

DENHAM PARISH NEIGHBOURHOOD PLAN

2020 – 2036

Consultation Statement



October 2020

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1. Introduction

This consultation statement has been prepared to fulfil the legal obligations of the Neighbourhood Planning Regulations 2012 (as amended) in respect of the Denham Neighbourhood Plan 2020 – 2036. The legal basis of this Statement is provided by Section 15 (2) of part 5 of the 2012 Neighbourhood Planning Regulations, which requires that a consultation statement should:

- a) Contain details of the persons and bodies that were consulted about the proposed Neighbourhood Development Plan;
- b) Explain how they were consulted;
- c) Summarise the main issues and concerns raised by the persons consulted; and
- d) Describe how those issues and concerns have been considered and, where relevant addressed, in the proposed neighbourhood development plan.

2. Neighbourhood Plan Area Designation

The Neighbourhood Plan Area was designated by the Local Planning Authority, the former South Bucks District Council, on 17 September 2017. The former South Bucks District Council published the response to the area application as required by regulations and no adverse comments that would not allow adoption was received. Plan A below shows the Neighbourhood Area that was designated.

3. The Consultation Process

- 3.1 Denham Parish Council began work on the Neighbourhood Plan following concerns about increasing pressure for housing and other commercial development, resulting in pressure on local infrastructure in particular schools, roads and medical facilities.
- 3.2 The settlements of Denham Green and New Denham are inset from the Greenbelt with Denham Village, Tatling End and Higher Denham washed over. There was strong resident opinion to protect the green belt status of Denham to keep the semi-rural nature of the Parish.
- 3.3 This consultation statement summarises the community engagement and resident consultation as part of the Neighbourhood Planning process.
- 3.4 Resident involvement was strong from the beginning of the process with local volunteers coming forward in each of the settlements from the start of the process in 2017. Later these volunteers went on to lead task teams within each settlement to carry out further locally focused consultation.
- 3.5 Throughout the development of the Neighbourhood Plan, residents have been kept involved and up to date through the Parish Council website, local community magazine the In & Around Denham, the Annual Parish Meeting, direct mailings and face to face meetings with each settlement.
- 3.6 The Pre-Submission consultation which started in June 2020 was limited throughout the national Covid-19 lockdown restrictions. Despite the restrictions, the Parish Council were still able to consult with residents through direct mail and electronically through social media, email and our website.

4. Timeline of Events

2017

- March 2017 – Steering Group Set Up
- August 2017 – Application for Neighbourhood Area
- September 2017 - Acceptance of Neighbourhood Area by the former South Bucks District Council
- October 2017 – Consultants
 - O’Neil Homer are appointed as consultants to work alongside Councillors and residents to formulate the Neighbourhood Plan

2018

- March – The Vision
 - The Steering Group agree the Vision for the Neighbourhood Plan
- May/June 2018 – Task teams
 - Task teams with up to 12 members report back to the Steering Group with progress on sites and priorities in the area.

2019

- February to March 2019 – Public Consultations
 - Public consultation meetings took place in each of the five settlements to identify key issues and priorities based on sites identified on the settlement maps
- March 2019
 - Feedback to Steering Group from Task Team consultations
- June 2019 – Local Plan
 - Decision to put Neighbourhood Plan on hold and respond to the draft Local Plan consultation
- September 2019
 - Decision made by task teams and Steering Group to continue to progress the Neighbourhood following the end of the consultation for the former South Bucks Council Draft Local Plan
- October 2019 – Desktop research
 - Councillors and the five task team volunteers carried out desktop research into their settlement and its history
- November 2019 – Walk About
 - Each settlement called for residents and volunteers to come forward to walk around their neighbourhood to identify key characteristics such as building lines and views which they want to protect and preserve
 - Four to five volunteers plus councillors scheduled the walk abouts and took pictures to help demonstrate their characteristics.

2020

- January 2020 – Task Team finalisation
 - Residents and Councillors from each settlement come together to finalise details for their area to be included in the final Plan
- March 2020 Face to Face Consultation
 - Annual Parish Meeting Presentation and consultation event scheduled – Cancelled due to Covid 19 lockdown restrictions
- June 2020 Pre-Submission Consultation:
 - Direct mailings to all residents
 - All consultation documents on Denham Parish Council Website
 - Hard copies available to view in Parish Council Office
 - Hard copies provided to residents not able to get to the Parish Council Office
 - Statutory bodies consulted
 - Buckinghamshire Council consulted

5. Public and Stakeholder Consultation

5.1 The Pre-Submission Plan was sent to additional stakeholders including neighbouring Parish Councils. The feedback from Gerrards Cross Parish Council was in support of the Neighbourhood Plan and the associated planning policies

5.2 Colne Valley Regional Park which covers 43 square miles of landscape, waterways and urban development on the border of London. Feedback from the Colne Valley Park was considered alongside feedback from the statutory consultees.

6. Pre-Submission Consultation Process

6.1 The Pre-Submission Plan was published on the 22 June 2020 and the consultation lasted a period of six weeks

6.2 A direct mailing went to every household in Denham with a summary of the Plan and details of how to download the Full Neighbourhood Plan document along with how to submit comments.

6.3 Residents were able to submit comments in writing by post and via email.

6.4 Hard copies of the Neighbourhood Plan document were available to view in the Parish Office under strict Covid guidance. Electronic versions of the full Pre-Submission Neighbourhood Plan were available on the Parish Council website throughout the consultation

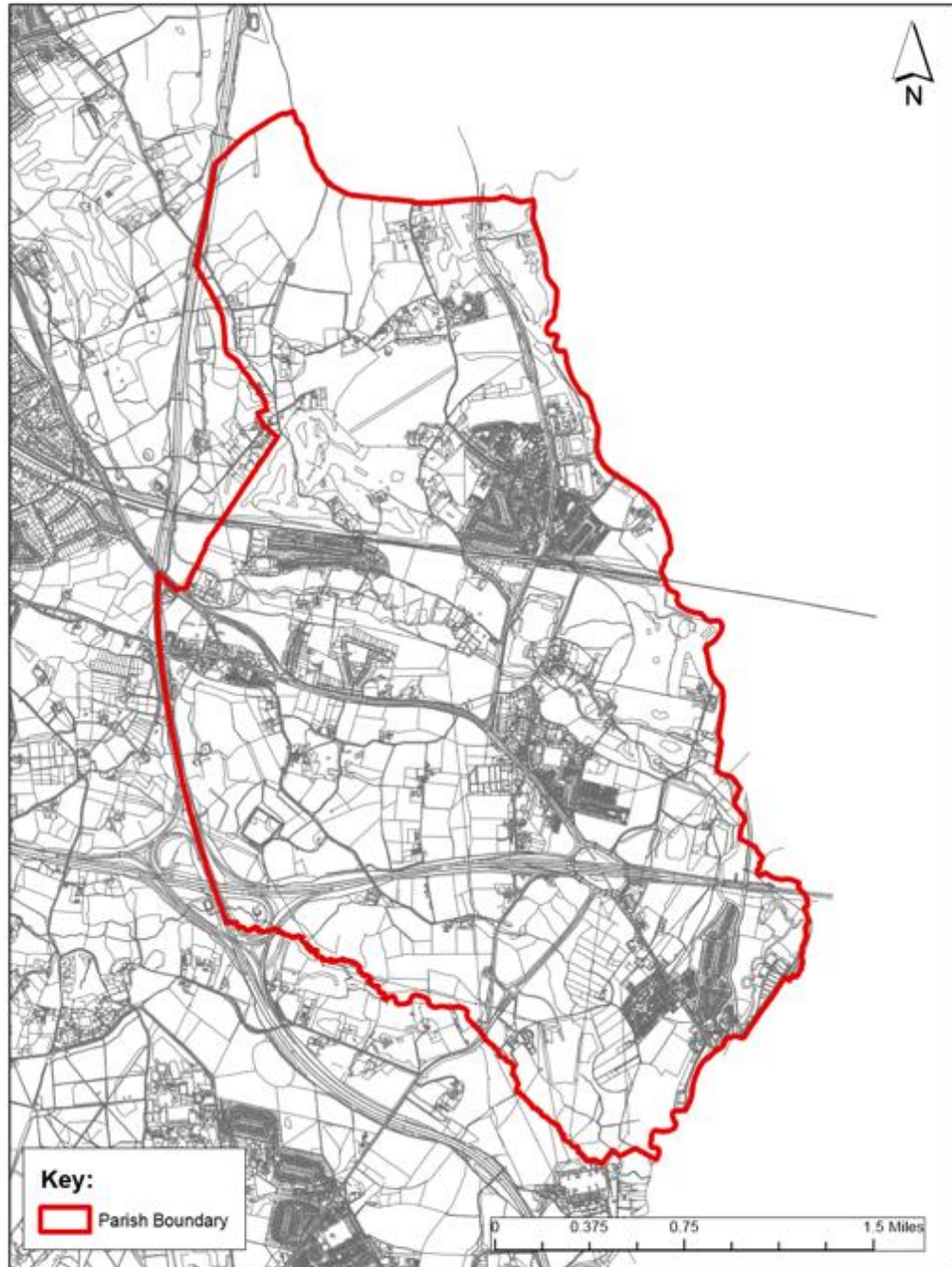
6.5 Copies of the Pre-Submission Plan were also sent to all of the statutory consultees, Buckinghamshire Council and the Colne Valley Regional Park.

7. Pre-Submission Feedback Summary

- 7.1 In general feedback to the Plan was positive and in support of the policies that are included.
- 7.2 Three residents made reference to HS2 and its impact on Denham. Denham will be subject to major construction for many years throughout HS2 construction, particularly as it will border the viaduct section of the line. The Neighbourhood Plan addresses all of the issues raised including construction, parking, traffic and noise throughout the document.
- 7.3 Protection of green spaces and in particular the green belt was the overwhelming theme in most of the resident feedback. The consultation from the former South Bucks District Council in July 2019 regarding the emerging Local Plan proposed removing the settlements of Denham Village, Higher Denham and Tatling End out of the green belt. This met with very strong objection from Denham residents and as a result there is strong support to protect the green belt status within Denham and protect green spaces.
- 7.4 Protecting wildlife and biodiversity was also considered important to residents, with many species of bats and other protected wildlife in the area. Housing development and expansion may cause disturbance and loss to vital habitats.
- 7.5 Several residents have raised concern about back land development, plot division, boundary to boundary development and infilling. Policies DEN 1 to DEN 5 all make reference to these concerns.
- 7.6 The emerging Local Plan suggested office and retail development on the land adjacent to the Denham roundabout. As a result residents and the Parish Council feel that commercial development is not welcomed and would not be in keeping with the rural make-up of the area.
- 7.7 Noise, traffic and air pollution from major construction projects such as HS2 and possible Heathrow expansion caused concern for residents as the area is semi-rural and residential and these issues are again already addressed in the Plan.
- 7.8 The pre-Submission consultation took place during 2020 government Covid-19 restrictions. Staff and Councillors were working from home and were able to successfully address questions and enquiries safely by telephone, mail and email throughout the consultation period.

