesham Conservation Area or its setting are informed by Part D of the Conservation Area Appraisal. The appraisal was first produced with the designation of the Area in 1970 and then reviewed in 1987 and is also included as Appendix A to the NP. The appraisal identifies some specific characteristics of the Conservation Area that are significant in contributing to its special architectural and historic interest.

26. The Chesham Design Code applies to the older design character areas of the town only. Where a site lies within its remit, the combination of this policy and Policy CHESH6 requires applicants to have regard to the Code and the character area (and Conservation Area) guidance as relevant.

POLICY CHESH6: LOCAL CHESHAM HERITAGE ASSETS

The Neighbourhood Plan identifies Local Chesham Heritage Assets, as shown on the Policies Map, by way of their local architectural and historic value to the town. Development proposals that may affect the significance of a Local Chesham Heritage Asset must take that significance into account in demonstrating that the scale of any proposed harm to or loss of the heritage asset is justified. Development proposals should, as a minimum, consult with the Historic Environment Record (HER) and consider the impact on the whole archaeological resource, and not just buildings and structures.

27. This policy identifies a number of buildings or structures as Local Chesham Heritage Assets in order to acknowledge them as 'non-designated heritage assets' in decision making. It recognises the important contribution that they make to the special character of the town. They are not, however, statutory listed buildings ('designated heritage assets') and do not therefore benefit from the separate legislative and national policy protection afforded to those buildings.



28. The Town Council has reviewed the local content of the Buckinghamshire Historic Environment Record, the Buckinghamshire Council 'Local Heritage List' and undertaken its own survey to see if there are any other candidate buildings or structures that warrant this same status using the same selection criteria. They are listed and described in Appendix A of the Plan.

POLICY CHESH7: CHESHAM GREEN INFRASTRUCTURE NETWORK

The Neighbourhood Plan designates a Green Infrastructure Network, as shown on the Policies Map, for the purpose of promoting ecological connectivity, outdoor recreation and sustainable movement through the town and into its surrounding countryside and of helping mitigate and adapt to climate change. The Network comprises assets of nature conservation value including ancient woodland, trees and hedgerows, water bodies and assets of biodiversity value, and of recreation and amenity value including children's play areas, allotments, recreational playing fields, and off-street footways, cycleways and bridleways in and around Chesham. In most cases assets have multi-functional, nature conservation and recreational and amenity value.

Development proposals that lie within or adjoining the Network should respond positively in the design of their layouts, landscaping schemes, and public open space and play provisions to the creation, maintenance, and improvement of the Network including delivering a minimum 10% measurable net gain in biodiversity. Elsewhere, where relevant, development proposals should protect and maintain trees and hedgerows, and provide for the planting of new trees, hedgerows, and bulb planting where as appropriate to their relationship to their immediate locality.

Development proposals that would affect the Vale Brook (as shown on the Policies Map) should ensure that they maintain or improve its function as a main river with appropriate sustainable urban drainage and biodiversity value.

29. This policy identifies on the Policies Map a network of existing green infrastructure assets within and around the town, comprising assets that are primarily recognised for their nature conservation features and value and those that have recreational or amenity value. Within a large and relatively densely built up, urban area like Chesham, both types of assets are especially valuable.

30. The assets have been mapped using publicly available data, primarily that produced by Natural England (using 'Magic Map'). They include all formally designated or other recorded nature conservation assets – for example the Captain's Wood Local Nature Reserve and Priority Habitats – as well as a survey of all recreational land (including sites identified as public and other amenity open spaces on the Policies Map of the adopted Local Plan) and amenity land.



31. In addition, observations have been made of other likely sources of existing or potential nature conservation value that have not yet been mapped in a comprehensive way, including lengths or pockets of mature street trees in the urban area and small copses of woodland and lengths of hedgerow in the countryside. In due course, more data will become available from the Bucks' Local Nature Recovery Strategy and other sources, that may identify clearer opportunities to enhance the connectivity of the network through new habitat corridors. This may be reflected in future reviews of the NP.

POLICY CHESH8: LOCAL GREEN SPACES

The Neighbourhood Plan designates as Local Green Spaces the following sites, as shown on the Policies Map:

1. Batchelors Way Amenity Space
2. Upper Belmont Road/Windsor Road Amenity Space
3. Windsor Road Recreation Ground
4. 'Co-op Field', off Chapman's Crescent
5. Benham Close Amenity Space
6. Beechcroft Road/Juniper Close Amenity Space
7. Botley Fields, Botley Road
8. Woodland View Play Area
9. Bois Moor Play Area, Bois Moor Road

Very special circumstances must be demonstrated for proposals for inappropriate development in a Local Green Space.

32. This policy designates a number of Local Green Spaces in accordance with §105-107 of the NPPF. A designation has the policy effect of the equivalence of the Green Belt when determining planning applications located within a designated Local Green Space.

For this reason, the policy only identifies those spaces that are not in the Green Belt – there are some other cherished local spaces that are in the Green Belt that surrounds

the town and that therefore already have this protection and so they are not listed in the policy. A fuller description of each site and a justification for its inclusion in this policy is set out in Appendix C.

33. The policy resists all development proposals that will undermine the essential character of designated areas, unless there are very special circumstances as set out in NPPF §106, to justify why consent should be granted. Its effect is to provide important Local Green Spaces with protection from development equivalent to that which applies in the Green Belt. Any proposal must maintain the essential open character of the space and must, in any event, demonstrate exceptional circumstances for its justification.



POLICY CHESH9: URBAN GREENING

As appropriate to their scale and nature, proposals for major development should contribute to the greening of Chesham by including urban greening measures in the design of the buildings, hard surfacing, and landscape schemes. Where practicable and commercially-viable, housing proposals or mixed-use proposals that are housing-led should meet or exceed a Chesham Urban Greening Factor of 0.4. All other major commercial development or buildings in other uses should meet or exceed a Chesham Urban Greening Factor of 0.3. Where such an approach would be impracticable for viability, layout or design reasons, the use of other green infrastructure (such as green roofs and walls) should be used where they can offer similar benefits to trees.

34. This policy is inspired by the London Plan principle of an Urban Greening Factor (UGF) to encourage more and better urban greening as the prime means of increasing climate resilience. Chesham is an urban area with similar older and suburban characteristics as many parts of London, and therefore with the same need and potential for this approach to help the town adapt to climate change. The policy is not part of the Chesham Design Code as it applies to land across the whole town and not just its older areas.



35. The model assists in determining the appropriate provision of urban greening for new developments and is explained in detail in Appendix D. Urban greening should be a fundamental and integral element of site and building design in the future, incorporating measures such as high-quality landscaping (including trees), green roofs, green walls and nature-based sustainable drainage. The policy sets targets for new residential (a factor of 0.4) and commercial (0.3) uses and only applies to major applications. Chesham is a relatively densely populated urban and suburban area with much of its green infrastructure on or beyond its fringes. With the intensification in parts of the area in the coming years, there is a premium on making a step change in its climate resilience. Nevertheless, the policy has been designed to be applied in a flexible way. In specific terms it acknowledges that issues such as commercial viability, site layouts and design may make the expectations of the policy impracticable on a site-by-site basis. In addition, development proposals (based on their size) will present their own requirement for landscaping, open space, and the delivery of biodiversity net gain. This wider assessment will ultimately be a matter for Buckinghamshire Council to consider based in the evidence provided with each development proposal.

POLICY CHESH10: AFFORDABLE HOUSING

Where it is practicable and viable to do so development proposals for housing development of either 10 or more dwellings or of a gross site area of 0.25 hectares or more that lie within the boundary of the town should deliver on the site at least 40% as affordable housing. Within that part of the neighbourhood area that lies within the Chilterns National Landscape, this policy will apply to proposals for housing development of 5 or more dwellings. The delivery of the required affordable housing by way of a contribution to off-site delivery, or by way of an appropriate financial sum, will only be supported when this approach can be robustly justified, and where on-site delivery is impracticable.

Where it is practicable and viable to do, affordable housing should be delivered in the form of 25% first homes (at a discount rate of 50%), and 75% affordable rent and social rent (with the mix to be determined on a site-by-site basis at the planning application stage).

Where the requirements of this policy cannot be met, development proposals should provide clear evidence to demonstrate the relevant site specific and viability issues concerned.

36. This policy sets out the affordable housing requirements of all housing schemes in the Chesham Neighbourhood Area. Its clause A updates and replaces Policy CS8 of the Core Strategy in bringing affordable housing policy in Chesham in line with the NPPF and First Homes policies that post-date that strategy.

37. The policy sets out the default tenure mix as evidenced by the Chesham Housing Needs Assessment (HNA) report. The HNA demonstrates that the maximum discounted rate for First Homes of 50% is justified and viable in Chesham. Nevertheless, the policy provides a mechanism for different quantities and locations of affordable housing where such approach can be robustly justified, and/or where on-site delivery is impracticable.



POLICY CHESH11: FLOOD RISK & MAINS SEWAGE

The Neighbourhood Plan identifies areas on the Policies Map known to be subject to fluvial (Flood Zones 2 and 3) and to a high level of surface water flood risk. Development proposals on land lying within these areas will not be supported unless the sequential and exception tests are met and development can be made safe for its lifetime without increasing flood risk elsewhere. Development proposals on land lying in areas of low or medium surface water flood risk should demonstrate how they will reduce this risk.

Proposals should demonstrate that the additional volume of sewage that will be discharged to the sewer network as a result of the development can be satisfactorily accommodated. The data should include the average peak and daily volumes discharged, and include all workings and calculations, and how any infiltration of surface and ground water into the sewerage network, arising from the proposals will be avoided. A planning condition will be attached to all relevant planning consents that requires the confirmation from the relevant body, that the sewer network, including sewage pumping stations, linking the proposed development to the receiving network has adequate capacity for the increased volumes of sewage generated, and will not cause or increase local sewer flooding or unplanned discharges of untreated effluent.

38. This policy serves two purposes. It firstly draws attention to those areas of the town that are at greater risk of flooding (from the River Chess and Vale Brook) and from surface water run-off. The policy wording matches that of the NPPF in respect of how fluvial flood risk must be managed and also has the effect of deeming areas of high surface water flood risk to have the equivalence of Flood Zone 3a for the purposes of applying the NPPF provisions on the sequential and exception tests. This will help take forward the recommendation of the Chiltern Strategic Flood Risk Assessment Level 1 of 2018 in respect of mitigation measures in Chesham.



