

Economic Development and Employment Topic Paper

Joint Chiltern and South Bucks Local
Plan 2036

December 2019



CHILTERN
District Council



SOUTH BUCKS
District Council

Stronger in partnership

Contents

Introduction	3
Overview of the Local Economy	3
National, Sub Regional and Local Policy Context.....	12
Employment Land Requirements – Demand.....	18
Employment Land/Floorspace –Supply.....	19
Site appraisals	24
Sites within the FEMA but outside the plan area.....	30
Conclusions.....	31
Appendix 1 – Existing Employment sites appraised for protection or Development.....	34

Introduction

1. The Joint Local Plan 2036 for Chiltern and South Bucks recognises the importance of planning to creating a strong economy, driving economic growth and delivering sustainable development. A key element of this is ensuring that sufficient land of the right type is available in the right places and at the right time.

2. The purpose of this topic paper is to explain the rationale behind the approach to employment land provision in the Joint Chiltern and South Bucks Districts Local Plan 2036. The paper considers the planning policy requirements, the state of the local economy, assesses the fit with relevant sub-regional and local strategies, and draws on evidence from the Housing and Economic Development Needs Assessment (HEDNA), Housing and Economic Land Availability Assessment (HELAA), documents which form part of the Council's Local Plan submission library, and other market intelligence.

Overview of the Local Economy

Functional Economic Market Area

3. The 2016 Opinion Research Services (ORS) updated report on Housing Market Areas (HMAs) and Functional Economic Market Areas (FEMAs) concluded that Chiltern and South Bucks sit within the Buckinghamshire Functional Economic Market Area (FEMA) alongside the other two Bucks districts. The report also highlights the links between South Bucks and the Berkshire FEMA.

Economic Activity and Employment

4. Economic activity and employment rates are above average in Chiltern and South Bucks, although the period April 2016-March 2017 and April 18-March 2019 saw a slight fall in both.

5. Unemployment remains extremely low. Model based estimates of unemployment in both districts have remained at around 3% over recent years. The claimant count rate however, has been increasing – this may be a result of a reduction in the number of job openings (see *Buckinghamshire's Claimant Count June 2019, Buckinghamshire Business First*, available at <https://bbf.uk.com/news/buckinghamshires-claimant-count-june-2019>). It could also be reflective of the introduction of Universal Credit, under which more claimants are required to seek employment.

Table 1: Economic Activity, Employment and Unemployment Rates, 2017-2019 (Source: ONS Annual Population Survey)

	Apr 16-Mar 17			Apr 17-Mar 18			Apr 18-Mar 19		
	Economic Activity Rate	Employment Rate	Unemployment Rate ¹	Economic Activity Rate	Employment Rate	Unemployment Rate	Economic Activity Rate	Employment Rate	Unemployment Rate
Chiltern	83.6	80.9	3.0	81.4	81.4	2.6	82.7	80.7	2.7
South Bucks	81.8	79.5	2.8	75.8	75.2	3.0	75.7	74.4	2.9
Bucks LEP	84.4	81.6	3.1	81.8	80.4	1.6	82.5	80.0	2.9
South East	80.8	77.6	3.8	81.2	78.5	3.4	81.1	78.4	3.3
Great Britain	77.9	74.2	4.7	78.4	75.0	4.3	78.7	75.4	4.1

Table 2: Claimant Count 2017-2019 (Source: ONS Claimant Count by Age and Rate)

Area	August 2017	August 2018	August 2019
Chiltern	0.7	0.8	1.1
South Bucks	0.7	0.6	1.2
Buckinghamshire LEP	0.9	0.9	1.4
South East	1.1	1.3	1.9
Great Britain	1.9	2.2	2.8

¹ Model based estimates of unemployment are based upon the International Labour Organisation’s definition of unemployment (those who are out of work, want a job, have actively sought work in the previous four weeks and are available to start work within the next fortnight; or out of work and have accepted a job that they are waiting to start in the next fortnight. This is measured in the Annual Population Survey) and other auxiliary information (namely the claimant count). Model based estimates are only available at the local authority level. The data for other areas is drawn directly from the Annual Population Survey.

Enterprise

6. Chiltern and South Bucks are amongst the most entrepreneurial districts in the country. In quarter 2 of 2019, for example, there were 52.2 business registrations per 10,000 residents in South Bucks, ranking the district 34th of 380 local authorities. Chiltern was ranked 92nd with 33.3 business registrations per 10,000 residents. Consequently, the economy of Chiltern and South Bucks is dominated by micro and small enterprises, with only a very small number of companies with over 250 employees (source: Buckinghamshire Business First <https://bbf.uk.com/news/company-registrations-q2-2019>).

Table 3: Enterprises by number of employees, 2019

(source: UK Business Counts Enterprises by industry and employment size band)

Employment Sizeband	Chiltern No.	%	South Bucks No.	%	Bucks LEP %	South East %	GB %
Total	6,435		5,320				
Micro (0 to 9)	6,005	93.3	4,845	91.1	91.5	90.2	89.5
Small (10 to 49)	355	5.5	380	7.1	6.9	8.0	8.6
Medium-sized (50 to 249)	70	1.1	80	1.5	1.3	1.5	1.5
Large (250+)	10	0.2	20	0.4	0.3	0.4	0.4

7. These enterprises are dispersed across a number of different sectors, although there are significant concentrations of employment within health, education and professional, scientific and technical in Chiltern. In South Bucks, the greatest percentage of employment is within health and business administration and support services.

Table 4: % of employment by sector, 2018

(source: Business Register and Employment Survey)

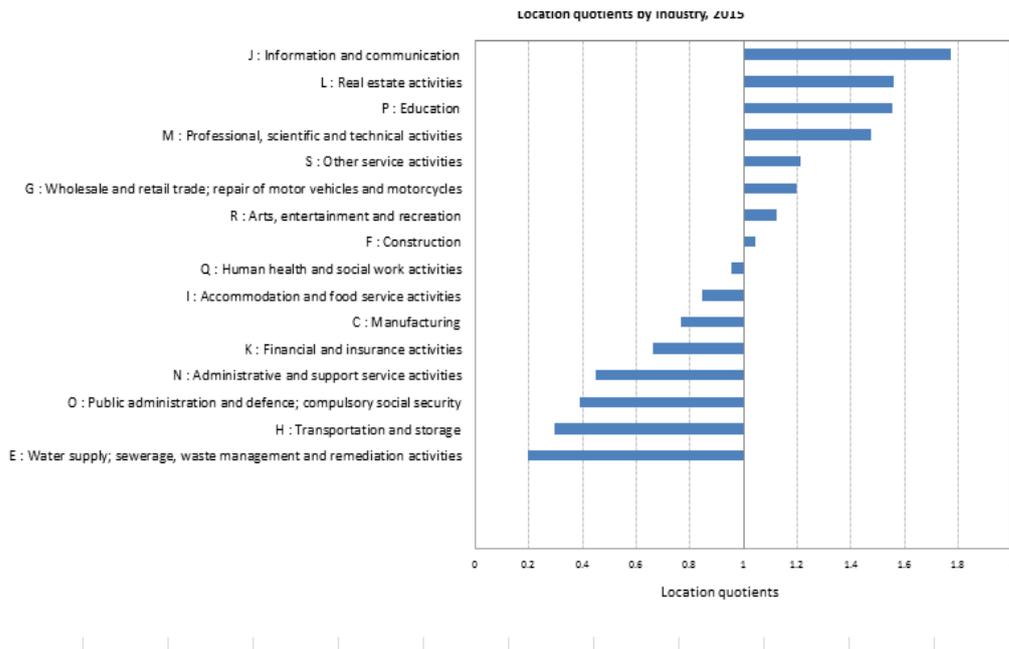
Industry	Chiltern	South Bucks	Bucks LEP	South East	Great Britain
Agriculture, forestry & fishing	0.6	0.8	0.8	0.8	0.7
Mining, quarrying & utilities	0.2	0.8	1.0	1.4	1.3
Manufacturing	5.9	4.6	6.9	6.1	8.1
Construction	5.9	5.9	5.6	5.5	4.8
Motor trades	1.8	1.8	1.9	1.9	1.7
Wholesale	5.9	9.2	7.4	4.6	3.9
Retail	8.8	9.2	9.1	9.7	9.5
Transport & storage (inc postal)	1.5	3.3	3.0	4.6	4.7
Accommodation & food services	5.9	9.2	6.1	7.3	7.4
Information & communication	7.4	7.9	6.5	5.8	4.3
Financial & insurance	2.4	1.6	1.7	2.8	3.5

Industry	Chiltern	South Bucks	Bucks LEP	South East	Great Britain
Property	2.1	2.6	1.9	1.6	1.6
Professional, scientific & technical	11.8	9.2	8.2	7.9	8.4
Business administration & support services	5.1	10.5	10.0	8.6	9.1
Public administration & defence	1.8	0.8	2.6	3.2	4.3
Education	13.2	5.9	9.1	10.3	8.9
Health	13.2	11.8	12.1	12.6	13.2
Arts, entertainment, recreation & other services	5.9	5.9	5.6	5.2	4.5

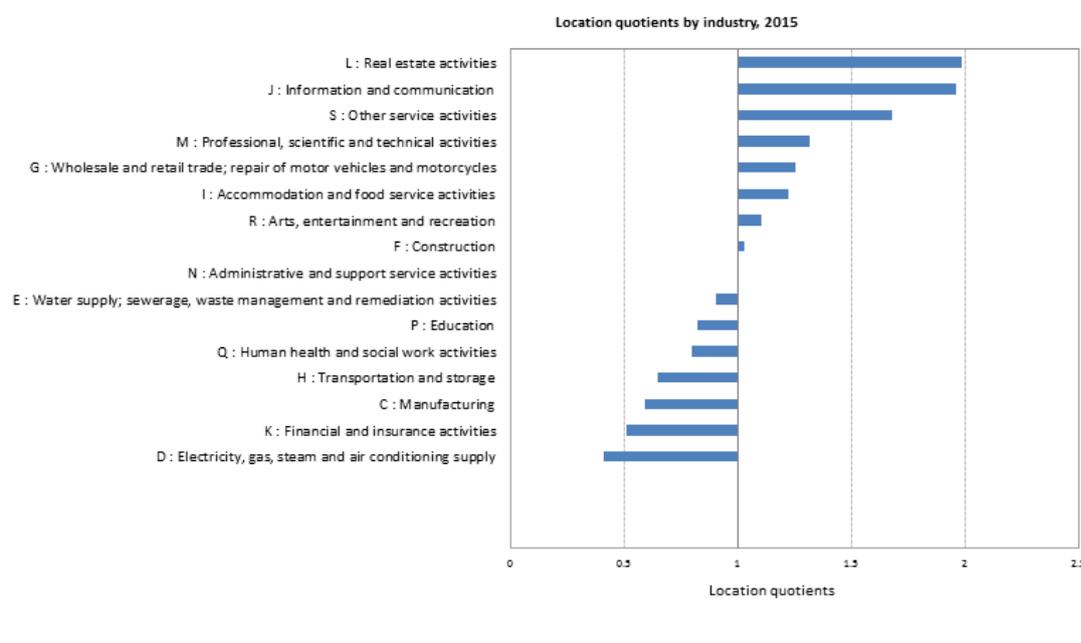
8. Location quotient statistics further provide a picture of where the district's sector strengths are, with a value greater than 1 indicating the district has a higher share of employee jobs in that industry than its share of national employee jobs. Both districts demonstrate strengths within information and communication, real estate, other service activities and professional, scientific and technical activities.

