

Brown Not Green Chesham Ltd

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Collaborating for the Future of Chesham

Public Presentation 9 May 2026



Chesham Renaissance

Chiltern
Society



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Emerging New Bucks Local Plan

- What's this all about?
- Why should Chesham residents be concerned?
- When will it happen?
- What can be done?
- Why we need *your* help and what *you* can do?



What's this all about? – *Previous* Local Plan

- **Autumn 2015** – Chiltern & S Bucks Local Council published their draft Local Plan
- **1,361 dwellings in Chesham, *primarily* on Green Belt NE of Chesham**
- **1 April 2020** - New Unitary Authority – Bucks Council created by Central Govt.
- **October 2020** - Draft Local Plan (C&SBDC) withdrawn following reps by BNG and many others!



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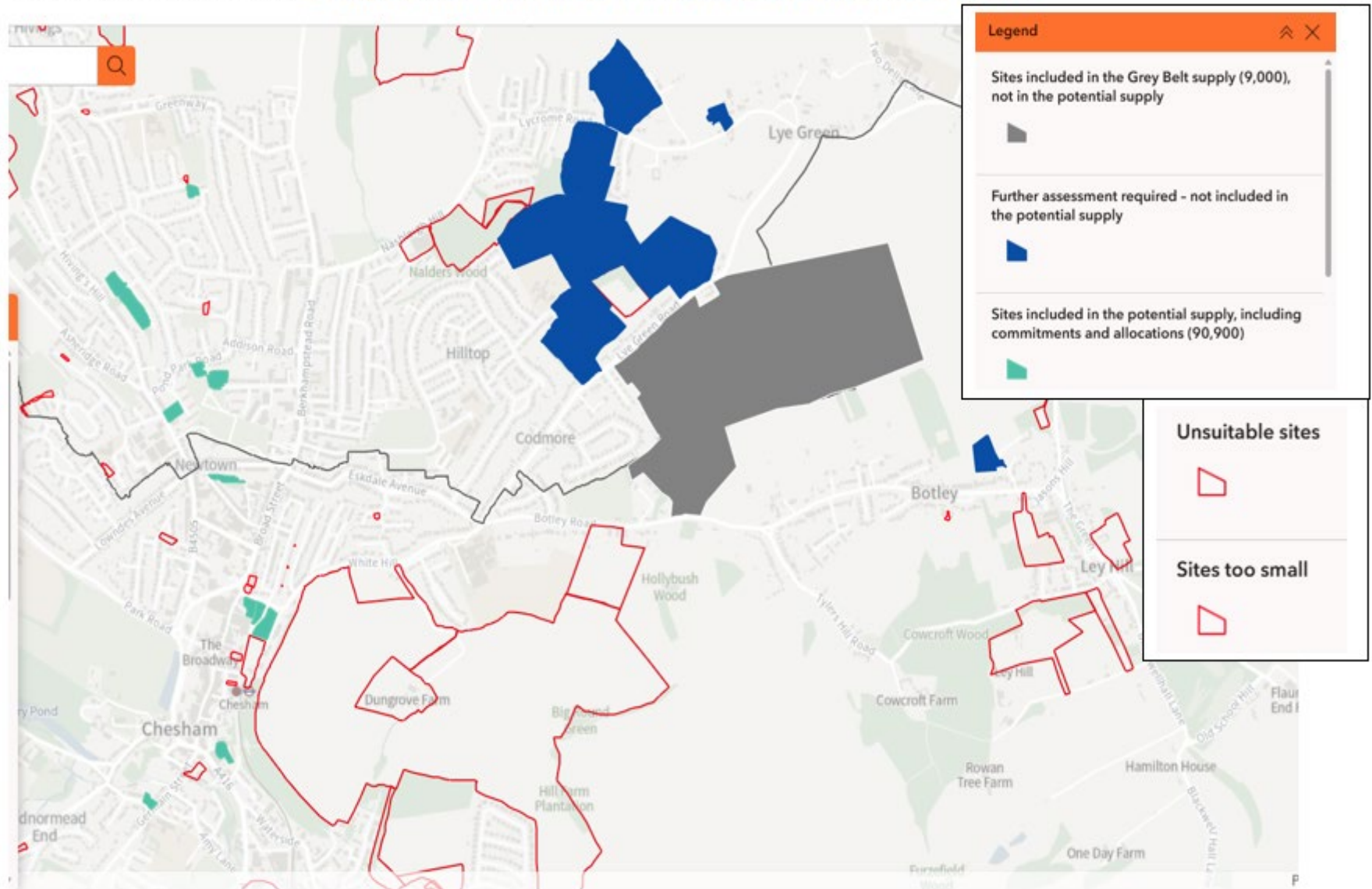
What's this all about? – *New Bucks Local Plan*

