



Chesham

TOWN COUNCIL

Chesham Town Hall
Baines Walk, Chesham, Bucks, HP5 1DS

Chief Executive
Tony Marmo

01494 774 842
enquiries@chesham.gov.uk
www.chesham.gov.uk

Thursday 23 March 2023

Dear Councillor,

I hereby give you notice of a **Meeting of the PLANNING COMMITTEE** to be held in the Council Chamber, Town Hall, Chesham, on **THURSDAY 30 MARCH 2023 at 7.30pm:**

Agenda

1. Apologies for Absence
2. Declarations of Interests
3. Minutes of the meeting held on the 27 February 2023
4. Committee Action Tracker
5. TUG minutes 23 February 2023
6. Planning Applications
7. Planning Decisions
8. Local Plan Infrastructure Baseline

Yours sincerely,

Tony Marmo
Chief Executive Officer

Cllr Wilford Augustus
Cllr Alan Bacon
Cllr Joseph Baum
Cllr Qasar Chaudhry
Cllr Mohammad Fayyaz

Cllr Umar Hayyat
Cllr Francis Holly
Cllr Chasey Hood
Cllr Nick Southworth

The agenda will be circulated to all members of the Council
THE MEETING IS OPEN TO THE PUBLIC

AGENDA ITEM: 3

CHESHAM TOWN COUNCIL MINUTES of the meeting of the PLANNING COMMITTEE held on 27 February 2023

Councillors:

Councillor Wilford Augustus
Councillor Alan Bacon
Councillor Joseph Baum
Councillor Qasar Chaudhry

Councillor Francis Holly
Councillor Chasey Hood
Councillor Nick Southworth (Chair)

In attendance:

Tony Marmo
Kathryn Graves
Georgina Fernandez

Chief Executive Officer
Community, Economy & Environment Manager
Democratic Services Officer

51. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Hayyat and Fayyaz and were accepted by the Committee.

52. DECLARATIONS OF INTEREST

There were no declarations of interest.

53. MINUTES

Minutes of the meeting held on 9 January 2023 were queried by the Chair, who asked for minute item 50 to be reviewed against other minutes in regard to councillor names being specified in response to a trading application.

RESOLVED:

- i) **Democratic Services Officer to review against previous minute documentation and amend accordingly for chair sign-off**

54. ACTION TRACKER

A discussion was held as to whether enough planning meetings are currently scheduled in the calendar to ensure that all planning applications are reviewed before closing deadlines. The Chief Executive Officer confirmed that in order to ensure gaps between meetings is 4 or less weeks the meetings would increase from 12 to 14 next year. Councillors confirmed they are content to meet 14 times next year.

RESOLVED:

- i) **Democratic Services Officer to include two extra meetings in next years calendar of planning meetings**

55. PLANNING APPLICATIONS

Members present made recommendations on the applications with comments to be submitted to the Planning Authority (Buckinghamshire Council who make the final decisions on all planning applications), on behalf of the committee by the Democratic Services Officer (see Appendix 1).

56. PLANNING DECISIONS

Members noted the decision notice received from Buckinghamshire Council since the last meeting of the Committee. There were no comments.

57. LOCAL PLAN FOR BUCKINGHAMSHIRE

The local plan was noted by the committee and officers were asked to put together a response to be reviewed at the next meeting

RESOLVED:

- i) The Community, Economy & Environment Manager to put together a response for approval at the next meeting**

58. LOCAL PLAN CALL FOR EVIDENCE

The Community, Economy & Environment Manager presented a response which was noted and approved by the committee with the addition of Kingdom Hall.