Figure 1: Location Quotients, 2015 (source: ONS)

Chiltern



South Bucks



9. Chiltern and South Bucks have a particular strength within the creative sector, being home to both Pinewood Studios and the National Film and Television School (Beaconsfield). This is identified as a key sector nationally and within the Local Industrial Strategy, with 600,000 new jobs forecast to be created in the creative sector nationally by 2023 (source: Bucks Cultural Strategy 2018).

10. Tourism also has an important role to play in the districts' economies, with the area's open countryside, visitor attractions and market towns attracting a number of visitors. Figures for Buckinghamshire as a whole suggest that almost 8% of employment in 2013-14 was within tourism industries (source ONS, Annual Population Survey). The Chiltern and South Bucks Economic Development Strategy recognises the high number of day visitors to the area. The tourism sector is also forecast to grow at a fastest rate than the economy as a whole up to 2025 (source: <https://www.visitbritain.org/visitor-economy-facts>)

11. Despite the entrepreneurial nature of the economies, whilst South Bucks has seen an increase in job numbers and continues to have more jobs than residents, Chiltern has seen a fall in the number of total jobs and a slight reduction in job density.

Table 5: Total jobs and job density 2015 – 2017

(source: ONS, NB: includes employees, self-employed, government-supported trainees and HM Forces)

Area	2015		2016		2017	
	Total jobs	Job density	Total jobs	Job density	Total jobs	Job density
Chiltern	45,000	0.81	44,000	0.79	44,000	0.80
South Bucks	42,000	1.01	43,000	1.03	45,000	1.08

Bucks LEP	272,000	0.84	281,000	0.86	285,000	0.87
South East	4,836,000	0.87	4,937,000	0.88	4,886,000	0.87
Great Britain	33,409,000	0.83	34,062,000	0.85	34,620,000	0.86

Education

12. Individuals within Chiltern and South Bucks are generally well qualified, with an above percentage of residents with higher level qualifications and a low proportion of individuals with no or low qualification levels. Consequently, it is unsurprising that employment is concentrated within more highly skilled occupations.

Table 6a: Qualification Levels 16-64 year olds, 2018

(source: Annual Population Survey)

	Chiltern	South Bucks	Bucks LEP	South East	Great Britain
NVQ4+	63.2	51.1	48.2	42.2	39.3
NVQ3+	75.9	72.6	67.4	61.8	57.8
NVQ2+	85.2	88.8	82.5	78.9	74.9
NVQ1+	94.2	93.4	92.2	89.2	85.4
Other qualifications (NVQ)	3.0	5.1	4.0	5.2	6.8
No qualifications (NVQ)	2.8	! ²	3.8	5.6	7.8

Table 6b: Percentage of employment by sector, April 2018 - March 2019,

(source: Annual Population Survey)

% in occupation	Chiltern	South Bucks	Bucks LEP	South East	Great Britain
Managers, directors and senior officials	22.5	29.0	18.7	12.3	10.9
Professional occupations	26.8	20.3	22.4	22.6	20.9
Associate professional & technical occupations	14.0	18.2	17.7	16.2	14.8
Administrative and secretarial occupations	9.1	10.5	10.1	10.3	9.9
Skilled trades occupations	9.2	5.2	7.5	9.4	10.1
Caring, leisure and other service occupations	4.5	4.1	6.7	8.8	9.0
Sales and customer service occupations	5.6	3.4	7.3	6.9	7.4
Process, plant and machine operatives	1.8	4.4	3.1	4.7	6.3
Elementary occupations	6.4	4.9	6.3	8.7	10.3

13. According to the UK Commission for Employment and Skills' Working Futures (2016, citation from the Chiltern and South Bucks Economic Development Strategy)), Buckinghamshire will see a reduction in the number of people employed in administrative, sales and process, plant and machine operative occupations. There will be an increase in the

² ! Estimate and confidence interval not available since the group sample size is zero or disclosive (0-2).

numbers employed across other occupation classes, most notably in managerial, professional and caring occupations. Expansion demand is projected to be greatest for corporate managers and directors, business and public service associate professionals and caring personal service occupations, which includes teaching assistants, nursery nurses and care workers and home carers. To some extent, this is reflective of demographic changes and increased automation.

14. Furthermore with key infrastructure developments such as Heathrow Expansion, the Western Rail link to Heathrow, Crossrail and HS2, as well as a commitment to maximise the employment and skills benefits locally, there are opportunities for further employment creation across a range of occupations.

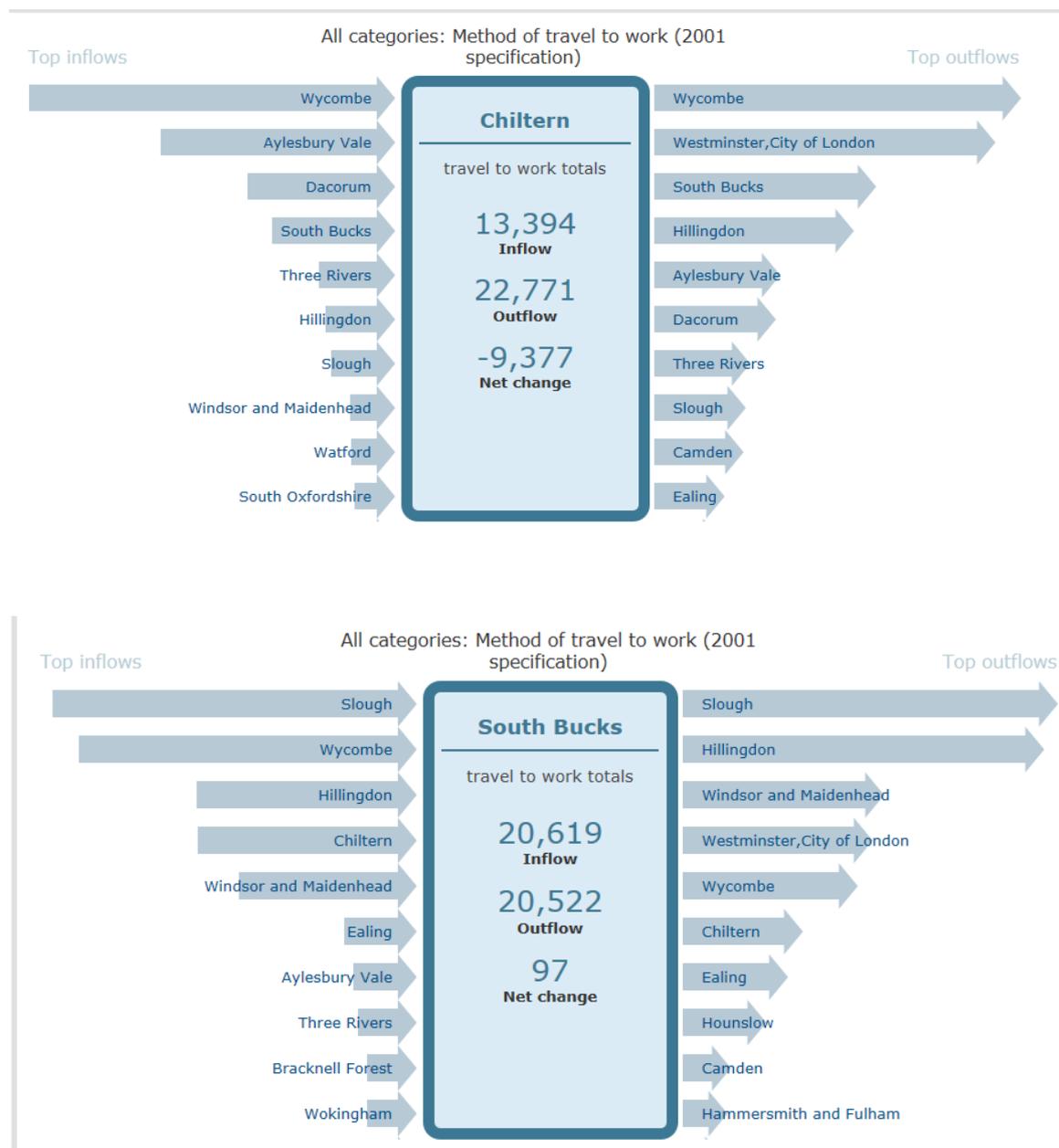
Earnings and Commuting

15. The earnings of residents in Chiltern and South Bucks are above regional and national average, with earnings particularly high for residents of Chiltern district. Workplace earnings in Chiltern district are below average, with a significant discrepancy between the earnings of those who live in the district and those who work in the district. This is reflective of both the sectoral composition of the Chiltern economy and the significant number of residents who commute to London, presumably to higher paid employment.

Table 7: Median annual gross earnings for full time workers, resident and workplace, 2018 (source: Annual Survey of Hours and Earnings)

Area	Resident Annual pay – gross (£)	Workplace Annual pay – gross (£)	Difference (resident minus workplace)
Chiltern	36,986	29,558	- 7,428
South Bucks	34,667	31,590	- 3,077
Bucks LEP	34,807	30,867	- 3,940
South East	32,230	30,826	- 1,404
Great Britain	29,661	29,648	- 13

Figure 2: Commuting Patterns, 2011 (source: Census)



Productivity

16. Workers in both districts are extremely productive. As the Chiltern and South Bucks Economic Development Strategy (2017) highlights, GVA per job is significantly above the national level and amongst the highest outside of London.