Appendix 1 – Plan 1 The Neighbourhood Area

Denham Parish



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Appendix 2 – Resident Feedback

1. Resident Comment 1

- I have just received the letter through the post about the neighbourhood plan. I want to know more details as to what and where is going to be developed as this is starting to really upset me with the amount of nature being destroyed around our area, especially with HS2.
- I didn't move here for more concrete as housing. I moved for the greenery and the peace and quiet.
- This also goes for more traffic locally as some days before Covid19 I couldn't even get my car out to drive into work.

2. Resident Comment 2, Denham Green

* Railway Station vehicle parking charge levels resulting in increased parking in local residential streets that are at capacity already. Residents are actually challenging people doing so. Introducing yellow line restrictions is unsightly but potentially required - Rail Operating Franchise to finance.

* Time period of DPNP covers the period of the HS2 works, there is a necessity for monitoring and ring fencing of monies contributed by Central Gov/HS2 consequent upon HS2 heavy vehicle degradation of arterial roads. Road surface quality has been significantly impacted by the increased heavy vehicle quantum - this will only increase. Cost to residents through damage to private vehicles mechanically and bodywork.

* Time period of DPNP covers a period during which further expansion of the HS2 route to include a spur to Heathrow will continue to be assessed or even be implemented. This will have significant direct negative impact upon the quality of the area. Policy needs to acknowledge the areas objection to such a link at surface.

* Savay Farm land maintained as agricultural use.

* Martin Baker Sports Club grounds retained as sport or open space, preferably for community use.

* Clone Valley and Savay Lakes retained as Site of Special Scientific Interest and not degraded in any manner. Replacement or re-establishment in another area is not acceptable.

* Greater emphasis on negative impact upon environment of area of Heathrow expansion.

* Public access routes through land occupied by Buckingham Golf Club not to be constrained any further than they have become.

3. Resident Comment 3, Denham Village

As new residents we would like to comment on the Plan. We support the document which identifies the things that make Denham so special, and which should be protected.

We agree particularly that the Green Belt "surrounding" the village should be protected, and now that Denham is classified as a settlement exclude major development (including flats) should be resisted. On-street parking in Village Road is a problem, but many houses have nowhere off-street to park, we have no objection to neighbours parking in front of our wall (as long as the gates are left clear).

We are seeking permission for a new house to be our extended family home which we believe has been designed to respect the setting and is not disproportionate to the size of the plot. We would like to assure residents that rumours of larger scale ambitions are not correct, we intend to build what we have applied for. Our architects and heritage consultants have considered the Policy DEN 2 and the list of features "in the Conservation Area" and we believe that our proposals sufficiently protect the special quality and character.

4. Resident Comment 4, Denham Village

I have seen many changes in my years and watched Denham slowly changing , I really do hope we do not spoil any more of our village life and small community I am lucky that I have the green fields around my home which is something that makes my personal life and our community special we enjoy our outdoor space long walks , there has been many attempts to build homes on the fields and I'm sure at some point they will be built but if we could stop this we as a community would we do not I do not wish to become part of London a city we are not a city community we don't have the infrastructure to cope through Denham as more houses more cars than we would need more schools wot we are in need of is recreation for children why not build a ball park on the Alderbourne field or bigger park so that all the children could enjoy it we do not need commercial buildings either we do not wish to become an industrial estates there are plans for a car forecourt and we are told a hotel plus business unit on the car boot field I really do hope we are not going to ruin our little village with these businesses being built I know housing is in demand but Denham has already built so many Denham film studios has lots of new builds we had the retirement flats also di we really need more homes I'm sure there are better areas more suitable for new housing

5. Resident Comment 5, Denham Green

4. Community Views on Planning Issues - Denham Green - Traffic and Roads

Section 4.5... 'Local roads which have not been adopted by SBDC, such as Denham Green Lane, are problematic due to the failure of their owners to Properly maintain the road surfaces and footpaths.'

The sentence quoted above gives the impression that Denham Green Lane is a substandard neglected road primarily due to property owners failing in their duty to maintain the road and footway. This may reflect some uninformed 'community views' but it is not true and should not form part of the Parish Councils submission for the reasons given below.

Denham Green Lane is a well-established residential road dating from the early 1930's with a large variety of residential properties. It can be identified as a 'track' on Ordnance Survey maps dating back to the late 1800's (Second Edition 1896) and can be clearly seen as one of the first roads to be constructed in the area of Denham Green, west of the North Orbital Road, in an aerial photo of Denham Studios dated 1938 (www.britainfromabove.org.uk/image/EPW056448 refers). It has a 30 MPH speed limit (often disregarded), is part of the South Bucks Way and on a local 'hail a ride' bus route. It is a 'through road' used by residents, parents and pupils of Denham Green EACT Primary Academy, occupants of and visitors to Denham Garden Village (with its associated facilities) as well as vehicles accessing the industrial units at Teamtech Ltd, Denham Aerodrome (with its allied businesses), Wyatts Covert Caravan and Motorhome Club Site, two residential care homes, a restaurant, hotel, golf course and nature reserve. It is also a satnav 'rat run' for traffic avoiding long queues on the A412 when the M25 is congested.

The surface water drains in Denham Green Lane are in good operation (unlike those in Tilehouse Lane which are blocked with mud and silt). The road has all the main utilities installed and is connected to the foul water sewer system. The carriageway was technically swept last month and a local authority contractor cuts the grass verges on both sides of the road once or twice a year. Most householders also maintain the grass verges in front of their properties. The footway on the northeast side of the road, located on land in private ownership, is uneven in places (generally due to poor repairs carried out by utility companies).

Definition: "Unadopted roads refer to roads which do not have to be adequately maintained by the highways authority under the Highways Act 1980. A legal duty to maintain these roads still exists, but falls onto the owners of the road, which usually consists of the owners of any properties fronting that highway." (Today's Conveyancer - 10/05/2015) In the case of Denham Green Lane, Land Registry searches show that it falls under both private and public ownership. It is not controlled or owned 'by properties fronting the highway' and it is not appropriate to describe it as 'a road that has not been adopted'. In fact on a plan produced by the GIS Team, IT Unit of Buckinghamshire County Council in January 2011, Denham Green Lane is described as 'unmaintained' although this description is now inaccurate.

According to Land Registry documents, Sailaway Property Ltd, registered in the British Virgin Islands owns the land from the centre of the carriageway in a northeast direction to the property boundaries incorporating half the carriageway, footpath and grass verge from Green Tiles Lane to Woodhurst Drive. The company also owns all the carriageway, footpaths and grass verges on both sides of Denham Green Lane northwest of the junction with Woodhurst Drive to the junction with Tilehouse Lane (Land Registry plan BM219120 refers). Searches also reveal that South Bucks District Council (now Buckinghamshire Council) owns the land from the centre of the carriage way in a southeast direction to the property boundaries incorporating half the carriageway, footpath and grass verge from Woodhurst Drive to Green Tiles Lane. It also owns all the carriageway, footpaths and grass verges on both sides of Denham Green Lane southeast of the junction with Green Tiles Lane to the junction with North Orbital Road (Land Registry Plan BM6694 refers).

I have been a resident of Denham Green Lane for the past 27 years and during all that time the local authority has undertaken repairs and maintenance to the section of Denham Green Lane from the North Orbital Road to Woodhurst Drive, land that is under its ownership. Also, during a recent 'roads refurbishment program' the local authority surveyed the road and a contractor carried out repairs and maintenance, where necessary, along the entire road across the whole of the carriageway (an example of which can be seen outside my own property). The local authority contractor also renewed and replaced all the footway on both sides of the carriageway from the junction with Woodhurst Drive to the junction with Tilehouse Lane, land owned by Sailaway Property Ltd. The maintenance was carried out to a standard acceptable to the local authority. It is therefore inappropriate and inaccurate to continue to describe Denham Green Lane as 'unadopted' or 'unmaintained'.

To my knowledge, since 1993 the number of vehicles using Denham Green Lane has increased considerably. Under the circumstances, the carriageway is in reasonable condition and deemed 'fit for purpose' after the recent repairs undertaken by the local authority. The road surface and footways are in better condition than many lesser-used roads in the area, for example St Mary's Road and Tilehouse Way. In fact, Denham Green Lane is one of the better roads in Denham Green.

Finally, as a matter of interest, the Denham Parish Neighbourhood Plan 2020 - 2036 Pre Submission Plan refers in places to 'Nightingale Lane' rather than 'Nightingale Way' and to the Martin Baker sports hall as 'disused' rather than demolished.

6. Resident Comment 6, Bakers Wood

I have been a resident of Bakers Wood for 30 years, and my comments are mainly focussed on the surrounding area rather than the Parish as a whole.

The note from the Chairman of the Steering Group asks us to consider what we like and do not like about our area, and refers to being able to take long walks and exercise. The biggest changes I have noticed during my time here have almost all been negative in these respects in that the roads are busier, parking more difficult, the footpaths overgrown, both are covered in mud, flooded during wet periods, and dusty when dry. In some respects, these may be classified as non-planning issues but there is little point in having a neighbourhood plan unless they are addressed, and some arise from the lack of enforcement of planning conditions on commercial premises.

This area has been increasingly blighted by mud on the roads in all directions from the Beaconsfield tip, Pinstone Way remediation project, Springbridge recycling, and HS2 combined with a lack of maintenance resulting in blocked drains, weeds sprouting from gutters, etc. The condition of footpaths alongside roads in our area has deteriorated markedly while expenditure has been concentrated around Denham Village. This is exacerbated at night as Bucks CC removed street lighting along the adjacent stretch of the A40, and as a direct result then removed our bus stop as it was deemed too dangerous to cross the road in the dark. To use public transport, we now have to walk to Tatling End.

In my experience, the Planning process is unfit for purpose in several respects. For individual houses applying for Full Planning Permission, there is a slavish enforcement of percentage limits on the area of extensions without any regard to the relative sizes of existing houses and their plots. A large house on a small plot can extend by a far greater area than a small house on a large plot even though it would lead to overdevelopment. Demolition and rebuilds appear to attract far more Planning scrutiny than extensions, and by comparison the rules for Permitted Development seem to allow just about anything to be constructed in terms of size and appearance.

Similarly, for commercial premises, there appears to be enormous scrutiny of comparatively minor issues whereas wholesale changes of use are allowed to happen without any application being submitted. For instance, I can see no evidence of permission being sought for the car wash in Tatling End or for the change of use from Springbridge Nursery on Oxford Road to a materials recycling yard.