39. Secondly, with existing problems in respect of the capacity and quality of the local sewage network, it is vital that the demands on that network from additional homes and businesses can be successfully accommodated. Although Thames Water is obliged to connect new developments to its network, the policy will also enable Thames Water to plan in its forward investment programme for the proposals which come forward in the neighbourhood area.

POLICY CHESH12: CHILTERN BEECHWOODS SPECIAL AREA OF CONSERVATION

All proposals for development that will lead to a net increase in visitor pressure at Ashridge Commons and Woods SSS (part of Chilterns Beechwoods SAC) must:

a) Make a financial contribution to the adopted SAMM Strategy as defined in the Chilterns Beechwoods SAC Mitigation Strategy, AND

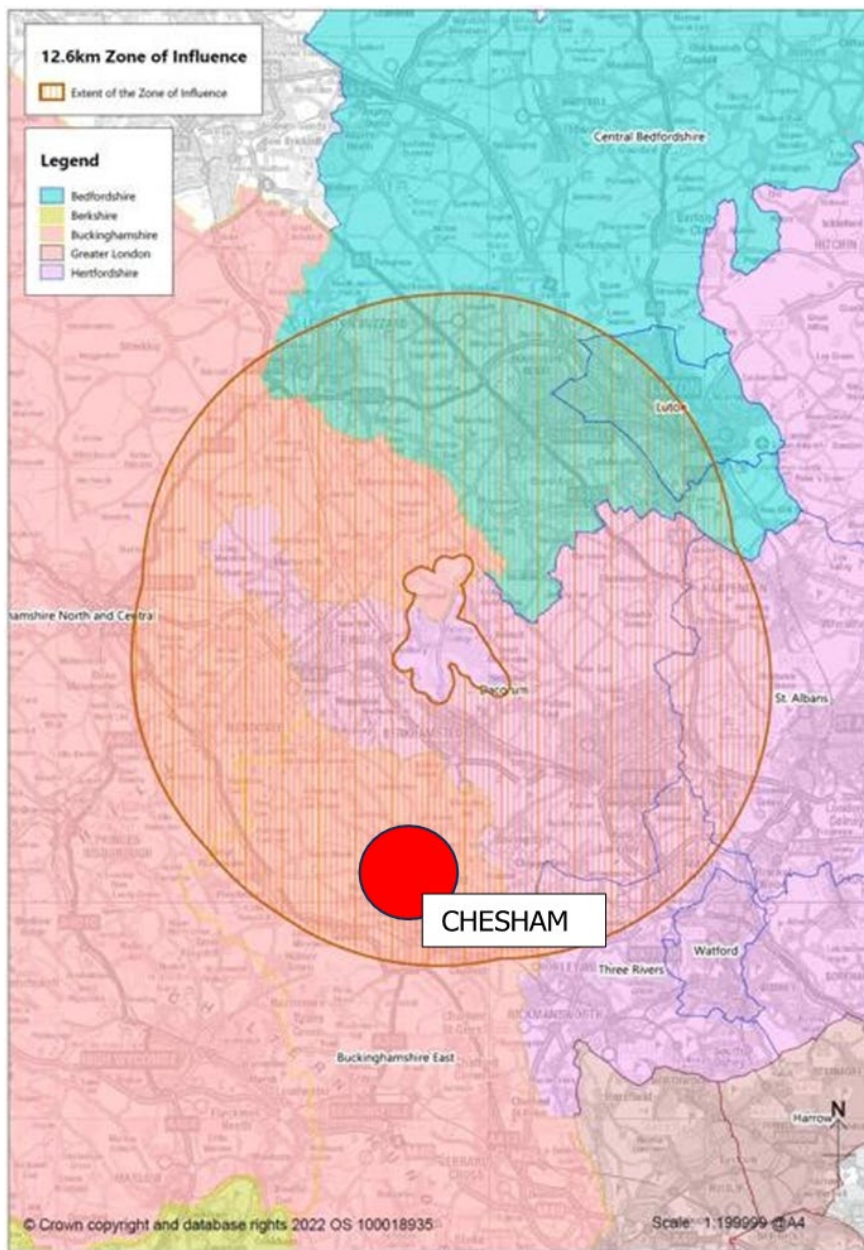
b) Make a financial contribution to a strategic Suitable Alternative Natural Greenspaces (SANG) or provide bespoke mitigation to the minimum level of 8Ha per 1,000 net increase in population. Where SANG is provided, this will need to be in place before occupation of development and must be managed and maintained in perpetuity (at least 80 years). The effectiveness of such mitigation will need to be demonstrated, and any legal agreement secured, prior to approval of the development. Bespoke mitigation will need to be discussed and agreed by the local planning authority following advice from Natural England.

40. This policy responds to the Mitigation Strategy being formulated by Buckinghamshire Council and other local planning authorities with Natural England in respect of managing the recreational pressure effects of future housing development within the 12.6 km 'zone of influence' of the Ashridge Commons and Woods part of the Chilterns Beechwoods Special Area for Conservation (SAC). The whole of the Chesham Neighbourhood Area lies within that zone.

41. In order to prevent adverse effects on the Chilterns Beechwoods SAC, the policy restates the adopted position of Natural England and those local planning authorities in requiring all new development in Chesham that is likely to have an adverse effect on integrity, either alone or in combination with other plans or projects, to demonstrate that adequate measures are put in place to avoid or mitigate those effects. The Habitats Regulations Assessment (HRA) undertaken of the NP requires that this policy is put in place to ensure that the potential for adverse effects on the integrity of the SAC arising from qualifying development in the plan period, can be satisfactorily mitigated.



42. The part of the Mitigation Strategy relating to the SAMM Strategy has been agreed through a Statement of Common Ground between partner authorities. Buckinghamshire Council has put in place a means of securing financial contributions from applicants for that purpose. The Mitigation Strategy for the Buckinghamshire Council area was adopted in August 2024. The strategy allows for minor development schemes in Chesham to purchase credits from a strategic SANG at Kingsbrook near Aylesbury to unblock that source of housing supply. But major development schemes will have to await new strategic SANG in this part of the county before the requirement of this policy can be met.



Plan B: Chiltern Beechwoods SAC Zone of Influence

IMPLEMENTATION AND REVIEW

43. The Neighbourhood Plan will be implemented through Buckinghamshire Council's consideration and determination of planning applications for development in the town.

Development Management

44. The Town Council will use a combination of the adopted, and in due course, new Local Plan policies and those of the NP to inform and determine its planning application decisions. The Town Council will be a statutory consultee on planning applications submitted in the Area after the NP is made. It will seek to ensure that applicants have properly understood and responded to the NP policies in particular, and to check that officers have correctly applied them in their decision reports.

Local Infrastructure Improvements

45. There is an adopted Community Infrastructure Levy (CIL) scheme in place covering the former Chiltern District area. Most (75%) is the responsibility of Buckinghamshire Council to invest. But after the NP is made the Town Council will receive the other 25% of the total CIL charged on schemes in Chesham to reinvest in the town.

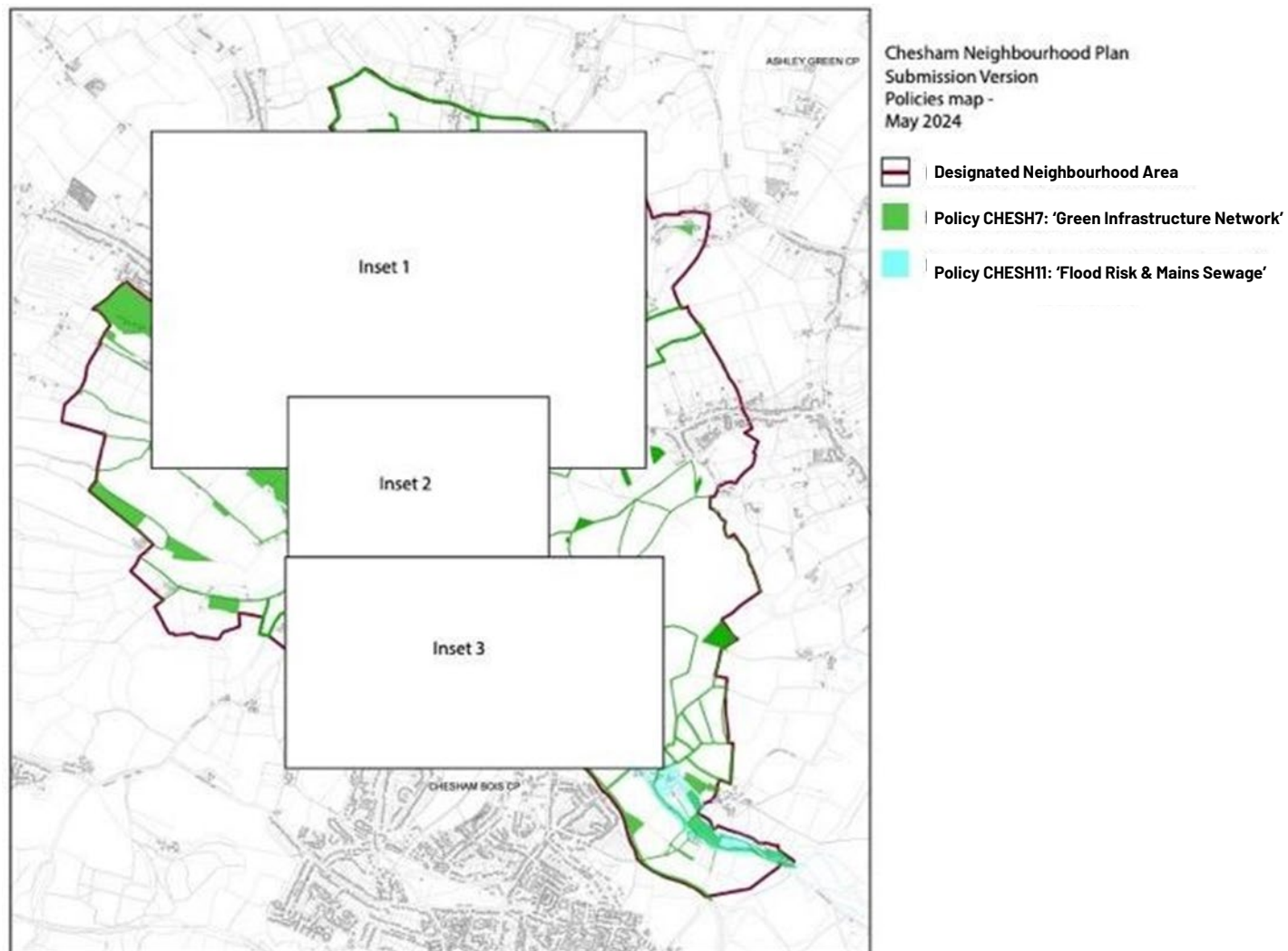
46. It is expected the CIL will generate a reasonable sum over the next 15 years. At present, the Town Council considers the following project ideas may be suited for investing its proportion of CIL in Chesham (in no order of priority and to be kept under review by the Town Council's Annual Strategic Plan):