Sub-regional policies - Buckinghamshire Local Industrial Strategy

17. In November 2017, the government published the Industrial Strategy White Paper articulating a long term plan to boost the productivity and earning power of people throughout the UK. Within this was a commitment to Local Industrial Strategies.

18. In July 2019, the Buckinghamshire Local Industrial Strategy was published. This is one of four linked local industrial strategies that cover the Oxford - Cambridge Arc area, with the collective implementation of the strategies aimed at maximising the economic impact of the Arc area. This is led by the Buckinghamshire Local Enterprise Partnership³, which seeks to support future productivity growth through five key economic drivers.

- A skills and inspiration revolution
- Transformative investment in digital infrastructure
- Development of enhanced and long term R&D collaborations as part of a Living Lab
- Advancement of commercial innovation
- Boosting business scale-up and efficiency

19. Whilst the activities to deliver the Local Industrial Strategy have yet to be detailed, the Local Plan has an important role to play in supporting its overall ambitions, notably in:

- Supporting a creative industries cluster based around the National Film and Television School and Pinewood Studios, with a positive planning approach to the expansion of the latter
- Lobbying for improvements to connectivity, including improvements to north-south connectivity, through for example, enhanced surface access to Heathrow, and efforts to improve digital connectivity
- The development of incubation and co-working spaces
- Actions to make Buckinghamshire's towns more attractive to businesses and employees, particularly in the creative and digital sectors
- Engagement with future delivery mechanisms

20. The Local Industrial Strategy builds on, and complements, both the Strategic Economic Plan (refreshed 2016) and the Buckinghamshire Growth Strategy (2017). To summarise, the Strategic Economic Plan identifies four priorities, around business growth and innovation, skills and talent, connectivity, and town centre regeneration. A number of place-making priorities, are also identified and again the Local Plan has a facilitating and enabling role to play:

- Supporting the delivery of new housing and business space which has been permitted by the planning system, for example through securing funding for access or infrastructure improvements
- Ensuring employment growth develops linked to the scale and location of planned future housing growth
- Stimulating sustainable, vibrant and liveable urban centres, that are appealing to knowledge workers and young professionals
- Ensuring our main urban centres contain sufficient high quality green and blue infrastructure

³ The Buckinghamshire Local Enterprise Partnership (previously known as the Bucks Thames Valley LEP) is a business-led 'partnership of equals' between local government and the private sector, building the conditions for sustainable economic growth in the county. It is one of 38 LEPs in the country.

21. The Buckinghamshire Growth Strategy 2017-2050, identifies key economic assets across the county and called for the housing, infrastructure and skills constraints on growth to be addressed. The Strategy highlights the importance of identifying and protecting employment sites; supporting new B class employment development to meet market need and encouraging mixed use development to support the vibrancy of town centres. Enhancing the value of the economy and delivering in excess of 100,000 new homes over the period were also paramount in the Strategy.

Local Policy - Chiltern and South Bucks Economic Development Strategy

22. The Economic Development Strategy for Chiltern and South Bucks sets out the Councils' economic development priorities for 2017–2026, presenting the economic opportunities for the districts as well as our strengths, weaknesses and the threats to be faced.

23. The Economic Development Strategy contains a vision that, by 2026, the districts will be “prosperous and diverse economies that encourage local employers and small businesses”. Through achieving this, the Councils can “protect the areas’ economy for the future and achieve a better balance between the jobs available and the people to fill them”, while also addressing the Joint Community Plan aspiration of “supporting the local economy to continue to thrive and provide local jobs for local people”.

24. Five strategic objectives are identified in the strategy, each of which is supported by a more detailed action plan. These are:

- Connectivity
- Enterprise and business growth
- Space for business
- Skills and employability
- Tourism and town centres

25. Crucially, the Economic Development Strategy notes that there is a lack of good quality, mid-sized commercial premises in the districts, which can prevent expanding businesses from remaining in the districts. The loss of employment space in town centres reduces the space available to businesses and allows retail expenditure to leak out of the centres and potentially out of the districts entirely. The portfolio of commercial property across Chiltern and South Bucks is also ageing and does not neatly map to demand, particularly for small and start-up businesses.

National, Sub Regional and Local Policy Context

a) Planning

National – The National Planning Policy Framework

26. The National Planning Policy Framework (NPPF) is focused upon sustainable development and identifies three dimensions to this – social, environmental and of most relevance to this topic paper, economic. The economic objective is defined in NPPF

paragraph 8a as: *"to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure"*. It also encourages new and flexible working practices in order to meet the economic development needs of business, to reduce the need to travel, and support an economy fit for the 21st century.

27. The social objective involves *'ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being.'*⁴ Environmental objectives require that development *'protects and enhances the natural, built and historic environment; makes effective use of land, helps to improve biodiversity, use natural resources prudently, minimise waste and pollution'*⁵, and support the transition to a low carbon economy.

28. Section 6 of the NPPF (2019) requires Local Authorities to place significant weight on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development. Councils must *'set out a clear economic vision and strategy to encourage sustainable economic growth, having regard to...local policies for economic development and regeneration'; and 'seek to address potential barriers to investment, such as inadequate infrastructure'* (paragraph 81)

29. Planning policies and decisions should recognise that sites to meet local business and community needs in rural areas may have to be found adjacent to or beyond existing settlements, and in locations that are not well served by public transport. In these circumstances it will be important to ensure that development is sensitive to its surroundings, does not have an unacceptable impact on local roads and exploits any opportunities to make a location more sustainable, for example by improving the scope for access on foot, by cycling or by public transport. (paragraph 84).

30. Economic development is a theme cutting across several policy areas. Various chapters of the National Planning Practice Guidance provide useful information related to site identification for employment purposes including the 'Economic Need' section of Housing and Economic Needs assessment (starting at paragraph 025 Reference ID: 2a-025-20190220), and 'Assessing proposals for out of centre development' within Town Centres and Retail (starting at paragraph: 009 Reference ID: 2b-009-20190722).

Local Policy - Chiltern and South Bucks Local Plan 2036

31. The Local Plan 2036 sets out how Chiltern and South Bucks districts will develop over the next 20 years. It establishes how we can plan positively for our communities' needs, improve the quality of life and put in place the necessary infrastructure to support

⁴ Ref: paragraph 8b of the NPPF 2019.

⁵ Ref: paragraph 8c of the NPPF 2019.

development, while also protecting our valued environment and the character of our towns and villages.

32. The Submission Local Plan 2036 contains various policies which promote balanced economic growth in line with the NPPF.

33. Section 6.6 addresses Economic Development, and notes that the Local Plan 2036 allocates additional site allocations at Denham, Taplow, Beaconsfield, Ridgeway and a re-provision in Iver (Policy SP EP4). Policy SP EP1 defines a retail hierarchy with the largest centres being the most accessible by public transport (Amersham on the Hill, Beaconsfield and Chesham) and defines future allocations for A1 to A5 uses.

34. The Strategic and Key Economic Sites are shown on the policies map. They are safeguarded to ensure that the growth required via the named site allocations is not undermined by the loss of other economic floorspace.

- *'Strategic Economic Sites'* are those considered to be of prime importance for the national or regional economy or are significant employers or sectors in the Plan area. They are primarily offices, often with elements of industrial and warehousing floorspace. Some are large and contain a variety of sites and uses while others are occupied by a single important employer. The following are defined as "Strategic Employment Sites" and shown on the Policies Map:

Town	Site
Amersham	King George V House
Amersham	The area comprising Corinium Industrial Estate, Fairview Industrial Estate, Amersham Commercial Park and Jewson
Amersham	St George Industrial Estate
Chesham	Chess Business Park
Chesham	Asheridge Road
Chalfont St Peter	Chiltern Hill
Chalfont St Peter	Chalfont Grove
Chalfont St Peter	Chalfont Park
Denham	Broadwater Park
Denham	Martin Baker Engineering
Iver	Ridgeway Trading Estate
Iver Heath	Pinewood Studios
Little Chalfont	GE Healthcare (Amersham Place)
New Denham	Rivermead
New Denham	Uxbridge Business Park
Stoke Poges	Sefton Park
Wexham	Wexham Springs

- *'Key Economic Sites'* are those of importance to the local economy. This could be for reasons of the type of floorspace provided or the presence of an important employer. In some cases, they represent the only significant example of a particular type of

floorspace in an area. The sites have been assessed as having the ability to perform well and have long-term potential for economic uses. The following sites are defined as Key Employment Sites and are shown on the Policies Map:

Town	Site
Amersham	Buildmark House
Amersham	Anglo Office Park
Burnham	Grenville Court
Burnham	The Priory
Chesham	Crown and Mead Business Centres
Chesham	Higham Mead
Denham	Chalfont House
Iver	Thorney Mill Road
Little Chalfont	Bell Lane Office Village
Little Chalfont	GE Healthcare (Grove Centre)
Little Chalfont	GE Healthcare (Pollards Wood)
New Denham	Capswood Business Centre
New Denham	Phoenix House
Old Amersham	Broadway
Old Amersham	St Mary's Court
Old Amersham	Badminton Court
Penn	De Havilland Court

- *'Other economic sites'* mainly comprise smaller sites and those not performing as well as those that are defined as Key Economic Sites. Sites may be considered in the 'other' category for reasons of location or access difficulties, or because they do not perform such an important economic function, or it is considered unlikely they will be able to do so in the future.

35. The Councils need also to be mindful of the links between any proposed freight sites and their location, particularly those associated with the Heathrow Airport and ARORA projects. For example, proposals for freight and logistics development in Slough will be likely to impact on parts of the South Bucks district.

36. Policy DM EP3 sets out the criteria to be met in order for planning permission to be granted. These policies are consistent with national policy and guidance.

Local Policy – Chiltern and South Bucks Economic Development Strategy

37. The Economic Development Strategy for Chiltern and South Bucks sets out the Councils' economic development priorities for 2017-2026, presenting the economic opportunities for the districts as well as our strengths, weaknesses and the threats to be faced.

38. Crucially, the Economic Development Strategy notes that there is a lack of good quality, mid-sized commercial premises in the districts, which can prevent expanding

businesses from remaining in the districts. The loss of employment space in town centres reduces the space available to businesses and allows retail expenditure to leak out of the centres, potentially leaving the districts entirely. The portfolio of commercial property across Chiltern and South Bucks is also ageing and does not neatly map to demand, particularly for small and start-up businesses.