RESOLVED:

- i) The Community, Economy & Environment Manager to amend the response and action the submission.**

The meeting closed at 8.27pm

AGENDA ITEM: 4

Planning Committee

ACTION TRACKER FROM MEETINGS OF THIS COMMITTEE

Key to colour is status column

BLUE = ACTION COMPLETE

GREEN = ACTION ON TRACK

AMBER = ACTION DELAYED

RED = ACTION SEVERELY DELAYED

Minute No.	Resolution	Target Completion	Responsible Officer	Status	Update
28 November 2023					
26(i)	That the Chief Executive Officer and Democratic Services Officer review the planning procedures and calendar of meetings to decide if shorter meetings more often would be beneficial.		Chief Executive Officer & Democratic Services Officer		After discussion with the chair, the meeting schedule to continue as is, monthly.
30 January 2023					
47	Democratic Services Officer to review documentation to include an extra column to include Chesham Council decisions for comparison with Buckinghamshire Council decisions.		Democratic Services Officer		
27 February 2023					
53i)	Minutes of the meeting held on 9 January 2023 were queried by the Chair, who asked for minute item 50 to be reviewed against other minutes in regard to councillor names being		Democratic Services Officer		Amended for sign-off

	specified in response to a trading application. Democratic Services Officer to review against previous minute documentation and amend accordingly for chair sign-off.				
54i)	Democratic Services Officer to include two extra meetings in next years calendar of planning meetings		Democratic Services Officer		In hand
57i)	Local Plan For Buckinghamshire: The Community, Economy & Environment Manager to put together a response for approval at the next meeting		Community, Economy & Environment Manager		
58i)	Local Plan Call For Evidence: The Community, Economy & Environment Manager to amend the response and action the submission.		Community, Economy & Environment Manager		

Agenda Item: 5

CHESHAM & DISTRICT TRANSPORT USERS' GROUP

Minutes of a Meeting held at
Chesham Town Hall on
Tuesday, 14th February 2023 at 7.30pm

Present:

Rod McCulloch (Chairman) (RM)
Alan Wallwork (Secretary) (AW)
Peter Crabb-Wyke (Treasurer) (PCW)
Nick Southworth (CTC Rep) (NS)

In Attendance:

Margaret Girvan (MG)
Rogan Grey (RG)
Georgina Lomnitz (GL)
Andrea Polden (AP)
Mike Richards (MRi)
Morag Robertson (MRo)
Brian Wright (BW)

Action

23/12 Apologies for Absence

Apologies were received from Ralph Adam, Mark Brookes, Philip Kent, Peter Moutrie, Peter Matza and Sarah Green MP.

23/13 Minutes of the Meeting of 3rd January 2023

The Minutes of the Meeting held on 3rd January were approved and signed.

23/14 Matters Arising

- AW distributed revised copies of the Tube Map showing the new Barking Riverside station.
- It had not yet been possible to discover the reason for the lift breakdown at Amersham.
- AW to follow up on the reason that ramps are not always available at Chesham Station.
- AW confirmed that the Freedom Pass did give residents of Greater London the ability to travel out to Zone 9 using this pass and to travel the whole length of the Elizabeth Line from Reading to Shenfield from 09.30 to 23.00.

AW

AW

23/15 Report From The Treasurer

PCW collected annual subscriptions of £2 per person from everyone present.

PCW

23/16 Federation of Met Line User Committees (FOMLUC)

RM reported that no further FOMLUC Meetings had taken place since December.

23/17 Ongoing Met Line Issues

The following issues were discussed:-

- Various service interruptions and cancellations were reported.
- AW drew attention to a fatality at Chorleywood on 26th January just after 10pm, which caused long delays.

- AW reported that the Station car parks were now operated by Saba who had replaced the previous operator NCP. However, along with other users, he had experienced difficulties in paying for daily parking. The machines no longer accepted debit and credit cards but signs on them indicated the ability to pay by phone. However, on dialling the number shown, a recorded message then advised you need to download an App and pay that way. AW had noted various users without a mobile phone who were then in difficulties as there was no attendant on duty and they were running the risk of being fined for non-payment due to no fault of their making.

23/18 Local Bus Services

- PCW gave advance warning of 6 weeks of road works at Codmore Cross which would culminate in a 2 week closure of the roundabout adjacent to Chesham Grammar School, which would affect bus services in that area.
- Similar works were currently being carried out on Berkhamstead Road, which were causing problems for the services along that stretch of road.
- Road works on Hivings Hill planned for 16th/17th February would result in routes 1, 1A and 1B using Greenway instead.
- PCW reported inaccurate destination displays on Red Rose buses caused by drivers omitting to update their ticket machines which in turn affected the displays.