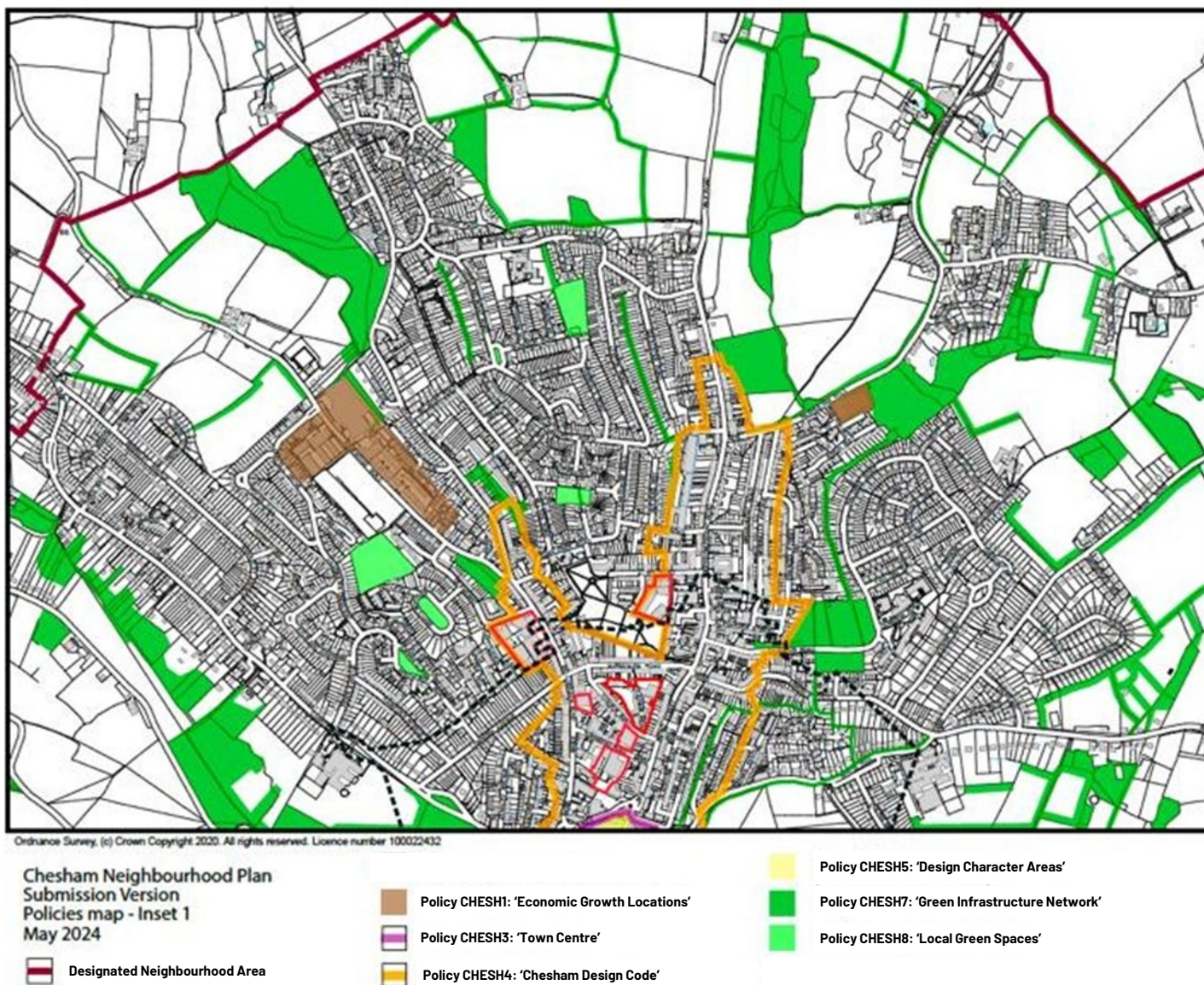
- Affordable housing grant – to top up S106 contributions collected by Buckinghamshire Council to increase the number of affordable homes delivered by development schemes
- Town centre management – to fund a service to implement Policy CHESH2 for revitalising the town centre
- Local Walking and Cycling Infrastructure Plan – to fund projects aimed at making it easier to walk and cycle around the town
- Public Transport Service Upgrades – to fund new and improved services, including a possible community transport scheme
- Lowndes Park – to fund improvements to the park emerging from the masterplan project

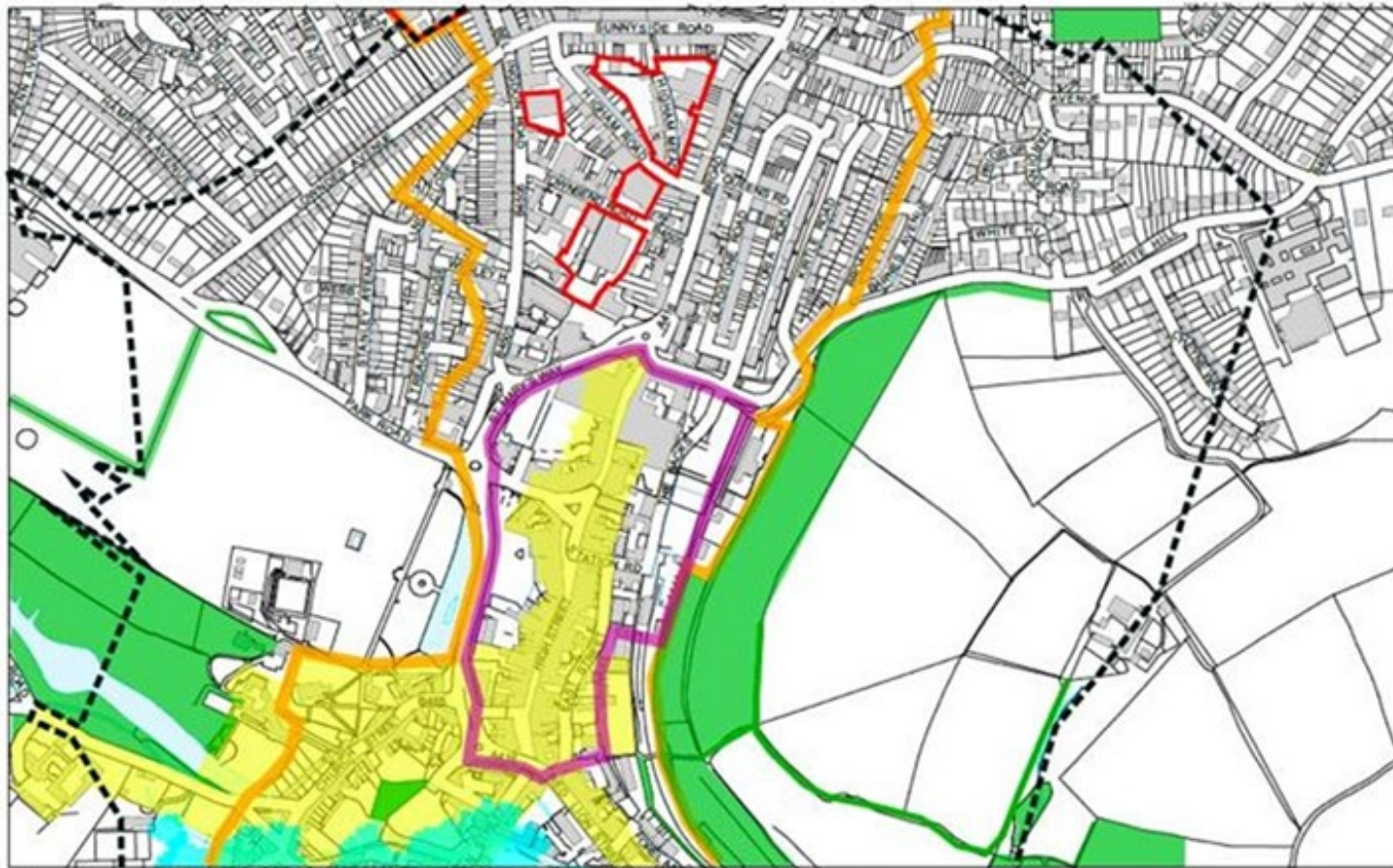
47. The adoption of the emerging Local Plan will be a key matter for future development in Buckinghamshire. In this context, the Town Council will consider the need to carry out a partial or full review of the Plan within six months of the adoption of the emerging Buckinghamshire Local Plan. Thereafter, it will consider the need to carry out a partial or full review of the Plan either five years after it was made or five years after an initial review once the Local Plan has been adopted.

POLICY MAPS & INSETS

Please see the addendum for high quality maps.







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Chesham Neighbourhood Plan
Submission Version
Policies map - Inset 2
May 2024



Policy CHESH2: 'Town Centre'

Policy CHESH4: 'Chesham Design Code'

Policy CHESH6: 'Design Character Areas'



Policy CHESH7: 'Green Infrastructure Network'



Policy CHESH11: 'Flood Risk & Mains Sewage'



Chesham Neighbourhood Plan
Submission Version
Policies map - Inset 3
May 2024

 Designated Neighbourhood Area

 Policy CHESH1: 'Economic Growth Locations'

 Policy CHESH4: 'Chesham Design Code'

 Policy CHESH6: 'Design Character Areas'

 Policy CHESH7: 'Green Infrastructure Network'

 Policy CHESH8: 'Local Green Spaces'

 Policy CHESH11: 'Flood Risk & Main Sewerage'

APPENDIX A: LOCAL HERITAGE ASSETS

This list of Local Chesham Heritage Assets ('Non-designated Heritage Assets') is intended to support the reference to Local Chesham Heritage Assets in Policy CHESH6 'Local Chesham Heritage Assets' of the Chesham Neighbourhood Plan. It provides a summary description of the type of local heritage value for each building but is not intended as a definitive analysis of significance.

No detailed internal inspections have been undertaken and limited desk-based research. Rather, it is the responsibility of an applicant to acknowledge, understand and respond to that significance, prompted by this summary information.

