

50-100 Holmers Farm Way



Welcome

Thank you for joining today's drop-in event to discuss the proposals for the future of 50-100 Holmers Farm Way, which is currently home to one of two UK administration offices of Johnson & Johnson.

Members of the project team are on hand to answer any questions you may have. We are eager to hear your thoughts and ideas and encourage you to leave your feedback once you have reviewed the information on display today.



Our team:



50-100 Holmers Farm Way



The site

The site, which has been acquired by Legal & General, currently serves as an administration office for Johnson & Johnson. As a result of changing work practices in a post-Covid work environment, Johnson & Johnson are due to vacate the site in 2026.

The redevelopment of the site ensures that this designated employment site continues to support and promote economic growth whilst delivering sustainable buildings fit for ever-changing working practices.

Spanning approximately 11.3 acres, the site is bounded by the M40 to the south. To the west and north is primarily residential properties and to the east is Holmers Farm Recreation Ground.



View from North East



View from North West



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50-100 Holmers Farm Way



A site for the future

Our vision is to deliver a modern well-designed, industrial/warehouse/logistics development that brings long-term benefits to the local area by supporting jobs, investment and sustainability on a designated employment site.

By reimagining this under-used employment site, we have an opportunity to create a modern, high quality commercial development that is flexible, efficient and responsive to the needs of today's businesses.

The proposals are shaped by clear design principles, a strong landscape-led approach and a commitment to long-term sustainability. We want to create a place that supports enterprise, encourages investment and reflects local priorities both now and in the future.

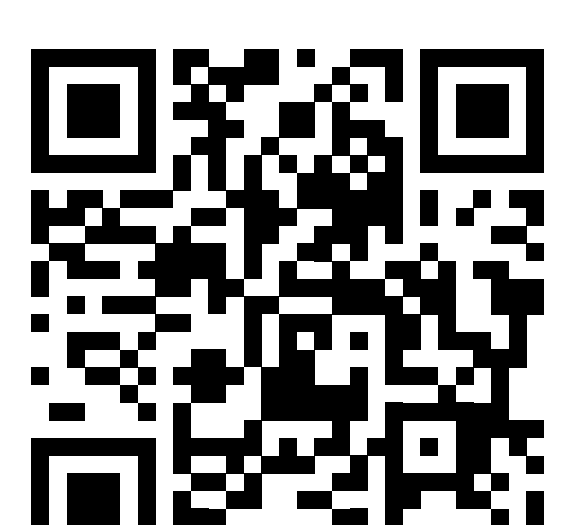
The proposals are explored in more detail across the following banners. Once you have reviewed the information, we would welcome your views. Look out for the QR code on the final banner to share your feedback. If you would prefer a paper copy, please ask a member of the team.



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Employment and economic benefits

The proposed redevelopment of 50–100 Holmers Farm Way will ensure the site's role as a designated employment site is retained. Once Johnson & Johnson vacates the site in 2026, our proposals will ensure that this strategic employment site continues to contribute positively to the local economy. We are proposing a high-quality commercial/industrial/logistics development that supports a diverse range of employers and responds to new and evolving working practices.

It is anticipated that the development will provide approximately 200-400 permanent full-time equivalent jobs upon completion. This is indicative at this stage and the planning application will be supported by a socio-economic statement which will set this out in further detail.



