



Great Denham Neighbourhood Plan

2022-2030

Submission Draft December 2022

1. Table of Contents

1. Introduction.....	4
A new plan for Great Denham Parish.....	4
Figure 1: Neighbourhood Plan Area contiguous with the Parish Boundary (blue line)	4
Producing a Neighbourhood Plan.....	5
National Planning Context.....	5
2. The Strategic Policy Context.....	6
The National Planning Policy Framework.....	6
Sustainable development	6
Local Planning Documents	6
Other relevant documents	7
3. Parish Description.....	7
Development of the settlement.....	7
History	8
Green and Blue Infrastructure (GBI).....	8
Education.....	9
Recreation facilities	9
Local business, services and employment.....	9
Population & Household Data	9
4. Consultation	9
What residents told us	9
Events held	11
5. Vision, Aims and Objectives	11
6. Sustainable Development.....	12
Introduction.....	12
7. High Quality Design	13
Design Code	14
Placemaking and local identity (DC.01):.....	15
Access and Movement (DC.02):	16
Landscape, nature and open space (DC.03):.....	16
Sustainability and energy efficiency (DC.04):.....	16
Policy D1: The Design of New Development	17
Gap between Settlements.....	17
Separation from Biddenham	18
Policy D2: Maintaining separation.....	18
8. Historic Environment.....	18
Early Prehistory.....	18
Later Prehistory	19
Romans and Saxons.....	19
Policy D3: Archaeology	20
9. Sustainable Buildings and Construction	20
Policy D4: Provision of sustainable buildings	21
10. New Housing.....	21
Policy D5: New Housing.....	22
11. Facilities and Businesses.....	22
Community Facilities	22
Policy F1: Community facilities.....	24

Local Businesses and the Village Centre.....	24
Other employment uses.....	25
Policy F2: Supporting Local Businesses	25
12. Green and Blue Infrastructure.....	26
Recreation and Green Space	26
Policy G1: Open space provision as part of new development.....	27
Local Green Spaces.....	27
Great Denham Country Park	28
Nature Conservation	29
Walking and cycling	30
13. Traffic and transport.....	31
Policy T1: Traffic impact and sustainable travel.....	32
Parking.....	32
14. Aspirations, Implementation and Monitoring.....	33
Aspirations.....	33
Implementation: Working in partnership	34
Funding and Implementation Mechanisms.....	34
Annex A: Policies map	36
Annex B: Glossary	37
Annex C: Table of aims and policies	43

Foreword

The 2011 Localism Act introduced Neighbourhood Planning to provide communities the opportunity to shape the way they developed in the future at a local level. This opportunity gave power directly to communities in order for them to develop a shared vision for the future, which in turn would allow them to ensure any development was sustainable into the future.

In January 2014, Great Denham Parish Council was successful with its application to become designated by Bedford Borough Council as an approved Neighbourhood Area. Over time, Great Denham grew as a village and in September 2020 Great Denham Parish Council agreed that a Steering Group should be formed in order to create its own Neighbourhood Development Plan.

In October 2020 the Great Denham Neighbourhood Steering Group was formed in order to produce a Neighbourhood Plan. This plan has been produced following community-wide consultation, observations and concerns raised by residents with the Parish Council about its future. It brings together census information, along with other strategic and statistical evidence in order to evidence the community's wishes to develop and grow in a sustainable manner into the future.

The Neighbourhood Planning Steering Group included Parish Council members and volunteers from the local community, on behalf of the Parish Council. The value and commitment of these few people has been immense. Additional support has been provided by professional planning experts, including Chapman Planning and Aecom. Further support and guidance has been provided by planning officers from Bedford Borough Council. Once the Plan has been finalised, and following a favourable local referendum, the Great Denham Neighbourhood Plan will form part of the development plan and become, with the Borough Council's Local Plan, the starting point for deciding where development should take place and the type and quality of that development.

The Neighbourhood Plan Team included:

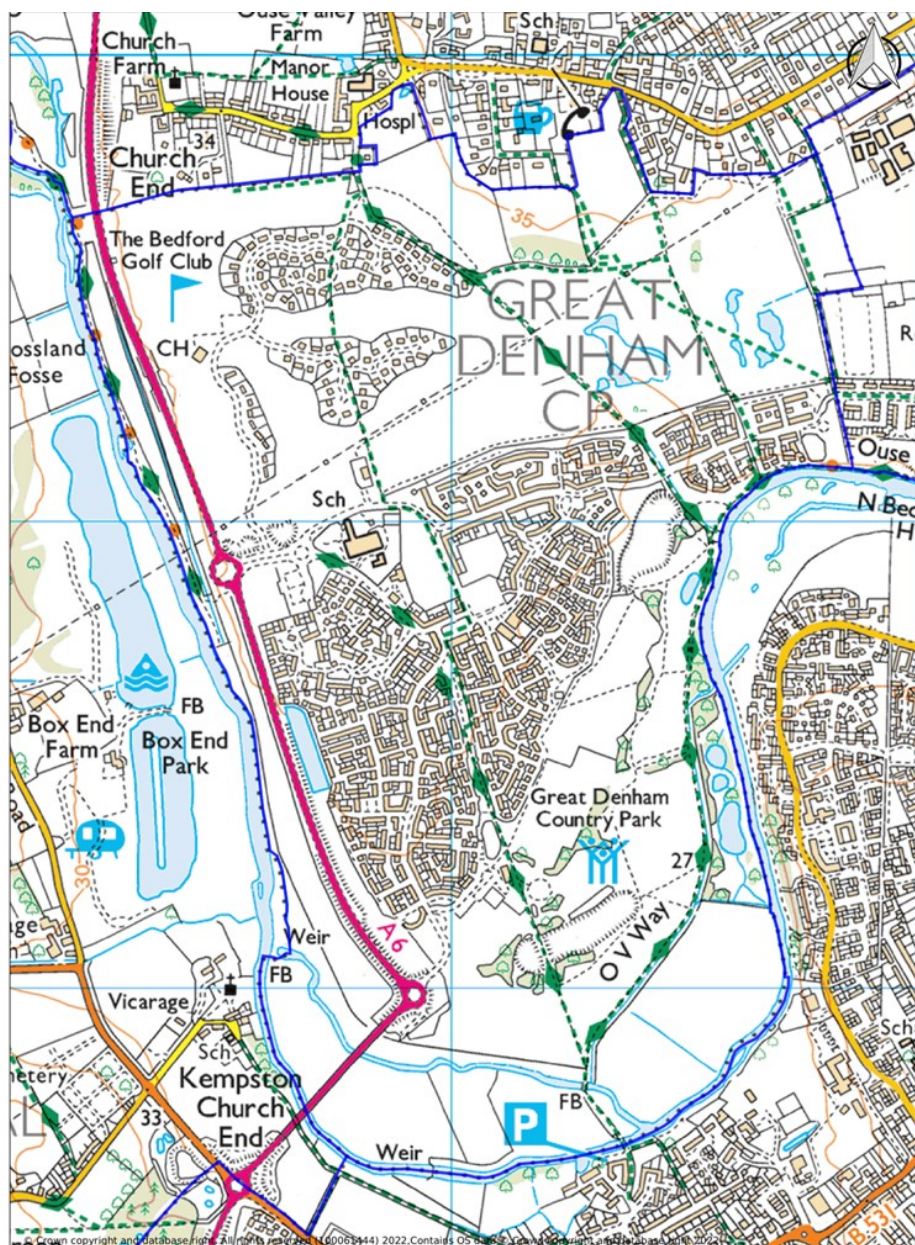
Members of the Steering Group: Louise Evans (Chair), Will Sinclair (Vice-Chair) until March 2022, Jim Weir (Vice-Chair) from April 2022, Anna O'Meara (Secretary), Chris Staite, Craig Lymm, Donna Parsons, Helen Allen, Jo Ruskin, Kevin Cawood, Sean Ghulam-Qadir, Vince Arthur, Lin Norton, Glynda Easterbrook

Consultants: Sally Chapman of Chapman Planning, Ben Castell and Stela Kontogianni of Aecom (Design Code)

1. Introduction

A new plan for Great Denham Parish

- 1.1. This document is the Neighbourhood Plan for Great Denham and covers the entire Great Denham Parish as shown in Figure 1. It sets out the community's wishes for Great Denham over the period to 2030 and establishes policies relating to several key policy areas. These policies will influence future planning applications and decisions within the parish.



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Figure 1: Neighbourhood Plan Area contiguous with the Parish Boundary (blue line)

- 1.2. This Neighbourhood Plan also gives the local community a say in how the places they live and work should change and develop over time, and is designed to provide the real voice of how the residents of Great Denham wish the area to develop over this time period up to 2035.
- 1.3. Great Denham was formally designated as an area for neighbourhood planning purposes in January 2014. The Great Denham Neighbourhood Plan Steering Group has surveyed, spoken to and listened to residents about the issues and opportunities they believe Great Denham has. These views have helped to inform and develop this neighbourhood plan including the production of the policies and projects presented in this Neighbourhood Plan.

Producing a Neighbourhood Plan

- 1.4. There are several stages involved in preparing a Neighbourhood Plan. This plan is currently in draft format and will be consulted upon with residents to ensure their views are encapsulated within it. This amended version will then be submitted to Bedford Borough Council for further publication and then independent examination before it subsequently goes to referendum where the residents of Great Denham will be able to cast their vote on whether they believe this Neighbourhood Plan should be brought into force. If at this point more than 50% of those people who turnout vote “yes”, the Neighbourhood Plan will be used to help shape planning decisions and applications within Great Denham.

National Planning Context

- 1.5. In 2011, the Localism Act introduced a new opportunity for local communities to shape their future formally as part of the planning system. Neighbourhood Plans can be produced by Parish Councils and when they have gone through all the required steps and processes, they become part of the development plan for the area. This means that any planning applications will have to take account of policies contained within the Neighbourhood Plan. It also provides local people with a say on how land use and buildings can develop over time, such as protecting open spaces and improving local character.
- 1.6. Producing a Neighbourhood Plan is a formal process involving several stages, governed by the Neighbourhood Planning Regulations 2012, but critically important is that the Plan is developed with continuing community involvement. In order to rigorously test the policies of a neighbourhood Plan, an independent Examination is carried out. The Neighbourhood Plan must conform to the following ‘basic conditions’:
 - consistency with local planning policy
 - demonstrates how the plan will contribute towards sustainable development
 - regard to national policy;
 - general conformity with strategic local policy;
 - contributing to the achievement of sustainable development;
 - compatibility with EU obligations (now absorbed into UK obligations); and
 - meet prescribed conditions and comply with prescribed matters.