Such lists have been in existence for many years (and called a variety of terms, beginning with the original Grade III listed buildings). With their recognition in the NPPF (§203) their value has become more formally incorporated into the planning process. Development Management officers are conversant with the existence of such lists.

In many cases, the existence of a list reduces uncertainty for developers and applicants in the submission of applications, without the risk of unexpected requirements being raised at application stage. Architects and planners are familiar with searching data bases as part of the feasibility stages of projects, particularly if they are local to an area and are conversant with local heritage constraints, HER data bases etc. The identification of a building as an asset has been tested at appeal and judicial review, for example *Holland vs secretary of State for Communities*.

In compiling the list particular reference has been made to the guidance contained in the publication by Historic England: Local Heritage Listing Advice Note 7 second edition January 2021. It notes:

- Creating a local heritage list is a way for local councils and communities to identify and celebrate historic buildings, archaeological sites and designed landscapes which enrich and enliven their area
- Heritage assets are not only those designated under statutory regimes, but those that may be recognised by the planning authority as having heritage significance. Paragraph 197 of the NPPF states that such assets can merit consideration in planning matters, with the authority taking a balanced judgement having regard to the scale of any harm or loss and the significance of the heritage asset.
- In deciding applications for planning permission that affect a locally listed heritage asset or its setting, the NPPF requires, amongst other things, both that local planning authorities should take into account the desirability of sustaining and enhancing the significance of such heritage assets and of putting them to viable uses consistent with their conservation and the consideration of the positive contribution that conserving such heritage assets can make to sustainable communities including their economic vitality.
- A local heritage list may be produced as a Supplementary Planning Document (SPD). The clarity that a local list brings can make the processing of applications

more efficient and hence bring forward successful development through the local planning process at an increased rate.

- Selection criteria are essential in defining the scope of the local heritage list and should take account of the range of assets in an area. This includes recognition that local distinctiveness may lie as much in the commonplace or everyday as it does in the rare and spectacular.

The criteria used to identify which buildings and structures in the town are worthy of inclusion in CHESH6 are set out below:

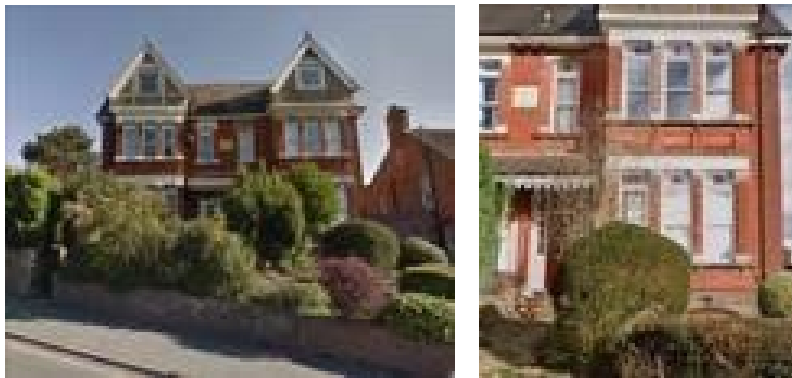
Criterion	Description
Age	The age of an asset may be an important criterion, and the age range can be adjusted to take into account distinctive local characteristics or building traditions
Rarity	Appropriate for all assets, as judged against local characteristics
Aesthetic Interest	The intrinsic design value of an asset relating to local styles, materials or any other distinctive local characteristics.
Group Value	Groupings of assets with a clear visual design or historic relationship.
Archaeological Interest	The local heritage asset may provide evidence about past human activity in the locality, which may be archaeological – that is in the form of buried remains – but may also be revealed in the structure of buildings or in a manmade landscape. Heritage assets with archaeological interest are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them.
Archival Interest	The significance of a local heritage asset of any kind may be enhanced by a significant contemporary or historic written record
Historical Association	The significance of a local heritage asset of any kind may be enhanced by a significant historical association of local or national note, including links to important local figures. Blue Plaque and other similar schemes may be relevant.
Designed Landscape Interest	The interest attached to locally important historic designed landscapes, parks and gardens which may relate to their design or social history. This may complement a local green space designation, which provides special protection against development for green areas of particular importance to local communities for their current use.
Landmark Status Social and Communal Value	An asset with strong communal or historical associations, or because it has especially striking aesthetic value, may be singled out as a landmark within the local scene.

In addition to a short description based on the selection criteria above, buildings included on the Local Heritage List have been assigned a letter summarising their value of significance based on the four areas of value defined by Historic England in their document Conservation Principles Policies and Guidance for the Sustainable Management of the Historic Environment (English Heritage April 2008). These are as follows:

- Evidential Value (E) - derived from the potential of a place to yield evidence about past human activity.
- Historical Value (H) - derived from the ways in which past people, events and aspects of life can be connected through a place to the present. It tends to be illustrative or associative
- Aesthetic Value (A) - derived from the ways in which people draw sensory and intellectual stimulation from a place. Aesthetic values can be the result of the conscious design of a place, including artistic endeavour. Equally, they can be the seemingly fortuitous outcome of the way in which a place has evolved and been used over time. Many places combine these two aspects – for example, where the qualities of an already attractive landscape have been reinforced by artifice – while others may inspire awe or fear. Aesthetic values tend to be specific to a time and cultural context, but appreciation of them is not culturally exclusive.
- Communal Value (S) - compared with other heritage values, communal values tend to be less dependent on the survival of historic fabric. They may survive the replacement of the original physical structure, so long as its key social and cultural characteristics are maintained; and can be the popular driving force for the re-creation of lost (and often deliberately destroyed or desecrated) places with high symbolic value, although this is rare in England.

ADDRESS	DESCRIPTION	SIGNIFICANCE
215 Vale Road HP5 3NP	Row of three early to mid-nineteenth century houses, now a single house. 	A
Power House Higham Mead, HP5 2AH	Former Chesham Electricity Works building, converted in the early 1980s as offices and mixed use. 	A H

22 Higham Road HP5 2AF	Two industrial buildings (comprising The Old Perfumery and the Old Lancome Factory) together forming an L shape, former premises of French cosmetics firm L'Oreal Lancome Parmin and recently converted to apartments. 	A H
Lancome Factory (east) Higham Mead, HP5 2AH	Two industrial buildings fronting Higham Road, formerly the premises of the French cosmetics firm L'Oreal Lancome, now in use as light industrial and in poor repair. 	A H

Park View Villas Park Road, HP5	Pair of semi-detached villa houses. 	A
Broadway Baptist Church and Hall to rear 78 The Broadway, HP5 1EG	Broadway Baptist Church, built in 1902, one of the largest and most ornate non-conformist churches in Buckinghamshire. A local community hub, site of community fridge. The building would be considered a non-designated heritage asset based on its local historic, architectural and communal value. This building is prominent within the Conservation Area of Chesham. 	A S

Nationwide Building Society, Chesham 75 The Broadway HP5 1BX	Distinctive 3-storey red-brick building, in prominent position on The Broadway, which was purpose designed & built for the London County Westminster & Parrs Bank in around 1920. This is a building within the Conservation Area of Chesham.	A, H
Warehouse Yard behind Aureole House Church Street, Chesham	The building is in current use as a light-industrial premises. It occupies the north side of an enclosed yard behind The Golden Ball former public house (now Aureole House), accessed by a narrow alleyway from Church Street. The building appears in the earliest OS map of Chesham. It is in good condition, although some openings have been infilled with modern brick and pointing. Overall the building provides an attractive substantial building in an industrial style which complements the group value of the nearby listed Golden Ball, and together with the yard and alleyway makes an attractive group. It is not clear whether the building is attached to 8 and 10 High Street, which is Grade II listed, although it seems unlikely as the listing entry for 8 and 10 does not mention the rear warehouse.	A, H

Zion Hall Zion Hall, 24A Red Lion Street	Late nineteenth century Baptist chapel built in 1873 on the site of an earlier chapel, closed in 1968 and converted to flats in 2019. 	A, S
Bury Cottage Bury Cottage, Pednor Road	Two storey C19 cottage. This is a building within the conservation area of Chesham. 	A

7, 9, 11, 13 & 15 Missenden Road, Chesham 7 - 15 (odds - inclusive), Missenden Road HP5 1JL	A delightful cluster of 5 early C20th 'Arts & Crafts' style cottages, set around a communal courtyard & within the Chesham Conservation Area. 	A
St Marys Church Rooms Church Street, HP5 1HY	Mid-nineteenth century national school built in 1845 and extended in 1911, now a church hall. Community asset, rooms rented out to community groups. Single storey buildings of 1845 in Neo Tudor style. Dark red brickwork steeply pitched Welsh slated roof surmounted by octagonal cupola astride roof ridge carrying school bell, 6 large mullioned casements, gables over windows either end. Back additions in keeping, date 1911 on rainwater heads. This is a building within the Conservation Area of Chesham. 	A, S

Ebenezer Cottages, 43-47 Church Street HP5 1HU	Three early nineteenth century terraced houses. Date 1834 and named Ebenezer Cottages, inscribed on first floor stone tablet. Red and yellow brickwork, now painted white, old tiled roof. 2 storeys, cornice, 2 sash windows and 1 casement, all with glazing bars, ground floor cambered relieving arches. Cut bracketed hoods to doors. Forms a group with The Temperance Hall and Nos. 37-41 Church Street. These are buildings within the Conservation Area of Chesham. 	A
51 Church Street & 1 - 3 (inclusive) Bury Lane, HP5 1HU and HP5 1HX	4 delightful early C20th 'Arts & Crafts' style cottages, located on the corner of Church Street & Bury Lane within the Chesham Conservation Area. 	A