- **February 2026** – Bucks Council published preliminary evidence for new Local Plan up to 2045 inc Reg 18 survey
- 10,000 pages of *preliminary* evidence inc LHNA of **90,972** new dwellings over next 20 years. – derived from Govt's flawed ***Standard Methodology*** of calc housing need
- Annual delivery requirement in Bucks of **4,323 homes pa.**
- In last 2021 Census there were 220,300 homes in Bucks, so the LHNA represents a growth in Bucks of **41.3%!**



What's this all about? – *New Bucks Local Plan* cont'd

- Requirements for **Chesham** remain unknown at this time....
...but **+41%** increase on existing # of Chesham households
(9,748 per 2021 census) would be **c. 4,000** new homes?
- **Can Chesham *really* accommodate this?**
 - Highways Junctions already above design capacity.
 - More traffic congestion / waiting time
 - Impact on local schools and the aged drainage infrastructure – surface water flooding?
 - Impact on Green Belt, chalk streams, wildlife, etc.
 - Lost agricultural land – when Brownfield remains!!



None of the 15 sites by Chesham Renaissance & none of the other brownfield sites previously proposed by BNG are on this Map – why?



“Grey Belt”

Introduced by Labour Govt in 2024

DEFINITION: “...land in the Green Belt comprising previously developed land and/or any other land that... does not strongly contribute to any of purposes listed as (a), (b), or (d) in (NPPF) paragraph 143” (Green Belt).

Summary of those 3 NPPF purposes;

- a) to check the unrestricted sprawl of large built-up areas
- b) to prevent neighbouring settlements merging into one another
- d) to preserve the setting and special character of historic towns

NOTE ‘Grey belt’ excludes land within AONB/ National Landscape, National Parks & areas prone to flooding – **See NPPF Footnote 7 & NPPF Glossary** – “Lower-quality land that doesn't meet protected status” & PPG dated 2025



"Grey Belt"