2. The Strategic Policy Context

The National Planning Policy Framework

- 2.1. The National Planning Policy Framework (NPPF) was published in July 2021 and sets out the Government's approach to sustainable development. At the heart of the NPPF is the 'presumption in favour of sustainable development'. Essentially, it is about positive growth with economic, social and environmental gains being sought simultaneously through the planning system. Neighbourhood planning forms part of the NPPF approach to planning, to allow local communities to shape sustainable development within their area and to enable local communities to address their strategic needs and priorities. The NPPF states that Neighbourhood Plans should set out a positive vision for the future of the local area with planning policies to determine decisions on planning applications, including policies which set out the quality of development that should be expected for the area, based on stated objectives for the area's future and an understanding and evaluation of its defining characteristics. However, a Neighbourhood Plan must be in general conformity with the strategic policies of the Local Plan and plan positively to support these policies.

Sustainable development

- 2.2. The Neighbourhood Plan must contribute to the achievement of sustainable development. The NPPF states that pursuing sustainable development includes making it easier to create jobs in villages, to promote gains in biodiversity, to achieve better quality design, to improve people's quality of life, and to provide a wider choice of high-quality homes.
- 2.3. Therefore, the aims objectives, policies and proposals of the Neighbourhood Plan should be assessed against their ability to achieve sustainable development. Wherever possible the Neighbourhood Plan should actively promote the achievement of sustainable development.

Local Planning Documents

- 2.4. The current Local Plan currently consists of the Bedford Borough Local Plan 2030 which was adopted on the 15th January 2020. There are also some remaining relevant policies in the Allocations and Designations Local Plan 2013 and these are referenced in the Local Plan 2030. At the time of writing, Bedford Borough Council are preparing their Local Plan 2040 for submission. The Borough also has a suite of Supplementary Planning Documents which provide more detailed information and application of policies. The current list is available on the Borough Councils website.
- 2.5. Great Denham is described within the Local Plan 2030 as an urban development area which has developed vastly over the last ten years. It is however noted that capacity for development in this urban area is becoming increasingly constrained due to the large amount of development that has already taken place.
- 2.6. It is therefore acknowledged within the Local Plan 2030 that allocation of further sites in the urban area will have to have necessary infrastructure upgrades in order to support any growth. There are currently no new allocations for growth for Great Denham listed within the Local Plan 2030, however, two sites were identified during the production of the Local Plan and one of those has a current planning application for 95 houses (Mercia Road).

Other relevant documents

- 2.7. Bedford Borough Local Transport Plan is known as LTP3 and covers the period up to 2021. It is currently under review.
- 2.8. Supplementary Planning Documents (SPD)
 - 2009 - Great Denham Design Guide and Code SPD
 - 2013 - Open Space SPD
 - 2014 - Adopted parking standards for sustainable communities SPD
 - 2018 - Sustainable drainage systems SPD

3. Parish Description

- 3.1. Great Denham is relatively new village and parish in Bedfordshire separated from the western outskirts of Bedford. The parish borders Biddenham village to the north, Queens Park in Bedford to the east, the River Great Ouse to the south and the A428 to the west. The village originally started with the construction of houses in the original “Golf Village” area including Carnoustie Drive and the roads off this. A further estate of houses was started and completed in the 1990’s with the Great Portway/Muirfield development. The remaining part of the village then started to be built in the Greenkeepers Road area in 2010 and Phase 3 of the village is now nearing completion in 2022. In total there are expected to be 1750 residences. A further planning application for 95 houses has been submitted in Mercia Road.
- 3.2. The Census showed that Great Denham had a population of 1553 in 2011, however it is expected that this number will have significantly increased when the 2021 Census figures are released.
- 3.3. The main vehicle access to and from Great Denham is via the A428/The Branston Way which joins both King Alfred Way and Kingswood Way to the main transport network. There is also access for buses and bicycles via a bus gate to Old Ford End Road in Queens Park through Greenkeepers Road. The A428 connects Great Denham to the A428/A4280 Bromham Road to the north and the A5134 (Cemetery Road, Kempston) and B560 (Box End Road, Kempston) to the south-west. The nearest train station to Great Denham is Bedford which is approximately 1.6 miles (2.56km) away.
- 3.4. The village benefits from a number of local services including a primary school, local supermarket, a community hall and a medical centre. There is a range of shops and eateries located in the centre of the village.

Development of the settlement

- 3.5. Despite being a relatively young village, Great Denham has a rich history. There was evidence found when Great Denham was being developed to show the land was used from the Bronze Age over 5000 years ago with a Bronze Age Archer found during one archaeological dig. By the 7th century AD the area was in the Saxon kingdom of Mercia and during this period the Vikings were making incursions into Saxon territory. During the build of Great Denham Primary School the remains of a Roman Chapel were discovered and the site sits under the school staff car park.
- 3.6. More recently the land has been mostly agricultural with land in the early 1990s belonging to the Wingfield family. The land became known as “The Biddenham Loop” due to being bordered on the western, southern and eastern borders by the Great Ouse as well as at that point sitting in the parish of Biddenham.

- 3.7. During the 1990s plans were drawn up to develop two phases of the Biddenham Loop and a section 106 agreement was created between Bedford Borough Council, Bovis Homes and two trustees of the “Old Ford End Trust” (OFET) which had been set up by the Wingfield family. Phase one including building 250 houses split across Carnoustie Drive, St Mellion Drive, Prestwick Road, Great Portway, Little Portway, The Whitings, Stone Close, Lytham Close, Mentmore Close and Muirfield. The first houses were moved into in 1998 and the community was born.
- 3.8. In 1999 the Bedford Golf Course opened and was developed to provide an Urban Gap and Open Green Space between the settlements of Biddenham and Great Denham. Whilst the golf club has now closed, the land remains identified as a Urban Gap (Policy AD41 of the Local Plan 2030)
- 3.9. In 2004 planning permission was granted for a medical facility (now known as The Village Medical Centre). It was deemed by the Local Authority soon after this that Great Denham which was still part of Biddenham Parish at the time would by the end of the overall build programme need to become its own parish and therefore in 2006 a residents group formed to start the handover from Biddenham so that Great Denham could become its own parish.
- 3.10. Great Denham Parish Council originally started off with most of the members of the Residents Association becoming its first Parish Councillors. In 2007 David Wilson Homes started the second phase of development and commenced weekly meetings with the parish council. Due to the financial crisis in August 2008 much of the original Section 106 commitment in the Great Denham Design Brief was abandoned meaning community facilities such as a Library, Ecumenical building, Public House, Office Units and Youth Facility were never built. The original plan was to build 1500 houses within the parish however it is estimated that when building finalises in 2022 the total dwellings in the parish will be around 1750
- 3.11. A large section of Great Denham sits within a floodplain and this was turned into a Country Park, pavilion and sports pitches. In the floods of December 2020 large sections of the Country Park were under water, however no houses were flooded.

History

- 3.12. For nearly half a century, archaeologists were aware that the parcel of land known locally, and in archaeological literature as the Biddenham Loop (now Great Denham) contained evidence of prehistoric and Roman activity. The extensive developments identified the full archaeological potential of the area. Evidence from the investigations indicates that there was continuous human occupation of the area for a period of 5000 years.
- 3.13. There is one Scheduled Monument, the oval barrow 60m west of Ranworth Walk, 650m south west of Westfield School.

Green and Blue Infrastructure (GBI)

- 3.14. Green and blue Infrastructure (GBI) is a descriptive term which describes the network of open spaces, countryside, footpaths, the heritage landscape, rivers/stream etc. A good GBI network can significantly improve people’s quality of life and health as well as providing habitats for plants and wildlife. The Parish is rich in both, with the Country Park and golf course to the south and north and much of the Parish Boundary being marked by the River Ouse. Much of these areas are either open for people to walk as they wish and/or crossed by footpaths and cycle paths. There are also green areas and planting/hedgerows within the built up area although the quantity and quality of these vary across the village.

3.15. A Green Infrastructure Plan has been prepared for the Parish.

Education

3.16. In 2012 Great Denham Primary School opened with 100 children and in 2021 had 560 on its nominal roll. The school is a modern and innovative school that sits at the heart of the Great Denham community and has children from pre-school (age 3) to year 6 (age 11). The school is innovative in its approach to learning within the local area and aims to inspire and empower children to learn; it is highly regarded by parents and the wider community.

Recreation facilities

3.17. Recreation facilities in Great Denham include the Country Park (venue for a weekly Parkrun), a MUGA (marked as basketball and netball courts with hoops), a network of footpaths/cycle paths, children's play areas, football pitches (hired via Bedford Borough Council), plus available green space for families to enjoy.

Local business, services and employment

3.18. Local businesses include a small Retail centre in the middle of Great Denham, containing a small supermarket, local stores, coffee shop, charity shops, fish and chip shop, estate agents, a Nursery and physiotherapist. There are also a number of small, home-based businesses throughout Great Denham.

Population & Household Data

3.19. Although 2022 Census data is not yet available, the population of Great Denham can currently be estimated at 4000 – this is based on the electoral register (December 2021) of 3079, the school roll of 567 (of which 92% are Great Denham children) plus children of secondary school age.

4. Consultation

What residents told us

4.1. In Summer 2020, a 'Have your say' survey was carried out via SurveyMonkey due to Covid-19 restrictions. At that time 43 responses were received. A resident survey on the golf course closure, run at the same time, received 115 responses and also provided valuable feedback on use of the green space and recreation for the Neighbourhood Plan. The key areas of interest or concern are shown in the table below.