23/19 Update on Strikes

It was noted that no further strikes had been announced at present.

[NB: Subsequently a strike on London Underground by ASLEF members was announced for Wednesday 15th March].

23/20 Withdrawal of Carousel Bus Services Along the A413

It was reported that a meeting between the parents and senior members of Carousel's staff took place on Friday 13th January with RM and AW in attendance. Whilst no undertaking was given to reinstate the services, nevertheless Carousel indicated a willingness to consider a suitable bus service to and from Amersham School if there was sufficient interest.

23/21 Any Other Business

- RM reported on the Aylesbury Vale TUG meeting he attended on 24th January.
- AW drew attention to an article stating that TfL was intending to use its commercial property arm – TTL properties – to build 20,000 new homes on land it owns at Wembley Park, Nine Elms, Acton Town, Barkingside and Southall.
- New fares are due to come into operation on TfL services on 5th March. Examples given were Zones 1-9 Oyster and Contactless £7.90 peak and £4.80 off peak whilst cash payments would be £9.80 at any time.

23/22 Date of Next Meeting

Tuesday 2nd April 2023 at Chesham Town Hall, at 7.30pm.

Signature

Chairman

Initials

AGENDA ITEM 6: APPLICATIONS PLANNING MEETING 30th MARCH 2023					
FEB	Ref No.	Address	Ward	Application	Councillor Decisions from Meeting
1	PL/23/0651/FA	29 Hillcroft Road	Hilltop	Demolition of existing detached garage and erection of new detached garage and garden office	
2	PL/23/0691/TP	Lycrome Lodge Nashleigh Hill	Newtown	Sycamore - fell (TPO/1948/077)	
3	PL/23/0646/FA	95 Berkeley Avenue	Lowndes	New vehicular access	
4	PL/23/0604/CONDA	Mapletree Farm 106 Botley Road	Townsend	Approval of conditions 4 (Ecological Mitigation and Enhancement Plan), 5 (Landscaping Plan) & 6 (Boundary Treatments) of planning approval reference PL/20/4066/FA (Demolition of existing buildings and erection of 2 semi-detached dwellings with associated hard and soft landscaping and new access point)	
5	PL/23/0563/HB	Great Germaines House 85 Fullers Hill	St Marys	Listed building consent for the replacement of existing lead roof of Victorian single storey extension at rear of property with a new lead roof (using Code 6 sand cast lead) of exactly the same design as the existing lead roof.	
6	PL/23/0561/FA	170 White Hill Chesham	Townsend	Part single/part two storey side extension, single storey rear extensions, rear dormer window and replacement front rooflight	
7	PL/23/0536/FA	19 Groves Way	Lowndes	Single storey rear extension following demolition of the existing conservatory	
8	PL/23/0532/FA	201 Great Hivings	Ridgeway	First floor rear extension	
9	PL/23/0476/SA	19 Ridgeway Road	Ridgeway	Certificate of lawfulness for proposed replacement of roof on single storey side projection, changes to doors and windows and internal alterations	
10	PL/22/4369/PAPCR	Certain Change Ltd 1B Eskdale Avenue	Townsend	Prior Notification under Class MA of Part 3, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 - Change of use of part of Class E unit to 1 dwelling (Use Class C3)	
MAR					
1	PL/23/0867/FA	265 Bois Hill	Waterside	Single storey rear extension and steps down to garden.	
2	PL/23/0776/CONDA	Portobello Farm 165 Asheridge Road	Asheridge Vale	Approval of Condition 6 (a verification report) of planning permission PL/18/4856/FA - Redevelopment of site to provide 5 dwellings following demolition of existing outbuildings, provision of associated landscaping and parking.	
3	PL/23/0775/FA	Coughtrey House Gladstone Road	Townsend	Part single/part two storey rear extension. New roof to be lower than main roof.	
4	PL/23/0765/SA	Ledcote 19 Alma Road	Vale	Certificate of lawfulness for proposed use of access path and front garden for car parking	
5	PL/23/0759/FA	101 Brockhurst Road	Newtown	Proposed hardstanding to front garden, retaining walls and railings and new vehicular access	
6	PL/23/0738/FA	Land at Lycrome Lodge Nashleigh Hill	Newtown	Erection of a new dwelling	
7	PL/23/0726/TP	19 Hazelwood Close	Newtown	T1 and T2 sycamore - reduction by removing approximately 60% of current height (CDC TPO 9 of 1958)	