39. The extension of Permitted Development rights by the Government in May 2013 to include the change of use from office (Use Class B1a) to residential (Use Class C3) has had a negative impact on employment uses and floorspace in the Districts, as shown by the tables below. In these cases, the landowners or developers have demonstrated that reuse or redevelopment for full employment use is not viable, which highlights the issues with the attractiveness of much of the employment land and premises across the districts for modern business needs.

40. This could also mean that (at least) some of the existing supply of employment land and premises across CSB is either too small, too long-term (i.e. leased on inflexible terms and conditions), does not meet the needs of modern business, or is simply in the wrong location to compete for investment opportunities for new businesses and jobs.

Table 8 - Loss of floorspace by settlement 'granted' through prior notification in Chiltern district 2016-18

Settlement(s)	Loss of Office Class B1(a) Floorspace granted in 2016/17 and 2017/18 (sq. m)	
	Overall	Town Centres
Amersham and Chesham Bois	8,233	5,854
Ashley Green, Latimer & Chenies	0	0
Chalfont St Giles & Seer Green	0	0
Chalfont St Peter	1865	261
Chartridge, Asheridge, Coleshill and St Leonards	0	0
Chesham	8808	922
Gt Missenden and Prestwood	841	0
Holmer Green, Hyde Heath and Little Missenden	0	0
Little Chalfont	0	0
Penn, Penn Street & Cholesbury	865	0
The Lee	31	0

TOTAL	20,643	7,037

Table 9 - Loss of floorspace by settlement 'granted' through prior notification in South Bucks district 2016-18

Settlement(s)	Loss of Office Class B1(a) Floorspace granted in 2016/17 & 2017/18 (sq. m)	
	Overall	Town centres
Beaconsfield	896	796
Burnham	766	707
Denhams	4,924	0
Farnham Common	969	969
Gerrards Cross	4,483	3,655
Iver Heath	0	0
Iver Village	5,983	95
TOTAL	18,021	6,222

41. There is a further risk that commercial rents may be too low to either support speculative development or dissuade further changes of use for existing commercial stock to residential under the Government's Permitted Development planning rules, threatening economic vibrancy. In addition to the table above, the six years prior to 2015/16, South Bucks' employment floorspace fell by 16,000 sq. m (2.6%), including a 13,000 sq. m (8.4%) fall in office space, both among the largest falls across the UK.

42. There will be a need to closely monitor the impact of permitted development going forward, to ensure that employment sites do not continue to convert into residential uses. The use of Article 4 Directions could be explored in order to prevent such conversions, although the evidence requirement for introducing a blanket exemption across both districts would be significant (if indeed this could actually be justified).

43. Within the Ivers, attracting cleaner industries to the area would enable issues related to HGV movements, air and noise pollution to be tackled while enabling the retention of valuable employment land. It should also be noted that Heathrow Airport is looking to create green infrastructure in Iver, given that it will need to create a flood storage area. Any new parkland will thus require park rangers/workers., thus skills training and green jobs will be generated by Heathrow expansion.

44. However, the joint Local Plan offers an opportunity to bring forward new sites for employment generating use and assist in safeguarding the economic vibrancy of the districts.

Employment Land Requirements – Demand

Housing and Economic Development Needs Assessment (HEDNA)

45. The economic development needs for the districts were initially set out in the Buckinghamshire HEDNA Update of 2016. In July 2017, an Addendum Report to the HEDNA was published, with additional forecasts that took greater account of recent activity in the market.

46. The HEDNA Addendum Report considers a number of different forecasts but concludes that the Oxford Economics forecast is the preferred forecast for planning for employment needs. This considers future employment forecasts and employment densities and concludes that for Chiltern and South Bucks overall, there is a need for an additional 40,000 square metres of B1a/b floorspace and 48,000 square metres of B8 floorspace. A surplus of 34,000 square metres of B1c/B2 is also identified.

Table 10a: Chiltern floorspace change 2014-2036, square metres
(source: HEDNA Addendum Report)

Use Class	2014	2036	Change 2014-2036	% change 2014-2036
B1a/b	98,000	111,000	13,000	13%
B1c/B2	68,000	53,000	-15,000	-22%
B8	238,000	241,000	3,000	1%
Total B use class	404,000	405,000	1,000	0%

Table 10b: South Bucks floorspace change 2014-2036, square metres
(source: HEDNA Addendum Report)

Use Class	2014	2036	Change 2014-2036	% change 2014-2036
B1a/b	116,000	143,000	27,000	23%
B1c/B2	62,000	43,000	-19,000	-31%
B8	286,000	331,000	45,000	16%
Total B use class	464,000	517,000	53,000	11%

47. Whilst the available evidence is focused upon B use classes, it is acknowledged that other sources of employment are important locally. Across the districts (and as shown in the earlier local economy section), there are significant numbers of people employed in non-B use classes including education, health, retail and accommodation and food services. It is important that the Local Plan facilitates employment within such sectors too.

Spaceless growth

48. Spaceless growth is a strategy to drive economic growth through knowledge, innovation and creativity. It is about extracting “more for less” and means using technology and innovative ways of working to increase productivity without damaging people’s quality of life or the environment. Innovation is synonymous with working smarter and is a major driver in the development of this approach. In other words, it relates to the more efficient use of existing floorspace in a building, and is a way for companies to grow and expand without the need to occupy additional physical space. The Bucks HEDNA Update Addendum Report, 2017, suggests that as a result of more efficient use, employment densities for B1 floorspace are increasing.

49. Many small businesses are started by people working in their own homes. Home working is likely to increase as high speed broadband has become faster and more readily available in the Districts, and as flexible working becomes more prevalent. Small and micro businesses make up a significant part of the economic base of the Districts and are likely to play an important role in facilitating and sustaining economic growth throughout the plan period.

50. It should be further noted that these figures represent the need for employment floorspace in excess of the amount that currently exists. If existing floorspace is lost, for instance through conversion to housing (either in a planned way or through the use of permitted development rights or permission in principle) then there will be a need for more new floorspace to replace it.

51. The Buckinghamshire Thames Valley Strategic Economic Plan refresh of 2016 also makes reference to “a wealth of anecdotal evidence from businesses in Buckinghamshire which indicates that the changes to office to residential permitted development rights is combining with a lack of suitable commercial property development, to make it very difficult for firms in Buckinghamshire to find suitable business premises when their leases come to an end” (*point 2.2*).

Employment Land/Floorspace –Supply

Housing and Economic Land Availability Assessment (HELAA)

52. Updated in June 2019, the HELAA considers the land available for housing, employment and other economic development uses (as defined by the NPPF), and residential institutions (Use Class C2 Class C2). It does not include consideration of retail land uses.

Existing Development Pipeline

53. Correct at May 2019, the sites below had been granted planning permission for B class uses. This shows that permission was granted for 1045 sq. m of B1(a) floorspace, 0 sq. m of B1(b), 2190 sq. m of B1(c), and 22,354 sq. m of B8 floorspace.

Table 11: Employment site pipeline - sites with planning permission in Chiltern

Site No	Site Name	Council area	Description	Delivery
CD0151	Citygate and Adjoining Land, Chalfont Station Road, Little Chalfont	Chiltern DC	Full Permission for 654m2 of Shopping (A1) and 274m2 of Office (B1a) Floorspace	0-5 years
CD0195	Tim's Dairy, Mopes Farm, Denham Lane	Chiltern DC	Full Permission for: 1419m2 of Light Industrial (B1c) Floorspace	0-5 years
CD0211	90 Asheridge Road, Chesham	Chiltern DC	Permission for 20,780 sq. m of B8 floorspace	0-5 years
CD0245	Chess Business Park (Phase 3), Moor Road	Chiltern DC	Planning permission granted for Employment uses: 771m2 of Office (B1a) Floorspace 771m2 of Light Industrial (B1c) Floorspace 1574m2 of Storage (B8) Floorspace	0-5 years

54. The table below shows sites without planning permission. Two sites in Chalfont St Giles and Amersham will provide a further 13,250 sq. m of B1(a) floorspace.

Table 12: Employment site pipeline - without Planning Permission in Chiltern DC

Site No	Site Name	Council area	Description	Delivery	Notes
CD0042	Chalfont Grove, Narcot Lane, Chalfont St Giles	Chiltern DC	10,000m2 of office B1(a) floorspace	0-5 years	It is considered that employment intensification could perhaps be delivered within the first 5 years of the plan subject to a development brief being agreed for the site. The redevelopment of the site for housing would be resisted given the national importance of the site as a source of employment and also its Green Belt status. Employment

					figure proposed is estimated at of the existing area of the existing site (12.5% of 8ha) as the site is already well developed; this has been converted into the floorspace equivalent.
CD0188	Collings Hanger Farm, 100 Wycombe Road, Prestwood	Chiltern DC	Potential for employment, amount not specified	0-5 years	The site is currently in use for employment purposes and part of the site is a designated employment site (E3). The owners submitted a response to the Preferred Options Consultation stating they wish to redevelop parts of the site and intensify the existing uses Constraints should be noted (site is in the Green Belt and listed buildings are present).
CD0054	42/44 London Road West, Amersham	Chiltern DC	3,250m2 office B1(a) floorspace	6-10 years	The site is currently in use for a sui generis employment use. Subject to the issue of the loss of an employment use the site may be suitable for redevelopment for either an alternative employment use or mixed use. Landowner has indicated the site will be available within 6-10 years. However, flooding could

					well be an issue with regard to this site.
CD0149	Pollards Wood, Nightingales Lane, Chalfont St Giles	Chiltern DC	6,850m2 of R&D floorspace	6-10 years	Intensification of employment uses on the site would probably require a development brief to be drawn up and, as such, is likely to take longer than anticipated. The site falls within the Green Belt so under current policies exceptional circumstances would need to be demonstrated for any planning applications.

55. The largest allocation in South Bucks DC area is that at Pinewood Studios; however expansion is limited to uses which will be connected to the studios. A further allocation at Iver will provide 421 sq. m of B1(a) floorspace, 936 sq. m of B2 floorspace and 935 sq. m of B8. There are no sites currently identified in South Bucks district which are considered to be suitable for employment developments which are available and achievable within 5 years.