What do you like about living in Great Denham?	What are the issues faced by residents that should be included/addressed through the Neighbourhood Planning process?
------------------------------------------------	----------------------------------------------------------------------------------------------------------------------

<ul style="list-style-type: none"> • Good green areas and open spaces • Good road connections • Quiet village living and village feeling • Sense of community • Country park, community hall and the events that take place there • Closeness to the river • Play areas for the children • The facilities and services we have, e.g., shops at Retail centre • Footpaths for walking and cycling • All the qualities of living in the countryside without being in the middle of nowhere 	<ul style="list-style-type: none"> • Tackling littering, parking and speeding around Great Denham • Better public transport to Milton Keynes and stations • Improved facilities, e.g., pub, better medical centre • Threat of further development and loss of green space • Insufficient parking and narrow roads • Lack of facilities for teenagers/young adults • Protection of habitats from more building • Tackling crime • Adoption of remaining development
Facilities that people would like to see	Things that might be included as policies in the Neighbourhood Plan
<ul style="list-style-type: none"> • Better public transport into Bedford and Milton Keynes, including to the rail station • Food and drink facilities such as a pub • Better car parking facilities • Sports facilities, including pitches for football, tennis, golf, and the Sports Pavilion, a gym • Improved access to GPs and health facilities • More recreational facilities, including in the green spaces • Facilities for young people • Current facilities, e.g., school, surgeries shops, to keep step with any growth in housing • Litter and Dog Bins • Improved recycling facilities • Variety of food outlets, e.g., takeaways • More traffic calming/speed restrictions • Community-based events and activities 	<ul style="list-style-type: none"> • Protection of green spaces from further development • Parking provision • Traffic and speed management and speed limits • Restrictions on height of buildings and overall housing aspect • Provision of open spaces amongst housing • Restrictions on numbers of Houses of Multiple Occupancy • Provision of facilities linked to development that addresses any gaps, e.g., school expansion, other buildings • Better signage and policies to encourage use of Country Park and community activities • Walkways and Cycleways

4.2. In Spring 2021, a newsletter was produced and a more detailed survey (March 2021 Survey) was carried out again via SurveyMonkey due to Covid-19 restrictions. This newsletter was delivered to all flats and houses within the village and a total of 80 responses were returned.

4.3. This questionnaire sought views on a number of key areas including:

- Shaping future development
- Design of future development
- Infrastructure
- Community facilities
- Green spaces
- Environment, ecology, geology and biodiversity

Events held

- 4.4. In September 2021, the Great Denham 'Great Comeback' event at the Community Hall also provided the first opportunity to engage with residents face to face, and gain valuable feedback on the questions for the Design Code; over 1000 residents were at this event, and had the opportunity to see the draft policies, Neighbourhood Plan Vision and proposed green spaces illustrated on posters.

5. Vision, Aims and Objectives

- 5.1. The Vision and Aims of this Neighbourhood Plan have been carefully developed following consultation and analysis of the area. and refined by the Neighbourhood Plan Steering Group to reflect the priorities of the community and help set the future of the village. The Vision is the overall objective of the Neighbourhood Plan.

Vision

Our vision is that Great Denham will retain its modern identity set within a rural environment. Developing as a sustainable, diverse community, the health and wellbeing of its residents will be enhanced through easy access to great amenities and open green space.

- 5.2. The four Aims are more detailed, each with a primary statement and several objectives allowing the development of policies which in turn will be used to comment on and determine planning applications.

Aim 1: To ensure any future developments within Great Denham are sustainable, have suitable infrastructure and are in keeping with existing development.

Built Environment	1i	<i>New development will be of high quality, visually attractive and in harmony with its immediate setting and character. It will provide a pleasant and safe place for all residents to live.</i>
	1ii	<i>The gap between settlements will be maintained to retain the separate identity of Great Denham and the balance between built form and open green space.</i>
Sustainable development	1iii	<i>New development will protect or enhance the historic environment, incorporate sustainable building features and measures to provide high speed broadband.</i>

Housing	1iv	<i>New housing developments should include a mix of housing types, sizes and affordability to create a framework in which a diverse community can grow and become established. Smaller units to provide for young people and the elderly will be encouraged.</i>
Aim 2: To develop existing and create further facilities and services to support the residents and businesses of Great Denham.		
Community facilities and services	2i	<i>New development will ensure that new residents have at least the same access to community facilities as existing residents and new developments will contribute to the facilities and services of the parish.</i>
Local Business	2ii	<i>Existing commercial buildings will be retained for business or community use. New small scale businesses and live work units will be encouraged.</i>
Aim 3: To protect and enhance existing and future open spaces.		
Green Infrastructure and Recreation	3i	<i>Existing green and blue infrastructure will be protected, enhanced where appropriate and new green spaces will be provided. Wildlife and habitats will be protected and enhanced.</i>
	3ii	<i>The riverside, Country Park and ponds will be enhanced and promoted for enjoyment of residents and visitors.</i>
	3iii	<i>Safe and attractive walking, riding and cycling will be provided through the provision of a complete and connected network of Public Rights of Way.</i>
Aim 4: To manage both existing and future traffic and transport provision and encourage safe and sustainable movement.		
Traffic and Transport	4i	<i>New development shall be planned and constructed to ensure that all residents have ready access to local facilities, services and transport networks by bicycle, public transport or private car and that pathways are provided for pedestrians, cyclists and mobility vehicles.</i>
	4ii	<i>New developments should not exacerbate existing parking problems and shall ensure adequate and appropriate parking for new residents.</i>

6. Sustainable Development

Introduction

- 6.1. Reflecting the NPPF and the consideration of locations for new housing development by Bedford Borough through the Local Plan 2030, there are three over-arching (Development Principles) principles to ensure that new development is sustainable, achieves high design & environmental standards, reflects local preferences in terms of location and delivers new community infrastructure.
- 6.2. The Parish has a distinctive character and new development should protect, reflect and enhance that character. There is a need for development to contribute to the quality of life for residents, including healthy lifestyles, access to local services, green open spaces, safe places for active play, and to be accessible by walking and cycling and public transport.

- 6.3. It is generally accepted that new development is necessary but there is a strong feeling that this should meet the needs of local people - existing and future generations, applying the principles of sustainable development to reflect environmental, economic and social needs.
- 6.4. For Great Denham, the meaning of sustainable development is set out below.

Sustainable Development Principles

Sustainable development for Great Denham means that development should be:

- At an appropriate scale and in locations where it would support the community,*
- Of a high standard of design, reflecting the character of the surroundings,*
- Contributing towards community infrastructure,*
- Ensuring that there is no increase in the risk of flooding to Great Denham and the surrounding area,*
- Meeting contemporary construction, energy efficiency and water management standards,*
- Located and designed to enable safe walking and cycling to local services and facilities, preferably within a 500m radius of those locations.*

The following adverse impacts must be avoided:

- The loss or inappropriate diversion of public rights of way,*
- Avoidable reduction of gaps between the Parish and neighbouring settlements.*
- The loss of or damage to wildlife habitats and hedgerows and trees,*
- A loss of amenity for existing residential properties and reduced efficiency for nearby businesses,*
- Overloading existing utilities and services (including water, draining, sewage, waste, telecommunications, gas and electric).*

7. High Quality Design

- 7.1. The NPPF and the Local Plan 2030 recognise that well-designed buildings and places improve the quality of life and that it is a core planning principle to secure good design. The Neighbourhood Plan wishes to reflect community opinion and aspirations and add a local dimension to the assessment of proposals for new housing by requiring high quality design. Good design is not just about appearance, but also functionality and the relationship to surroundings. The aim is to create site-specific creative design, which is contextual by referencing form and materials to the surroundings.
- 7.2. Feedback from residents (survey September 2020) reflects what the community values about the development and its surroundings: the green areas and open spaces, the facilities and services, footpaths, play areas and closeness to the river, and the quiet village living and village feel, coupled

with a sense of community – “*all the qualities of living in the countryside without being in the middle of nowhere*”.

7.3. Great Denham is a relatively recent Parish made up largely of three different phases of development:

- **Phase 1 (built in the 1990s) comprises 2 distinct neighbourhoods.**

The residential area to the north of the Parish, along Carnoustie Drive and St Mellion Drive where the properties were built around the former Golf Course is the first phase which is informally known as the ‘Golf Village’. The properties, all detached large houses, are set back from the meandering road and the buildings are set at irregular angles to the roads. This creates interesting views along the streetscene. The gaps between buildings are generous, the building plots are large and the well sized front and back gardens are equipped with rich vegetation, trees and flowers. The parking provision is on-plot and garages.

The area to the west of Kingswood Way where the properties are laid out along cul-de-sac streets which look like private drives with no pavement. Along those private lanes there is a sense of a shared space and enclosure with limited front gardens. However, the properties along the main road, Great Portway, are set back with rich vegetation and green verges in between to create a buffer. Building lines are slightly irregular, whilst building rotations vary creating a visual interest. There are gaps between buildings and well-sized back gardens bordered with physical boundary treatments. The parking provision is on-plot and garages.

- **Phase 2 (Built in the 2010s)**

The second phase along Greenkeepers Road, Saxon Way (and roads off), comprises a comprehensive development including housing, employment, schools, community facilities and open space provision. This phase also includes the sites adjacent to Mercia Road, for which planning permission has not been granted yet. The growth pattern is substantially different to phase 1 area in terms of density, plot sizes and layout of buildings. The high density in this area is translated into minimal or no gaps between buildings, continuous building frontages, as well as a great number of rear parking courtyards; the latter creates large areas of hard landscaping. However, along the green edges, where density reduces, the gaps between buildings become bigger and the relationship with the adjacent nature and open green spaces is more apparent.

- **Phase 3 (Built in the 2020s)**

The third phase, King Alfred Way/ Anglia Way (and roads off), includes the southern part of Great Denham. Again, density is higher than phase 1 area, which is translated into limited gaps between buildings and smaller plots. However, in contrast to phase 2 area, courtyard parking has been reduced in this area and it has been replaced by on-street parking and carports.

7.4. In general, there is substantially less vegetation in both phase 2 and 3 areas, compared to phase 1, with little or no front gardens and small rear gardens. The building lines are more regular, with small variations in building setbacks, creating a consistent frontage.

Design Code

7.5. A Design Codes document for the Parish was commissioned by the Parish Council and carried out by Aecom and funded through the Government’s neighbourhood planning support grant. It is a

separate technical background document to the Neighbourhood Plan. It includes numerous examples of features of Great Denham and includes guidance on how to design new buildings to compliment the surrounding street scene or landscape in an appropriate and sympathetic manner. Once adopted this new Design Code will replace the previous versions.