Mineral Lane 1 - 4 Mineral Lane, HP5 1NL	Mineral Lane is a short cul-de-sac road comprising a row of five terraced residential properties to the north side. The properties are a varied mix of architectural styles and periods which together make a striking group. Nos 1 & 2 Mineral House: 17th century and early 19th century, earlier wing stucco, old and machine tiles, 2 storeys, ground floor sash, first floor casement. Later wing on left, 2 taller storeys of red brick with Welsh slated roof, 2 sash windows with glazing bars in reveals under flat and slightly cambered arches. No 1 Mineral Lane: Early 19th century, plum coloured brick, Welsh slated roof, 3 storeys, 3 windows, upper floor 2 casements with glazing bars, lower floors sashes with glazing bars in wide frames under cambered arches. Spa Cottage, Nos 2 & 3 Mineral Lane: 18th century or early nineteenth century, altered, red brick machine tiled roofs, 2 storeys, 3 flush windows ground floor sashes under cambered arches, first floor casements. Corbelled brick cornice. Nos. 1 and 2 Mineral House and Nos. 1-3 Mineral Lane, form a group.	A, H
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71-79 and 99 Waterside	Late nineteenth century factory built in 1890, formerly Hayes' boot factory and now offices. Two large brick buildings in Victorian industrial style, separated by a forecourt. The north building is a former boot factory, while the south building a former motor depot. Until very recently, the north building was occupied by a social enterprise, while the south building's current use is uncertain. North building: Late 19th century factory. 3 storeys, 12 bays. Dark red brick with red brick dressings and slate roof. Metal framed casement windows with glazing bars in reveals under wide arches. A small circular window in the loft space in each gable. The first and second floor windows are grouped in decorative recessed brickwork panels with dentil corniced tops. Doorways in bays 5 and 11. Wide wagon entry to right hand bay with wide half-glazed loading door in each of the floors above. 	A, H
Chiltern House (east) Waterside, HP5	Late nineteenth century or early twentieth century industrial building, famous locally for the manufacture of teddy bears and other toys ('Chiltern Toy Works' from 1920 until 1940). 	A, H

501 Waterside HP5	Private house, formerly two cottages. Probably early nineteenth century. Shown in the 1843 tithe map for Chesham. One of the few historic buildings on this stretch of Waterside. The building is surrounded on both sides by much later housing stock and therefore stands out in the street scene as a historic asset. Red brick, double fronted cottage, old tile gabled roof, stack with dentil eaves at either end, north stack has catslide roof to rear. Casement windows are modern, middle upper window is bricked up and shows a decorative figurehead. Rear extension is brick with flint infill, dentil eaves detail. 	A, H
Whitehill Centre White Hill	Built in 1890. Formerly Whitehill School, now in use as offices with a community and arts centre. Two-storey, red brick, hipped and slated roof, domed cupola, single-storey extension to the south. Extensive windows on frontage overlooking the town. Main building is in 'I' formation, with perpendicular wings to the north and south. Crenellated gables to each wing, with smaller crenellated dormers on central front. 	A, H, S

Trinity Baptist Church Red Lion Street, HP5 1EZ	The buildings consist of two, the main chapel on the righthand side and the meeting rooms and facilities on the left-hand side, they are now linked after an application in 2000 for a two-storey infill extension. The property dates back to 1897 and constructed with red bricks under a pitched slate roof. This is a building within the Conservation Area of Chesham. 	A, S
26, 28 & 28A Red Lion Street HP5 1EZ	Eighteenth century or earlier houses re-fronted in the early to mid-nineteenth century, now used as shops. Early tiled roofed back wing, altered early to mid-19th century, stucco ground floor, red brick first floor, Welsh slated roof. 4 sashes with glazing bars in surrounds. First floor moulded band. Left central elliptical arch to carriageway. This is a building within the Conservation Area of Chesham. 	A

14/14a, 18 and 20 Red Lion Street HP5 1EZ	Seventeenth and eighteenth century houses, used as shops from the twentieth century. 	A, H
30, 32 & 34 Red Lion Street HP5 1EZ	Row of three early to mid-nineteenth century houses. Early to mid-19th century red brick, Welsh slates, 2 storeys, 4 sashes in reveals under flat arches. Panelled doorway reveals. Doric pilasters, friezes, cornices. This is a building within the Conservation Area of Chesham. 	A, H

127-135 Waterside HP5 1PE	Terrace of five 18th century or early 19th century red brick, machine tiled or old tiled roofs. 2 storeys, modern windows and doors, ground floor cambered arches. Corbelled brick cornice. 	A, H
258 Waterside HP5 1PY	18th century or early 19th century, with later alterations. Whitewashed roughcast, machine tiled roof, 2 storeys, 3 casement windows with glazing bars. Gabled closed porch. 	A, H

1-4 Poplar Cottages, Amy Lane, HP5 1NB	Row of 4 late-nineteenth century cottages on Amy Lane, with later alterations and extensions. Flint rubble and red brick, tiled roof, 2 storeys and attics, 2 gabled dormers. 4 diamond lattice casements. Possibly designed by Sir George Gilbert Scott for Mr Fuller, at the time Scott restored the church. 	A, H
1-4 Glebe Cottages	Group of four mid-nineteenth century terraced houses of traditional design, flint rubble dressed with red bricks, gabled tiled roof. 2 storeys attics, casement windows with diamond lattice glazing. End gables projecting, centre recessed with 2 gabled dormers. Number 4 has a single storey weather-boarded extension. This is a building within the Conservation Area of Chesham. 	A, H

Town Bridge, Germain Street	18th/19th C brick-built bridge. Formerly known as Townfield Bridge, it was due to be pulled down and rebuilt c. 1914-15, but wartime conditions halted the work and it was never demolished, although it may have had some structural alterations in the 1970s to strengthen the bridge and widen the road. 	H
United Reformed Church, The Broadway, HP5 1BX	This site has been a place of worship since 1724. The present Gothic building of flint with brick and stone dressings was built in 1885-6 for a Congregational Church. 	A, H, S

57 High Street/Aspect Apartments, Station Road	The corner building of Station Road was completely rebuilt after a catastrophic fire that took place in May 1891. That site and the whole block behind it was rebuilt as suite of rooms over the Broadway shop frontage, first occupied by the Chess Vale Temperance Hotel. In the early 20th century the shop became the International Stores, which remained there for 40 years, with the Chesham Club and Literary Institute above it. 	A, H, S
55 – 75 Broad Street	Built in 1886 for aspiring lower middle classes and upper working classes, with houses on the streets behind being smaller and less imposing. 	A, H

Copsham House, 53 Broad Street	Once the old police station, now converted into apartments. 	H, S
Hall (now Nursery), 35 Broad Street	The former Salvation Army Citadel was built in 1898 and is now a children's nursery. 	H, S

1 – 4 Dollings Yard, Bellingdon Road	Cottages now forming part of a gated development off Bellingdon Road. Probably late 19th century, red brick with tiled roof. 	A, H
Townsend Villas, Townsend Road	Two 19th century semi-detached cottages, standing out on the street scene as some of the oldest buildings on a street of largely industrial, modern buildings. Adjacent to the Victorian boot factory. 	A, H

The Old Boot Factory, Townsend Road	Built in 1854 for the Giffard Newton boot and shoe manufacturing business (one of the 4 'Bs' of Chesham), which operated until closure in 2006. It's an important symbol of Chesham's industrial heritage and is now home to Workaid, a charity. Part of the building is used as 'The Hive' a space for craft activities. 	A, H
West Cemetery Lodge and Hearse House, 185 Bellingdon Road	The west entrance off Bellingdon Road serves the Anglican chapel and consecrated half of the cemetery directly. The substantial Tudor-style lodge stands north of the entrance, 85m south-west of the Anglican chapel. It is of two storeys, built of flint with stone quoins and detailing of windows and doors, and brick banding marking the divide between the two floors. The central chimney stack on the wider south elevation is prominent at the entrance and in the approach from the town centre. The steeped gabled roof has red terracotta tiles with fish scale ornamentation and projecting first floor window gables. The chimney top has been replaced. The lodge is currently serving as social housing. 	A, H

	Beyond the lodge the flint garden wall to the east joins a small flint building with ornamented tiled roof, known as Hearse House. Adjacent to the east is the former hearse house, with a large arched doorway and louvered vent in the gable above. It is in similar ornamental style to the lodge but the roofing tiles have been replaced. It housed the Chesham Bier until 1970 used to carry the coffin from the horse-drawn hearse to the grave-side. It is now an exhibition centre for voluntary group, Friends of Chesham Cemetery.	
Chesham Cemetery Chapel 185 Bellingdon Road and 174a Berkhamstead Road	Opened in 1858 as the Church of England chapel for the cemetery, designed in the gothic style by Chesham architect, William Andrews. Its matching non-conformist chapel has been demolished. The fish scale tiling and spearpoint ridge tiles are believed to be rare survivors locally. 	A, H, S

East Cemetery Lodge, 174a Berkhampstead Road	The east entrance off Berkhampstead Road serves the unconsecrated half of the cemetery and formerly the nonconformist chapel (now demolished). It lies 120m south-east of the site of the former chapel. The arrangement of buildings mirrors that of the west entrance, but without the Hearse House. It currently serves as social housing. 	A, H
The Griffin PH, Bellingdon Road	A public house since 1864, which closed in 2023. 	H, S

St Columba's Church, Berkhamstead Road	From the 1870s a visiting priest would occasionally offer Mass in the homes of local Chesham Catholics. Regular services began around 1905 after Betrum and Ada Chevalier, brother and sister of Anglo-French background, bought a house in Chesham which they named "St Telio" (now 164 White Hill). In September 1913 all the Carmelites moved from Chesham to Chalfont St Peter, where they built a new church called St Joseph's Church and Priory at Austenwood Common. Mass was not held in Chesham again until 1947, when the priest from Our Lady's came to conduct mass at the British legion. The present church was opened on 1st June 1960. Its red brick tower is very visible in the local area and the general bulk of the building has an imposing presence on Berkhamstead Road. 	A, S
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Newtown Evangelical Baptist Church, 301 Berkhamstead Road	Built in 1927, the building was designed by Mr F.G, Faunch and built by Brown & Co. of Chesham. 	A, S
Newtown School, Berkhamstead Road	Built in 1932. 	H, S

The Jolly Sportsman PH, Berkhamstead Road	Eighteenth century inn known as The Jolly Sportsman, with twentieth century alterations. 18th century front block of colour washed brick and cement rendering with tiled roof. 2 storeys, corbelled cornice. 3 flush casement windows, extensively modernised. 	H, S
80 – 122 Waterside	Short late 19C brick terrace row with some modernisation but essential Victorian character retained. 	A, H

182 Waterside	Built in 1859 as shown in the denoted by the glazed headers on the front elevation.	A, H
153 – 157 Waterside	Short late 19C brick terrace row with some modernisation but essential Victorian character retained.	A, H

230 – 238 Waterside	Short late 19C brick terrace row with some modernisation but essential Victorian character retained. 	A, H
291 and 301/303 Waterside –	No. 291 punctuates street scene and vernacular materials – flint facing. 301-303 'Two Gates' may have been built between 1900-29, of brick construction, and then later extended. 	A, H