Diagram from Govt Guidance updated
27 February 2025

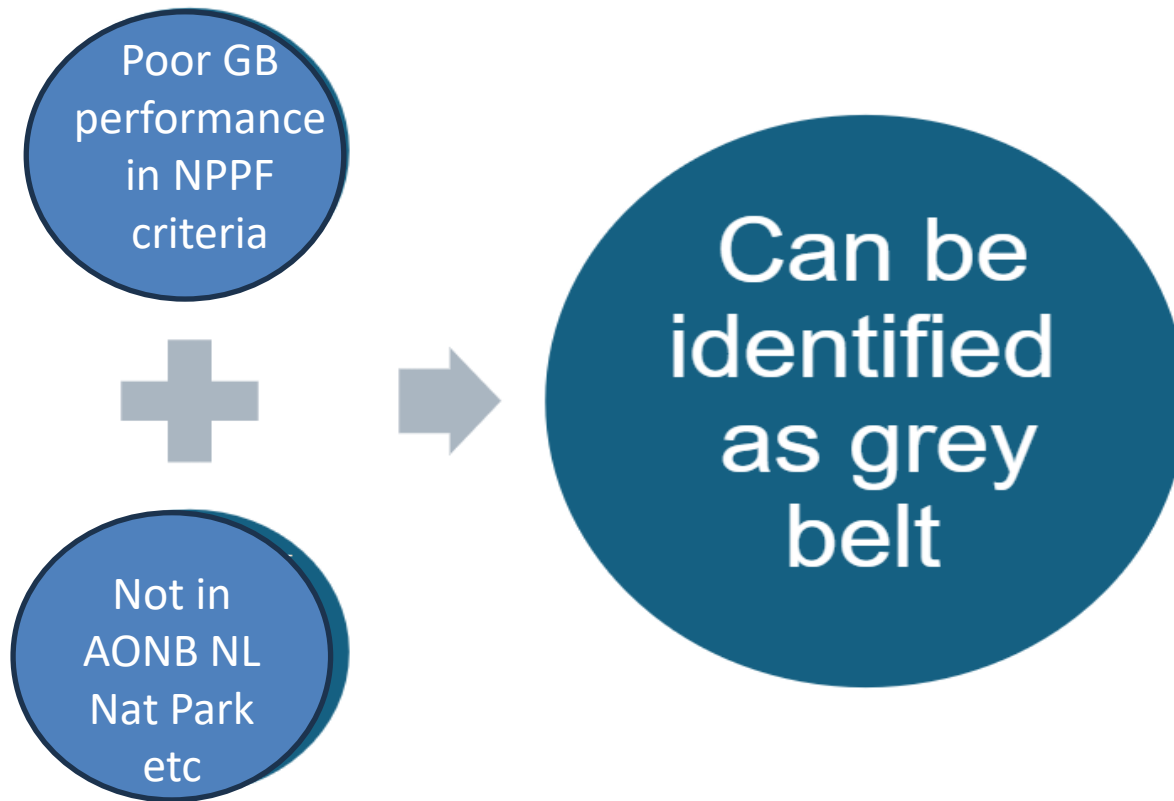


Figure 1. When can land be identified as grey belt



Why does this matter & why should it concern me?

Well self evidently the Local Plan directs where development will be located AND how much will be permitted – this is DEVELOPMENT PLANNING

BUT – equally *failure* to have an effective or up to date Local Plan that can demonstrate a 5 Year Housing Supply (5YHS) weakens DEVELOPMENT CONTROL

This is known as the “Tilted Balance” / Presumption in Favour of Development:



Capreon Proposal off Lycrome Road on Geltex/Mash farmland at Lye Green Field



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Chesham needs

1. an *effective* Local Plan to prevent speculative developments

BUT

2. we need the Local Plan to be JUSTIFIED and to considering ALL REASONABLE ALTERNATIVES ie: Brownfield - to minimise loss of Green Belt land and any other environmental and social harms

A good first step was the **Chesham Neighbourhood Plan** adopted in 2025 but sadly *it* has no housing allocation sites



What are we doing & how can you help?

- Community Groups collaboration to fundraise for evidence supporting our alternative proposals –ie: **Viability Assessments and Housing Needs Assessment for Chesham**
- **Please donate!** Either direct to BNG via our website *or* through **Chesham Society JustGiving** page.



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...and finally **BNG needs you!**

Two categories of helpers urgently required:

Professional – any retired or currently trained

- ✓ planning professionals,
- ✓ chartered surveyors,
- ✓ architects,
- ✓ highways engineers,
- ✓ environmental consultants etc

Administrative –

- ✓ company administrators or those with skills in,
- ✓ fundraising,
- ✓ PR & communications,
- ✓ social media,
- ✓ website design etc



SAY NO!

Building on
Chesham Green Belt

Find out more at:

www.brownnotgreen.weebly.com

THANK YOU!