- 7.6. The Design Code sets out general principles that should be present in any design proposal, explaining that considerations of design and layout must be informed by the wider context, considering not only the immediate neighbouring buildings, but also the landscape and character of the wider locality. The local pattern of streets and spaces, gardens and access to open space, building sizes, heights, architectural details and materials all help to determine the character and identity of a development.
- 7.7. It is important that full account is taken of the local context and that the new design embodies the 'sense of place' and also meets the aspirations of people already living in that area. The public spaces, also known as the public realm, also add to the sense of place, including paving materials, verges, planting areas and street furniture, whilst boundary treatments such as railings and fences enclose the public realm.
- 7.8. In addition, account needs to be made of the way that people live, including good quality living spaces, the provision of social and community infrastructure and leisure opportunities, how they travel to those facilities and enabling easy access by walking and cycling. Security and the perception of being safe is an important feature of design for example ensuring that pathways are well lit at night and are overlooked by houses which provide natural surveillance.
- 7.9. Concern over climate change also has an impact on design. Simple measures like designing houses to be heated by the sun, depending on the way they are orientated to the sun's trajectory and green technology can reduce the impact of climate change, making development more eco-friendly. Rainwater can be harvested and electric charging points for vehicles provided for new buildings.
- 7.10. The Design Codes for Great Denham can be summarised as follows

Placemaking and local identity (DC.01):

- 1. Patterns of growth: new developments should respect the building and open space patterns and settlement edges of the existing settlement to contribute positively to its character and create a consistent scene.
- 2. Legibility and wayfinding: when places are well signposted both by road names or distinctive buildings and features, it is easier for people to orientate themselves.
- 3. Boundary lines and treatments: to respect the existing context, both the building and the boundary features should be consistent with neighbouring properties while enabling enough variations for visual interest.
- 4. Social and community infrastructure: more local amenities are needed to make the area a place to stop and stay offering a high level of engagement.
- 5. Materials and architectural details for buildings and the public spaces: the building materials and architectural detailing used throughout Great Denham can be a positive reference point for new development and contribute to its character.
- 6. Housing size and storage space. Ensure that the minimum space standards of bedrooms are met by design and innovative design can propose ideas for maximising the storage space.

Access and Movement (DC.02):

- 7. Prioritising walking and cycling: new developments should introduce well connected and attractive pedestrian and cycling routes to encourage residents to use walking and cycling as their preferred way of travelling.
- 8. People-friendly streets: The design of new streets and junctions must incorporate the needs of pedestrians, cyclists and public transport users.
- 9. Parking and servicing: Parking is a sensitive matter for Great Denham, issues include poor parking resulting from limited and therefore, cases of unofficial, on-street parking spaces and abundance of parking courts with minimum vegetation. New development should avoid these problems. Waste storage needs to be provided.
- 10. Cycle parking: Appropriate cycle storage and parking will encourage cycle use.

Landscape, nature and open space (DC.03):

- 11. Creating a green network: Green networks, corridors and linkages are a key mechanism for reversing the effects of fragmentations on biodiversity as well as having a positive social impact on communities.
- 12. Biodiversity: Biodiversity should be a priority in new development.
- 13. Trees and open spaces: Trees are important contributors in addressing the climate change resilience.

Sustainability and energy efficiency (DC.04):

- 14. Sustainable buildings: energy efficient technologies should be incorporated in buildings. The use of such principles and design tools is strongly encouraged to futureproof buildings and avoid the necessity of retrofitting.
- 15. Minimising construction waste: As part of environmental management the waste generated during construction is minimised, reused within the site or recycled.
- 16. Recycling materials and buildings: To meet the government's target of being carbon neutral by 2050, it is important to recycle and reuse materials and buildings.
- 17. Water management (SuDs): Sustainable Drainage Systems cover a range of approaches to manage surface water in a sustainable way to reduce flood risk and improve water quality.

- 7.11. Development proposals should include a Design and Access Statement, or other written statement related to the scale and complexity of the scheme, which shows that the development has been designed to specifically relate to its setting and complies with Great Denham's Design Code.

Policy D1: The Design of New Development

Proposals for good quality new development (including new buildings and extensions to existing buildings) will be supported, where they are in accordance with the guidelines and design principles set out in the Great Denham Design Code.

All new development within the existing built up area must:

- a. Relate to the existing development pattern in terms of enclosure and definition of streets/spaces,***
- b. Be of an appropriate scale and density in relation to its setting,***
- c. Use materials appropriate to the development's context,***
- d. Integrate car parking within landscaping so that it does not dominate the street,***
- e. Be well integrated with the community and facilities by reinforcing pedestrian connections and taking opportunities to provide new ones.***
- f. Be of a design with a locally inspired or distinctive character,***
- g. Provide a variety of house types to create interest in the streetscape,***
- h. Provide sufficient garden space or easy access to open space or balconies as appropriate to the type of dwelling,***
- i. Ensure parking is designed to avoid a car-dominant streetscape whilst avoiding the use of communal parking courts,***

Gap between Settlements

- 7.12. The village environment, particularly the open spaces and natural habitats, and its identity is well supported and highly regarded by village residents. The Parish is densely populated within the built-up areas and the extent of the greenspace which surrounds the built-up area is one of the most important characteristics of the parish and provides a distinct sense of place. To the south of Great Denham, the country park provides the landscape setting for the built-up area whilst to the north lies the golf course, which is now disused.
- 7.13. The first phase of development of Great Denham was in the northernmost part of the parish and marketed at the time as a development which was an integral part of the golfing facilities and open space. The golf course has now closed as a formal recreation facility, but the former golf course land remains an important area for exercise, as it is crisscrossed by both footpaths and cycleways used by residents of Great Denham and Biddenham alike. Over time, the wildlife value will increase as the land regenerates from the golf course use and an increase in both plant and animal species will result.
- 7.14. The 2020/21 Covid-19 restrictions and lockdowns raised the importance of Great Denham's open spaces as essential to the mental and general health of village residents, both young and old; an appreciation that will remain and increase as the habitat establishes and becomes richer in flora and fauna. In the 'Have Your Say' survey (March 2021) 60% of the respondents said they wished to see

the golf course protected as a green space. Anecdotal evidence suggests that the village open space environment is also enjoyed by those walking and cycling in from the surrounding areas.

Separation from Biddenham

- 7.15. In 2011, Bedford Borough Council reviewed their policies relating to gaps between settlements and gaps between villages and the urban edge of Bedford. One of the outcomes was the designation of an Urban Open Space and Gap between Biddenham and Great Denham in the Allocations and Designations Local Plan Policy AD43 which is recognized in Local Plan Policy 37. The study described the gap as *'the open land to the south of Biddenham is about 120m wide. The land is used as a golf course. It is important in providing a physical and visual gap between Biddenham and the recent development at Great Denham'*. The designation is shown on the Local Plan Policies Map by green shading (for the Urban Open Space) and arrows (for the Urban Open Space Gap) in three locations. However, the central arrow does not bridge the full width of the gap. In addition, the arrows do not reflect the importance of the smaller gaps between the components of the housing development as a contribution to the whole. Accordingly, the arrows as amended are shown on the Policies Map which extend to the full width of the Urban Gap and are also shown between the different elements of the existing golf course housing development.
- 7.16. It is recognised that coalescence does not occur with one single development. It is not the final infill development that joins two settlements that can be attributed with their coalescence, but rather the creep of settlement expansion that occurs over time. It is therefore very important that both the separation from Biddenham and the open gap which provides the setting in the northern part of the parish is not 'nibbled away' through piecemeal development.

Policy D2: Maintaining separation

The undeveloped gap between Great Denham and Biddenham as shown by arrows on the Policies Map will be retained. New development which would functionally, visually or fundamentally merge the two settlements will be refused.

Any development proposals will be required to ensure that the biodiversity, recreation, and landscape values of the gap are preserved and enhanced.

8. Historic Environment

- 8.1. The NPPF identifies the historic environment as a Core Planning Principle. As part of the investigations prior to the development of Great Denham, archaeological surveys were undertaken. Evidence from the investigations indicates that there was continuous human occupation of the area for a period of 5000 years.

Early Prehistory

- 8.2. The oldest artefact found in the investigations was a flint handaxe dating to the Palaeolithic period, some 50,000 years ago. The first extensive evidence for a human presence dates to c.8000 years ago

(the Mesolithic). It comprises mainly flint artefact concentrations within the modern ploughsoil and suggests that small groups of mobile “hunter gatherers” operated in this area and created encampments on the edge of woodland overlooking the river.

- 8.3. The earliest firm evidence for humans leaving a mark on the landscape was dated by radiocarbon determinations to 6,000 years ago, during the early Neolithic when a number of small ditched monuments were constructed.
- 8.4. By c.4,000 years ago during the Bronze Age the area had become a major focus of ceremonial and funerary events. The earliest monuments continued to have significance as indicated by the clustering around them of new monuments, known as barrows or ring ditches. One of these contained the burial of an archer, as indicated by the presence in his grave of a stone wrist guard and flint arrowheads.

Later Prehistory

- 8.5. A major transformation of the area started around 3,500 years ago, during the middle Bronze Age, when the open, monument-dominated landscape started to be replaced by one of enclosed fields, hedgerows and trackways (not unlike one that we would recognise today). The emergence of land divisions is clearly, in part, a reflection of changes in society itself, perhaps a response to increasing population and consequent pressure on land.
- 8.6. By c.2,500 years ago during the middle Iron Age, the area was densely settled by several different farming communities utilising the pre-existing fields. Their settlements typically comprised a roundhouse, which was the normal building type prior to the Roman Conquest, and storage pits which stored seed grain.

Romans and Saxons

- 8.7. There is no evidence for a major change in the existing community around the time of the Roman Conquest in c.AD43. The pre-existing farms continued in use and people were buried in the same way. A shrine complex was discovered which comprised square buildings, two within a rectangular enclosure, originated in the late Iron Age but continued in use after the Roman Conquest. No similar complex has been found in Britain and the closest known parallel is from Northern France.
- 8.8. A number of pottery kilns were found suggesting that the inhabitants diversified from being solely farmers.
- 8.9. One particularly unusual grave, known as a bustum burial, was found in the later Roman period. It comprised a large rectangular pit within which cremated remains were placed in a large pottery vessel. It was exceptional because the individual had been cremated on a wooden couch (as indicated by the type of charred wood and nails present) with a dog, at a time when cremation was not standard rite.
- 8.10. For perhaps the last 50 years of the Roman period there appears to have been a steep decline in population and this continued into the early Saxon period. Of the five farmsteads in the area during the Roman period only one was definitely still occupied at the start of the 5th century.
- 8.11. Great Denham parish has one scheduled monument, an oval Barrow near Ranworth Walk which would have been a burial place. Although no earthworks can now be observed on the ground, the buried ditches surrounding the barrow are clearly visible as cropmarks on a sequence of aerial photographs and were recorded by a geophysical survey in 1994.
- 8.12. All development proposals which could potentially harm or destroy any archaeological asset will be considered in the context of the importance of the discovered asset. Potential mitigation measures

will need to be put in place or if the significance is high, the asset should be retained in situ. All findings will need to be made public in line with the requirements set out in the NPPF.