AGENDA ITEM: 7						
BCC DECISIONS PLANNING MEETING 30TH MARCH 2023						
	REF. NO	ADDRESS	WARD	APPLICATION	BCC DECISIONS	CTC DECISIONS FROM PREVIOUS METINGS
FEB						
1	PL/23/0020/NMA	Site Of Former 90 Asheridge Road		Non material amendment to planning permission PL/22/0864/VRC which relates to variations of CH/2008/0629/FA (Redevelopment of site to provide detached building comprising technical services centre, offices, internal plant and I.T facilities, together with detached substation, external plant enclosures, parking, fence surround, closure of three accesses and alterations to one access.) to allow for changes to internal floor levels.	Accepted	Environmental health concerns. Disruption to local residents from piling - ensure keep to office hours 9-5pm
2	PL/23/0008/SA	208 Lye Green Road		Certificate of Lawfulness for proposed two storey rear extension	Cert of law proposed dev or use issued	Recommendation to refuse
3	PL/23/0007/SA	208 Lye Green Road		Certificate of Lawfulness for proposed single-storey rear extension	Cert of law proposed dev or use issued	Recommendation to refuse
4	PL/22/4434/FA	71 Vale Road		Part two storey, part single storey rear extension and replacement front porch	Conditional permission	No comment
5	PL/22/4378/FA	49 Eskdale Avenue		Single storey front extension to existing porch	Conditional permission	No comment
6	PL/22/4340/FA	9 Stanley Avenue		Part single /part 2 storey rear extension, new roof with rear dormer window and side rooflights and the conversion of the garage into a home office.	Conditional permission	No objection
7	PL/22/4331/TP	15 Lycrome Lane		T1 beech - removal of 4 side branches pruning back to branch collars on main stem, T2 sycamore - removal of epicormic growth up to commencement of top growth (TPO 77 of 1948)	Conditional permission	Refer tree officer
8	PL/22/4259/SA	6 Pulpit Close		Certificate of Lawfulness for proposed 2 storey part single part double rear extension, outbuilding and single storey side extension	Part approve/refuse-PROPOSED Cert of Law	No comment
9	PL/22/3067/FA	Chesham 1879 Lawn Tennis and Squash Club Pednor Road		Two floodlit padel tennis courts.	Conditional permission	Supportive of concept but conscious of validity of plan as appears to be three courts on the plan. Councillors would like more information about floodlights if they are new
10	PL/22/2762/FA	99 Berkeley Avenue		Two storey front, part single/ part two storey rear extensions.	Conditional permission	
MAR						
1	PL/23/0333/PNE	13 Upland Avenue		Notification under The Town and Country Planning (General Permitted Development) Order 2015, Part 1 of Schedule 2 Class A for: single storey rear extension (depth extending from the original rear wall of 6.0 metres, maximum height 3.0 metres, eaves height 3.0 metres)	Prior Approval Not Required	No comment
2	PL/23/0277/FA	48 Lynton Road		Extending the existing vehicular access	Conditional permission	Subject to highways conditions