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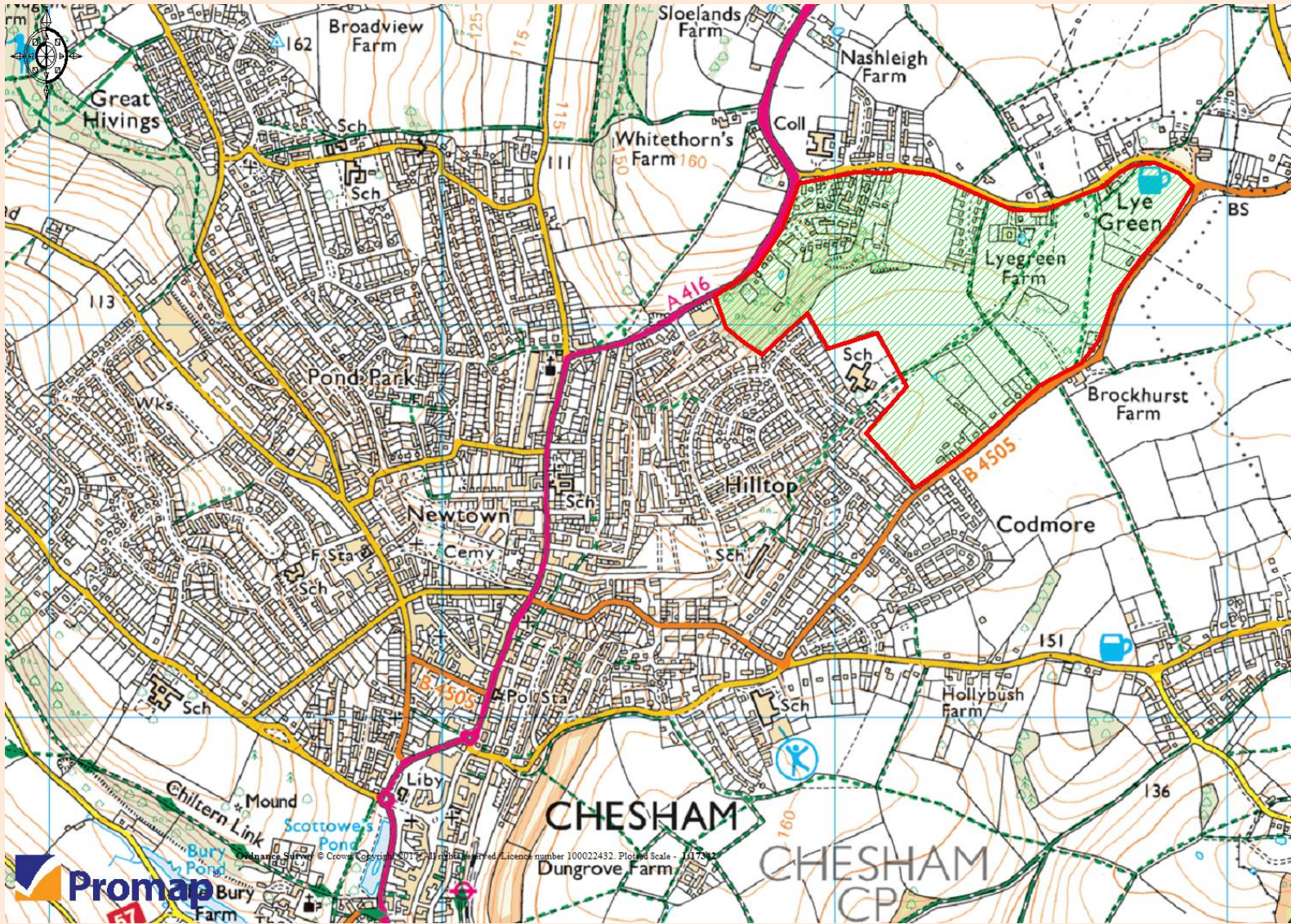
Contact **Phillip Plato** at Phillip@platoestates.com

Optional Illustrations if questions arise

SAY NO!