Policy D3: Archaeology

Applications for any new development with the potential to impact archaeological remains must be accompanied by a professional assessment setting out an understanding of:

- ***the significance and current state of preservation of archaeological material which may be affected by the proposal,***
- ***the potential impacts of the scheme upon that significance, and***
- ***the requirements to conserve or further investigate and provide public interpretation of heritage assets of archaeological interest proportionate to their identified significance.***

Where archaeology of demonstrably equivalent national importance to Scheduled Monuments is found, the development should be designed to ensure this, as far as possible, is preserved in situ. Any harm to the significance of the heritage asset should be justified by demonstrable public benefits.

9. Sustainable Buildings and Construction

- 9.1. The Centre for Sustainable Energy (CSE) encourages neighbourhood plans to include policies on mitigation and adaption to climate change. The UK government needs help to meet its commitments under the Climate Change Act, to reduce global warming. One of the commitments made by the Government is to achieve net zero carbon emissions by 2050.
- 9.2. The reality is that the homes built today will still be in use in 2050. Therefore, to achieve the UK carbon reduction targets cost effectively, new housing built today must be built to zero carbon standards as soon as possible.
- 9.3. However, even if all new housing were to be carbon neutral from tomorrow, this would still not be enough to achieve the carbon emission reductions, as around 70% of buildings that will be in use in the 2050s already exist. If carbon reduction targets are to be met, and if fuel poverty is to be tackled, it is essential that the energy efficiency of existing buildings is also improved.
- 9.4. Technology and innovation in relation to energy efficiency is continuously evolving as are sustainable building techniques and standards. The current requirements are set out in Building [Regulations Approved Document L, Conservation of fuel and power](#). In places like Great Denham, modern design incorporating innovative solutions to produce carbon zero housing would be absolutely appropriate and will be supported. Given the average cost of housing in Great Denham and the associated profit margin that developers are therefore making, it is considered that more ambitious energy efficient design should be incorporated into new buildings.

- 9.5. There are two main elements in achieving net zero carbon buildings: achieving net zero ‘whole life’ carbon emissions, which takes into account the building, operation and disposal of the building; and achieving net zero operational carbon – where a building uses no fossil fuels; all energy use has been minimised; it meets local energy use targets and all energy use is generated on- and/or off-site using renewables. Further information and definitions are available from several sources including the London Energy Transformation Initiative (LETI) and the UK Green Building Council.
- 9.6. Water resources are precious, the Anglian Water supply region is classified as an area of serious water stress. Accordingly, care needs to be taken to reduce water consumption, minimize the possibility of water contamination as well as addressing concerns such as flooding. The latter is an important issue to Great Denham, given its extensive flood plain and experiences of flooding in the recent past. New development will therefore be required to design in measures to address these issues.
- 9.7. Further detail and suggestions can be found in the Design Code DC.04

Policy D4: Provision of sustainable buildings

The design, construction and standard of any new building should meet a high level of sustainable design to be measured against the most up to date standards and technology. The design should be optimised for energy efficiency, targeting zero operational carbon emissions.

This includes:

- ***Siting and orientation to optimise passive solar gain,***
- ***The use of high quality, thermally efficient building materials,***
- ***Installation of energy efficiency measures such as loft and wall insulation and triple glazing.***
- ***Where appropriate, new development should incorporate on-site energy generation from renewable sources such as energy generating solar panels.***

The retrofit of existing buildings is encouraged to reduce energy demand and to generate renewable energy where appropriate, providing it safeguards historic characteristics.

Alterations to existing buildings must be designed with energy reduction in mind and comply with sustainable design and construction standards.

All new development will be expected to minimise the use of water, provide water storage and hard surfaces such as driveways and car parks should where appropriate use permeable paving.

10. New Housing

- 10.1. Great Denham is a community that has been planned via large scale developments built out since the 1990's. The Local Plan does not allocate new sites for development in the Parish and the Neighbourhood Plan does not make allocations for new housing development. If new development

were to be considered for the Local Plan Review, the mix and tenure of housing and the proportion of affordable housing would be subject to Local Plan policy requirements.

- 10.2. In October 2017 there were 3 licensed HMOs in Great Denham (i.e had 5 or more tenants). However, the number of privately rented properties is larger, and issues occur where these private rentals require parking for more vehicles than is provided for. In these cases, overspill parking moves to on-street, and increases the existing parking congestion. Any larger dwellings that are proposed must take this into account and provide appropriate facilities.
- 10.3. No Housing Needs Survey has been carried out for Great Denham whilst preparing the Neighbourhood Plan. However, if this is carried out in the future, it would be expected that the results would be taken into account when determining planning applications for new housing development.
- 10.4. Building for a Healthy Life (BHL) is the new (2020) name for Building for Life, the government-endorsed industry standard for well-designed homes and neighbourhoods. The BHL toolkit sets out principles to help guide discussions on planning applications and to help local planning authorities to assess the quality of proposed developments, but can also provide useful prompts and questions for planning applicants. It also includes some guidelines on building homes in an adaptable way so that they are suitable for mobility impaired people and young children.

Policy D5: New Housing

All new housing development will provide affordable housing and a mix and tenure of dwellings as set out in the Local Plan. Any future parish specific Housing Needs Survey will be taken into account in the determination of housing mix.

New development should embrace the principles of Building for a Healthy Life including ensuring that new homes are suitable for all stages of life.

11. Facilities and Businesses

Community Facilities

- 11.1. The Parish has a number of facilities which have provided residents with opportunities to mix and connect with each other to build a new community. The original masterplan S106 agreement was modified by the developers and Bedford Borough Council, and a number of items de-scoped from it, including a place of worship and a library. Some of the existing buildings are subject to planning conditions, which will limit their future use whilst these conditions remain in place. For example, the former golf clubhouse is subject to conditions relating to its class of use, noise volumes and boundary fencing. This can mean they cannot always be utilised for other purposes despite being empty.
- 11.2. Some facilities have not grown with Great Denham and are currently oversubscribed or not sufficient for the community's needs. It is therefore very important that none of the existing facilities/buildings

are lost to other uses. In the March 2021 survey, providing amenities such as shops, schools and leisure facilities was the top priority for residents.

- 11.3. Great Denham Community Hall, which opened at the end of 2016, is the venue for a number of clubs and groups, including children's activities (Brownies, Babyballet) and fitness (Zumba, Pilates, Tai-Kwando). Rooms are available for hire, and it also hosts a range of Community activities, including Easter craft workshops, Halloween children's disco, Summer and Winter Festivals. It is also the venue for the monthly Parish Council meetings.
- 11.4. At the Village Medical Centre on Kingswood Way, there is a GP Practice, as well as other therapy services including Chiropractor Clinic. Next to the Medical Centre is The Village Pharmacy, Medivet and Harley Street Consulting Clinics.
- 11.5. There are no built facilities in the Parish for worship. Residents attend St James Church in Biddenham and Woodside Church which meets at the Community Hall.
- 11.6. There is a range of school & childcare provision in Great Denham including a primary school, Busy Bees Nursery and a number of private childminders. Great Denham is also in the catchment area for Biddenham International School and Sports College.
- 11.7. Sport, leisure and play facilities within Great Denham include the Pavilion, a café, MUGA, football pitches, the country park, a large playground and other smaller play areas e.g. Little Portway
- 11.8. For those facilities listed in the policy, it is considered essential that they remain in use as facilities and accordingly, any planning application for a change of use or demolition would need to be evidenced to show that the use was not viable and that no other community use could be supported or viable. This would include required evidence of marketing the property at an appropriate price for a 12 month period.
- 11.9. New facilities and improvements to existing facilities will be encouraged and supported, including a dedicated place of worship, new community facilities and services.

Policy F1: Community facilities

The following community facilities will be retained and planning applications which result in either the loss of or significant harm to, will be resisted

- a. ***The Community Hall***
- b. ***The Village Medical Centre***
- c. ***The Pavilion and Cafe***
- d. ***Great Denham Primary School***
- e. ***The Play parks (Great and Little Porway, Play Hub (Country Park), Silver play area (N end of Country Park), Terrington Place, and smaller parks at West Hill Close, Ryder Close, top of Greenkeepers Road (Busgate)***

If it can be clearly demonstrated that the continued use of each of the facilities a to c above is no longer viable, and evidence that the property has been actively marketed, commensurate with its use at an open market value for a period of at least 12 months, other uses may be supported.

The provision of new community, health, sports, leisure and education facilities will be encouraged. New facilities will be provided where the scale of development proposed would require additional facilities/services and should be located within the Parish to reduce journeys by car and avoid increasing pressure on the capacity of existing facilities outside the Parish.

Proposals to improve the viability of a community facility by way of the extension or partial replacement or redevelopment of buildings, structures and land, will be supported, provided the design of the scheme respects the village character in general, and the resulting increase in use is appropriate in design terms and will not have negative impact on the amenities of adjoining residential properties.

Local Businesses and the Village Centre

- 11.10. Great Denham has limited employment opportunities within the parish with many people working elsewhere. The Business Questionnaire revealed that 66% of the respondents had run their business for between 3 and 10 years. The 15 businesses that responded between them employed 9 local residents.
- 11.11. Local businesses include the Supermarket, local stores, charity shops, physiotherapist, estate agents, fish and chip shop and the coffee shop. There are also a number of home-based businesses throughout Great Denham, although these may not be recorded as businesses because they are small scale.
- 11.12. At the junction of Anglia Way and Saxon Way there is a retail centre comprising of 5 retail units with flats above (Roman Gate), and 4 further retail units with adjacent car parking in front of them. These retail units are managed through a management company. The Roman Gate units have an Estate Agents, Daily Needs Convenience Store (in two units), Keech Hospice Charity Shop, The Back and Body Clinic and The Eatery Café. The units with adjacent car parking have a Sainsbury's Local, Barnardo's Charity Shop, Saramanda Hair & Beauty Salon and MO's Fish & Grill.