Specific Comments

2.1 "The Parish of Denham consists of five distinct settlements" one of which is Tatling End and

3.5 "Tatling End (as well as the much smaller Bakers Wood and Broken Gate Lane)"

I would take issue with Tatling End being considered a significant settlement while Bakers Wood, Redhill and Broken Gate Lane are not, and at the very least would expect these areas to be combined. I do not have accurate figures, but would expect that the combined population of the latter significantly exceeds the former. I acknowledge that Tatling End is a more varied community with different land uses whereas Bakers Wood, etc are almost entirely residential. This gives a simpler planning situation but creates more issues for residents being able to get around and make use of local services. 2.20 & 4.40 "Tatling End is already very crowded with housing" This is a gross exaggeration. Much of the area in Tatling End is commercial/industrial and there is comparatively little housing.

Policy DEN5

Should ideally address the items raised above in General Comments

Policy DEN7

5.34 “The Policies Map shows the **full extent** of the (Green Infrastructure) network”.

I fail to understand why public footpaths and bridleways are included as Green Infrastructure assets whereas footpaths along roads are not. The latter are used far more for walking, for example to go to the Tatling End or Denham Green shops from Bakers Wood whereas the public footpath network is extremely limited. Policy seems to be aimed only at avoiding building on Green Infrastructure assets rather than ensuring that access to and along them from the surrounding area is possible. Maintenance of footpaths along roads needs to be given much higher priority. I would also note that the map only shows public rights of way contained on the Bucks County Definitive Map. I recently brought to their attention via their website a right of way not shown on the map but they refused to consider it.

Policy DEN10

There are clear areas of conflict concerning retaining and improving Local Shops & Services while making them accessible to residents who do not live within walking distance (or are unable to walk due to infirmity and/or the state of the footpaths). Public transport will never provide a practicable solution so increased short-term car parking provision should be a priority. The same should also apply to longer term parking at Denham Station where free or low cost parking should be provided to encourage people to use public transport without leaving their cars on the street. Too often, Councils resort to introducing parking charges or residents only parking to prevent the latter but this merely achieves the suppression of businesses and penalises residents who don't live adjacent to a facility.

6.4 Local Infrastructure Improvements prioritised by the Parish Council

I have long been puzzled by the way in which the Parish Council prioritises expenditure, with an apparent bias towards the area around Denham Village. The lavish footpath improvements along the A412 are a typical example of this while the footpath along the A40 is ignored. I would therefore make a request that this is added to the priority list. Another item on the list is HGV parking in Denham Green, but I note that illegal HGV parking on Redhill has been a major problem for some time. This regularly obstructs the footpath and has caused a lot of damage as well as depositing mud and building rubble. A further item is provision of a Post Office. I know that the Tatling End Convenience Store would love to become a post office but is prevented from doing so by the proximity of the one at Denham Green (which is closed most of the time).

6.5 “The re-siting of the Doctors Surgery, into the development of a retirement village that **is difficult for the rest of Denham residents to access, unless they have a car, and then being faced with insufficient parking facilities, highlighted the inadequacy of planning in the area and further prompted the need for a Neighbourhood Plan**”.

This sentence can be applied to virtually all facilities throughout the parish, so why has it been applied to just one issue?

6.6 “Pollution, - noise and mud”

I note that in SBDC's most recent Air Quality Status Report, they had only one monitoring point in the Parish, and the vast majority of their reporting refers to NO2 levels. The large amounts of mud on local roads are not only a nuisance but also produce a lot of dust in dry conditions which is often overlooked and is probably a health issue.

Photographs

In order to illustrate the state of our local infrastructure, refer to the photographs below. This would not be tolerated in Denham Village.

Conclusions

I have highlighted many individual issues above. The common theme is that there should be far more emphasis on soft planning issues which make a real difference to the quality of life, health and well-being of all residents rather than strict adherence to hard issues

such as the area of house extensions, roof heights, etc. There is far too much effort concentrated on Denham Village and its immediate surrounding area while much of the remainder of the Parish is ignored. More recognition should be given to maintaining and improving pedestrian routes other than Public Footpaths. Commercial enterprises should not be allowed to deposit mud and rubble on the roads without enforcement action being taken.

7. Resident Comment 7, Bakers Wood

We would like to congratulate and thank the Parish Council for the huge amount of work that has gone in to the production of the proposed Neighbourhood Plan and we have just a few comments to make -

1. We feel very strongly that the 5 settlements of Denham should remain separated by the open green landscape between them defining each area with its own unique ¼character ie Higher Denham/Bakers Wood/Denham Village/Denham Green etc. No infilling between settlements should take place.

2. We feel that the Green Belt should be retained as at present.

3. Any further development in the area would add to the already congested roads especially with the heavy vehicle movements associated with HS2 and the landfill site on Hollybush Lane. Local roads are being destroyed already and these vehicles are a danger to cyclists and pedestrians.

4. Many of the older houses in Bakers Wood are being demolished and large 'boundary to boundary' dwellings are being put up in their place. These are basically town houses and are out of character with the existing brick built houses and changing the rural character of the area with houses sitting in large gardens to an urban landscape more akin to areas of London such as parts of Hampstead. The new houses are too large within their plots. The Central Wood in Bakers Wood needs to be retained.

8. Resident Comment 8, Bakers Wood

We live in Bakers Wood. One of the problems we face is isolation from the local community. Some of the residents are quite old and can no longer drive. The buses no longer stop near Bakers Wood. There is no proper footpath and if we wish to walk to Denham village, there is only a narrow rough path which has no street lighting making it particularly unsafe in winter. Many stretches of road to Denham have no path at all and it is necessary to cross the road with dangerous traffic. Again, walking up the A413 from Chalfont St Peter, there is no footpath on either side of the road.

Redhill has now become a lorry park with heavy trucks parking on the pavement and there should be a double yellow line there. I am unclear if this is a private or adopted road.

9. Resident Comment 9, Bakers Wood

We have lived in Bakers Wood for 47 years & would like to register our comments re. the above:

Our major concern is the possibility of Denham losing its Green Belt status.

We feel strongly that Higher Denham / Bakers Wood / Broken Gate Lane / Denham Village & Denham Green should be kept separate with the green spaces between them remaining - without infilling.

The whole of Denham is already under massive noise / pollution pressures from the M25/M40 etc & Heathrow.

HS2 (& the Hollybush Lane landfill site) has now produced a massive influx of heavy vehicles with increased dangers to local residents.

It seems vital that Green Belt areas, many of which are Ancient Woodland (as Bakers Wood) are protected for the health & well- being all current & future residents .

10. Resident Comment 10, Higher Denham

We moved to Higher Denham 27 years ago into a bungalow built in approx. 1968, our property is an infill and is built on the ground where the garage belonging to our neighbour used to stand. Within a few years we were opposing plans to build either two houses or alter the existing 1930s bungalow next door into a large house. The result was a property with upstairs windows overlooking our garden. Despite the best efforts of the planning department, these were put in at the last minute by a local builder and submitted as retrospective planning.

Since we have lived here no single-story bungalow has ever been built and all gardens that were sold off now have a house or chalet house, standing on them. Often cleverly designed two storey properties with a higher roof line and some obscuring views of our beautiful Misbourne Valley for some residents. Nearly every time a bungalow is sold, within weeks planning is submitted for a second storey or demolishing and rebuilding of an entire property. As a result, there are very few suitable properties left within Higher Denham for anyone wishing to downsize.

Although Lower Road has no surface water drains, this never seemed to be an issue, because all detached properties had gardens allowing rain water to soak away. With properties being extended, gardens being paved over and built on, more often now, there is nowhere for the water to go, apart from down the road. This has started to cause flooding issues for the properties at the lower end of the road. The problem will only get worse as no properties are ever going to be made smaller.

It is very sad that parts of Denham and the surrounding areas are going to be blighted by HS2 and the damage and impact it will cause. Currently and often daily, there is a large police presence in our beautiful Denham Country Park to try and maintain order between anti-HS2 protestors/activists who are trying (on behalf of those of us who remain strongly against this project) to protest and disrupt clearance works which involves one of the most beautiful parts of the woods by the river. This is in order for National Grid to relocate electricity pylons, which would otherwise be in the way of the viaduct. Many passers-by say they will feel too distressed to come to the park and watch the devastation that will happen when the construction works really begins. This aside, we still feel very privileged to live in Denham and we appreciate the work of the DPC to help to maintain and protect our beautiful semi-rural environment.

We regard it as essential that within Higher Denham and surrounding area, no consent is given to any building on green belt land, especially if it involves the felling of trees or destruction of wildlife habitats. We are a relatively small and unique hamlet within the Misbourne Valley and do not have the necessary infrastructure around us, to support any further development. The peace and quiet usually achieved here is important to us and was once described as a "sleeping dormitory", which is exactly why we moved here and now with so much unwelcome HS2 works going on around us, is more important than ever.

11. Resident Comment 11

Firstly, may I compliment and congratulate you all on the hard-work and excellent Denham Neighbourhood Plan document.

I would like to bring to your attention section **4.16** of the document regarding District Council Planners passing applications. We as a community have seen in the past applications which have been passed even though the Denham Community have objected specifying their objections in contrary/accordance with the National Planning Policy Framework (NPPF) and National Planning Policy (NPP). The Courts have held that Central Government's policy is a material consideration that must be taken into account by the decision maker, as are relevant appeal decisions.

In my opinion and my neighbours, on occasions objections have 'ticked nearly all boxes' regarding NPPF and NPP only for the District Council Planners passing the application. Also, planning enforcement of permissions has not been fully realised. As an example, I've attached my objection letter to a current planning application with Bucks County Council - Reference: CM/0036/2. This is in relation to the landfill site in Hollybush Lane - extension for a further 2 years. The original application was for 5 years which finishes in March 2021. We objected to the original application and were shocked it was passed as we 'ticked nearly all boxes' regarding NPPF and NPP. It will be interesting how this application proceeds.

I bring this to your attention as I wonder if we can 'input' into this document in section 4.16 to re-emphasize the importance of the passing of applications and the planning enforcement of permissions granted to ensure transparency and integrity even if this means extra process/procedure.

12. Resident Comment 12, New Denham

I should like to comment on a couple of aspects of the Denham Neighbourhood Plan Consultation, Pre-submission, particularly in relation to New Denham.

Generally, the merging of the area with Willowbank seems to have had the effect of almost eliminating New Denham as an entity. I appreciate that the activity of the gravel extraction takes away many of the original farm names at present, but given the commitment was to reinstate these areas, mostly to farmland once again. It is concerning to see them depicted almost as 'available space'.

I cannot decipher from the plan as presented, who should be addressing this aspect? Are all the commitments previously made by Somerleaze, and South Bucks District Council inside or outside this remit?

A specific example is the commitment to reinstate and extend the footpath 23/1 currently still partially restricted, despite this area of the gravel extraction having been completed more than two years ago. This is not covered in the plan as far as I can see.

Specifically, the end of footpath DEN23/ 1 (map ref TQ04487 83795) was supposed to extend across to join the footpath at Watergate Farm IVE/6/1 (map ref TQ04633 84554)

I'm not sure anyone expected the further 'sweeteners' of a footpath around the newly created lake area, ever to be realised.