Table 13: Employment site pipeline with planning permission in South Bucks DC

Site No	Site Name	Council area	Description	Delivery
SB0039	Pinewood Studios Ltd, Pinewood Studios	South Bucks DC	Over 100,000 sq. m of B1, B8 and Sui Generis Uses connected with Film Studios	0-5 years
SB0181	29 The Ridgeway, Iver	South Bucks DC	Full Permission for 421m2 of Office (B1a) Floorspace 936m2 of General Industrial (B2) Floorspace 935m2 of Storage (B8) Floorspace	0-5 years

56. When built out, the developments identified above will increase net completions. They will take-up a small proportion of the available employment land supply in the borough but this will not fully address need.

57. At the time of writing, there are no further sites currently identified in South Bucks district which are considered to be suitable for employment developments and will be available and achievable within 5 years.

58. The HELAA is a key evidence base document for a Local Plan, as it provides an indication of which sites may come forward for development, for what type of development and within what potential timescale. However, while the HELAA is an important evidence source to inform plan-making, it does not in itself determine whether a site should be allocated for housing or economic development.

59. While a HELAA identifies sites with potential for development, decisions where housing and economic uses will be built out in the future will be made through Local Plans, and through the determination of planning applications. Where sites are included in a HELAA, it does not mean the use of the site for housing or economic uses would necessarily be supported by that Local Planning Authority – or that applications for either of those uses would be automatically granted consent at planning application stage.

60. As shown by Table 14 there is currently an undersupply of land available for commercial uses across the districts.

Table 14: Summary of Supply of Employment Floorspace (sq. m) and Residual Requirement (HELAA 2019)

		B1a	B1b	B1c	B2	B8	Total
a: Objectively Assessed Need (2014 to 2036) - Source: Draft HEDNA (December 2016)		-117,000		-29,000		-98,000	-244,000
b: Completions (net) within Plan Period (2014 to 2016)		-8,965	0	2,319	347	-2,714	-9,013
c: Residual Requirement (a minus b)		-125,965		-26,334		-100,714	-253,013
d: Deliverable Supply - Net Floorspace (below)							
0 to 5 Years	Sites without Planning Permission	10,000	0	0	0	0	0
	Site with Planning Permission	1,466	0	2,190	936	23,289	27,881
	Total	11,466	0	2,190	936	23,289	27,881
6 to 10 Years	Sites without Planning Permission	3,250	0	0	0	6,850	10,100
	Total	3,250	0	0	0	6,850	10,100
All HELAA Sites Beyond 11 Years		0	0	0	0	0	0
TOTAL		14,716	0	2,190	936	30,139	37,981
e: Residual Requirement (c minus d)		-111,249		-23,208		-70,575	-215,032

Site appraisals

61. Employment site appraisals [CSBLP23 and CSBLP24] were initially prepared for Chiltern DC and South Bucks DC in 2013 by GL Hearn as part of the evidence base for separate local plans. The work categorised sites on a Red-Amber-Green basis, whereby green indicated one of the districts' most important sites, and grey indicated one of the least important.

62. This ruled out a number of sites which were initially identified in the appraisal based on their importance (or lack of) as, where buildings are in active use and therefore not available, they could not be taken forwards and allocated (e.g. King George V House, Amersham). The position could only be reconsidered when any sitting occupiers/tenants have firm proposals to relocate to new premises. A table showing these sites is shown at Appendix 1 of this topic paper.

63. The site assessment template was completed for all sites and considered the quality of the employment site, addressing the characteristics of the site – the type of site, age and quality of buildings, the quality of the environment and the size and layout of the site. It also recorded the nature of uses, and key businesses/sectors as well as vacant land/buildings. Accessibility was assessed, i.e. accessibility by road, public transport, walking and cycling, the adequacy of road access for existing businesses, including strategic and local road access. Access to Services i.e. access to local retail/ services, open space, and town centres were all considered; along with amenity issues (i.e. the proximity to residential areas, and the effects of activity in terms of noise and air pollution, car and HGV traffic); and the presence of any physical constraints to the use of the site and future development – including topography, flooding, ecology, environmental and policy designations, contamination and neighbouring uses.

64. Following the decision of both Councils to produce a new joint local plan, a Housing and Economic Land Availability Assessment was undertaken in January 2016. This assessed sites within the built-up areas and previously developed sites within the Green Belt. It showed there was insufficient supply of land within the urban areas and on previously developed sites within the Green Belt to meet the objectively assessed needs figures for the area.

65. As the evidence therefore demonstrated that needs could not be met without the release of some sites from Green Belt, the Green Belt Preferred Options Consultation of Autumn 2016 subsequently identified 15 sites for possible release.

66. The two largest settlements of Chesham and Amersham each have populations of approximately 23,000. Connectivity to London is good from the two towns, given that both settlements have stations on the Metropolitan Line (London Underground). The proximity of parts of South Bucks district to Hillingdon and London has been noted (with particular reference to Iver and Denham), but overall the nature of the CSB districts is rural/semi-rural, comprising small towns and villages, tightly constrained by Metropolitan Green Belt with no scope for expansion within their settlement boundaries.

67 This also offers very limited scope for large-scale development within town centres due to the nature of the settlements, as the defined town centre frontages themselves are small. Consequently, there are no sites of an equivalent size available in the identified town centres to host the proposed employment sites. Outside of Chesham and Amersham, accessibility to other settlements within the districts (and also the largest towns outside of CSB such as Wycombe and Uxbridge) by public transport can be problematic due to the limited frequencies of some local bus services. This will, for many, necessitate the ownership of a private car. The only exception to this rule is the Denham area, which is served by Transport for London buses in addition to those routes operated by Arriva and other local private providers.

Employment Sites Proposed for Protection

68 Paragraphs 2.44 and 2.46 of **[CSBLP27]** identify a cumulative demand for Class B floorspace between 2016-36 of an additional 40,000 sq. m of B1a/b floorspace, an additional B8 floorspace of 48,000 sq. m and a surplus of B1c/B2 floorspace of 34,000 sq. m. The protection of existing employment sites will be important to maintaining a future supply of commercial floorspace and thus addressing such latent demand. However, despite population growth and the need for job creation, it would not necessarily be appropriate to afford protection to every site within the districts – some may no longer meet the needs of today's businesses and economy and failing to keep these designations under review would be contrary to the NPPF.

69 The main existing employment sites in Chiltern and South Bucks have been analysed and assessed for their quality and the contribution they make, or could make, to the local economy. Drawing heavily on work undertaken for the Councils by GL Hearn in 2013, an initial view is presented as to which sites should be afforded specific protection in the Local Plan, and which should be given more flexibility to allow alternative (either employment or non-employment) uses to emerge as the local economy changes over time.

70 Strategic sites are those considered to be of prime importance for the regional economy, while key sites are important on a more local basis. There will be a strong presumption in favour of the retention of strategic and key sites for B class employment use. Other employment sites, Key Sites, are also be defined – these are sites in employment use where there will be a general presumption in favour of their retention for employment-generating uses but proposals for alternative uses will be considered on their merits. A further category of sites have no specific policy status or protection, and this is designed to afford flexibility over their future use.

71 The new employment sites allocated in the Local Plan, for instance on the Green Belt Preferred Options sites will be given a policy status. The larger examples of such sites will be classified as Strategic Sites with the remainder as Key Sites. To reduce the need for further Green Belt release in future, the Councils may also need to explore if there is a case to introduce Article 4 directions to remove permitted development rights (which enable a change of use from employment use to residential use without planning permission).

72 88% of Chiltern and 87% of South Bucks are in the Green Belt, and 72% of Chiltern district falls within the Chilterns Area of Outstanding Natural Beauty, which is afforded additional protection under NPPF paragraph 172. The districts simply do not have large reserves of brownfield sites available, as is the case for example with some London boroughs. These constraints realistically mean that land availability is at a premium, makes it challenging to achieve growth and development targets, and of course this offers limited scope to reuse brownfield land to meet (in particularly) employment floorspace targets, as set out by NPPF paragraph 137.

73 Importantly, and, despite the lack of available land in the districts, there is no ‘opt-out’ per se under national policy from allocating sites. A failure to make sufficient new allocations would not ensure that businesses have the necessary choice of floorspace they require when deciding whether or not to locate in the area. The loss of employment land and buildings to other uses, or general redundancy or deterioration in the quality of the building stock over time, will continue to generate a requirement for new business floorspace, regardless of whether new or additional employment is being created or not. Businesses themselves may also look to move premises for a number of reasons, e.g. to cheaper more modern offices, or if they have a pressing need for more storage space on site. Businesses may also be displaced as a consequence of landlords seeking to convert the use of premises to higher value uses under permitted development rights, including residential.

74 Five sites which are proposed for Green Belt release have been identified as suitable, either fully or partially for economic development purposes, through policy SP EP4 of the Local Plan 2036 which are shown in the following table. In the case of the five identified sites (shown in Table 15 below) they perform poorly-to-moderately against the five Green Belt purposes identified by NPPF paragraph 134.

75 The Green Belt Exceptional Circumstances report (May 2019) sets out full reasons for releasing the named sites from Green Belt, and is considered to justify the exceptional circumstances required. The Councils exhausted all possible opportunities including the use of previously developed land in the Green Belt to meet our identified needs. The release of Green Belt land contributes to meeting these requirements. The Local Plan takes into account all of the evidence the Councils have prepared and identifies a sustainable development strategy to meet these needs and requirements. The Sustainability Appraisal report sets out how reasonable alternatives have been generated and considered.