- 11.13. Changes to the Use Classes Order 1987 (as amended) have meant that a new Use Class E was introduced on 1st September 2020 and covers the former use classes of A1 (shops), A2 (financial and professional), A3 (restaurants and cafes) as well as parts of D1 (non-residential institutions) and D2 (assembly and leisure) and puts them all into one new use class. Planning permission is not needed for changes to differing uses within Class E, so a shop could change into a café or estate agent without the need for planning permission. In addition, there are relaxations on the need for planning permission to change commercial units into dwellings.
- 11.14. The Neighbourhood Plan seeks to retain as many Class E uses as possible by requiring planning applications of change of use from Class E to be supported by evidence of marketing to ensure that a local centre use is not needlessly lost and by maintaining as far as possible, a balance of uses within the shopping frontages. Accordingly, unless there have been attempts to realistically market the business over a 12 month period such applications will not be supported.

Other employment uses

- 11.15. The Neighbourhood Plan does not allocate employment sites, but it supports the viability of local businesses and their expansion, where this is proportionate and appropriate in the individual circumstances. Home working is also seen as a means of encouraging business and creating a sustainable community with less commuting and a more sustainable lifestyle, saving individuals the cost of travel and increasing their leisure time.
- 11.16. However, development must be of a scale and intensity appropriate to its context, must not impact detrimentally on residential amenity, and must have an acceptable impact on the character and scale of the village.
- 11.17. The provision of good telecommunications is particularly important in rural areas and in supporting the viability and sustainability of rural enterprise and home-working.

Policy F2: Supporting Local Businesses

Within the shopping frontages of the village centre (as defined on the Policies Map), the loss of Class E premises will not be accepted, unless it can be demonstrated that reasonable efforts have been made to secure their continued use for these purposes. If it can be clearly demonstrated that the continued use is no longer viable and there is evidence that the property has been actively marketed, commensurate with its use at an open market value for a period of at least 12 months, other uses may be supported.

Proposals for the development of new small businesses and for the expansion or diversification of existing businesses will be encouraged, providing that:

- *it can be demonstrated that there will be no adverse impact from increased traffic, lighting, noise or other emissions or activities arising from the proposed development;*
- *it would have an acceptable impact on the character and scale of the village,*

Applications for minor extensions or part change of use of dwellings to enable flexible or home working may be supported, subject to there being appropriate parking and that the residential amenity (noise, disturbance, overlooking etc) of neighbouring properties is maintained.

12. Green and Blue Infrastructure

- 12.1. The NPPF recognizes that access to a network of high quality open spaces and opportunities for sport and physical activity is important for the health and wellbeing of communities, and can deliver wider benefits for nature and support efforts to address climate change. (paragraph 98). Local Plan policy 35S requires that existing green infrastructure shall be protected and enhanced and new development should provide a net gain in green infrastructure.
- 12.2. Great Denham is relatively well off for open space to the north and south which is important as the village is densely populated and the space is needed to provide residents with easily accessible undeveloped areas which can be used for a variety of reasons.
- 12.3. Residents in their responses to both questionnaires (September 2020 and March 2021) emphasized the importance of the green open spaces and the opportunities to walk or cycle in the Parish. Living near open space was the top answer (70% of respondents) to the question 'What do you like about living in Great Denham?'.
- 12.4. A Green Infrastructure Plan has been prepared by the Parish Council and is a separate technical background document to the Neighbourhood Plan, as well as being a stand-alone document. It describes all the GBI in the Parish and takes into account views expressed by residents, with the aims of identifying the key existing natural, historic, cultural and landscape assets, accessible greenspace and rights of way and planning new features that will provide a connected network of green infrastructure for the benefit of present and future generations.

Recreation and Green Space

- 12.5. In terms of open spaces, the Parish is benefited by a large amount of green space to the south, which lies within a flood plain, and to the north, the location of the former Golf Course. In addition to this, there are also other examples of open spaces throughout the area providing opportunities for resting, socialising and play.
- 12.6. **Great Denham Country Park** – this is owned and managed by Bedford Borough Council. It includes paths and cycle ways, sports pitches, a Multi-Use Games Area (MUGA), car parking, a children's play area, an amphitheatre and a Sports Pavilion and café.
- 12.7. **Area of land behind the Park and Ride** – This land is owned by Bedford Borough Council and managed by Highways. Permission in principle has been given for the Parish Council to use this land for community purposes. The Parish Council is investigating setting up a community orchard.
- 12.8. **The Village Green/Community Garden** - This is an area of land owned by Bedford Borough Council but which has permission to provide a space for residents. A pathway has been installed to enable parents and children to cross to school from the Park and Ride providing a more accessible drop off and pick up area, and the Parish Council has organised bulb planting on the grassed areas.
- 12.9. **The Meeting Place (Anglia Way)** - This was recently completed as part of the development of housing behind Sainsburys. It will eventually have benches installed. This is the location of the Tommy memorial, provided by the children of Great Denham Primary School and the Parish Council
- 12.10. The following green spaces are currently included in the Local Plan Call for Sites as areas for development:
 - Kickabout on Mercia Road/Saxon Way and land behind it – This has been made available to the community by the developer but is identified for future building. A planning application for 95 houses on this land has recently been submitted.

- Land behind the Medical Centre to Mercia Road – this land includes an area behind the school which should be made available for use by the school as sports field but is subject of ongoing negotiations with the developer and landowner. The planning application for 95 houses on this land that has recently been submitted includes the provision of the additional space for the school.
- 12.11. The Borough Council provides a maintenance service under contract to the developers for the newer play areas and some green spaces via an annual charge to residents.
- 12.12. Any new housing development will be required to contribute towards the Parish open space provision as required by Local Plan (Allocations and Designation) policy AD28 and these standards will continue to apply as explained in the Open Space Supplementary Planning Document (2013) and the Local Plan 2030. The GI Plan gives more detail and it would be appropriate for new housing developments to contribute towards such improvements, where possible. Financial contributions for future maintenance of new open spaces will need to be incorporated into any planning permission by way of legal agreement and this will need to be in a form that is acceptable to the Parish Council.
- 12.13. Improvements to existing local open space and recreation facilities will be encouraged and provided as and when opportunities emerge.

Policy G1: Open space provision as part of new development

Open space must be provided within new development to accord with the standards set by Bedford Borough and the following criteria should be met:

- ***Contributions/improvements to open space should be targeted towards those set out in the Great Denham Green Infrastructure Plan where appropriate;***
- ***Green corridors linking the new development and the existing open spaces, and/or reinforcing existing green corridors will be required;***
- ***Developments should incorporate appropriate native tree and shrub planting;***
- ***Suitable arrangements must be incorporated for the costs of future maintenance of these spaces.***

Local Green Spaces

- 12.14. Consultation showed that people place a high value on the relationship between the village, the countryside and on the open spaces that help to define the landscape and character of the area. Designation of Local Green Spaces (LGS) give a very high level of protection to such open spaces. In the NPPF it is stated that in Neighbourhood Plans, local communities can identify green areas of particular importance to them for special protection and to rule out new development, other than in “very special circumstances”. The proposed designations are in accordance with the requirement in Paragraph 100 of the NPPF:
- The green space is in reasonably close proximity to the community it serves;

- The area is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquility or richness of its wildlife;
 - The area concerned is local in character and is not an extensive tract of land.
- 12.15. Six sites have been assessed against these criteria (see Green Infrastructure Plan). Of these, three did not meet the criteria. The Golf Course and the Country Park are extensive tracts of land and the kick about area has planning permission for development, so neither of these can be designated as LGS. The remaining three, the Village Green, the Land behind the Park and Ride and the Anglia Way Meeting Place meet the criteria and are therefore designated as Local Green Spaces and shown on the Policies Map.

Policy G2: Local Green Spaces

The following areas shown on the Policies Map are designated as Local Green Spaces:

- ***Village Green***
- ***Land behind the Park and Ride***
- ***Anglia Way Meeting Place***

The areas listed above are protected from new development unless very special circumstances can be demonstrated.

Great Denham Country Park

- 12.16. The Country Park is a very valuable resource for the Parish, with a large number of different functions:
- providing a landscape setting for the village,
 - providing opportunities for informal recreation for all ages, including wild swimming and canoeing
 - providing space for formal sport,
 - providing a focal point for residents to meet up,
 - providing diverse habitats, both grassland and tree belts as well as the River Great Ouse,
 - providing routes for walking and cycling,
 - providing the flood plain for the River.
- 12.17. The Country Park has a number of habitat features (wetlands, wooded areas, hedgerows, grasslands) and is a nesting site for swans, ducks (balancing ponds) and other birds (hedgerows, wooded areas, grasslands). Residents are very proud of the Country Park and consistently referred to it as a very valuable resource for residents in the surveys. In the March 2021 Survey nearly 60% listed it as the top resource for Great Denham that should be protected.
- 12.18. The Allocations and Designation Local Plan 2013 designates Green Infrastructure Opportunity Zones and Great Denham Country Park forms part of Zone 2, the Upper Great Ouse River Valley. The opportunity zones reflect those areas in the borough where there is the greatest potential to

maintain and enhance the multi-functional nature of green infrastructure across the five themes of landscape, historic environment, biodiversity, accessible green space and access routes. Where appropriate, development will deliver or contribute to the protection, enhancement and/or creation of green infrastructure in accordance with the priorities set out for each opportunity zone.

12.19. The relevant priorities for Great Denham Country Park are

- Access improvements through the north west section of the Bedford Green Wheel project, including new river crossings and links with parks, nature reserves, countryside attractions and housing developments, to create a green access corridor around Bedford and into the town centre. The Green Wheel project as a whole will create a network of traffic free paths and quiet routes for cyclists, walkers and riders (where feasible) around Bedford. This network will run around Bedford, and include 'spokes' linking into the town centre. The network will link parks, nature reserves, countryside and homes.
- Extending the current green wheel proposals to link Bedford to surrounding villages through a network of green corridors.
- Improving walking, cycling and horse riding opportunities upstream from Bedford.
- Recreating river valley flood meadows and wet woodland, restoring wetlands and grassland for biodiversity benefit and flood alleviation.