I am guessing that Southlands Manor does appear somewhere in the plan as being of major historical significance, but if so I missed it in my review. If it is not mentioned it is a significant error, and should be redressed.

13. Resident Comment 13, Tatling End

Para 2.13

A lot of mineral extraction took place in the 1930's. 4 cottages were built in 1937 to house the workers. These are numbers 1-4 Hollybush Lane today. The Toby Carvery used to be a pub called The Gravel Diggers Arms.

Recent Planning Issues

Para 2.20

There is no mention in the plan of recent planning issues in Tatling End.

1. The current planning application with Buckinghamshire Council to extend the operation of the Hollybush Lane Landfill Site.
2. The cement, sand and ballast company that has caused the virtual destruction of Pinstone Way.
3. The same company as above that has destroyed Gladwins Wood.
4. The illegal skip and recycling operation Hollybush Lane Farm Cottages next to the play area.
5. Tipper lorry operation in Field Road (accessed via Hollybush Lane).
6. Overdevelopment of the traveller Site in Pinstone Way and anti social behaviour.

Para 4.42

Hollybush Lane landfill site closing date should read March 2021. (now subject to a planning application for a two year extension to October 2022).

Para 5.30 Maltmas Green

A large portion of this protected area has been removed, please see image attached.

Policy DEN5: Design in Tatling End

Bullet point 2. There are also 4 terraced houses (nos. 1-4), 4 barns, 2 Farm Cottages and Hollybush Farm.

Pinstone Way seems to have been missed. There are flats and houses here.

Policy DEN10 Local Shops and Services

the Indigo Restaurant has been missed off.

Policy DEN11 Road.

Appendix B Local Green Spaces

- No mention of the Anamax industrial units and the Volvo garage on Oxford Rd Policy DEN8 Tatling End
- As previously mentioned, Maltmas Green has been severely cut back.
- The woodland, in particular Gladwins Wood has been all but destroyed.
- The Rights of Way bordering the Hollybush Lane landfill site have been destroyed and not walkable.

Appendix D Listed Buildings

The Pennyfarthing building in Tatling End is now the Indigo Restaurant.

14. Resident Comment 14, Denham Village

We have reviewed the Neighbourhood Plan and we would wish to support the Plan as is to be submitted for the next steps.

15. Resident Comment 15, Denham Green

I have been living in Denham Green for the last 2 years, with my young family and have found it to be a pleasant, beautiful and friendly place to live.

I have highlighted some areas that are both what I enjoy and like about Denham, and also where I believe Denham can improve further:

What I like in Denham:

1. Family walking routes
2. The fact that houses are different and make the Denham area unique, thus like the fact that people can create their homes as they wish (of course adhering to local planning rules).
3. Running routes
4. No large businesses near residential areas is a good thing, the news about Mercedes setting up a showroom off the a40 was a little surprising however – doesn't quite fit in.

What we can do to improve further:

1. Build children's play areas
2. Build outside gyms
3. Clear out unused areas and create space for points 1 and 2. – Locations such as The Pyghtle (leading from Denham Green to Denham Village) where there is a large amount of overgrowth that is wasted space and I believe some TLC can be a great focus point for regeneration, particularly as its close to local walks and running paths
4. The requirement for more light in the area – in the evenings, the streets are dark, and sometimes
5. No cycling routes/ zones on the roads – Sometimes unsafe, especially with the lack of lighting
6. Noticed a lot of fly tipping, and with the lack of a local waste recycling centre, I expect this to continue – unless something is done
7. Many old council estates which have not been looked after – where I think could be updated – especially garden areas
8. No weekly rubbish, green and recycling waste collections – this is done on a bi-weekly basis – where given the amount of council tax people pay in the area, this should be improved
9. Many potholes – roads need to be updated
10. The parade of shops isn't great and could do with some further improvements
11. Security/ Safety – having lived here for a short period of time, some neighbours have already experienced burglaries – it seems Denham gets the short straw in South Bucks when it comes to improvements and regeneration.

Apologies for the brevity in my email, I have attempted to provide many short bullets with as much detail as possible.

I am happy to provide more information, and attend any local meetings (depending on family constraints),

Many thanks again for giving us, the residents, the opportunity to provide some input into the future planning of our wonderful town.

16. Resident Comment 16, Denham Village

Section 5.20:

addition 1:

- The little space available for on-street car parking in the historic core often leads to cars parked in some middle sections of the road itself, as well on pavements and on private forecourts.
- Given this, it would be advantageous to have some form of resident's parking scheme and parking enforcement. It would also be good to consider the number of parking spaces needed to accommodate patrons of the public houses, as well as walkers who park at Denham Village historic core as the start of their local walk.

addition 2:

The historic core is an important leisure amenity for the region, with walkers, cyclists and horse-riders travelling particularly along Village Road and Old Mill Lane in high number. These routes also connect to both public footpaths and bridleways, linking Denham Station, Denham Country Park and the popular public houses of Denham Village. Enjoyment of the environment and low speed leisure travel and sightseeing seem important to the groups making use of these routes and to public enjoyment of the conservation area and its broader environs.

A lack of continuous pedestrian footway on either side of Village Road in the historic core leads to pedestrians commonly walking down the middle of the road. Likewise, cyclists and horse riders often use the middle of the narrow roadway.

addition 3:

The speed limit in the historic core, including the most congested and heavily pedestrian used part of Village Road is 30mph. This leads to an element of perceived and / or real danger to pedestrian, cyclist, and horse-riding locals and visitors. This feeling of risk persists from the junction of the A412 north orbital road with Village Road, along all of Village Road, and onto Old Mill Road until it meets Ashmead Lane. Particular areas of apparent pedestrian and vehicular collision risk include both the whole section of Village Road from the Village Green to the Priory, and the road bridges over the Misbourne along the route as well as their immediate environs; the turning from the north orbital onto Village Road appears particularly risky, with any utility and delivery people loading vehicles or dog walkers in this area standing directly in the path of traffic turning off the North Orbital Road.

These feelings are exacerbated by the use of the area by some large vehicles, including local single-deck long buses, which seem inappropriate for both the safety of the road and the local transport demand.

It is evident that a number of habitual and occasional walkers prefer to walk down the middle of the road, rather than the footways, due to the quality of space to walk abreast and views available by doing so.

Given the above, there would be high value in Village Road in the historic core becoming a 20mph speed restricted zone, 7.5t limit, pedestrian-friendly zone.

It would also make sense to carefully consider the best public transport routes within Denham Village, according to road safety as well as the likely density of passenger use by pick-ups and set-downs, given the ultimate destinations of those passengers.

Section 5.21:

addition to key objectives:

- to preserve and enhance the character of Village Road and Old Mill Lane, along with their adjoining public footpaths and bridleways, for the enjoyment of walkers, cyclists and horse riders

Policy DEN2: Design in Denham Village

In the conservation area:

addition:

The open space and views and low wall of Wrango Cottage, including where this faces the White Cottage and the historic large gabled windows associated with Sir William Nicholson's residence there.

Policy DEN8: Local Green Spaces

addition:

Denham Village

- The Pyghtle Avenue: ie the green space between the footpath and the boundary of Denham Place [a large area of public access land, currently overgrown - Please can this also be added to the relevant map?] This space is a key missed opportunity - compare Ham Avenues (see below)
- The Denham Green Space, north of Denham Place and South of the rail embankment [a key green play area in a strategic location which may require protection to avoid future development pressures]

general addition 1:

Public Footpaths and Bridleways and their Verges should be considered first-class spaces of importance. They seem largely absent? I may have missed this in my rapid review? Please can we add the enhancement and preservation of these spaces as an objective?

For reference, I would consider the Ham Avenues Project, as part of the the Arcadia Project, as part of the Thames Landscape Strategy local strategy for the Borough of Richmond Upon Thames to be a high quality reference for the achievable outcomes in making public rights of way first class spaces in historic settings.

Please can this consideration be applied across the footpaths stretching across the Denham Area, particularly to the immediate North of Denham Village Conservation Area, and in their linkages to the upper Misbourne west of the North Orbital Road, and the Denham Country Park to the east?

general addition 2:

We do not have a comment on road traffic management as part of the enhancement of noise issues for all of Denham Village?
Airframe noise considerably lowers with speeds below 30mph, and the achieved through-transit average speeds are often around this where higher speed limits exist alongside multiple junctions. Therefore, traffic management and reduced speed limits have a role to play it seems?

Notably:

- from the A40-North Orbital junction to Denham Green may be around or below 30mph, the adoption of 40 and 30mph zones along the North Orbital from the A40 to Denham Green seems appropriate

- from the Denham / M40 J1 Roundabout to the A40 / North Orbital Junction, the adoption of 40mph zoning, the reduction of (underused) carriageway space, the addition of tree-planted verges, and the provision of safer and better-sighted on and off ways for garden centres, fuel stations etc. seems warranted

Further to my representations on the Neighbourhood Plan, I include a statement and images concerning the pedestrian, cyclist and horse-riding priority and low speed character of Village Road:

The road itself, as a way, and its streetscape, deserves to be called-out as a specific heritage asset for preservation in the Denham Village Conservation Area / historic core section of the report:

- the pre-modern character of the road as a Village road, with
- private and public footways, formal and informal, paved and unpaved
- meandering walking and non-vehicle movements along the road / highway itself, as a key characteristic of the place and the road
- a lack of any separate footway / pavement along long sections of the road
- retaining a pre-second world war character with limited definition between road, foot and other traffic movements, no changes in road surface, and a lack of road markings

Early 20th century postcard images emphasise this form of use and character:

17. Resident Comment 17, Higher Denham

3.10 Policy SP PP1 Green Belt. I am not in agreement with Higher Denham being taken out of the Green Belt and the removal of the protection of the present GB3 Policy. The need for houses does not fall within the grounds for removal. Infill would become unwieldy and out of character. This unique rural village settlement along the globally rare River Misbourne River Valley should be cherished within Green belt.

4.18 I support what was said about Old Rectory Meadow: "because it is an SSSI, building on the site will never be permitted." The area of special character in Moorhouse Farm Lane should have a similar statement: "because it is a flood plain across the river from low lying dwellings vulnerable to flooding already, building on the site will never be permitted." I feel strongly that this quotation be included in 5.2 Key objectives of the Neighbourhood Plan. This will also ensure no loss of existing wildlife numbers and variety.

4.19 I support the adoption of Lower Road by Buckinghamshire Council when Martin Baker's new road is finished. Surely that will be based on a majority of 100 or so houses.

4.20 I agree that Lower Road should then remain a "dead end".

Objectives

5.22 and 5.24. Please see 4.18

Den 3 We need some sort of president for plot subdivision.

10-12 We need more parking to serve the Denham Green shopping area with possibly a disabled space outside the chemist.