Indicative view of unit 1 yard

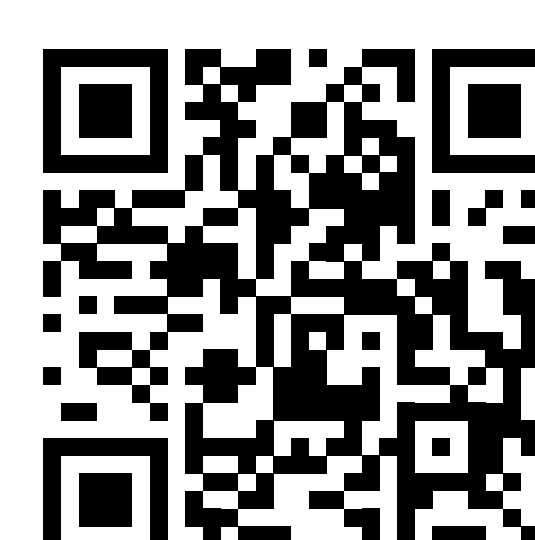


Indicative view of unit 3

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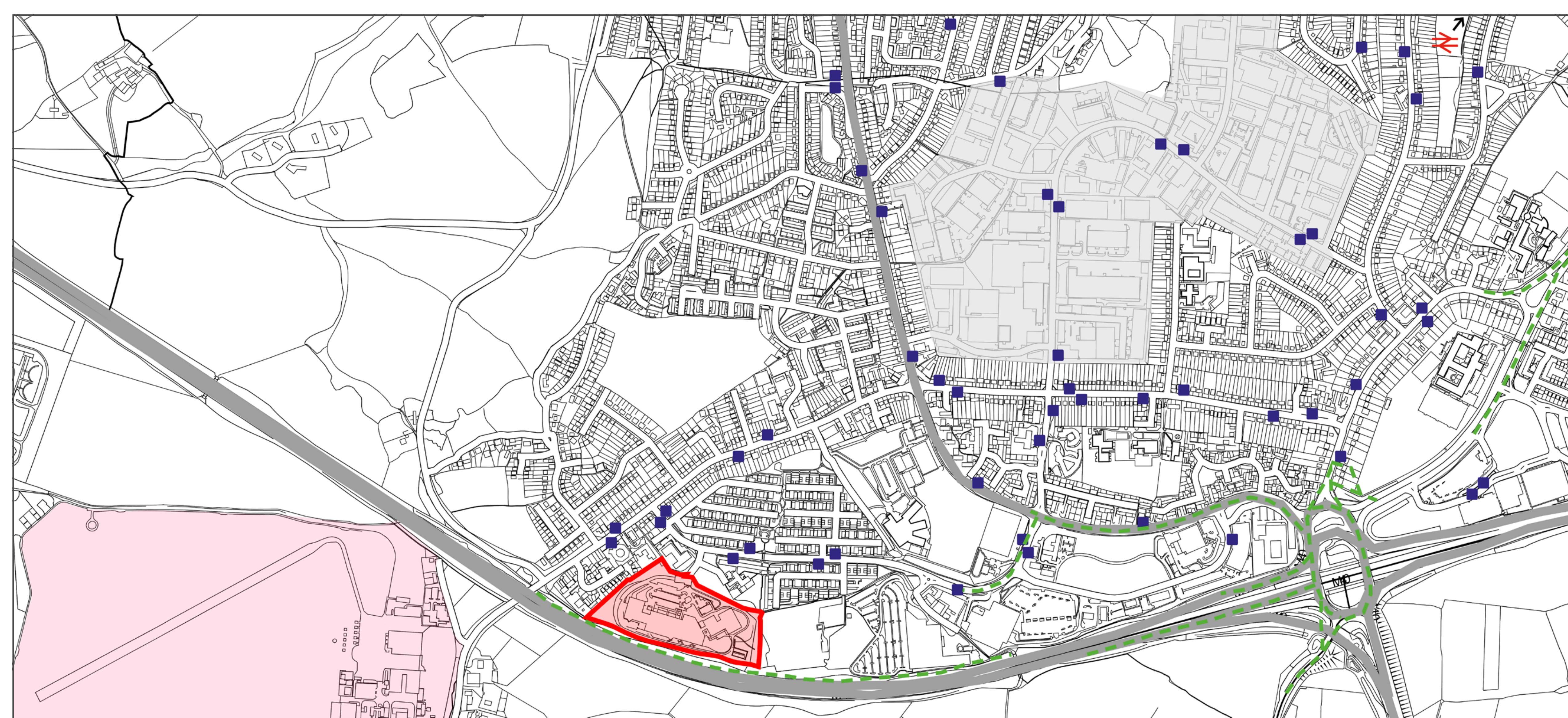


Transport and access

The redevelopment is expected to generate fewer vehicle trips than the site's current office use. This reduction in traffic helps to minimise the impact on local roads and supports a more balanced and sustainable transport approach. Access to the site will continue via the existing junction at Westwood.