Broadwater Cottage, Latimer Road	Pre-1900 cottage. Punctuates street scene on entrance to Chesham. 	A, H
Cress Bed Villas and Trout Cottage, Hollow Way Lane	Built 1901 alongside watercress beds, which were a major Chesham industry at that time. Distinctive tile roof with half dormers. 	A, H
Thomas Harding School, Fullers Hill	Opened in 1851 as an infants school. Prominent building in streetscene. 	A, H, S

Flint boundary wall, 19 Wey Lane	Flint and brick wall, in keeping with the listed buildings adjacent on Fullers Hill. 	H
31 (Temperance Hall) – 37 and 18 – 20, 26 - 30 Church St	Temperance Hall was built in 1852 for the Temperance Society. Now used as a community theatre and known as 'The Little Theatre By the Park'. 18-20 and 26-30 Church Street are not listed, but make a significant contribution to the historic appearance of the 'old town'. 	A, H, S

		
3 and 5 Market Square	Ornate, Victorian buildings. 	A,H

84 – 96 High Street – group	Formerly Brandon's department store, dating to 1927, now divided into shop units. Scale, mass, curved form and location result on being very prominent in defining character of Broadway. 	A, H, S
7 – 25 King Street	No. 7 King Street pair of houses, now a single house. 18th century red brick, old tiled roof. 2 storeys, corbelled brick cornices, 2 flush sash windows with glazing bars under cambered relieving arches. Nos. 11-17 flint rubble red brick quoins and dressings, old tiled roof with sprocket eaves. Modern windows and doors. Ground floor windows under cambered relieving arch. Nos. 23-25 pair of eighteenth or early nineteenth century houses, now a single house. 	A, H

167 Botley Rd	Punctuate street scene and vernacular materials – flint facing and clay tile. 	A, H
Culwood House, 130 Lye Green Road	A Victorian villa, built 1896 and originally called Rosemead. Childhood (1910-14) home of Margaret Mee, British botanical artist who specialised in plants from the Brazilian Amazon Rainforest. She was also one of the first environmentalists to draw attention to the impact of large-scale mining and deforestation on the Amazon Basin. During World War Two it was owned by The Lord Gridley and used by Winston Churchill for War Cabinet meetings. Now a care home.  Image courtesy of Culwood House	H

White Hill House, 128 White Hill	Built in 1903 for Lady Susan Truman, president of the Amersham branch of the National League Opposing Women's Suffrage, and philanthropist. Now a care home. 	A, H
Bayman Manor	Owned by Lady Susan Truman. Now converted to flats. 	A, H

1-4 Francis Cottages, white Hill	Former almshouses, built in 1895. Refurbished in 2022 and sold privately. The terrace of four houses was built by John Dunkin Francis on land donated by William Lowndes. Two storey brown brick cottages with red brick window surrounds. Two bay windows sit either side of the middle cottages recessed doorways under a joined central red brick arch with a modern glazed doorway. Sash windows 6x1 panes and 4x1 panes to the bay windows. Hipped slate roof with two stacks. Single storey rear extensions. 	A, H
Townsend Road	The school was built in 1878, and enlarged in 1883 in response to the rapid growth in Chesham's population. It now serves as offices for Bucks CAB. 	A, H, S

Emmanuel Church, Berkhampstead Road	Built in 1887 as a mission chapel to the parish church. A multipurpose, octagonal structure was built alongside the church in 1990 to provide a more flexible worship space. 	A, H, S
The Old Vicarage, Trapps Lane, HP5 1NP	Victorian two storey flint and limestone window and door surrounds, in matching style to Grade II Christchurch Waterside which it previously served as the vicarage. Tall canted red brick stacks on a slate roof. Set back from Trapps Lane. Former vicarage. 	A, H

Victoria House, Victoria Road	Probably mid to late 1800s. Two-storey, brick built, 5 sets of industrial windows in the taller main block, two sets of windows in the slightly lower bay. Distinctive round windows at attic level to both gable ends. Rooflights to front and rear added as part of conversion into flats. The building is typical of many factories and workshops buildings in Chesham built for the boot and shoe factories, however many have been destroyed or redeveloped and survivors are now rare. 	A, H
22-32 Broad Street	Collection of 19th century brick houses, including one with a historic shop front. These form an attractive collection of buildings that are surrounded by 20th and 21st century buildings. 	A, H

APPENDIX B: DESIGN CHARACTER AREAS

Policy CHESH5 defines different Design Character Areas, which include the designated Chesham Conservation Area. Policy CHESH4 relates to the new Chesham Design Code, within the area of which the Conservation Area wholly lies (the Code does not cover the modern outer suburbs of the town).

The Conservation Area was designated in 1970. In its Part D, the designation report includes a helpful appraisal of the characteristics of the Area, anticipating the eventual implementation of road improvement schemes planned in 1967 – notably the new St. Mary's Way – that would divide it into three character areas. These areas are shown on the original designation plan, together with a small number of arrows indicating key views through and out of the Conservation Area (see below).

The Conservation Area and its boundary were reviewed in 1987 leading to the extension of the boundary to cover the northern part of High Street to White Hill, the eastern part of Red Lion Street and Bury Farm from Pednor Road. A plan showing those changes is also included below and this is the boundary shown on the Policies Map. The review included further commentary on the land included in each boundary extension, which is also included for reference below.

Although the analysis is in part decades old, it continues to capture the significance of the Conservation Area and parts of its setting. It is therefore repeated here as an essential guide to framing how the Chesham Design Code should be applied specifically in the Conservation Area, pending any future review and appraisal.

D Characteristics of the Conservation Area

AREA 1.

9. This area includes St. Mary's Church, Church Street and Pednornmead End. St. Mary's Church with its needle spire visually dominates the area and is set in a quiet leafy enclosure on a slight hill at the northern end. It is accessible from across Lowndes Park as well as by Bury Lane and a footpath from Church Street. Adjoining the church is 'The Bury', a large C18 house with an imposing driveway and grounds, whose lawns slope pleasantly down to the reeds of the Bury Lake, a long pond adjoining Pednor Road.

10. Church Street consists mainly of a meandering collection of two storey brick cottages, some showing characteristic grey brick headers and cambered window arches. There is an occasional oddity such as a timbered and plastered house containing a richly carved wood tracery head in the apex of the gable facing the street.

11. The south-westerly end terminates in an attractive triangular space, buildings showing evidence of lattice windows and brick and flint construction offering a satisfying change. The end of the town stops suddenly here with the Missenden Road disappearing into the trees. A pleasant footpath by the River Chess links this area with Area 3.

12. The other end of Church Street runs down hill to an abrupt end at the new St. Mary's Way. Not least of the interesting buildings here is the very unusual Victorian shop 'Bygone Days' whose frontage is a delicate facade of Romanesque styled terracotta work, set attractively facing the lane uphill to the church.

13. Almost all the older buildings in Church Street are listed, and within the area fifteen appear on the statutory list and a further thirteen on the supplementary list of buildings of architectural or historic interest.

AREA 2

14. This area comprises the High Street from Broadway at its northmost end, Market Square, and that part of Red Lion Street on the railway side as far as the red brick house "The Forelands".

15. Broadway, a lively space where the High Street splits around the war memorial, contains much variation in building style and period, the neat red brick Westminster Bank, and the flint and brick facade of the Victorian Congregational Chapel offering most character.

16. The Broadway and the High Street are at present drastically dominated by traffic, even with the one-way traffic system, but the eventual removal of all but service vehicles from the High Street will more than help increase the scope of what is an interesting street line which curves in opposing directions at each end, forming a contained area. Such buildings as the three-storey George Hotel with its array of projecting signs offers a pleasant contrast to the more modern frontages.

17. A feature of the High Street is the occurrence of alley ways leading to yards, for example, Lum's Yard on the west side provides a sudden glimpse of the sloping green park, while Francis Yard on the east side offers a timber framed cottage and barns in seclusion from the High Street. The line of Francis Yard continues on the other side of East Street to the white walls of Botley House and Little Botley House — a large mixed range of partly C18 buildings separated from the railway by a back-drop of trees.

18. There is plenty of variety in building types from three-storey Georgian with parapets and low rise roofs to old two-storey tile roofed buildings, and solid bank architecture providing a stable facade in contrast to the ever changing shop fronts. Red Lion Street continues with two brick churches, attractively renovated shops, to the flint and brick walled garden of "The Forelands", a C17/C18 house forming an entrance point to the town centre.

19. Area 2 contains six buildings on the statutory list and a further eighteen on the supplementary list of buildings of architectural or historic interest.

AREA 3

20. This area consist of Germain Street from the attractive entrance by the bridged stream at the north end, to the imposing timber and brick house "Great Germaines" on Fullers Hill and also King Street, parts of Way Lane and Water Lane with the adjoining water meadow.

21. The character of this area is equally distinct from the other two. The tree tunnelled entrance at the north end is suddenly quiet after the traffic in Red Lion Street, and the presence of the River Chess weaving its way alongside Water Lane helps this feeling. White painted brick and timber cottages on the east side front directly onto the street in contrast to the walled front gardens of Dutch gabled Georgian and Victorian houses on the opposite side.

22. From the entrance to Water Lane there is a view across backland to the rear of Church Street showing the undulating roof lines, capped by the continually reappearing prospect of the church tower rising above the trees.

23. A pleasant row of C17/C18 cottages extends down King Street, while continuing along Germain Street, the flint gabled cottages at the foot of Fullers Hill are neatly contained below a backcloth of trees which arch gently over the horizon. A flint and brick wall curves into Wey Lane opening up some Victorian villas just outside the area.

24. The culmination of the area is Great Germaines house, a range of mellow brick and timber buildings with ivy clad walls and willow trees blending into the greater mass of trees surrounding it.

25. Of the buildings in Area 3, two appear on the statutory list and four appear on the supplementary list of buildings of architectural or historic interest.

ADDITIONAL AREAS designated on 17th March 1987

108 (Flatt & Mead Estate Agents) to
152 (Waggon & Horses P.H.), High Street

This area includes 3 groups of historic buildings, including the Statutory "Listed Buildings" at 130 and 132 High Street and buildings of local historic interest, i.e., Nos 110, 112, 114 and 146, 148 and 150. Sainsburys, although a modern building, makes a positive contribution to the townscape as seen from the south, while The Waggon and Horses public house is a distinctive period building forming an attractive terminal feature at the northern end of the High Street.

79 - 89 High Street

Numbers 83, 85 and 87 are Statutory "Listed Buildings" and No.89 is of local historic interest. This is a compact group with distinct quality and character and which is important in views into and out of the Conservation Area.