18. Resident Comment 18, Denham Village

Thank you for collating an excellent Neighbourhood Plan for 2020-2036.

Parking & Speed restrictions

I echo all of your comments around parking in the village. As a resident, I am unable to find a suitable car parking space on most days, let alone when I have family come to stay. I have noticed on numerous occasions commuters/event attendees at Wembley using the village as free car parking. This is unacceptable, especially when the station has a reasonably priced car park.

I am greatly concerned about the double parking in the core of the village at peak times (lunch times, sunny afternoons, evenings). Emergency vehicles would struggle to get through (as does the bus). There was also a very bad accident recently opposite one of The Pubs due to the volume of traffic in the village.

I am worried with a baby on the way how I will manage walking safely to my car with a pram in the coming weeks when I have had to park my car further away. There is not a pavement throughout the village and the speed at which some traffic comes through is alarming. I would welcome the idea of a lower speed restriction.

Please can residents/visitors permits also be considered for village residents? This would go a long way in helping to resolve residents parking and safety issues especially for those of us living in the centre.

On numerous occasions I have also seen cars left for days on end in some instances after people have enjoyed the pubs and cannot drive home, taking up valuable space. Having a permit priority system would help alleviate this problem as well as those who use the village as free station car parking.

Cars and taxis also leave their engines running for some time in the village whilst stationary waiting for passengers, increasing noise and pollution in the area. Again, residents permits could have prevented this as well as having designated taxi/car parking facilities for visitors.

Limiting development in the conservation area

I echo your comments around maintaining green spaces and agree with the importance of this. Inappropriate development of a conservation area to houses and gardens must continue to be controlled to preserve this special, historical village in which many enjoy living in and visiting. The green system would also be better protected which is vital in the fight against climate change.

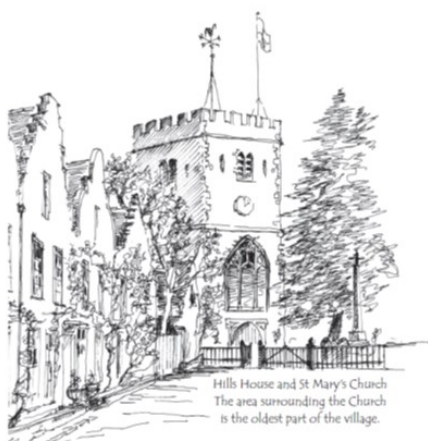
Thank you for taking the time to read my comments.

Denham Neighbourhood Plan Consultation

DENHAM PARISH NEIGHBOURHOOD PLAN

2020 – 2036

PRE-SUBMISSION PLAN



Denham Parish Council is giving notice under Regulation 14 of The Neighbourhood Planning (General) Regulations 2012 that the Denham Neighbourhood Plan is out for pre-submission public consultation.

The consultation period runs from **Monday 22 June 2020 to Friday 31 July 2020** and representations must be received by 5pm on 31 July 2020 in writing to the Parish Council Office, or by email to enquiries@denhambucks-pc.gov.uk

Introduction from the Steering Group

The Parish Council began working on the Neighbourhood Plan back in September 2017. A Steering Group was formed to drive the Neighbourhood Plan forward. It has taken many hours of voluntary effort from Parish Councillors and local residents to produce this document.

Task teams appointed by the Steering Group, consisting of Councillors and residents, were established for each of the five settlements in Denham; Tatling End, Higher Denham, Denham Green, New Denham and Denham Village. Each team held open meetings with other residents from their settlement to identify and discuss items for inclusion in the Plan. At a later date the teams completed a walk round their settlement identifying key views, green spaces, historical sites and building characteristics that make Denham unique. We felt that these characteristics must be considered when planning decisions are made to ensure Denham is preserved and protected in years to come.

We would encourage you to take time to read the Neighbourhood Plan and take this opportunity to give us your views.

A note from the Chairman of the Neighbourhood Planning Steering Group.

Dear Resident, the Neighbourhood Plan shapes the whole area of Denham Parish, where we live, work, and enjoy leisure time. As such, YOU are a stakeholder, and I urge you to contribute your views/vision on shaping future planning.

How do you go about doing this? There are many things that you might take into account. Consider what you like and what you do not like about your area. Do you enjoy the green open spaces where you can go for long walks, take the children to enjoy a play area, maybe exercise and use the outside gyms? Do you like the view when you walk down a street where the housing has some conformity in size and stature, or do you prefer them to be vastly different? Are you pleased or not when business developments are screened from housing? There is much to consider, and I urge you to read the views of those residents who volunteered so many hours to pull this project together for you.

As I was Chairman of Denham Parish Council (2013-2020) during this whole exercise, until I retired from the role in May, I wish to voice my sincere thanks to the many volunteers, both Councillors and Residents, who contributed so many hours to meetings, walkabouts, and picture taking, in order to register the qualities and characteristics of Denham, and my hope is that you will also respond by contributing your views.

Cllr Marilyn Heath

Chairman of the Neighbourhood Plan Steering Group

Why is my view important?

This is a real opportunity for Denham residents, particularly those who have not yet been involved, to ensure their opinions on future development and the preservation of green spaces are taken into account in the development of the Neighbourhood Plan.

What is a Neighbourhood Plan?

Denham Parish Council has prepared the Neighbourhood Plan 2020 for their parish, in conjunction with the residents of Denham and Planning Consultants O'Neill Homer. The Plan sets out a vision for the future of the Parish and planning policies which will be used to help determine planning applications locally.

A Neighbourhood Plan is a way of helping local communities influence the planning of the area in which they live and work.

Once adopted, the Neighbourhood Plan will be a legal document, given weight in law and one which both developers and the local planning authority, Buckinghamshire Council, are obliged to take into account. The Neighbourhood Plan will give guidance to potential developers, small and large, and to future generations.

What are the benefits?

Neighbourhood planning provides the opportunity for communities to set out a positive vision for how they want their community/neighbourhood area to develop over a period of time. This Plan aims to protect Denham for at least the next sixteen years and will be reviewed after five years.

In addition Denham can benefit from the Community Infrastructure Levy (CIL) which allows local planning authorities to raise funds from developers that carry out new building projects in the area. The funds raised can go towards infrastructure improvements needed to support growth, such as schools, lighting, footpaths and transport improvements.

Having an adopted Neighbourhood Plan will mean that Denham will be given a greater share (25%, uncapped) of any available CIL funds, giving Denham more opportunities to make local infrastructure improvements. Without a plan the amount the Parish receives will be reduced (15%, capped) and Denham could lose out.

What happens next?

The Denham Neighbourhood Plan is being consulted on by all residents and statutory bodies. Comments and responses will be collected and reviewed by the Steering Group and consultants O'Neill Homer.

The final Neighbourhood Plan will then be prepared and submitted to Buckinghamshire Council for publication and the appointment of a Planning Inspector. Once the Planning Inspector has signed off on the Plan, the adoption of the final version of the Denham Neighbourhood Plan will be voted on at a **Referendum** of Denham residents in 2021.

How can I view the Neighbourhood Plan?

1. Website

The Plan and supporting documents can be accessed and downloaded from the Parish Council website **www.denhambucks-pc.gov.uk**

2. View Copies at the Parish Office

Hard copies of the Plan will be on display at the Parish Council Office, every Tuesday and Thursday from 10am to 4pm during the consultation period.

If you are unable to come to the Parish Office at these times, or do not have access to the internet to view the electronic version, please call the Parish Office on **01895 834709**

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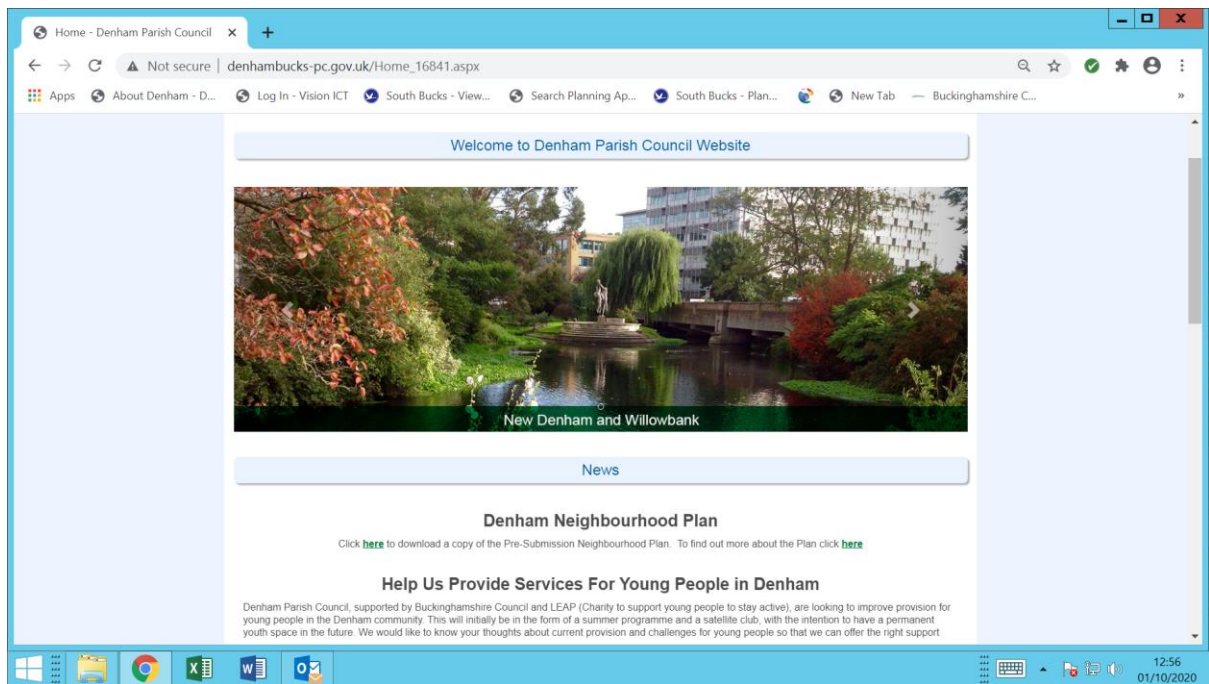
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If you would like this leaflet in another format please call 01895 834709

Printed on 100% recycled paper with vegetable based ink and electricity generated directly from the sun



Denham Parish Council – Home Page

Neighbourhood Plan Pre- Submission Consultation page below

Neighbourhood Plan - Denham
denhambucks-pc.gov.uk/Neighbourhood_Plan_16832.aspx

Denham
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[Get Involved](#)
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[Your Parish](#)
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Steering Group Meetings

Click here to see details of Neighbourhood Plan Steering Group Meetings [Neighbourhood Plan Meetings](#)

HIGHER DENHAM COMMUNITY



NEWSLETTER

2019: Issue 1

February

www.hdca.org.uk

WHAT'S ON AT THE COMMUNITY HALL

- **Monday**
2.00pm - 3.15pm Keep Fit
7.00pm - 10.00pm Line Dancing
- **Tuesday**
10.00am - 11.00am Sling Swing
1.00pm - 4.00pm Craft Club
(2nd & 4th Tuesday of the month)
7.30pm - 9.00pm Yoga with Maya
5.00pm - 6.30pm Martin Baker
5-a-side Football (BST only)
- **Wednesday**
2.00pm - 3.30pm Singing
7.30pm - 9.00pm Yoga with Kim
6.30pm - 8.00pm Denham United
Football (BST only)
- **Thursday**
9.45am - 11.15am Yoga with Kim
6.00pm - 7.45pm Youth Club
- **Friday**
12.00pm - 2.00pm Over60s Lunch
Club (last Friday of the month)
- **Saturday**
9.30am - 11.30pm Irish Dancing
Denham Rangers under 11 Football

The Hall, Glebe Field and
Misbourne Meeting Room can be
hired for functions / meetings

Bookings are made via
Jane Blyth on 07548 260709
or email:
higherdenhamhall@gmail.com

Debbie Ward

It is with much sadness that we share with you the news that resident Debbie Ward passed away on Friday 25th January.