3	PL/23/0218/FA	19 Longfield Rd		Single storey side extension and front porch extension	Conditional permission	No objections
4	PL/23/0189/CONDA	48 Milton Road		Approval of condition 3 (Materials) of planning permission PL/22/2804/FA - Vehicle crossover including relocation of lamp post, new hardstanding for vehicle parking with associated walls and railings.	Condition Accepted	No objections
5	PL/23/0138/FA	119 Eskdale Avenue		Single storey rear extension, replacement side dormer window, new and replacement rooflights and internal alterations	Conditional permission	No objections
6	PL/23/0101/RM	Footway Of Greenway		Installation of a 17m high slim-line monopole supporting 6 no. antenna, 2 no. equipment cabinets, 1 no. electric meter cabinet & ancillary development	Prior Approval Refused	Refused
7	PL/23/0053/SA	6 Garson Grove		Certificate of Lawfulness for installation of solar panels to roof	Cert of law proposed dev or use issued	No comment
8	PL/22/4413/FA	4 Crossway		Single storey front extension, front roof extension with 2 dormers, single storey rear extension following demolition of existing, single storey rear extension to right hand garage, inset front porch, changes to doors and windows and conversion of left hand garage to living space	Conditional permission	No comment
9	PL/22/4387/FA	119 Waterside		Vehicular Access	Refuse Permission	No comment
10	PL/22/4406/CONDA	359 Waterside		Approval of conditions 4 (landscaping) ,5 (landscape and ecology management plan) and 6 (construction environmental management plan) of planning permission PL/22/2895/FA - Demolition of existing house and erection of detached dwelling served by the existing vehicular access points	Condition Accepted	No comment
11	PL/22/4361/FA	87 Lynton Road		Excavation of portion of sloped front garden to install driveway and parking with associated retaining walls and fence	Conditional permission	No comment
12	PL/22/4181/FA	Island House Moor Road		Change of use of existing building to residential (Use Class C3) to create 5 flats including first floor rear extension, loft conversion with front, rear and side dormer windows and alterations to windows.	Withdrawn	Refused
13	PL/22/3940/PNE	Hillcrest 38 Alma Road		Notification under The Town and Country Planning (General Permitted Development) Order 2015, Part 1 of Schedule 2 Class A for: single storey rear extension (depth extending from the original rear wall of 5.5 metres, maximum height 3.5 metres, eaves height 3.5 metres)	Prior Approval Refused	No comment
14	PL/22/3766/AV	SpecSavers 9 High Street		Non illuminated fascia sign and hanging sign	Conditional consent	Refer to Highways
15	PL/23/0047/RM	Verge South East Of Chiltern Hills Academy Chartridge Lane		Proposed 5G telecoms installation: H3G 20m street pole and additional equipment cabinets.	Prior Approval Refused	Refused
16	PL/22/3453/FA	Pressmore Cottage Ashley Green Road		Amalgamation/reinstatement of 2 flats into a single dwelling house, removal of external side staircase and change of door to window	Refuse Permission	Approved

Report of the Officers to a meeting of the **Planning Committee** on Monday 27 March 2023

AGENDA ITEM NO 8: - Local Plan Infrastructure Baseline

Reporting Officer:

Kathryn Graves
Community, Economy and Environment Manager
01494 774 842 ex 113
kathryn.graves@chesham.gov.uk

Purpose of Report:

1. To approve the council's response to Buckinghamshire Council's request for information about the capacity of local infrastructure and services.

Background Information

2. Buckinghamshire Council is preparing its Local Plan to 2040 and has requested information from the town council to develop a baseline for Chesham's infrastructure (**Appendix One**).

Findings

3. A response has been prepared by the Community, Economy & Environment Team for your consideration (**Appendix Two**), with submission to take place to Buckinghamshire Council on the 31 March 2023.

Implications

4. Financial: not applicable.
5. Strategic: accords with strategic aims one to four with respect to the continuing improvement of the town's facilities, promoting Chesham's economic and commercial activity, preserving the town's unique identity and environment, and consulting with authorities to ensure continuing improvements consistent with local needs.
6. Environmental: the response refers to environmental matters that require consideration within the Local Plan.
7. Equality Act: not applicable.

Recommendations

8. **The following recommendation is made:**
 - i) **That the draft response is approved for submission to Buckinghamshire Council, subject to any amendments the committee wishes to make.**

Appendices/Background Papers

9. Appendix 1 – Request for Infrastructure Baseline Information by Buckinghamshire Council
10. Appendix 2 – Draft response from the Council

Agenda Item 8: Appendix One

From: Stephen Miles

Sent: 14 February 2023 10:03

Subject: RE: Local Plan for Buckinghamshire – Infrastructure Baseline

Dear all

Further to the below, we have had a request from one Council to extend the deadline to allow for their monthly meeting to occur and this matter to be discussed.