**Building on
Chesham Green Belt**

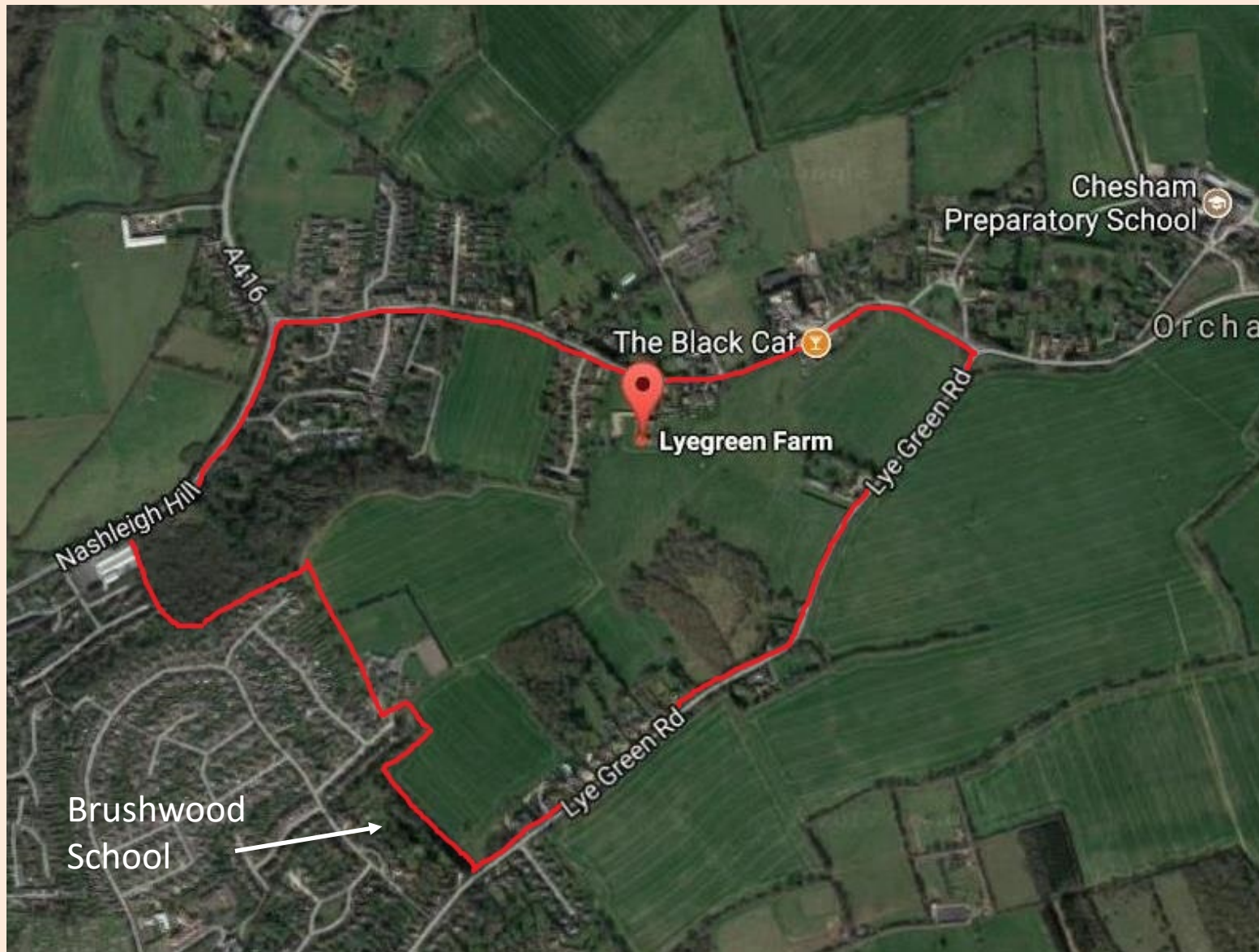
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Main Landowners (illustrative)

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