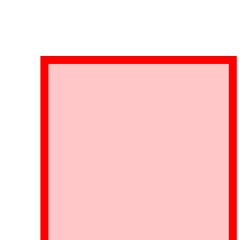
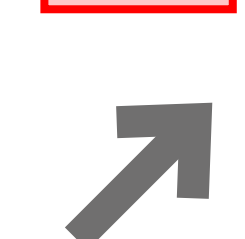
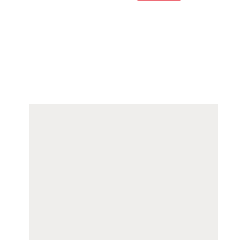
The site is well connected to public transport, with multiple bus stops nearby and good access to local walking and cycling routes. These connections provide opportunities for future employees to travel to work without needing to drive, helping to reduce reliance on private vehicles over time.

A full Transport Assessment will accompany the planning application, supported by detailed modelling and discussions that have taken place with the local highway authority.



Local transport connections

Key

- | | |
|---|---|
|  The site |  Bus stops |
|  Town centre direction |  Train station |
|  Main road |  Industrial estate |
|  Cycle routes | |

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Green infrastructure and sustainability

The landscape proposals play a central role in shaping the overall masterplan for the site, inspiring the layout and relationship of buildings and open spaces. The arrangement of amenity spaces and routes are carefully considered to support a connected, inclusive, and green environment, with generous provision for planting.

The strategy aims to establish a clear and cohesive approach to the overall masterplan. The masterplan is underpinned by four key principles:

- **Promoting** active travel and accessibility
- **Supporting** health and well-being through walk-able routes
- **Encouraging** social interaction via well-located amenity spaces and seating
- **Enhancing** landscaping and visual appearance of the site

A key driver of the proposals is to deliver meaningful canopy cover across the site, contributing to urban greening, climate resilience and long-term environmental quality. The landscape strategy seeks to balance function, ecology and character reflecting the site's context while creating a distinctive and well-connected place.



Illustrative landscape masterplan



Precedent landscape image



Proposed access view

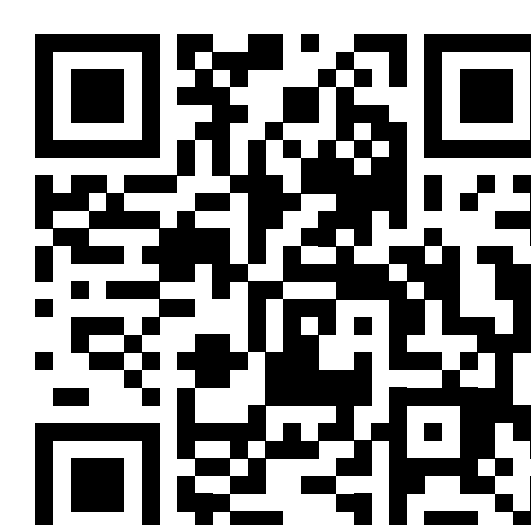


Emerging design principles

While detailed design work is still ongoing, we are beginning to develop a clear vision for the future layout and appearance of the site. These early principles are helping to shape how the proposals will respond to its surroundings and deliver a high-quality, modern industrial and logistics development made up of five units.

The proposals will aim to make best use of the site's size and location, creating well-organised, flexible space that supports a range of commercial and logistics uses. The proposed materials have been carefully selected and utilise a warm earthy colour palette that seamlessly fit into the surrounding area.