Table 15: Site Allocations within the Green Belt

Policy Reference	Site Name	Council area	Type of Development	Estimated B Class Floorspace (sq. m)	Justification for Removal from Green Belt <i>(source: Green Belt Exceptional Circumstances Report, May 2019)</i>

SP BP9	Land to the South and East of Beaconsfield	South Bucks DC	Mixed use development	20,000	Little contribution to preventing neighbouring towns from merging and to the setting and special character of a historic town Potential to make a very significant contribution to meeting the development needs of the Districts in a highly sustainable location. The impacts on the Green Belt can be mitigated and a firm and defensible boundary either exists or can be provided.
SP BP11	North of Iver Station	South Bucks DC	Mixed use	12,000	Performs weakly against the Green Belt Purposes, The site can make a very significant contribution to meeting the development needs of the Districts in a highly sustainable location
SP BP12	Iver -East of Ridgeway Business Park	South Bucks DC	Mixed use	4,000	Performs weakly in terms of the wider Green Belt objectives. The site can make a significant contribution to meeting the development needs of the Districts in a highly sustainable location.
SP BP13	North of Denham Roundabout	South Bucks DC	Office space, hotel and ancillary uses	16,000	Performs weakly against the Green Belt Purposes. A strong, defensible boundary exists and the impacts on the Green Belt can be mitigated against. It can make a contribution to meeting the employment development needs of the Districts in a highly sustainable

					location
SP BP14	Land adjacent to Taplow Station	South Bucks DC	Office	4,000	Performs moderately against Green Belt purposes. The impacts on the Green Belt can be mitigated and a firm and defensible boundary either exists or can be provided. The site can make a significant contribution to meeting the employment development needs of the Districts in a highly sustainable location.
South Bucks DC total				56,000 sq. m	
Chiltern DC total				0 sq. m	

a) Beaconsfield

76 It is considered that this site will be a good location for office growth given its distance from London and its proximity to the M40. It is roughly equidistant from Slough and Watford. While Slough has considerable office space, Watford has little grade A space available. It may also prove an attractive location for companies looking to migrate from towns such as Watford, St Albans and Hemel Hempstead.

b) Iver

77 With respect to the Iver allocations (SP BP11 and SP BP12) it is likely that, commercially, there will be increased requirements for industrial space, hotels and offices slightly further out from Heathrow, in part as a consequence of the volume of compulsory purchase orders which are likely to result from the construction associated with the third runway at Heathrow Airport. Iver is also well connected to Slough, Heathrow, Hayes and the M25. With the introduction of Crossrail (Elizabeth Line) connectivity will be significantly improved for commuters working and living in the area. This will also have a direct impact on the viability and attractiveness of a new Grade 'A' office development in such a location considering Crossrail will provide direct services from Iver station to Central London in around 26 minutes. The opportunity exists to secure 'cleaner' office based employment in Iver, and help to reduce the number of HGV movements in the area – a key aim of both the Core Strategy and Local Plan 2036 considering the area's Air Quality Management Area designation.

c) Denham

78 Site SP BP13 (North of Denham roundabout) can make a valuable contribution to meeting the employment development needs of the CSB districts in a sustainable location. SP BP13 performs poorly against the five purposes of Green Belt, is situated adjacent to the M40 and close to the A4020. In addition, given its location, site SP BP13 would not be suitable for housing. Occupiers requiring easy access to the motorway would find the site attractive.

79 It is not the case that development of the site should automatically be viewed as a 'sub-market' for nearby Uxbridge. While Uxbridge rail and bus interchange is less than 2 miles from SP BP13, it is demonstrably more than 800m away from a rail station (a figure which is important in terms of the Mayor of London's policy making, affecting LB Hillingdon). The Councils have noted the presence of an existing office and depot at Denham Roundabout currently used by Highways England, which is titled Denham Motorway Maintenance Compound. The site is approximately 1 mile from Denham rail station, but regular local bus services serve the Oxford Road (A40) which passes the site. The nearest bus stops are a short walk away. It is therefore considered that this site would be well served by public transport.

d) Taplow

80 For SP BP 14 (Land adjacent to Taplow Station), the site is immediately adjacent to Taplow Station, which on the main rail line and soon to be integrated within the Crossrail network which will increase the frequency of services between Reading and Central London. The site is also close to the Bishops retail centre which offers a range of retail outlets within easy walking distance. In addition, the main road to the south of the site, the Bath Road, is served by regular bus services including services between towns such as Slough and Maidenhead. It is therefore a sustainable location.

81 However as noted elsewhere, 'accessibility' and 'connectivity' must be seen in a local context. Overall the nature of the CSB districts is rural/semi-rural, comprising small towns and villages, tightly constrained by Metropolitan Green Belt with no scope for expansion within their settlement boundaries. The requirements of NPPF paragraphs 85 and 86 must also be viewed against the general advice of the "Supporting a Prosperous Rural Economy" section of the NPPF, including paragraph 84 "*Planning policies and decisions should recognise that sites to meet local business and community needs in rural areas may have to be found adjacent to or beyond existing settlements, and in locations that are not well served by public transport. In these circumstances it will be important to ensure that development is sensitive to its surroundings, does not have an unacceptable impact on local roads and exploits any opportunities to make a location more sustainable (for example by improving the scope for access on foot, by cycling or by public transport). The use of previously developed land, and sites that are physically well-related to existing settlements, should be encouraged where suitable opportunities exist.*"

Sites within the FEMA but outside the Local Plan area

82 Paragraph 2.78 of the HEDNA **[CSBLP27]** points out that, across the FEMA as a whole there is an existing surplus of 45 hectares of employment land. This land broadly balances out the potential shortfall in the three southern districts. There is however a mismatch in terms of the sectors that are forecast to grow, while the supply of land across the FEMA specifically consists of an undersupply of office and warehousing, and an oversupply of industrial land.

83 Para 2.74 of the HEDNA Update **[CSBLP27]** notes the supply demand balance varying across the FEMA area, as Aylesbury Vale shows a floorspace surplus of 310,000 sq. m across all types of floorspace for B class uses, while Chiltern and South Bucks districts show a surplus of -245,000 sq. m for B class uses, thus necessitating the protection of employment floorspace together with the need for significant new allocations.

84 Paragraph 3.9 of the Council's HENA **[CSBLP26]** notes that the '*southern Buckinghamshire local housing market area (the combined area of Chiltern, South Bucks and Wycombe) would need an annual average of 1,244 dwellings to achieve a balance between jobs and workers' and 315 per year in Chiltern, 320 per year in South Bucks and 609 per year in Wycombe*'. Such figures are lower than the minimum local housing need (LHN) for Chiltern and South Bucks districts, which would yield "*around 2463 workers in Chiltern and 5667 extra workers in South Bucks over the 20 year period 2016-36.*" However, paragraph 3.11 clarifies that 8,130 workers would not equate directly to a need for 8,130 new jobs in the area, as '*there are a number of factors which should be considered when relating jobs to workers; these include commuting patterns, unemployment rates and the balance between main and second jobs*'. Other trends such as the increased use of working-from-home and telecommuting to perform main jobs which are based elsewhere are also of relevance. The takeaway message from this is that future population growth will not automatically mean that those people choosing to reside in the CSB districts will work here.

85 Paragraph 2.77 of **[CSBLP27]** advised that "*the need for employment land should be considered in the context of the transfer of housing from south to north within Bucks which will have implications for the labour force and need for employment. Also, the authorities should be flexible in their employment allocations i.e. allow a range of employment uses on sites (where the land is suitable and a range of B class uses are possible)*". CSB agreed to work with Aylesbury through the Bucks Authorities' Memorandum of Understanding **[CSBLP12]** and ensure that some of the surplus floorspace in Aylesbury is thus used to address unmet needs arising from CSB. If such needs were not met in this way, CSB would have no option but to seek the release of additional sites from the Green Belt, thus risking irrevocable harm to environmental and policy designations, including the Area of Outstanding Natural Beauty (AONB), Green Belt and protected habitats sites.

86 **[CSBLP12]** between the Bucks authorities addresses the distribution of housing and employment development across the county. With an oversupply of employment land, Aylesbury is well placed to accept some of the districts' employment shortfall. Agreement already exists between Chiltern, South Bucks and Aylesbury Vale Districts that there should be a proportionate distribution of employment development to accompany the distribution

of housing. The extent of employment need to be accommodated will be determined by factors including site location, deliverability, market strengths and transport links.

87 The position is also further complicated by the fact that, from April 2020, the existing Council areas of Aylesbury Vale, Wycombe and Chiltern and South Bucks will become one council so in planning for the new area as a whole, there will be no 'formal' deficits.

Conclusions

88 The economies of Chiltern and South Bucks are generally performing well, with high levels of economic activity, entrepreneurship and a diverse range of businesses. The availability of appropriate commercial space is an important factor in supporting and enhancing the strength of the local economy and ensuring sustainable economic growth.

89 The Local Plan has a significant role to play in supporting both the Chiltern and South Bucks Economic Development Strategy and the industrial strategies prepared by the Buckinghamshire County Council. These strategies have been written in anticipation of future developments around the Oxford to Cambridge Arc and key infrastructure projects such as the expansion of Heathrow Airport. Whilst outside of the scope of this Local Plan, they will have a significant impact over both this Local Plan 2036 and future plans prepared to cover the CSB area, and will influence economic development needs and opportunities moving forwards.

90 The evidence provided through the HEDNA and HELAA indicate that the availability of commercial floorspace is insufficient to meet the anticipated demand. To address this, the Local Plan has proposed a multi-faceted approach based upon the protection of strategic employment sites; the identification of appropriate sites for release from the Green Belt, a focus upon spaceless growth and through co-operation with the other districts in Buckinghamshire, the accommodation of some employment provision within the wider FEMA.

91 As recognised in the Local Plan 2036, maintaining an up to date view of the local economy and market conditions and having the flexibility to adapt to changes will be essential to supporting economic growth moving forward across the districts.

References

Buckinghamshire Business Survey - BMG Research for Buckinghamshire County Council and Buckinghamshire Business First (May 2013)

<https://www.chiltern.gov.uk/media/5341/Buckinghamshire-Business-Survey-BMG-Research-for-Buckinghamshire-County-Council-and-Buckinghamshire-Business-First-May-2013-/pdf/Buckinghamshire-Business-Survey-2013-FINAL-REPORT.pdf?m=63587774337460000>

Buckinghamshire Growth Strategy 2017-2050 (September 2017)

https://www.chiltern.gov.uk/media/11686/Buckinghamshire-Growth-Strategy-2017-2050-September-2017-/pdf/Bucks_Growth_Strategy_2017-2050.pdf?m=636467874775700000

Buckinghamshire Local Industrial Strategy

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/818874/Buckinghamshire_SINGLE_PAGE.pdf

Buckinghamshire Memorandum of Understanding between Aylesbury Vale District Council, Wycombe District Council, Chiltern District Council, South Bucks District Council, and Buckinghamshire Thames Valley Local Enterprise Partnership (2017)

https://www.chiltern.gov.uk/media/10814/Buckinghamshire-Memorandum-of-Understanding-AVDC-WDC-SBDC-CDC-and-Bucks-Thames-Valley-LEP-July-2017-/pdf/Bucks_Districts_LEP_MOU_FINAL_18.7.17.pdf?m=636360535921500000

Chiltern and South Bucks Economic Development Strategy, Bucks Business First (2017)

https://www.chiltern.gov.uk/media/11225/Chiltern-and-South-Bucks-Economic-Development-Strategy-Buckinghamshire-Business-First-January-2017-/pdf/Chiltern_and_South_Bucks_EDS_Final_Adopted.pdf?m=636386441033100000