Additions - East side of Star Yard Car Park
(part of Waitrose/Martins and land adjoining the Baptist Church)

To take account of post-1971 developments and rationalise the boundaries.

2-20 Market Square
4 - 18 (part) Church Street
No.1 Germain Street (Wrights Shop)
10 - 30 Germain Street
Red Lion Public House and part of Red Lion Street (roadway)
Townbridge Court and former Embassy Cinema site (part)

The 1971 Conservation Area Document left out the west side of Market Square through to Church Street, describing it as an area worthy of inclusion, but awaiting the road proposals to be finalised and the affects on the area known. Current thinking is that the whole area should form part of the designated Conservation Area, including the proposed relief road, to ensure that maximum care is taken in the treatment of new development, including road works.

Numbers 2-20 Market Square; 4-8 Church Street, No 1 and Nos 10 - 18 Germain Street are all Statutory Listed Buildings which form groups of distinctive character. Nos 14-18 Church Street are of local interest. Inclusion of the whole area imparts cohesion and affords protection for the settings of historic buildings.

Land adjoining the west side of Water Meadow Car Park
Part of Wrights Meadow and
(part of garden of the Old School House - 37 Germain Street)
Car park to the Queens Head Public House
3 - 7 Wey Lane

Previously omitted on account of a road proposal now rescinded. Now included to provide continuity and area cohesion.

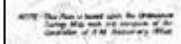
**Parts of gardens of The Meades,
Germain Street and Anne's Cottage, King Street**

To avoid divided curtilages and so produce a more logical boundary.

**Land on the south side of Pednor Road between
Pednormead End and up to and including
The Bury Farm**

The Bury Farm is historically associated with The Bury and together with The Bury Cottage forms part of an attractive view out of the Conservation Area.

A detailed map of the Old Windsor Conservation Area. The map shows various streets, parks like Lowndes Park, and several buildings labeled as Statutory Listed Buildings, including St Mary's Church, The Rectory, and The Manor. Shaded regions indicate conservation areas designated by Buckinghamshire County Council in 1970 and additional areas designated by Chiltern District Council in 1987. A dashed line marks the boundary of the designated conservation area. A scale bar at the bottom left indicates distances up to 500 yards. A note at the bottom left states: "Based upon the Ordnance Survey map with the permission of the Controller of Her Majesty's Stationery Office Crown Copyright".



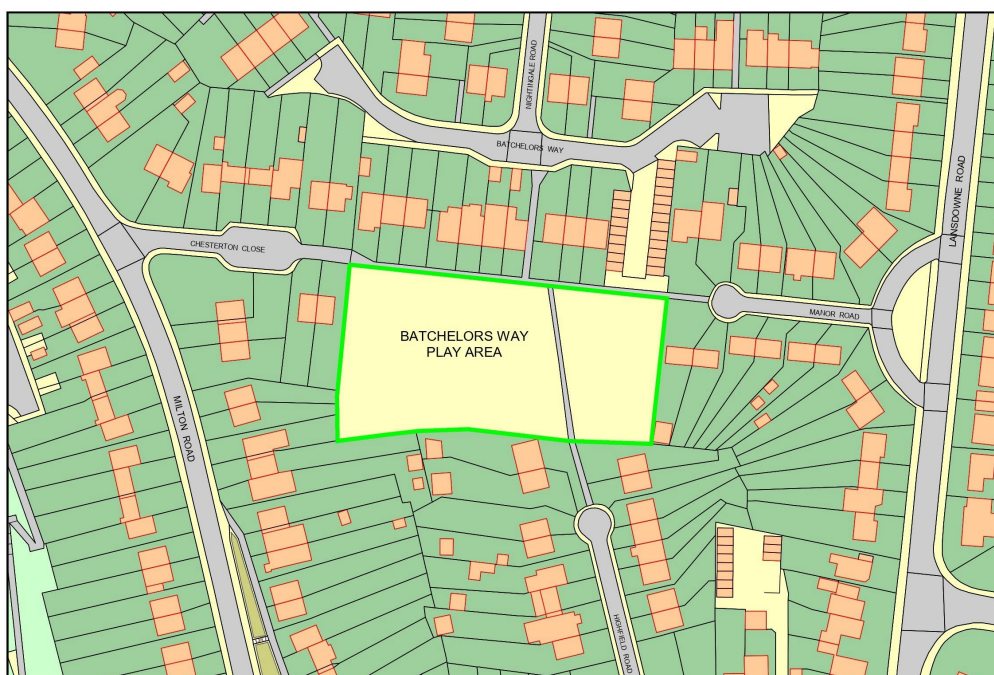
APPENDIX C: LOCAL GREEN SPACES

Policy CHESH8 designates nine Local Green Spaces within the town that are considered to meet the tests of §106 of the National Planning Policy Framework. The sites are shown on the Policy Map & Insets. A summary description of each of them, together with a photograph (taken by the Town Council) and location map (Licence Number AC0000821083), are provided below.

1. Batchelors Way Amenity Space

The amenity space near Batchelors Way consists of 0.39 hectares of managed grassland located in the heart of Chesham. It is easily accessed through the surrounding main roads via Batchelors Way, Chesterton Close, Manor Road and Highfield Road and is used as a children's play area, and for sports and other recreational activities.

Key criterion for designation: recreational value



2. Upper Belmont Road Amenity Space

This amenity space is a 0.12ha round managed grassland located on Belmont Road/Windsor Road in the North of Chesham. It is a popular space for dog walking, exercise and other recreational activities.

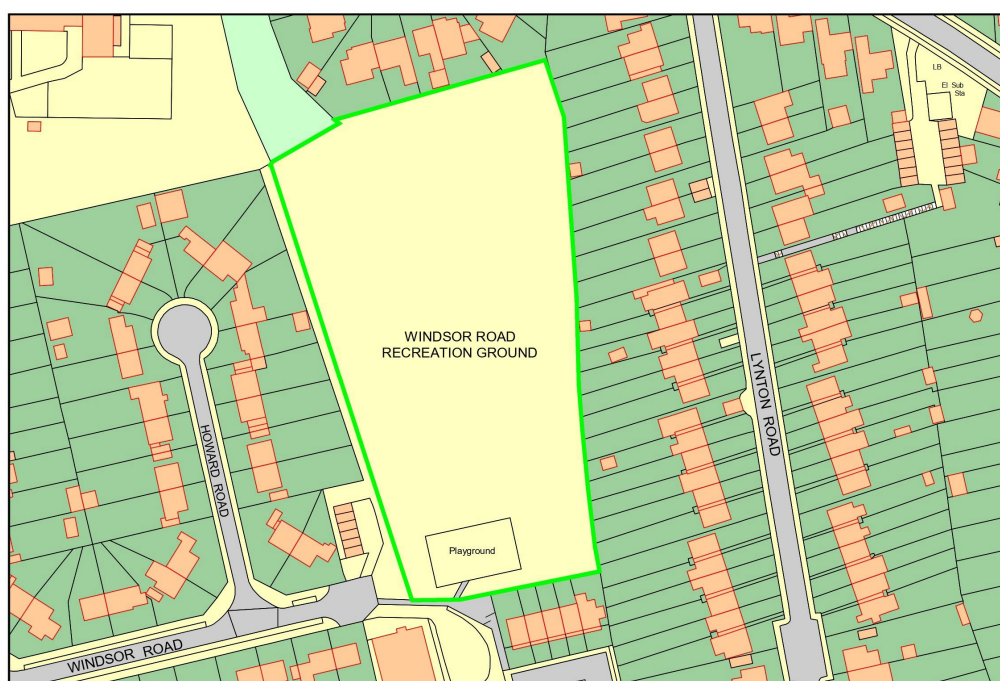
Key criterion for designation: recreational value



3. Windsor Road Recreation Ground

The recreation ground is located at the eastern end of Windsor Road in Northeast Chesham. It is a 0.97ha green space consisting of managed grassland, a football pitch and includes a playground.

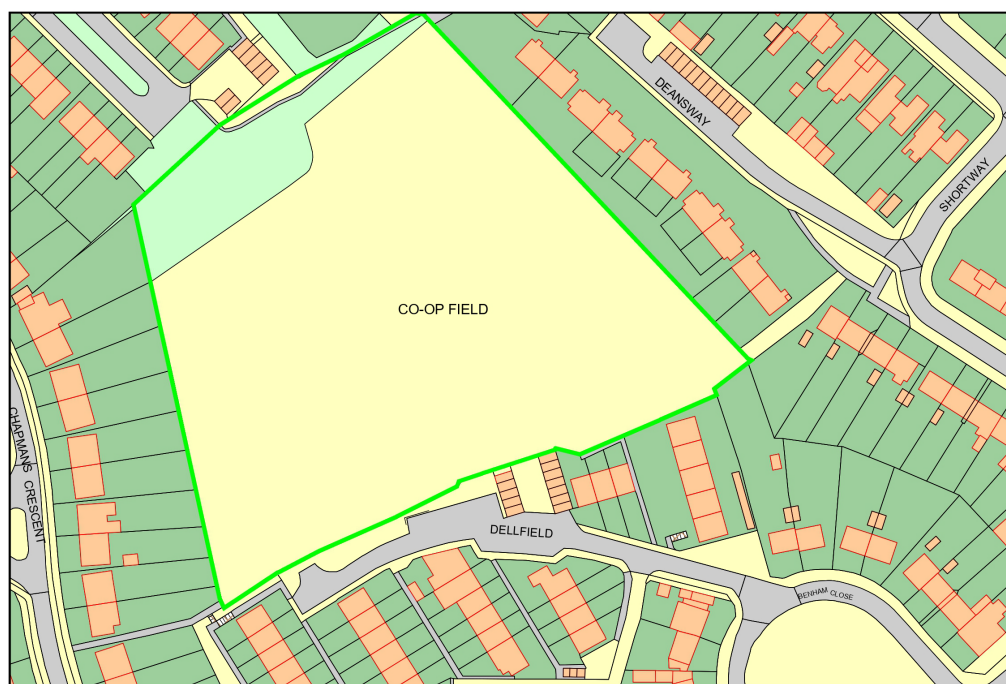
Key criterion for designation: recreational value



4. 'Co-op Field', off Chapman's Crescent

The Co-op Field is a sloping 4ha field near Asheridge Road. The field is mown once a year in late summer and a variety of grassland species have been recorded on site, including bee and pyramidal orchids, wild carrot, lady's bedstraw and common knapweed. The site is bounded along the northern edge by a narrow strip of scrubby woodland including Hawthorn, Hazel and Elder. The field is popular for walking, sledging in winter and also plays an important part in providing habitats for pollinators and other wildlife in Chesham.