Your responses are very important and we are happy to allow a little longer to get a response to us if you need it. If you're unable to get a response to us by 17 March, then getting a response to us by **31 March** will not cause Bucks any issues. If you'll struggle to get a response to us by 31 March, please give me a call on the below number.

Kind regards

Stephen

Stephen Miles

Senior Planning Policy Officer

Planning, Growth and Sustainability

Buckinghamshire Council

From: Stephen Miles

Sent: 14 February 2023 08:10

Subject: Local Plan for Buckinghamshire – Infrastructure Baseline

Dear all

Buckinghamshire Council is preparing a new Local Plan for Buckinghamshire for the period up to 2040.

This is the first Local Plan for this geography, with previous Local Plans for the area covering the former districts of Aylesbury Vale, Chiltern, South Bucks and Wycombe. Both the legacy areas of Aylesbury Vale and Wycombe have recently adopted Local Plans supported by Infrastructure Delivery Plans ([VALP IDP](#), [VALP IDP Appendix A](#) and [Wycombe IDP](#)). These documents identified the key infrastructure required to support development within the Aylesbury Vale and Wycombe in the period up to 2033, and how it will be delivered. The previous IDPs were based on an expectation that some 28,600 dwellings were required in Aylesbury Vale and 13,200 dwellings were required in Wycombe during the period 2013-2033.

I am contacting you specifically on the issue of current plans and future needs for infrastructure to support growth in Buckinghamshire. We are at an early stage of Local Plan preparation, and we do not yet have an indication as to the quantum nor the location of development to 2040. We are aware that the Council has recently contacted you regarding a Settlement Review and there is some overlap with this email. The purpose of this email you are now receiving, is to allow you to feedback and identify any issues about infrastructure and services in your area, as well as to ask you to

identify any opportunities or ambitions you might have in terms of new / expanded infrastructure and services.

To that end, I would like to ask you the following questions:

1. How are infrastructure and services in your town / parish currently coping? Please provide a narrative response providing any necessary detail as well as giving a score:

Seriously under capacity	Starting to be under capacity	Coping	Starting to be stretched	Stretched beyond capacity / struggling
1	2	3	4	5

2. Where you manage specific infrastructure / facilities, such as green spaces or community halls, what are your plans for dealing with any current capacity issues? In particular, please specify how any plans will be funded and timescales for delivery. Please provide links to / copies of any such plans.
3. Where you manage specific infrastructure / facilities, such as green spaces or community halls, what are your plans for dealing with future growth and development in Buckinghamshire? In particular, please specify how any plans will be funded and timescales for delivery. Please provide links to / copies of any such plans.
4. How do you anticipate infrastructure and services in your town / parish will be coping in 2033, after currently planned growth is built? Please provide a narrative response providing any necessary detail as well as giving a score:

Seriously under capacity	Starting to be under capacity	Coping	Starting to be stretched	Stretched beyond capacity / struggling
1	2	3	4	5

5. What are your plans for the period 2033 – 2040 (and beyond if relevant) for your town / parish? In particular, please specify how any plans will be funded and timescales for delivery. Please provide links to / copies of any such plans.
6. What are your ambitions for your town / parish in terms of infrastructure or service improvements?
7. How do you see the Local Plan for Buckinghamshire helping deliver infrastructure and services in your town / parish?
8. Are there any other issues we should be aware of regarding infrastructure / services in your town / parish when developing the new Local Plan for Buckinghamshire?

Please respond by email to planningpolicyteam.bc@buckinghamshire.gov.uk **Friday 17 March 2023**. We will send a reminder closer to the time. If you have any questions please get in touch with stephen.miles@buckinghamshire.gov.uk or aude.pantel@buckinghamshire.gov.uk

Kind regards

Stephen

Stephen Miles

Senior Planning Policy Officer
Planning, Growth and Sustainability
Buckinghamshire Council

Agenda Item: 8, Appendix Two

- 1. How are infrastructure and services in your town / parish currently coping?
Please provide a narrative response providing any necessary detail as well as giving a score:**

Seriously under capacity	Starting to be under capacity	Coping	Starting to be stretched	Stretched beyond capacity / struggling
1	2	3	4	5

Roads = 5

The main north to south route through the heart of Chesham is frequently jammed at rush hour; there are very few options to circumvent this route. Roadworks will bring the whole route to a standstill causing significant delays for commuters and parents dropping off/picking up children. Roads on school routes that feed into the main corridor also experience very slow traffic and delays on a regular basis, e.g. Cameron Road that feeds into Berkhamstead Road. This leads to concerns about air quality from vehicle exhausts.