Chiltern and South Bucks Local Plan 2036 - Green Belt Exceptional Circumstances Report (2019)

https://www.chiltern.gov.uk/media/13071/Green-Belt-Exceptional-Circumstances-14-05-2019/pdf/Green_Belt_Exceptional_Circumstances_Report_May_2019.pdf?m=636934247756170000

Chiltern and South Bucks Local Plan 2036 – HELAA update Appendix 2, Stage 2 results

(May 2019) [https://www.chiltern.gov.uk/media/13245/HELAA-Appendix-2-Stage-2-Results-Tables-/pdf/Appendix_2_-_Stage_2_Results_\(Tables\).pdf?m=636951695607530000](https://www.chiltern.gov.uk/media/13245/HELAA-Appendix-2-Stage-2-Results-Tables-/pdf/Appendix_2_-_Stage_2_Results_(Tables).pdf?m=636951695607530000)

Chiltern and South Bucks Local Plan 2036 – HELAA update Appendix 4, Supply Sites

(May 2019) [https://www.chiltern.gov.uk/media/13247/HELAA-Appendix-4-Stage-4-Supply-Sites-Tables-/pdf/Appendix_4_-_Stage_4_Supply_sites_\(Tables\).pdf?m=636951697217000000](https://www.chiltern.gov.uk/media/13247/HELAA-Appendix-4-Stage-4-Supply-Sites-Tables-/pdf/Appendix_4_-_Stage_4_Supply_sites_(Tables).pdf?m=636951697217000000)

Employment Site Appraisals – GL Hearn for Chiltern District Council (March 2013)

https://www.chiltern.gov.uk/media/7742/Employment-Site-Appraisals-GL-Hearn-for-Chiltern-District-Council-March-2013-/pdf/Employment_Site_Appraisals_-_Chiltern_District_Council_-_Nathaniel_Litchfield_and_Partners_2013.pdf?m=635882123354500000

Employment Site Appraisals - GL Hearn for South Bucks District Council (April 2013)
https://www.chiltern.gov.uk/media/7743/Employment-Site-Appraisals-GL-Hearn-for-South-Bucks-District-Council-April-2013-/pdf/Employment_Site_Appraisals_-_South_Bucks_-_Nathaniel_Litchfield_and_Partners_2013.pdf?m=635881252623530000

HMA's and FEMA's in Buckinghamshire: Updating the evidence Opinion Research Services July 2016 [weblink TBC](#)

Housing and Economic Development Needs Assessment HEDNA Update 2016 Addendum Report ORS Atkins September 2017 [https://www.chiltern.gov.uk/media/11403/Housing-and-Economic-Development-Needs-Assessment-HEDNA-Update-2016-Addendum-Report-ORS-Atkins-September-2017-/pdf/Bucks_HEDNA_UPDATE_Addendum_Report_-_ORS_\(September_2017\).PDF?m=636637058683370000](https://www.chiltern.gov.uk/media/11403/Housing-and-Economic-Development-Needs-Assessment-HEDNA-Update-2016-Addendum-Report-ORS-Atkins-September-2017-/pdf/Bucks_HEDNA_UPDATE_Addendum_Report_-_ORS_(September_2017).PDF?m=636637058683370000)

Housing and Economic Land Availability Assessment Report May 2019
[https://www.chiltern.gov.uk/media/13240/Housing-and-Economic-Land-Availability-Assessment-Report-HELAA-May-2019-/pdf/Housing_and_Economic_Land_Availability_Assessment_Report_\(HELAA\)_May_2019\).pdf?m=636951694682630000](https://www.chiltern.gov.uk/media/13240/Housing-and-Economic-Land-Availability-Assessment-Report-HELAA-May-2019-/pdf/Housing_and_Economic_Land_Availability_Assessment_Report_(HELAA)_May_2019).pdf?m=636951694682630000)

Lambert Smith Hampton (2019) Retail and Employment Sites Review for Local Plan 2036
[weblink TBC](#)

MHCLG (2019) National Planning Policy Framework and online Planning Practice Guidance
<https://www.gov.uk/government/publications/national-planning-policy-framework--2>
<https://www.gov.uk/government/collections/planning-practice-guidance>

Strategic Economic Plan Refresh, Buckinghamshire Thames Valley Local Enterprise Partnership (2016) https://www.chiltern.gov.uk/media/9111/Strategic-Economic-Plan-Refresh-2016-2031-Buckinghamshire-Thames-Valley-Local-Enterprise-Partnership-2016-/pdf/SEP_Refresh_2016-12.pdf?m=636196545138030000

Appendix 1 – Existing Employment sites appraised for protection or development

Town	Site	Street	Area (ha)	Floorspace (sq.m)	Main Uses	Green Belt?	Status in SPD (SBDC only)	Evaluation by Consultant (where given)	Suggested Status for Local Plan	Actual Status in Local Plan	Reason for Suggested Status	Notes
Amersham	King George V House	King George V Road	0.92	8764	Office	N		Most important	Strategic site	Strategic site	High quality site in good location	Currently in use - forms part of a wider civic uses site
Amersham	Decimal Place (was Buildmark House)	Station Approach	0.36	2022	Office	N		Most important	Key site	Key site	High quality site in good location	
Amersham	Woodside Road / Robendene	Woodside Road / Grimsdell's Lane	0.25	370	D Uses	N		Average	No protection	No status	Good location but of little strategic importance	PP for office on part. May declassify. Check status of northern part (s. part is 0.1ha)
Amersham	Plantation Road	Plantation Road	1.13	8434	Industry	N		Least important	Other site	No status	Relatively constrained site but no obvious development proposal	Difficult accesses
Amersham	Corinium IE / Fairview IE / Amersham Comm Park / Jewson	Raans Road / Quill Hall Lane	7.5	25000	Industry / Warehouse	N		Most important	Strategic site	Strategic site	High quality and relatively large site in good location	Jewson is average importance
Amersham	Anglo Office Park	White Lion Road	1.06	2282	Office	N		Most important	Key site	Key site	High quality site in good location	
Amersham	St George IE	White Lion Road	1.35	7000	Industry	N		Most important	Strategic site	Strategic site	High quality site in good location	
Old	Broadway	Broadway	0.39	2244	Office	N		Most	Key site	Key site	High quality site	

Amersham								important			in good location	
Old Amersham	St Mary's Court	Broadway	0.45	2237	Office	N		Most important	Key site	Key site	High quality site in good location	Serviced offices
Old Amersham	Maltings Estate	School Lane	0.76	3221	Office / Craft	N		Least important	No protection	No status	Site of less strategic importance	Potential for other uses
Old Amersham	Badminton Court	Church Street	0.44	1800	Office	N		Most important	Key site	Key site	High quality site in good location	
Chesham	Chess BP	Moor Road	2	7480	Industry / Warehouse / Office	N		Most important	Strategic site	Strategic site	High quality site in good location offering modern industrial premises	Part under construction
Chesham	Springfield Road IE	Hospital Hill	1.56	5340	Industry	N		Least important	Other site	No status	Site of less strategic importance with significant constraints and potential for other uses	Difficult access, part PP for housing (retain emp status for rest)
Chesham	Cameron Road	Cameron Road / Berkhamsted Road / Alexandra Street	0.15	1024	Industry	N		Least important	No protection	No status	Site of less strategic importance, potential for other uses	Three separate buildings. Some difficult access. Potential for housing
Chesham	Preston Hill	Nashleigh Hill	0.73	3384	Warehouse / Office	N		Average	No protection	No status	Site of less strategic importance	
Chesham	Alma Road IE	Alma Road	1.34	5000	Industry / Warehouse	N		Least important	Other site	Key site	Site of less strategic importance	Floorspace is for this and site below combined
Chesham	Crown & Mead Business Centres	Broad Street	0.5		Industry / Office	N		Most important	Key site	Key site	High quality site in good location	Floorspace is for both sites combined
Chesham	Various developments	Asheridge Road	4.7	20000	Industry / Warehouse	N		Most important	Strategic site	Strategic site	High quality site in good location	Excludes housing

					/ Office							permission on 90 Asheridge Road but includes business element
Chesham	Hivings Hill	Asheridge Road	0.88	900	Office	N		Average	No protection	No status	Site of less strategic importance	
Chesham	Deansway	Bellingdon Road	1.38	6000	Industry	N		Least important	No protection	No status	Site of less strategic importance, scope for other uses	Potential for housing
Chesham	Higham Road / Townsend Road	Townsend Road	0.34	6000	Warehouse / Office	N		Average	No protection	No status	Site of less strategic importance	Floorspace is for this and site below combined
Chesham	Phoenix BP	Bellingdon Road	0.56		Industry / Warehouse	N		Least important	No protection	No status	Site of less strategic importance, scope for other uses	Potential for housing
Chesham	Higham Mead	Higham Road	1	2200	Industry / Warehouse / Office	N		Most important	Key site	Key site	High quality site in good location	Access issues for warehousing
Chesham	Howard IE	Chilton Road	1.22	5340	Industry / Warehouse	N		Average	No protection	No status	Site of less strategic importance	
Chesham	Chess House	Red Lion Street	0.56	2000	Office / A & D Uses	N		Average	No protection	No status	Site of less strategic importance	Reasonable quality
Chesham	Waterside BP	Waterside	0.37	730	Industry	N		Least important	Other site	No status	Site of lesser strategic importance, scope for other uses	Potential for redevelopment
Chesham	Waterside / Moor Road	Waterside / Moor Road	1.68	4000	Industry / Warehouse / Office	N		Average	No protection	No status	Site of some importance, scope for other	Potential for mixed use

											uses but no obvious proposal	
Chesham	Chiltern House	Waterside	1.6	2000	Industry / Office	N		Least important	No protection	No status	Site of less strategic importance, scope for other uses	Potential for housing
Chesham	Saxway BP	Chartridge Lane	0.68	320	Office	N		Least important	No protection	No status	Site of less strategic importance within largely residential area	PP for warehousing on part
Chalfont St Peter	High Street / Chiltern Hill	Chiltern Hill	1.16	5100	Office	N		Most important	Strategic site	Strategic site	High quality site in good location	
Chalfont St Peter	Churchfield Road	Churchfield Road	0.88	3440	Office	N		Average	No protection	No status	Site of less strategic importance	
Little Chalfont	GE Healthcare	Amersham Place	0.6	5670	Office	N		Most important	Strategic site	Strategic site	High quality site in good location, significant local employer	
Little Chalfont	GE Healthcare Grove Centre	White Lion Road	7.7	29821	R&D / Industry	N		Most important	Key site	Key site	High quality site in good location, significant local employer	
Little Chalfont	Repton Place	White Lion Road	0.4	2428	Office	N		Average	Other site	No status	Site of less strategic importance although may be important locally	
Little Chalfont	Boughton Business Park (was Bell Lane Office Village)	Bell Lane	2.15	9729	Warehouse / Office	N		Most important	Key site	Key site	High quality site in good location	Warehouse site offers scope for other uses
Penn	31 & 33-37 Hazlemere	Hazlemere Road	0.25	800	Industry / Office	N		Average	No protection	No status	Site of less strategic	Potential for housing