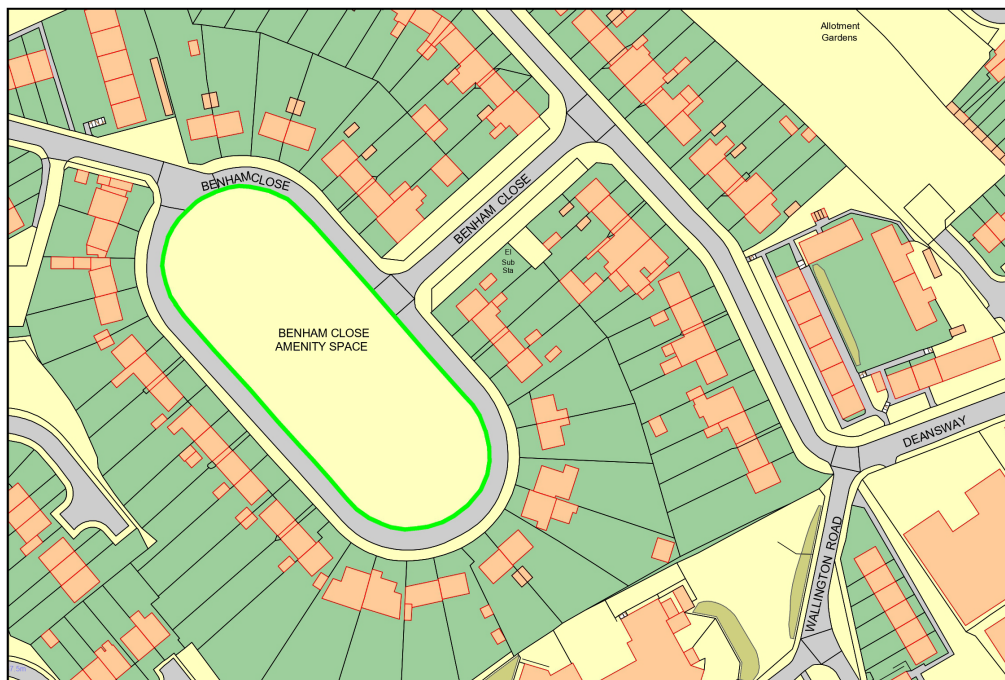
Key criteria for designation: recreational and biodiversity value



5. Benham Close Amenity Space

Benham Close Amenity Space is a sloping round green space located in northwest Chesham. It consists of managed grassland and provides residents with open space for exercise and recreational activities.

Key criterion for designation: recreational value



6. Beechcroft Road/Juniper Close Amenity Space

Beechcroft Road/Juniper Close Amenity Space is a sloping green space located in northwest Chesham. It consists of managed grassland with flower beds and provides residents with open space for exercise and recreational activities.

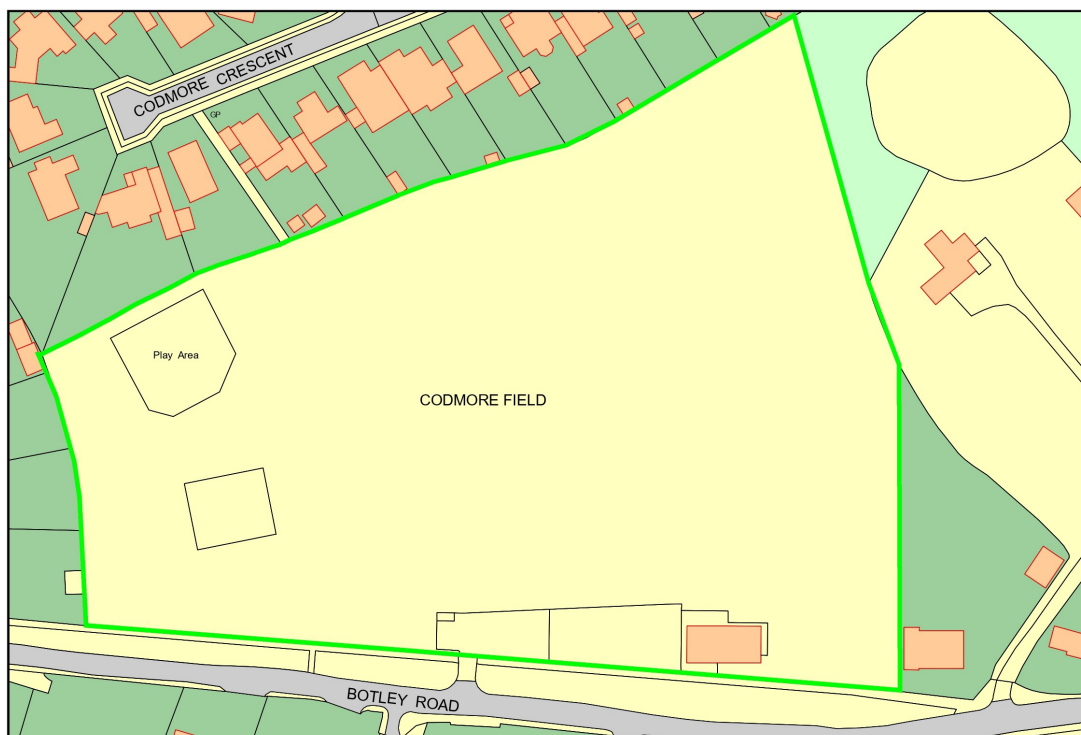
Key criterion for designation: recreational value



7. Codmore Field, Botley Road

Botley Football Fields is also known as Codmore Playing Field and is a 2.59ha green field located in east Chesham. It contains football pitches, a pavilion with changing rooms, an artificial cricket wicket and a play area. It is also used by a local athletics club and for outdoor exercise classes. It includes a wildflower and grassland area which provides a habitat for local wildlife.

Key criteria for designation: recreational and biodiversity value



8. Woodland View Play Area

Woodland View Play area is an enclosed play area in southeast Chesham. The play area provides play facilities for younger children and is a popular space for the local community.

Key criterion for designation: recreational value



9. Bois Moor Play Area

Bois Moor Play area is an enclosed play area in on the southern edge of Chesham. The play area provides play facilities for younger children and is a popular space for the local community.

Key criterion for designation: recreational value



APPENDIX D: URBAN GREENING FACTOR

This guidance is intended to support Policy CHES10 which sets out how new developments should incorporate urban greening measures using the principle of an Urban Greening Factor (UGF) to calculate the requirements of a specific scheme. Urban greening covers a wide range of options including, but not limited to, street trees, green roofs, green walls, and rain gardens. A number of cities have successfully adopted a 'green space factor' to encourage more and better urban greening. The adopted London Plan 2021 operates a generic UGF model to assist developers in determining the appropriate provision of urban greening for new developments and is the inspiration for the policy.

The UGF for a proposed development is calculated in the following way:

$$\frac{(\text{Factor A} \times \text{Area in sq.m.}) + (\text{Factor B} \times \text{Area}) + (\text{Factor C} \times \text{Area}) + \text{etc}}{\text{Total Site Area.}}$$

whereby each urban greening element of the proposal is multiplied by the area (in sq.m.) of the proposal to which it applies, then all are added up and divided by the gross site area. The table below sets out the UGF for each urban greening measure.

Example 1

An office development with a 600 sq.m. footprint on a site of 1,000 sq.m. including a green roof, 250 sq.m. car parking, 100 sq.m. open water and 50 sq.m. of amenity grassland would score the following:

$$(600 \times 0.7) + (250 \times 0.0) + (100 \times 1) + (50 \times 0.4) / 1000 = 0.54$$

In this example, the proposed office development exceeds the target score of 0.3 required by the policy for a commercial development.

Example 2

A housing development with a total footprint of 5,000 sq.m. on a site of 7,500 sq.m., which includes 4,000 sq.m. of green roofs (non GRO), 1,000 sq.m. of amenity grassland; 750 sq.m. of permeable paving; and 750 sq.m. of sealed surface highways and parking would score the following:

$$(4000 \times 0.3) + (1000 \times 0.7) + (750 \times 0.1) + (750 \times 0.0) / 7500 = 0.26$$

In this example, the proposed scheme fails to meet the target score of 0.4 required by the policy for a housing development. The applicant should either modify the mix of measures or accept that in the planning balance the proposal will be contrary to Policy CHES12. If the applicant instead delivered a green roof to GRO Code then that higher factor (0.7 versus 0.3) would lead to a score of 0.48, which would be policy compliant.

SURFACE COVER TYPE	FACTOR
Semi-natural vegetation (e.g. trees, woodland, species-rich grassland) maintained or established on site.	1
Wetland or open water (semi-natural; not chlorinated) maintained or established on site.	1
Intensive green roof or vegetation over structure. Substrate minimum settled depth of 150mm – see HERE for descriptions.	0.8
Standard trees planted in connected tree pits with a minimum soil volume equivalent to at least two thirds of the projected canopy area of the mature tree – see HERE for overview.	0.8
Extensive green roof with substrate of minimum settled depth of 80mm (or 60mm beneath vegetation blanket) – meets the requirements of GRO Code 2014 .	0.7
Flower-rich perennial planting – see HERE for guidance.	0.7
Rain gardens and other vegetated sustainable drainage elements – See CIRIA for case studies.	0.7
Hedges (line of mature shrubs one or two shrubs wide) – see HERE for guidance.	0.6
Standard trees planted in pits with soil volumes less than two thirds of the projected canopy area of the mature tree.	0.6
Green wall –modular system or climbers rooted in soil – see NBS Guide to Façade Greening for overview.	0.6
Groundcover planting – see RHS Groundcover Plants for overview.	0.5
Amenity grassland (species-poor, regularly mown lawn).	0.4
Extensive green roof of sedum mat or other lightweight systems that do not meet GRO Code 2014 .	0.3
Water features (chlorinated) or unplanted detention basins.	0.2
Permeable paving – see CIRIA for overview.	0.1
Sealed surfaces (e.g. concrete, asphalt, waterproofing, stone).	0

The Town Council would like to acknowledge and thank all the members of its Neighbourhood Plan Working Group and staff team, planning consultants ONH, urban design consultants Create Streets and consultants AECOM, who produced the SA/SEA, HRA and Housing Needs Assessment reports, funded by the DLUHC Neighbourhood Plan Support Programme that is managed by Locality.