The capacity for on-road parking is exceeded on a number of residential roads across the town, resulting in obstructive parking or dangerous parking.

Schools = 4

This score is based on anecdotal information. We believe that Buckinghamshire Council is best placed to provide a data-driven assessment of capacity.

Doctors/Dentists = 5

This is again an assessment based on anecdotal information, but the inability of residents to obtain timely appointments at the local doctors' surgeries is a frequent topic discussed on local community social media pages over recent years. A check of dentists on the NHS web site shows that there is only one dentist in Chesham taking NHS patients, and only on referral from other dentists.

Water Supply = 4

Our water supplier is Affinity Water. In their Water Resources Management Plan published in 2020, they stated that, "we face the risk of a significant shortfall of water in the future in this region due to population growth and climate change." 65% of Affinity's supplies comes from aquifers and 35% from rivers. They do not have surface-water storage facilities, such as reservoirs. This means they often have to move water a considerable distance from where it is taken to where it is treated and the distributed to homes and businesses. This has a significant carbon footprint implication. It also means that supply shortfalls can occur following prolonged dry periods leading to water use restrictions. Climate change is likely to reduce Affinity Water's supply of water by 39 million litres of water per day by 2080. Please see

[https://www.affinitywater.co.uk/docs/Final WRMP19 Non-technical summary.pdf](https://www.affinitywater.co.uk/docs/Final_WRMP19_Non-technical_summary.pdf) for more information.

Sewerage = 5

Chesham Sewage Treatment Works operated by Thames Water has been over-capacity for many years, resulting in releases of untreated sewage mixed with rainwater runoff and/or groundwater into the River Chess, which is a globally-rare chalk stream. In high groundwater conditions, these pollution incidents have occurred for months at a time.

Thames Water is currently relying on an over-pumping mechanism to handle excess flows. The last pollution incident was as recent as the 17th November 2022. Thames Water are increasing the capacity of the works by increasing the volume of effluent that can be treated at any one time. This work is scheduled for completion on the 24th April 2023. Despite this, modelling has shown that rainfall events similar to those which have occurred in the valley in recent years, would still exceed the new capacity and result in sewage spills into the river.

Drainage = 4

The drainage in some parts of town struggles to cope with surface run-off, leading to temporary flooding – mainly on parts of the road network. Whilst improvements have been seen in drain clearance in recent years, many gullies continue to be blocked due to technical issues or because they cannot be accessed due to parked cars (see the point above on roads and parking issues). This contributes to the problem of surface flooding. St Mary's underpass has been out of action for many months, as it repeatedly floods. This is a major crossing point for many people on the busiest road in Chesham and is leading to near-misses for pedestrians. A lot of the road drains discharge into the Vale Brook culvert, or directly into the River Chess, and some into Skottowes Pond. This is a source of pollution and sediment, causing ecological problems for these habitats and on-going maintenance issues.

Allotments = 4

The town council operates 3 allotments sites. All of them are at full capacity and there is a waiting list of more than a year for prospective tenants. The two other allotment sites in town, the Duke of Bedford Allotments and the George Piggin allotments, are also at full capacity.

Cemetery = 3

Whilst most sections of the cemetery still have plenty of space, e.g. for ashes and unconsecrated interments, the number of spaces remaining consecrated full-body interments is now limited. However, in total, we expect the cemetery to have a lifespan of more than 10 years.

Green Spaces = 3

Chesham benefits from a number of open spaces and play areas, as well as quick access to the surrounding countryside and walks. At present, these areas are coping with the level of demand.