Debbie lived in Higher Denham for 20 years and was known by many of you as a great friend and neighbour. She was a kind, thoughtful and selfless person, always putting others first. Debbie was an active member of our community, using her incredible organisational skills to help behind the scenes at numerous Social Club and Community Association events helping at Firework night, Christmas events and in previous years at all the "Party on the Parks".

She had a great sense of fun and enjoyed life to the full.

Debbie's family, her husband Dave and their much-loved children, Tristan, Dominique and Natasha, were the most important thing to her and, justifiably so, are her proud legacy.

Debbie will be deeply missed by everyone that knew her. Our thoughts are with Dave and their children at this very difficult time.

Higher Denham Community CIO Annual General Meeting Thursday 21st March 2018, at 8.00pm

The Higher Denham CIO AGM will be held in the Hall, and is an opportunity for residents to hear what the Committee has been doing on their behalf over the past year. The new Committee for 2019/2020 will be elected at the meeting and all residents are welcome to stand for election.

If you are interested in joining the Committee, complete the form on the back page and submit to 5 Middle Road or the HDC letterbox outside of the Hall no later than Monday 18th March 2019.

There is a particular need for nominations for the Secretary role.

**If you want to know more about what this entails,
please contact Jacqui McGowan on 07876 391349.**

**Also, if you have a building industry background and could
support the New Hall project, your nomination would be welcome.**

Newsletter Editor: Terri Urquhart
tdurquhart@btinternet.com
07774 263304

Keeping you informed

Neighbourhood Plan

- another meeting will be held in the Hall soon, date to be confirmed. Check the HDCA or Denham Parish Council Websites for more information. It is really important that residents engage with this. You are probably aware that a number of 'affordable' houses will have to be built in Denham over the coming years and the Parish Council is identifying areas where these will be built. All areas are up for consideration, including Higher Denham, and this will be an opportunity for residents to give their input and voice their views.



Defibrillator - the Committee has applied for funding for a second defibrillator in Higher Denham. If successful it will be looking at options on where to install it. Ideally this will be half way down Middle Road, or on Upper Road to cover the houses further away from the one at the Hall. It needs a electric power supply so we would like to ask if any resident would be willing to have it near their house where it is easily accessible to others, for example on the side of their garage or outside wall. It costs £20 - 30 per year to run and the CIO would reimburse the cost to any resident willing to provide a place and power for it. If you can help, please contact Jane Blyth on 07548 260709.

Dogs on Field - dog faeces have been found in the children's play area and on the football pitch. Please remember that **dogs are not allowed** on the field as it is unpleasant for children, and their parents, when they step or fall in it. The field is covered by CCTV and anyone with dogs seen on there will be reported to South Bucks District Council Environmental Health.

Keeping Safe on our roads - a resident has been in touch to say that he was really shaken up by a very near miss with a jogger on Old Rectory Lane. The jogger was not wearing high-vis clothing or carrying any light, and the driver just missed them. Anyone choosing to walk/jog along this lane are advised to take extra care particularly in the dark or foggy conditions. Safer still, use the footpath around the adjacent field.

Similarly, in the last few day, someone was forced to make an emergency stop when a child ran into Lower Road from Side Road for the school bus. Fortunately the driver just stopped short of what could have been an very nasty incident. Please do remind children to take care when going for the bus.

Keys - a set has been found on the entrance post to the Hall car park. If anyone has lost them please contact Jacqui Magowan 07876 391349.

HS2 Drop in session: Denham Village Memorial Hall on Friday 1st March 2019 from 2.00 pm until 7.00pm. Your chance to meet Emma Gaydon, Community Engagement Manager and the contractors who are carrying out the works, and hear about plans in the Denham areas.

Activities at the Hall

New Hatha Yoga class — run by Maya Lewis on Tuesday evenings from 7.30 pm — 9.00pm. Contact Maya on 07832391777 or email: smile@inuawellbeing.co.uk.

Sling Swing — swinging dance classes for mums and dads with their little ones in slings and baby carriers. Starts on Tuesday 26th February, 10.00—11.00. Contact Gemma on 07946799286. More information can be found on the website: <https://slingswing.co.uk>

The Craft Room —the craft club has been running for a year now and there are a few spaces available. Meetings are held in the Hall on the second and fourth Tuesdays of the month, from 1.00pm — 4.00pm, cost £3.50.

Members participate in a range of craft activities, from knitting and sewing, to painting and papercraft. They have also donated several hand-made items to local hospitals and care homes. Come along for tea, cake and chat. Learn a new skill or bring your own project. Contact Pat on 07795 109812.

Film Night at the Social Club

Come and watch the Oscar Nominated film "Bohemian Rhapsody" at the Club on Tuesday 5th March 2019. Doors opens at 7.30pm and the film starts at 8.00pm.

All welcome - members, non-members and guests. No need to book — just turn up on the night.

FREE ENTRY PLUS FIRST DRINK FREE

Monthly Draw winners

December 2018

1st Prize £50 - T & L Peters, Middle Road (Ticket no. 079)
2nd Prize £25 - J Gorrington, Middle Road (Ticket no. 124)

January 2019

1st Prize £25 - Mr/s Pollard, Lower Road (Ticket no. 153)
2nd Prize £10 - C Harrigan, Lower Road (Ticket no. 045)

HIGHER DENHAM COMMUNITY



NEWSLETTER

2019: Issue 2

April

www.hdca.org.uk

WHAT'S ON AT THE COMMUNITY HALL

• Monday

2.00pm - 3.15pm Keep Fit
7.00pm - 10.00pm Line Dancing

• Tuesday

10.00am - 11.00am Sling Swing
1.00pm - 4.00pm Craft Club
(2nd & 4th Tuesday of the month)
6.00pm - 7.00pm Pilates
7.30pm - 9.00pm Yoga with Maya
5.00pm - 6.30pm Martin Baker
5-a-side Football (BST only)

• Wednesday

2.00pm - 3.30pm Singing
7.30pm - 9.00pm Yoga with Kim
6.30pm - 8.00pm Denham United
Football (BST only)

• Thursday

9.45am - 11.15am Yoga with Kim
6.00pm - 7.45pm Youth Club

• Friday

12.00pm - 2.00pm Over60s Lunch
Club (last Friday of the month)

• Saturday

9.30am - 11.30pm Irish Dancing
Denham Rangers under 11 Football

The Hall, Glebe Field and
Misbourne Meeting Room can be
hired for functions / meetings

Bookings are made via
Jane Blyth on 07548 260709
or email:

higherdenhamhall@gmail.com

Higher Denham CIO AGM

Thank you to everyone who attended the meeting on 21st March. The new Committee was elected and their names are listed overleaf. Jacqui McGowan was re-elected Chair of the Committee at its first meeting on 18th April. Draft minutes of the AGM will be posted on the HDC website shortly. Meanwhile, here are the key points presented and discussed.

Neighbourhood Plan for Higher Denham — a meeting was held on 7th March when Councillor Sharon Williams shared areas in Higher Denham that could potentially be identified for development in the future. At the AGM, residents expressed their concern and frustration with the meeting, particularly around the lack of information on how the proposed sites were selected, the criteria used and what other options had been discounted. They felt it would have been useful for the Neighbourhood Planning Consultant to be present at the meeting, and Jacqui McGowan agreed to write to the Chair of the Denham Parish Council (DPC) to raise the matter.

Marilyn Heath has responded to say that their consultant will be at the **DPC AGM on Wednesday 8th May in the Denham Village Memorial Hall at 7.30pm**. Residents are strongly advised to attend to ask him any questions they have as this may be their only opportunity. For more information on the background to the Neighbourhood Plan, see the DPC website: www.denhambucks-pc.gov.uk

Security of the Hall, Car Park & Field — in the last couple of years we have been busy installing preventative measures including the bollards in the car park and the bund on the field. We have recently been discussing installing a gate of some sort on the entrance to the car park to keep travellers out and any roaming pigs and horses which have given us problems in the past. The gate is likely to include a height restrictive barrier. This will be decided and installed in the next couple of weeks.

There have also been several break in attempts on our mower shed. One was successful and resulted in around £1000 in the loss of items and damage to equipment. Another attempt was made recently and extra locks have been installed on the shed. The shed is covered by CCTV, however we will be installing an alarm system shortly in an attempt to deter thieves. It's not a cheap option but we feel that the cost will outweigh another potential loss and any damage to the shed and the equipment that is stored in there.

The Fly-tipping on Old Rectory Lane — residents will see that the rubbish the travellers left behind last year is still there, despite efforts from the Parish Council to get the landowner to clear it, and the assurances that this would start in July 2018 and be completed by July 2019. Councillor Julia Walsh, a Higher Denham resident, continues to champion the cause on our behalf.

Newsletter Editor: Terri Urquhart
tdurquhart@btinternet.com
07774 263304

HIGHER DENHAM COMMUNITY



NEWSLETTER

2019: Issue 6

November

www.hdca.org.uk

WHAT'S ON AT THE COMMUNITY HALL

- **Monday**
2.00pm - 3.15pm Keep Fit
7.00pm - 10.00pm Line Dancing
- **Tuesday**
1.00pm - 4.00pm Craft Club
(2nd & 4th Tuesday of the month)
7.45pm - 10.00pm Line Dancing
5.00pm - 6.30pm Martin Baker
5-a-side Football (Summer only)
- **Wednesday**
2.00pm - 3.30pm Singing
7.30pm - 9.00pm Yoga with Kim
- **Thursday**
9.45am - 11.15am Yoga with Kim
8.00pm - 9.00pm Pilates
- **Friday**
12.00pm - 2.00pm Over 60s Lunch
Club (last Friday of the month)
- **Saturday**
9.30am - 11.30am Irish Dancing
AM Denham Rangers under 11s
Football on the Field
- **Sunday**
9.30am - 10.30am Circuits
on the Field

The Hall, Glebe Field and
Misbourne Meeting Room can be
hired for functions / meetings.