	Road										importance, scope for other uses	
Penn	Regius Court	Church Road	0.2	730	Office	N		Most important	Other site	No status	Site of less strategic importance although may be important locally	Important for rural employment
Prestwood	Collings Hanger Farm	Wycombe Road	0.5	660	Industry	N		Least important	No protection	No status	Site of less strategic importance	Now used by brewery
Holmer Green	Chiltern Trading Estate	Orchard Way	0.6	2100	Industry / Office	N		Least important	Other site	No status	Site of less strategic importance although may be important locally	Of little strategic importance but important for local employment
Chalfont St Peter	Chalfont Grove	Narcot Lane	8.1	8630	Office / Telecoms	Y		Most important	Strategic site	Strategic site	High quality site in good location, significant local occupier	Green Belt
Little Chalfont	GE Healthcare Pollards Wood	Doggetts Woods Lane	2.7	4572	Office	Y		Most important	Key site	Key site	High quality site in good location, significant local occupier	Green Belt
Penn	De Havilland Court	Penn Street	0.4	n/k	Office	Y		Most important	Key site	Key site	High quality site in good location albeit small	Green Belt
Penn	Penn Street Works	Penn Street	1.6	n/k	Industry / Warehouse	Y		Average	No protection	No status	Site of less strategic importance	Green Belt
Chesham	Weir House Mill	Latimer Road	1.7	n/k	Warehouse	Y		Least important	No protection	No status	Site of less strategic importance	Green Belt
Chalfont St Peter	Chalfont Park	Chalfont Park	4.9	5675	Office	Y		Most important	Strategic site	Strategic site	High quality site in good location	Green Belt. Shown as Chiltern Park in

												Local Plan
Beaconsfield	Grosvenor House	Horseshoe Crescent	0.29	1530	Office	N	Important		No protection	No status	Of limited importance to plan area, no obvious development potential	
Beaconsfield	Timberstore	Pyebush Lane	1.58	1961	Timber Yard	Y		Good	No protection	No status	Less important use, little development potential	Green Belt
Burnham	Grenville Court	Britwell Road	2.11	850	Office	Y	Important	Good	Key site	Key site	Listed building offering useful accommodation	Green Belt
Burnham	58 Britwell Road	Britwell Road	0.28	372	Industry	Y		Least important	No protection	No status	Poor quality site of little strategic importance	Green Belt
Burnham	24 Britwell Road	Britwell Road	0.34	832	Industry / Office	N	Important		No protection	No status	Relatively poor site with potential for change of use	Potential for redevelopment
Burnham	3 Lincoln Hatch Lane	Lincoln Hatch Lane	0.32	1592	Industry / Warehouse	N		Average	Other site	No status	Average site with potential for change of use but no obvious proposal	Average quality site but with potential for redevelopment
Burnham	The Priory	Stomp Road	1.43	2438	Office	Y	Important	Most important	Key site	Key site	Listed building offering useful accommodation	Green Belt
Burnham	Dropmore Depot	Dropmore Road	1.48	650	Warehouse / Depot	Y		Least important	No protection	No status	Poor quality site of little strategic importance	Green Belt. Useful for storage of council refuse vehicles
Burnham	Huntercombe Lane South	Huntercombe Lane South	3.4	8500	Office	Y	Important	Most important	Other site	No status	Excellent location and significant development	Green Belt. PP for HQ office - not taken up. Known as

											potential, but PD notification for change to residential use	Huntercombe Park. LP status assumes resi conversion goes ahead
Burnham	Lake End Court	Taplow Road	0.38	1250	Office	N			Other site	No status	Of lesser importance to whole plan area, little development potential	
Burnham	Marshgate Trading Estate	Hitcham Road	1.4	6000	Industry	N			No protection	No status	Of limited importance to whole plan area, no development potential	
Denham	Broadwater Park	North Orbital Road	10	35675	Office / Industry	N	Important	Most important	Strategic site	Strategic site	High quality site in excellent location	
Denham	Denham Media Park	North Orbital Road	4.31	25000	Film / Media	N	Important	Most important	No protection	No status	Being redeveloped for residential	
Denham	Denham Aerodrome	Tilehouse Lane	40	5000	Aviation	Y			No protection	No status	Operational uses to support aerodrome; no extra protection required	Green Belt
Denham	Chalfont House	Oxford Road	0.6	2210	Office	Y	Important	Average	Key site	Key site	Smaller site but good quality	Green Belt settlement
Denham	Martin Baker Engineering	Lower Road	2.75	15000	Industry / Office	Y	Important		Strategic site	Strategic site	Occupier of international importance and wishes to expand	Green Belt. Average quality site but important occupier
New Denham	54-66 Oxford Road	Oxford Road	0.3	1970	Industry / Office / Non-B class	N		Poor	No protection	No status	Relatively poor mixed use site with potential for change of use	Potential for redevelopment

New Denham	52 Oxford Road	Oxford Road	0.6	2121	Office / Retail	N	Important	Reasonable	No protection	No status	Mixed use site of average importance with potential for COU	
New Denham	1 Oxford Road	Oxford Road	0.3	290	Office	Y		Poor	No protection	No status	Relatively poor site with potential for change of use	Green Belt. Otherwise strong location with potential for redevelopment
New Denham	Rivermead	Oxford Road	0.85	4150	Office	Y	Important		Strategic site	Strategic site	High quality site in good location	Green Belt
New Denham	Uxbridge Business Park	Oxford Road	6.6	25500	Office	N	Important	Most important	Strategic site	Strategic site	Excellent site of sub regional importance	Site of sub regional importance
New Denham	Capswood Business Centre	Oxford Road	0.75	3176	Office	Y	Important	Good	Key site	Key site	High quality site in average location	Green Belt settlement
New Denham	Phoenix House	Oxford Road	0.5	1835	Office	Y	Important	Good	Key site	Key site	High quality site in average location	Green Belt settlement
New Denham	Anamax BP	Oxford Road	1.5	3100	Industry	Y		Poor	No protection	No status	Relatively poor site with potential for change of use	Green Belt settlement. Poor quality site but with potential for redevelopment
New Denham	Willow Avenue	Willow Avenue	0.3	1000	Industry	N		Least important	No protection	No status	Relatively poor site with potential for change of use	Poor quality site but with potential for redevelopment
Farnham Royal	Bishops House	Crown Lane	0.36	300	Office	Y		Reasonable	No protection	No status	Less important use, little development potential	Green Belt
Farnham Royal	Farnham House	Farnham Lane	0.5	1568	Office	N			No protection	No status	Less important use, little development potential	

South Iver	Thorney Lane BP	Thorney Lane	14.3	n/k	Storage	N		Important	No protection	No status	Relatively poor site, desire for change of use to remove HGV traffic	Mostly open storage. Poor HGV access but scope for redevelopment
Iver	Court Lane IE	Court Lane	3.2	n/k	Storage	Y		Average	No protection	No status	Relatively poor site, little development potential	Green Belt. Mostly open storage. Poor HGV access but scope for redevelopment
Iver	Duttons Farm	Bangors Road South	1	1858	Industry	Y		Poor	No protection	No status	Poor quality site of little strategic importance	Green Belt. Of little strategic importance but important for local employment and cheaper space
Iver	The Boatyard	Mansion Lane	0.5	200	Boatyard	Y		Good	No protection	No status	Of limited importance to whole plan area, no development potential	Green Belt
Iver	9-17 High Street	High Street	0.8	1500	Motor Trade	N		Least important	Town centre	No status	Relatively poor site with potential for change of use	
Iver	Ridgeway Trading Estate	Thorney Lane North	15.4	50000	Industry / Warehouse / Office	N	Important	Most important	Strategic site	Strategic site	Good quality site with relatively poor HGV access but important because of its size and range of premises	Site excludes two buildings converted to housing (but total ha shown includes these elements)
Iver	Thorney Mill Road	Thorney Mill Road	10.1	n/k	Aggregates	Y			Key site	Key site	Important because of railhead	Green Belt. Rail access

Iver Heath	Pinewood Studios	Pinewood Road	36.5	104800	Film / Media	Y	Important	Most important	Strategic site	Strategic site	Occupier of international importance	Part Green Belt. Site of national importance
Stoke Poges	Pioneer House	Holybush Hill	4	4505	Office	Y	Important	Most important	No protection	No status	Has changed use to education	Green Belt
Stoke Poges	Sefton Park	Bells Hill Road	5.6	10250	Office	Y	Important	Most important	Strategic site	Strategic site	High quality site in desirable location	
Stoke Poges	Stoke Court	Rogers Lane	3.6	4465	Office	Y	Important	Most important	No protection	No status	Listed building with potential for change of use	Green Belt
Stoke Poges	Stoke House	Grays Park Road	2.54	925	Office	Y		Average	No protection	No status	Listed building with potential for change of use	Green Belt
Taplow	Bishop's Gate	Station Road	0.74	250	Industry / Office	N		Average	No protection	No status	Relatively poor site with potential for change of use	
Taplow	Marsh Lane	Marsh Lane	0.28	327	Storage	Y		Least important	No protection	No status	Relatively poor site with potential for change of use	Largely open storage
Taplow	Mill Lane	Mill Lane	9.5	11250	Industry / Office	Y	Important	Average	No protection	No status	Site within a large new residential development; potential for change of use	Green Belt. Being redeveloped, largely for housing
Taplow	Hermitage House	Bath Road	0.25	150	Office	Y		Reasonable	No protection	No status	Of limited importance to whole plan area, no development potential	
Wexham	Marish Wharf	St Mary's Road	1.21	6130	Warehouse	N		Reasonable	No protection	No status	Of limited importance to	

											whole plan area, no development potential	
Wexham	Wexham Springs	Frameworkood Road	13	10684	Office	Y	Important		Strategic site	Strategic site	High quality site in desirable location	Green Belt
			275	575611								