12.20. Policy 28S of the Local Plan 2030 recognises the importance of the River Great Ouse and its setting and development proposals will be required to respond to its unique character.

Policy G3: Great Denham Country Park

All development proposals which could affect the function and appearance of Great Denham Country Park will be required to ensure that the biodiversity, recreational, flood alleviation and landscape values of the Park are preserved and enhanced.

Nature Conservation

12.21. Protection of the nature conservation interest in the Parish, which is valued by local people, is critical. Planning applications are required to assess the impact of the proposal on the biodiversity of the site and its surroundings with a view to enhancing biodiversity (Policies 42S and 43 of the Local Plan 2030).

12.22. The Country Park and the Golf Course provide large areas where wildlife can roam and have a number of different habitats and wildlife corridors. A wildlife corridor is an area of habitat connecting wildlife populations separated by human activities or structures (such as roads and built development). The most obvious example of such a corridor is the River Great Ouse and the tree lined banks.

12.23. The Environment Act 2021 is the UK Government's key piece of environmental legislation in recent years. The Act will require new development to deliver a minimum 10% biodiversity net gain. Provisions for the act will be made through secondary legislation. This means that developers will be required to calculate how much their proposed development will degrade biodiversity (by removal of habitat, vegetation etc) and compensate for that loss and add features which provide increased

biodiversity on the site. This can be achieved in a number of ways such as providing planting schemes, green roofs, protecting and enhancing existing hedgerows etc. Landscaping schemes will be required to use native species for planting schemes, particularly those found locally. More information can be found in the Great Denham Design Guide (DC.03.12).

- 12.24. In addition to providing Biodiversity Net Gain, all proposals for new development will be required to demonstrate how the design has taken into account its potential impact on existing local habitats and species. Developers will be required to ensure that appropriate measures are put in place to protect wildlife and take every available opportunity to join up with adjoining wildlife corridors and natural features to enhance biodiversity and important habitats.
- 12.25. Where Sustainable Urban Drainage systems (SUDS) are required to serve new developments, every opportunity to link them into habitats should be taken.

Policy G4: Nature Conservation

New development will be required to protect and enhance existing natural features of sites and provide at least 10% net gain in biodiversity.

Where relevant, new development will be required to protect and enhance existing natural features of sites such as trees, hedgerows, ditches and ponds.

Provision of appropriate species-related measures will be required, including, for example, swift bricks, bat and owl boxes and the incorporation of native species into landscaping schemes.

Any new development using SuDS must ensure that the design of the system supports green infrastructure planning and the preservation and promotion of biodiverse habitats.

Walking and cycling

- 12.26. Public rights of way include footpaths, bridleways and byways open to all traffic which allow access by foot, cycle and horse riders to access the countryside. The public rights of way are shown on the Borough Council's definitive map which is available on their website. The public rights of way network complements existing pedestrian and cycle ways in the village and includes river crossings. In addition to the public rights of way network, there are permissive paths, which can help to fill in gaps in the network. These can range from informal paths that have been locally agreed through to a permissive path legal agreement. In the case of a legal agreement, this is made between the landowner and the local authority and can include clauses such as the time limit of the specific path and who is responsible for the maintenance of the path. The legal agreement can then lead onto the formal dedication of a public right of way following the expiration of the initial legal permissive path agreement.

- 12.27. Residents top answer in the March 2021 Survey when asked about the priorities for new infrastructure was the provision of pedestrian routes and cycleways (27%). Currently, there is a reasonable network of footpaths and cycleways, including through the bus gate and river path.
- 12.28. The provision, enhancement and protection of existing pedestrian and cycle routes is addressed by Policies AD36 Pedestrian Routes and AD39 Cycling in the adopted Allocations and Designations Local Plan 2013. The Bedford Borough Rights of Way Improvement Plan 2018 – 2023 sets out the proposed aims, objectives and actions for the use of the Borough’s public rights of way network. New developments should provide opportunities for increased health benefits, community use and safety and enjoyment of the public rights of way network.
- 12.29. There is a network of footpaths running along the southeastern Parish boundary and across the former Golf Course. Those footpaths provide connections to Bedford town centre and to the neighbouring settlements of Biddenham, Bromham and Kempston, whilst also improving walkability within Great Denham.
- 12.30. Existing permissive paths are identified by signs on the former golf course land; a search of the archives is underway to confirm licensing arrangements and Bedford Borough Council have written to the landowner to consider re-licensing.
- 12.31. A partnership approach between the Parish Council, Bedford Borough Council and developers will be required to improve highway safety and minimise conflicts between road traffic, cyclists and pedestrians. It is intended to support new ways of managing the traffic throughout the parish by promoting pedestrian and cyclist safety and resident well-being through lower traffic speeds and traffic volumes.

Policy G5: Provision for pedestrians and cyclists

The rights of way network will be retained and new links both within the village, to neighbouring settlements and to the wider countryside will be encouraged.

New development should include measures that that keep traffic speeds low and improve the provision of pavements and access and safety for pedestrians and cyclists.

13. Traffic and transport

- 13.1. Designed in the style of an urban settlement (Design Code 2008), Great Denham was intended to minimize transport need. However, with no public transport and no direct vehicular link into Bedford Town Centre, car transport is essential for residents to move between locations either for work, education, leisure or business. Very few journeys are made for no purpose, and most people want to travel efficiently and safely to their destination.
- 13.2. It is important that any new development is located in the most sustainable locations and accessible by a choice of travel modes, including walking, cycling and public transport. This will help to reduce the need for people to travel by car, minimise congestion, improve road safety and meet climate change reduction targets. This also links with the need to improve people’s health by creating more opportunities for people to walk or cycle rather than using a car. Great Denham is currently served by a bus routes (number 8 to the Bus Station via Queens Park; the Number 24 to the Bus Station via

Kempston and Bedford Hospital will be withdrawn from September 2022, except for school runs); however what was once a frequent every 20 minute service has been reduced in recent months. Attempts have been made to obtain provision of a bus service to the Railway Station for commuters but this has proved unsatisfactory in terms of timing, reliability and frequency. As a result commuters are typically forced into using their cars. Bus operation and scheduling is not a matter that can be controlled by planning policies.

- 13.3. All developments which will increase traffic should be accompanied by a Transport Statement or Assessment and should include the following matters:
- Road Safety and Parking, including the avoidance of congestion;
 - A local focus on providing pedestrian and cycle links between new housing to local facilities
 - Developers should identify the realistic level of traffic their development will generate;
 - Development should not add to existing traffic congestion, but should strive to reduce it.
- 13.4. As part of the underlying approach to achieving sustainable development in the Neighbourhood Plan any development should encourage walking, cycling, and the use of public transport.

Policy T1: Traffic impact and sustainable travel

All new development must encourage sustainable methods of travel by

- ***providing footpath and cycle links that are integrated with the existing networks***
- ***encourage travel to local facilities by walking and cycling and***
- ***where appropriate, provide infrastructure and encouragement for public transport***

Proposed developments that would generate a significant amount of car movement or would potentially affect a known traffic hazard should be accompanied by infrastructure to maintain highway safety, reduce traffic speeds and avoid vehicular/pedestrian conflict.

Where appropriate, it may be necessary to provide off site measures to reduce the traffic impact of the scheme.

Parking

- 13.5. Car ownership levels in the parish are likely to be high although because of the recent date of much of the housing, after the 2011 census, there are no figures available. The assumption is based on the limited availability of public transport, rising car ownership nationally and the need for residents to travel out of the Parish to work. Adherence to Bedford Borough Council's parking standards (Adopted Parking Standards for Sustainable Community's Supplementary Planning Document 2014) will reflect these local factors and seek to ensure that new development does not add to current levels of parking congestion.
- 13.6. In both parish surveys residents expressed strong concerns about traffic and transport issues and the impact on their well-being. They highlighted the dangers caused by on-street parking and risks to

pedestrian and cyclist safety. In the March 2021 Survey, 17% of responses listed parking provision as a priority for future development.

- 13.7. It is important that the design of new housing development is not dominated by car parking but a failure to make proper provision can result in problems in terms of appearance and safety. In terms of design, the provision of off-street car parking in sight of properties is primary concern. Some newer housing estates offer off-street parking in the form of communal areas. There is a feeling that this is disliked where residents cannot physically see their cars, and that this encourages parking on the street, adding to congestion and narrowing the usable highway. The use of parking courts is therefore not supported due to their impact on surface water drainage, antisocial or criminal activity due to reduced visibility and surrounding public realm infrastructure in terms of on-street parking.
- 13.8. Electric vehicles are a broadly sustainable mode of travel that is increasing market penetration and national guidelines require that new developments of more than 10 houses will be required to provide electric charging points. However, in a village like Great Denham, where residents rely on cars to reach local services and shops, every new house should provide a charging point for electric cars in line with Building Regulations.. In addition, in public locations such as the village centre, charging stations will be encouraged.
- 13.9. Design Code DC.02 gives more information on current issues and design of future provision.

Policy T2: Car Parking

Proposals for new housing and commercial developments will provide parking to meet Bedford Borough Council's parking standards. All new parking will be designed appropriately for the use, in accordance with the Great Denham Design Codes, avoiding the use of parking courts for dwellings.

Electric charging points for cars should be incorporated in new housing development for each house and in any new public parking.

New development should not result in the loss of publicly accessible off-street car parking. Developments which propose to remove off-road parking spaces will only be supported where alternative provision is made which increases or maintains the number of parking spaces available on or within the immediate vicinity of the site.

Proposals to provide additional off-road car parking spaces, to alleviate parking congestion will be encouraged.

14. Aspirations, Implementation and Monitoring

Aspirations

- 14.1. Great Denham Parish Council wishes to maintain a Parish where residents, businesses and visitors can lead healthy, active and enjoyable lives. Over recent years the Parish has grown in population

and the Council believes this is a sensible time to take stock of feedback they have received. Using this feedback this Neighbourhood Plan has been developed to ensure that: appropriate facilities are available in the parish; green spaces are maintained; and that any future developments are in keeping with and improve the existing area.