Bookings are made via Jane Blyth
07548 260709
or email:
higherdenhamhall@gmail.com

Neighbourhood Plan - by Parish Councillor Julia Walsh

A special thank you to our community stalwarts who recently formed teams to do a "walkabout" in our village. What were they doing? helping with information to feed into the Parish Neighbourhood Plan.

The Neighbourhood Plan is an important document for the future, carrying legal enforcement. As you are aware from the consultation meetings which we have held in the Community Hall, it provides a means for local communities to have their say on developing a shared vision for their neighbourhood. It enables communities to choose where new homes, shops etc. should be built and to influence what new buildings should look like; identify and protect important local green spaces, catalogue listed buildings and heritage assets.

Our teams of volunteers in the "walkabout" were noting what characterises Higher Denham. Styles of housing, listed assets and the important woodland and tree backdrop which gives our village its rural character have all been compiled. This information, which is being collected right across the villages which make up the Parish of Denham, will be used to develop local policies for preservation and feed into any new build proposed. Although there are no plans at present for any major housing developments within the Parish, in Higher Denham we have seen housing demolished and replaced with inappropriate new builds angering residents. In future our Neighbourhood Plan will define the design and build to fit our street scene.

Early in the New Year the Parish will be organising consultations on the draft plan and it is important you attend and have your say. The Plan will then go forward to a referendum and again your support will be needed if you want to influence what happens in the village in the future. The South Bucks District Council's Plan covering the wider area has proposed taking three of our village's, including ours, out of Green Belt, so we need to put protection back through our Neighbourhood Plan if the District's proposal is passed.

WANTED: your village needs you!

A small sub-committee is looking into the building of the new Community Hall. There are currently five members: two from the HDC CIO, two from the Social Club and one "independent" representing neither.

We are close to finalising the details of the interior of the new building and an important next step is costing the venture. We desperately need someone, preferably with building experience, to join the sub-committee to help us make progress. If that is you, and you wish to leave a lasting effect on the place where you live, please contact Ron James on 07740 177038 or by email: r.james@company-doc.co.uk

Newsletter Editor: Terri Urquhart
turquhart@btinternet.com
07774 263304



Denham Neighbourhood Plan

Denham Green

Task Group Meeting

Saturday 6th April 2019 at 10am

St Marks Church Hall

Green Tiles Lane, Denham Green, Bucks, UB9 5HT

Following our successful meeting in the summer we will now be taking forward your ideas and suggestions and discuss the Denham Green section of the Denham Neighbourhood Plan.

- Maps of Denham Green and members of the Parish Council will be available at the meeting to help shape the future of **your community**.
- If there are issues you would like to raise, or that you think should be considered in the future plan for **your neighbourhood** such as protection of the Green Belt, control of future commercial and residential developments, infrastructure improvements, stronger community safety or new recreation facilities please come along and get involved.

Please come along and get involved in your neighbourhood, we look forward to welcoming you at the meeting.

If you are unable to attend but would like to express your views please email Sylvia Jeffries, sylviajefferys@denhambucks-pc.gov.uk

For more information on Neighbourhood Planning please visit www.denhambucks-pc.gov.uk

Denham Neighbourhood Plan

Higher Denham Task Group Meeting

Thursday 7th March 2019 at 7.30pm

Higher Denham Community Hall

Lower Road, Higher Denham, Bucks, UB9 5EA

Following our successful meeting in the summer we will now be taking forward your ideas and suggestions and discuss further the Higher Denham section of the Denham Neighbourhood Plan.

- Maps of the area and members of the Parish Council will be available at the meeting to help shape the future of **your community**.
- If there are issues you would like to raise, or that you think should be considered in the future plan for **your neighbourhood** such as protection of the Green Belt, control of future commercial and residential developments, infrastructure improvements, stronger community safety or new recreation facilities please come along and get involved.
- There are some other exciting developments ahead with proposals for a brand new community hall and social club through the Community Right to Build Order (CRtBO), that you will also be able to vote on in due course.

Please come along and get involved in your neighbourhood, we look forward to welcoming you at the meeting.

If you are unable to attend but would like to express your views please email Sharon Williams, sharonwilliams@denhambucks-pc.gov.uk.

For more information on Neighbourhood Planning please visit www.denhambucks-pc.gov.uk

Denham Neighbourhood Plan

New Denham, Willowbank and King's Island Task Group Meeting

Thursday 7th March 2019 at 8.00pm

New Denham and Willowbank Community Centre
Oxford Road, New Denham, Uxbridge, UB9 4DW

Following our recent public meeting we will now be taking forward your ideas and suggestions and discuss further the draft New Denham, Willowbank and King's Island section of the Denham Neighbourhood Plan.

- Copies of the draft plan and members of the Parish Council will be available at the meeting to help shape the future of **your community**.
- Please come along to hear what is proposed and to comment if you wish to do so.
- If there are issues you would like to raise, or that you think should be considered in the future plan for **your neighbourhood** please come along and get involved.

We look forward to welcoming you at the meeting.

If you are unable to attend but would like to express your views please email Cllr Samuel Sproul samsproul@denhambucks-pc.gov.uk



MEETING

WE ARE MEETING TO DISCUSS LOCAL DEVELOPMENT
ISSUES AND THE NEIGHBOURHOOD PLAN

DATE: WEDNESDAY 27th FEBRUARY 2019

TIME: 7:30pm

LOCATION: DENHAM VILLAGE MEMORIAL HALL

PLEASE ATTEND TO HEAR WHAT IS GOING ON IN YOUR
LOCAL AREA AND HAVE A CHANCE TO HAVE YOUR SAY!!

If you require any further information please contact:

guy.hollis@denhambucks-pc.gov.uk



MEETING

WE ARE MEETING TO DISCUSS LOCAL DEVELOPMENT
ISSUES AND THE NEIGHBOURHOOD PLAN

DATE: WEDNESDAY 27th FEBRUARY 2019

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LOCAL AREA AND HAVE A CHANCE TO HAVE YOUR SAY!!

If you require any further information please contact:

guy.hollis@denhambucks-pc.gov.uk

Annual Parish Meeting

Wednesday 8th May 2019 at 7.30pm

Denham Village Memorial Hall, Village Road, Denham, UB9 5BN

You are invited to attend Annual Parish Meeting where you can find out about the achievements of Parish Council over the last year and the challenges facing them in the year ahead.

Speakers will update on:

- Cllr Roger Reed - Buckinghamshire Unitary Council
- Neil Homer - Neighbourhood Planning
- Wayne Fabian - Transport for Bucks

Stallholders Include:

- Fire & Rescue Service
- Police & Community Safety
- Good Neighbours Scheme
- Colne Valley Regional Park

Want to know more about HS2?

Visit their stall to ask questions and find out more about the progress of HS2 in Denham



APPENDIX 8. REGULATION 14 ANALYSIS: STATUTORY BODIES

1. Introduction

1.1 This note summarises the representations made by the statutory bodies on the Pre-Submission version of the Denham Parish Neighbourhood Plan (DNP) during its recent 'Regulation 14' consultation period. It concludes by recommending main modifications to the DNP so that it may be submitted to the local planning authority, Bucks Council (BC), to arrange for its examination and referendum.

2. Representations

2.1 Representations have been received from:

- BC
- Historic England (HE)
- Colne Valley Regional Park (CVRP)
- Gerrard's Cross Town Council (GXTC)
- National Grid (NG)
- Natural England (NE)
- Environment Agency (EA)

2.2 The other adjoining Parishes, and London Borough of Hillingdon, were consulted but none have made representations. The NE and EA representations raised no specific issues on the DNP. GXTC supports the DNP especially in respect if it ensures the protection of the Green Belt between the growth at Tatling End and Gerrard's Cross.

3. Analysis

3.1 The representations, notably those of BC, include suggested minor modifications to the text of the document, as well as those of more consequence. This note focuses only on those of greater substance as all those of minor consequence can be addressed in finalising the document.

3.2 The main observation of BC is the absence of site allocations in the DNP. It quotes the Settlement Capacity Study of January 2020, which was not drawn to the attention of the Parish Council prior to the publication of the DNP. The Study departs from the 2019 Housing & Economic Land Availability Assessment (HELAA) in identifying the potential for the Parish to supply 119 homes, i.e. 59 homes from potential allocations and 60 homes from windfall sites, and BC regards this as the 'indicative housing figure' for the Parish (as per NPPF §66).

3.3 Of those 59 homes, the Willow Avenue (former Electron Works) site (ref: SB115) lies within the inset village boundary of New Denham and now has consent for 9 homes (January 2020; PL/18/4106/FA). The Little Acres site at Tatling End also has consent for a total of 37 homes via two proposals (29 homes at Phoenix House (PL/19/3499/PNO) and net 8 homes at Tatling End Church (PL/18/4496/FA)). Only the 12 homes indicated in the HELAA

as being suitable at Smiths Nursery on Oxford Road at New Denham remain without consent. The land is brownfield land in the Green Belt and may come forward through the normal planning application route without requiring an allocation.

3.4 The Study states that the remaining 60 home windfall allowance is derived from “consideration of recent delivery rates and commitments, plus the physical characteristics of the area ... (suggests) that this parish should have scope to accommodate 5% of the residual windfall allocation for the plan area”. It is unclear if this assumes the Local Plan proposals to inset the three ‘washed over’ villages in the Green Belt are adopted. It then goes on to state that, “the suggested housing figure for this parish for the period 2016-2036 is 0 dwellings from allocations and 491 dwellings from other sources”, thereby contradicting the BC advice that allocating sites is warranted. It is also noted that at no time leading up to the completion of the Pre Submission DNP had BC officers advised that site allocations would be beneficial.

3.5 BC has queried the approach taken to the design policies DEN1 – DEN5 and their relationship with the Townscape Study. HE has welcomed the policies but has suggested that they are more consistently worded.

3.6 HE has suggested that, rather than Policy DEN6 on Local Heritage Assets relying on the wording of the Local Plan, it should set out how proposals affecting those assets should be managed.

3.7 BC has queried some elements of the Green Infrastructure policy DEN7 and the CVRP has suggested a number of minor modifications to strengthen the policy. It has also suggested that another Local Green Space at Oakside in New Denham is added to Policy DEN8 and that the DNP includes two ‘model’ policies relating to the Regional Park and watercourses in this area (as per Appendix 2 of its Colne & Crane Valleys Green Infrastructure Strategy of 2019).

3.8 CVRP objects to Clause D of the Economic Sites policy DEN11 as it encourages development in the Green Belt, but suggests modifications if the policy is to be retained. They include requiring the developer to work with other parties to enable the public footpath DEN/11/1 to better connect with footpaths in Higher Denham.