Community Halls = 3

Spaces are available for use by the community at a number of venues, including the Town Hall, the White Hill Centre, the Little Theatre by the Park and the Guide Hut.

2. Where you manage specific infrastructure / facilities, such as green spaces or community halls, what are your plans for dealing with any current capacity issues? In particular, please specify how any plans will be funded and timescales for delivery. Please provide links to / copies of any such plans.

The only facility that we operate where there is a capacity issue is our allotments. We have an inspection, reminder and eviction process in place, and are splitting full-size allotments into half plots to create more capacity and provide plots that are more manageable for most tenants.

3. Where you manage specific infrastructure / facilities, such as green spaces or community halls, what are your plans for dealing with future growth and development in Buckinghamshire? In particular, please specify how any plans will be funded and timescales for delivery. Please provide links to / copies of any such plans.

The town council is about to commission the production of a strategic masterplan (thanks to funding from Chesham Community Board) for Lowndes Park, the town's largest and central open space. As part of this, we will be looking at how the park can cope with increased demand in the future.

We are looking to create management plans for all of our open spaces, to balance the demand put up on them by their use and the value of the spaces they provide for nature.

As part of the Chesham Neighbourhood Plan, which is currently under development, we are creating a green infrastructure network policy of existing green infrastructure assets (e.g. parks, play areas) for protection from harmful development and to identify opportunities to improve the quality and connectivity of the network as guidance for proposals. We are also developing a policy on Local Green Spaces – to designate and show on the Policies Map spaces inside the town that are part of the Green Infrastructure Network and that meet the NPPF §102 tests for protection from inappropriate development.

We are working on a project to extend Chesham Moor Gym & Swim, to increase gym provision and provide additional facilities. And our Play Area Working Group is creating a programme of projects to upgrade facilities in town council-run play areas, which will be funded through a combination of town council money, grants and local fundraising/sponsorship.

4. How do you anticipate infrastructure and services in your town / parish will be coping in 2033, after currently planned growth is built? Please provide a narrative response providing any necessary detail as well as giving a score:

Seriously under capacity	Starting to be under capacity	Coping	Starting to be stretched	Stretched beyond capacity / struggling
1	2	3	4	5

Your request for information states that, “We are at an early stage of Local Plan preparation, and we do not yet have an indication as to the quantum nor the location of development to 2040.” This makes it difficult to accurately attempt to anticipate the impact on our services and infrastructure. However, given that we have ranked the majority of our provision as already being at 4 or 5, we would expect most services and infrastructure to fall into the 5 category, with the remainder that were in 3, moving into category 4.

5. What are your plans for the period 2033 – 2040 (and beyond if relevant) for your town / parish? In particular, please specify how any plans will be funded and timescales for delivery. Please provide links to / copies of any such plans.

6. What are your ambitions for your town / parish in terms of infrastructure or service improvements?

The council’s ambitions are to have local infrastructure and services that have adequate capacity to serve the town’s residents well, without putting the level of strain on the environment (e.g. air quality and water pollution) that is currently occurring. This will necessitate significant improvement/expansion in many of the town’s services and infrastructure.

7. How do you see the Local Plan for Buckinghamshire helping deliver infrastructure and services in your town / parish?

It is essential that the Local Plan takes into account the impact of additional homes on the town’s infrastructure and environment and we urge the council to work in partnership with both statutory and non-statutory consultees (such as water companies) as early as possible to build the necessary infrastructure improvements/expansions in parallel with the plan.

The Local Plan can help take the pressure off the town's water infrastructure by including standards for housing that drive down water usage, increase water recycling and reduce water runoff.

Locating new housing on brownfield sites will place housing where there is already existing public transport infrastructure, helping people to access public transport more easily, thus reducing pressure on the road network. In addition, most brownfield sites will be located close to community facilities, reducing the need for journeys by vehicle.

8. Are there any other issues we should be aware of regarding infrastructure / services in your town / parish when developing the new Local Plan for Buckinghamshire?

We believe that the Chesham Regeneration plan needs to be integrated with the Local Plan, so that the town centre is fit for purpose to serve a larger community and is able to prosper and thrive whilst serving the needs of the town's population.