We welcome your views as we continue to refine the proposals ahead of submitting a planning application.



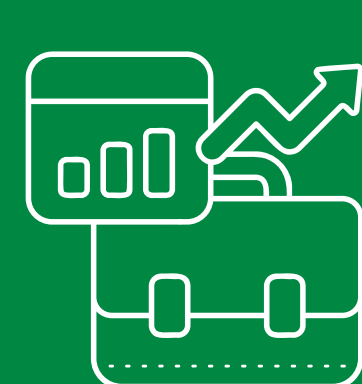
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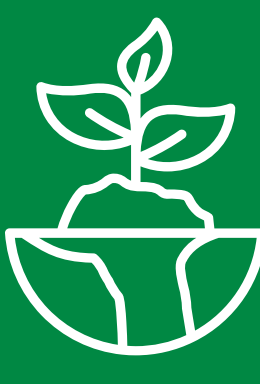
Key benefits and next steps

The proposed redevelopment of 50-100 Holmers Farm Way represents a significant opportunity to secure new investment, create jobs and deliver long-term value economic value for High Wycombe.

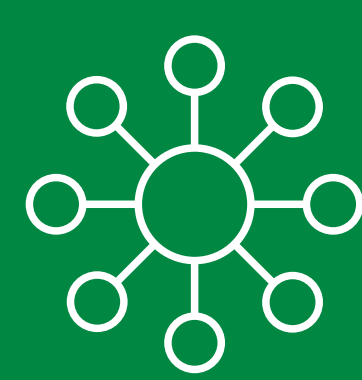
Key benefits



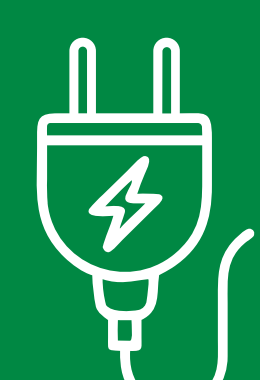
Generate new employment opportunities supporting local economic growth and skills development



Create a development that sensitively responds to the local environment



Transform an under-utilised, well-connected and designated employment site into a high-quality commercial development



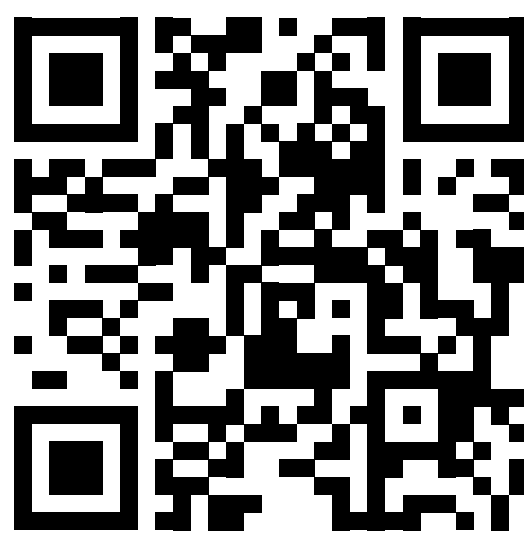
Deliver an all-electric development that is free of fossil fuels targeting net zero carbon once operational



Attract and **retain** businesses that contribute to the area's prosperity

Next steps

Thank you for attending today's drop-in event. We would now like you to share your views. Please scan the QR code with your smartphone to submit your feedback towards the bottom of the page. If you would prefer a paper copy, please ask a member of the project team.



The public consultation will be open until **Friday 3rd October**. After this, we will review all feedback received ahead of submitting a planning application to Buckinghamshire Council towards the end of the year.

Timeline

September – October 2025

Pre-application submission

Summer 2026

Application determination

Spring/summer 2028

Site completion

November 2025

Application submission

Late 2026

Start on site



Indicative view of unit 1



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