3.9 NG has focused its comments, as landowner, on Clause D. It generally agrees with the wording of the clause but has suggested some modifications, notably in respect of the types of use that may be supported by the clause. It has also provided a plan showing the full extent of the site boundary for incorporation on the DNP Policies Map.

3.10 Finally, although no representation has acknowledged the changes to the Use Class Order that have come into effect since the end of the consultation period, the wording of policies DEN9, DEN10 and DEN11 will require some modification. The uses in DEN9 are now ‘local community uses’ of Class F2 (formerly Class D2) but none of the shops in DEN10 meet the definition of Class F2 (i.e. more than 1km from the nearest alternative convenience food store), hence they are deemed ‘commercial, business and service uses’ of Class E (formerly Class A1). However, pubs (formerly A4) are now without a class (‘sui generis’).

3.11 The new Class E also includes cafes and restaurants and office, R&D, light industrial, health facilities, day nurseries and indoor recreation uses. This especially hinders how parts of Policy DEN11 operate.

4. Conclusions & Recommendations

4.1 The representations are generally supportive of the DNP and, with some modifications as recommended below, it is considered that it can proceed to the Regulation 15 submission stage without further consultations.

4.2 In respect of the BC advice on site allocations, it is noted that the HELAA assessed a large number of sites in the Parish (either within the Green Belt or within an inset village), all of which were rejected as unsuitable at either stages 1 or 2 of the process. This indicates that there is no immediate prospect of 'windfall' sites coming forward for the DNP to have considered in any event. More likely, such schemes will come forward through permitted development rights, notably allowing for the reuse and redevelopment of employment premises and land for residential uses. In addition, it is not possible for a neighbourhood plan to allocate land in the Green Belt for 'inappropriate' development, nor to modify a Green Belt boundary to enable an allocation without the hook of an adopted strategic policy (as per NPPF §136). Neither the adopted nor emerging Local Plan provide that hook.

4.3 In which case, the residual 'target' of the HELAA and Settlement Capacity Study (of 72 homes, i.e. 12 + 60) for the plan period can only come forward through windfall schemes or proposals that are considered as 'appropriate' development in the Green Belt or for which 'very special circumstances' can be demonstrated at the planning application stage. In any event, with the future of the submitted Local Plan in doubt, its housing and Green Belt policies may have to be reviewed by BC as part of its new countywide Local Plan. For those reasons, it is recommended that the Parish Council does not need to revisit the site allocation matter, which would require a new Pre Submission DNP to be prepared and consulted on. However, it is recommended that these points are raised with BC prior to the completion of the final DNP.

4.4 The comments on the design policies require a clearer explanation that they are intended to draw from the Townscape Study and Conservation Area Appraisal evidence base documents the most important characteristics in each part of the Parish. This ought to give them the full weight of the development plan rather than relying on supplementary planning guidance, which carries less weight. Having reviewed the wording of the design policies is clear and consistent.

4.5 With the uncertainty of the Local Plan it is agreed that the Local Heritage Assets policy will benefit from its own wording to ensure that applicants understand that NPPF §197 will be engaged in determining proposals affecting the assets that are listed in the policy.

4.6 It was an oversight that the 'model' policies for the Regional Park were not considered at the Pre-Submission stage. Both policies appear suitable for this Parish and they relate closely to the Green Infrastructure policy DEN7. As the whole of the Parish lies within the

Regional Park, it is recommended that the policy is replaced with the model policies as shown in Appendix A to this note. It is also recommended that the Policies Map includes those proposals illustrated on the Detailed Strategies maps of the North Colne area of the Strategy.

4.7 The changes to the Use Class Order require modifications to policies DEN9, DEN10 and DEN11 (see Appendix A). It is recommended that Policy DEN9 is retitled to reflect the new class F2 title ('local community uses') and rather than relying on wording in the Local Plan, that wording is set out in the new Clause B of the policy. It is also recommended that Policy DEN10 is retitled in line with Class E ('commercial, business and service uses') and former Clause C of Policy DEN11 is relocated here as a new Clause C, as it now better relates to this policy.

4.8 Finally, it is recommended that Policy DEN11 is focused on redeveloping brownfield land (its Clause B), deleting former Clause A for the future Local Plan to address in the light of the much greater flexibility to change use within the new Class E than was previously the case. In respect of Clause D of Policy DEN11, the CVRP objection fails to acknowledge that the redevelopment of the brownfield site will be appropriate in the Green Belt within the parameters set by the NPPF as applied to this site by the clause wording. The NG representation correctly defines this policy context and its suggested modifications seem appropriate, having accepted that residential development on the site is not suitable. It is therefore recommended that the clause is retained and reworded as suggested by both NG and CVRP (see also Appendix A).

4.9 With these modifications it is recommended that the DNP now proceeds to Regulation 15.

SELECTED MODIFIED POLICIES

Policy DEN7: Colne Valley National Park

A. Development proposals should make a positive contribution towards improvement of the Colne Valley National Park in line with its objectives and should demonstrate they will:

- *Maintain and enhance the landscape, historic environment and waterscape of the park in terms of their scenic and conservation value and their overall amenity;*
- *Conserve and enhance biodiversity within the Park through the protection and management of its species, habitats and geological features;*
- *Provide opportunities for countryside recreation and ensure that facilities are accessible to all, promoting active travel networks;*
- *Seek to achieve a vibrant and sustainable rural economy within the Park;*
- *Encourage community participation including volunteering and environmental education, and promote health and social well-being through accessible, high quality green space; and*
- *Where new green infrastructure is provided, include legally binding provision for its long term management and maintenance as part of the development and its mitigation.*

Development that fails to demonstrate the above will be refused unless the context of the proposed development means that the above factors are not relevant.

B. Development proposals that may affect a watercourse or other water-body should demonstrate that their design and operation will:

- *Protect and enhance the waterbodies, their water quality and ecology/riparian habitat;*
- *Where relevant, provide naturalised river channels and settings with generous green buffers*
- *Increase public access to rivers and riverbanks to realise their recreation and educational potential, consistent with biodiversity considerations;*
- *Promote excellent connectivity in terms of walking and cycle routes, forming part of wider networks across areas with green infrastructure;*
- *Improve passage by fish and other species along river corridors;*
- *Prevent the spread of invasive non-native species; and*
- *Enhance the visual role of rivers/ waterbodies in the local landscape/ townscape including protection of river heritage assets/features.*

Policy DEN9: Local Community Uses and Pubs

A. The Neighbourhood Plan identifies the following local community uses and pubs in the Parish:

Denham Green

- *Scout Hall, off Denham Green Close*
- *Denham Green Academy School, Nightingale Way*
- *St Marks Church Hall, Green Tiles Lane*
- *Denham Garden Village P.H., Denham Garden Village*
- *Denham Medical Centre, Denham Garden Village*
- *Dentists, Penn Drive*
- *Martinsfield, Martin-Baker sports field, Tilehouse Lane*
- *Red Cross Centre, Nightingale Way*
- *Denham Green Play Area, Tilehouse Way*

Denham Village

- *Denham Village Hall, Village Road*
- *Falcon Inn, Swan Inn and Green Man, Village Road*
- *Denham Village School, Cheapside Lane*
- *St.Mary's Church, Village Road*
- *Church of the Most Holy Name, Village Road*
- *The King Public House, Cheapside Lane*
- *Denham Cricket Ground, Cheapside Lane*
- *Way & Tillard Recreation Ground, Cheapside Lane*
- *Denham Bowls Club, Denham Way*
- *Anoopam Mission, The Lea, Western Avenue*

Higher Denham

- *Higher Denham Community Hall, Lower Road*
- *The Glebe Field, Old Rectory Lane*

New Denham

- *New Denham & Willowbank Community Centre, Oxford Road*
- *St Francis Chapel, Oxford Road*
- *Denham United Ladies Football Club Ground, Oxford Road*
- *Knighton Way Lane Recreation Ground, Knighton Way Lane*
- *Denham Allotments, Oxford Road*

Tatling End

- *Toby Carvery, Oxford Road*
- *Gerrards Cross Fire Station, Oxford Road*
- *Tatling End Play Area and Recreation Ground, Hollybush Lane*

B. Proposals that will harm or result in the loss of a local community use or pub will be resisted unless it can be clearly demonstrated that:

- all reasonable efforts have been made to market the premises for its existing use and no other potential occupier can be found;*
- all reasonable efforts have been made to improve the operation and management of the business or facility;*
- the land is no longer a suitable location for a local community use or pub;*
- in the case of the loss of a public house, suitable alternative public houses exist to meet the needs of the local community; and*
- in the case of the loss of a local community use, suitable alternative uses exist to meet the needs of the local community.*

Policy DEN10: Commercial, Business and Service Uses

A. Proposals to retain and improve the following commercial, business and services will be supported, provided that they do not harm residential amenity and that they conform to the other design requirements:

- Denham Garden Village Bar and Restaurant, Denham Green*
- Falcon Inn., Denham Village*
- Green Man P.H., Denham Village*
- The Swan, Denham Village*
- Da Remo, Denham Village*
- The King P.H., Denham Village*
- Toby Carvery, Tatling End*
- Oxford Gardens Parade, Denham Village*
- Parade of shops in Broadway East and Station Approach, Denham Green*
- Convenience Store, London Road/Pinstone Way, Tatling End*
- Parade of shops on Penn Drive, Denham Green*
- Parade of shops on Oxford Road, New Denham*
- Dentists, Penn Drive, Denham Green*

B. Proposals for the redevelopment or change of use of these premises will not be supported, unless there is clear evidence submitted that the existing premises and/or the use of those premises are no longer economically viable.

C. Where planning permission is required to change the use of a unit to a residential ground floor use, proposals will be resisted unless there is authoritative marketing evidence that demonstrates that the unit is no longer viable to serve a commercial, business and service purpose.

D. Proposals to develop land outside the Green Belt to create new accommodation suited to small commercial, business and service uses that are appropriate in a residential area will be supported.

Policy DEN11: Redeveloping Brownfield land

A. Proposals to redevelop the following brownfield sites, as shown on the Policies Map, for residential uses will be supported, provided they accord with other relevant policies of the development plan:

- *Ronan Way, Denham Village*
- *Oxford Road/Oakside, New Denham*
- *Oxford Road, Tatling End*
- *Willets Lane, Tatling End*

B. Proposals to reuse and redevelop the brownfield land at the gas works off Amersham Road will be supported, provided:

- *They are for a scheme comprising primarily commercial, business and service uses but do not comprise dwellings or residential institution uses;*
- *They use the existing road access to Amersham Road or alternative access road as otherwise approved;*
- *The buildings are not higher than the existing gas holder structures;*
- *The developable areas should not be significantly greater than the previously developed land, such that there is not a greater impact on the openness of the Green Belt;*
- *The remaining area of the site is considered for open space and recreation purposes, with this potentially made available to the local community*
- *The extent of Public Right of Way within the site is maintained and improvements that may be required.*

NOTE: in each case above, the supporting text to the policy will also require some modification.