Implementation: Working in partnership

- 14.2. This section outlines the approach to the implementation of the Great Denham Neighbourhood Plan, including: working in partnership, funding mechanisms and monitoring/review. The approach will be that new development should be supported by the timely delivery of infrastructure, services and facilities necessary to provide a balanced, self-sufficient community.
- 14.3. Great Denham Parish Council is committed to Localism and locally informed influence over planning decisions and it will be the key organisation in the implementation, monitoring and review of the Neighbourhood Plan. The Council will build upon its excellent track record in engaging in planning decisions (reactively through consultation and proactively through promoting the policies of this plan) and by delivering related projects for the local community. However, it is recognised that partnership working is needed for the potential of the plan to be realised. Partnership and joint working will be key elements in the successful implementation of the plan. The main organisations and the roles that they can play are summarised below.
- **Bedford Borough Council** - Planning Policy, Development Control, Housing Management and Improvement, Economic Development, Open Spaces, Recreation and Community Facilities and unitary authority functions, including: Drainage, Highways and Transport, Education, Landscape and Social Services.
 - **National Highways** – traffic and transport on the A428 trunk road.
 - **Adjoining Parish Councils** – Assessing impact of large scale planning applications.
 - **South East Midlands Local Enterprise Partnerships (SEMLEP)** The LEP is a potential partner for joint working, funding and implementation and activity may be relevant to rural businesses.
 - **Environment Agency** The planning, design and delivery of development, taking account of: Flood risk management; Water quality and water resources, (3) Waste management,
 - (4) Land contamination & soil and (5) Environmental permits and other regulation.
 - **Site owners and developers** will need to liaise with the Parish Council as well as the other agencies involved in development.

Funding and Implementation Mechanisms

- 14.4. Financial contributions will be sought from developers through Section 106 agreements and the Community Infrastructure Levy (CIL) which provides a legal framework to raise funds to provide the infrastructure needed to cope with new developments. Bedford Borough Council adopted CIL on 1st April 2014 and as there will be a Neighbourhood Plan in place, 25% of CIL receipts will be given to the Parish. Contributions will be sought as appropriate under CIL Regulations and the NPPF.
- 14.5. In addition, the Parish Council will seek to influence annual and other budget decisions by Bedford Borough Council on housing, open space and recreation, economic development, community facilities and transport, through the Local Transport Plan.
- 14.6. The Parish Council will also work with the appropriate agencies and organisations to develop funding bids to help to achieve Neighbourhood Plan policies and objectives. This might include: The Lottery; UK Government programmes; land fill tax credits, EU Funds and LEP funding.

14.7. The Plan will be used by the Parish Council to:

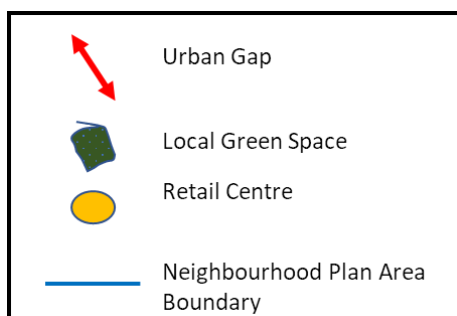
- guide comments on planning applications
- negotiate with landowners and developers to achieve the best possible outcomes from new development
- direct financial resources to the village in a structured way
- bring together groups or working parties to improve the village environment
- lobby local authorities to support the parishioners' wishes and aspirations

14.8. It is important to check that progress is made towards meeting the objectives and policies of the Plan. The Parish Council will report on the implementation of the Plan every 5 years and consider

- if progress is being made to achieve the vision and the objectives of the Plan
- if progress is being made towards the implementation of the policies in the Plan
- if financial contributions available to the community arising from development is being targeted towards the identified plans and projects
- if the Plan remains based on the most up to date information
- if the Plan is being taken into account by BBC when determining planning applications

14.9. It will then conclude whether a review is required. If so, it will secure opinions of residents and stakeholders to update the Plan.

Annex A: Policies map



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Annex B: Glossary

Term	Abbreviation	Description
Adoption		The procedure by which a plan becomes formal council responsibility. The Neighbourhood Planning Regulations also call this stage 'made' for the purposes of a Neighbourhood Plan.
Affordable housing		Housing, provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices. Affordable housing should include provisions to remain at an affordable price for future eligible households or for the subsidy to be recycled for alternative affordable housing provision
Allocation		A piece of land that has had a particular use earmarked via a Neighbourhood Plan or Local Plan. This might be for housing, employment or another use such as open space.
Amenity		A positive element or elements that contribute to the overall character or enjoyment of an area. For example, open land, trees, historic buildings and the interrelationship between them, or less tangible factors such as tranquillity.
Biodiversity		The whole variety of life encompassing variations, including plants and animals.
Brownfield		Land that has been previously developed on (excluding agricultural or forestry buildings and residential gardens)
Consultation Statement		A document which details when, where and how the public and stakeholders have been consulted, issues that were raised and how they were addressed.
Countryside		Land not within settlement boundaries
Community Infrastructure Levy	CIL	An amount of money payable to the Council on new housing and other development which

Term	Abbreviation	Description
		is used for infrastructure and community facilities and services
Developer Contributions/Planning Obligations/Section 106		Developer contributions, also known as planning obligations, can be secured via a section 106 legal agreement or planning condition attached to a planning permission. They help mitigate any adverse impacts generated by new development on infrastructure and facilities.
Development Plan Document	DPD	Development Plan Documents are planning policy documents which make up the Local Plan. They guide development within a local planning authority area by setting out the detailed planning policies, which planning officers use to make their decisions on planning applications.
Employment Land		Land that is used or is proposed to be used for offices, industry and/or storage and distribution – covered by the B Class in the Use Classes Order
Evidence Base		The information and data gathered by local authorities and other plan makers to inform and support the policy approaches to be set out in a Local Plan or Neighbourhood Plan
Examination		For neighbourhood planning, an independent assessment carried out by an examiner to determine whether your plan meets the Basic Conditions
Flood risk		The combination of probability of a particular flood event and its corresponding hazard and is used to refer to the scale of flood effect, combining hazard and probability, upon a particular site. Flood Zones 1-3b describes land with a specific probability of flooding with 1 being the least affected. Development may be restricted by Flood Zones.

Term	Abbreviation	Description
General Permitted Development Order	GPDO	A statutory document that allows development (such as small house extensions) to be undertaken without planning permission.
Greenfield		Land where there has been no previous development.
Green Belt	GB	Designated areas around major built up areas which can only be developed under very special circumstances set out in the NPPF
Green and Blue Infrastructure	GI/GBI	A network of multi-functional green space, water features and other environmental features, urban and rural, including both established and new sites - which support natural and ecological processes, and are capable of delivering a wide range of environmental and quality of life benefits for local communities.
Habitats Regulation Assessment	HRA	Tests the impacts of a plan or project on nature conservation sites of European importance and is required under EU legislation.
Infrastructure		Refers to the fundamental facilities and systems serving an area, including the services and facilities necessary for its residents and economy to function, including transport.
Internal Drainage Board	IDB	A local public authority established in areas of special drainage need in England and Wales. IDBs have permissive powers to manage water levels within their respective drainage districts, undertake works to reduce flood risk to people and property and manage water levels to meet local needs
Local Plan		The main planning document in an area which sets out what type and how much development will occur across the area for the next 15 years. It also provides a suite of policies that help manage development including for design, access and amenity
Local Wildlife Site (some areas County Wildlife Site)	LWS/CWS	Non statutory sites of substantive nature conservation interest determined locally

Term	Abbreviation	Description
		according to national, regional and local biodiversity needs.
National Planning Policy Framework	NPPF	Sets out the Government's planning policies for England and how these are expected to be applied.
National Planning Practice Guidance	NPPG	A web-based resource, provides more detailed guidance on the contents of the NPPF
Neighbourhood Area		This is the area that the Neighbourhood Plan will focus on. For town or parish councils, the designated area is usually the boundary. Sometimes Parishes will combine to form one area.
Neighbourhood Development Plan or Neighbourhood plan	NDP/NP	Will set out the vision for a neighbourhood area and the planning policies for the use and development of land. Neighbourhood Planning Guidance Note 7: Glossary May 2017 These policies will be at a local level to support the strategic policies within the emerging Local Plan. Plans should guide development rather than stop it. If adopted, a Neighbourhood Plan will become a statutory plan carrying equal weight with adopted local plan policies
Policy		A concise statement of the principles that a particular kind of development proposal should satisfy in order to obtain planning permission.
Parish Plan		A Parish Plan or community led plan can include planning related issues but they can focus purely on areas other than development. Parish Plans will not have the same legal status in planning terms as a Neighbourhood Plan
Policies Map		Illustrates the spatial extent of the planning policies and designated areas.
Qualifying Body		Either a parish/town council or neighbourhood forum, which can initiate the process of neighbourhood planning.
Referendum		A vote by the eligible population of an electoral area who may decide on a matter of public

Term	Abbreviation	Description
		policy. Neighbourhood Plans are subject to a referendum of the eligible voters within a neighbourhood area. There is a specific question set in Regulations which has a yes or no answer.
Settlement Hierarchy		Many Local Plans set out a hierarchy of settlements according to their population and facilities. Different levels of growth may be attributed to each tier.
Site of Special Scientific Interest	SSSI	Designated under the Wildlife and Countryside Act 1981 by Natural England they are a protected area designated as being of special interest by virtue of its flora, fauna, geological or geomorphological features.
Strategic Environmental Assessment	SEA	European requirement assesses the significant environmental impacts of plans and programmes.
Strategic Flood Risk Assessment	SFRA	An assessment of the probability of flooding within a particular area.
Strategic Housing Land Availability Assessment	SHLAA	Assesses the suitability, availability and deliverability of land that have been promoted as sites for housing development
Strategic Housing Market Assessment	SHMA	Assessment of the local housing market, which studies the supply and demand of housing, the need for affordable housing and the affordability of the local housing market
Supplementary Planning Document	SPD	A document which elaborates upon a policy (ies) of the Local Plan to provide additional guidance for a particular topic or type of development.
Sustainability Appraisal	SA	An assessment of the environmental, social, and economic impacts of a Local Plan to check that the plan accords with the principles of sustainable development.
Sustainable Development		An approach to development that aims to allow economic growth without damaging the environment of natural resources thereby development which 'meets the needs of the

Term	Abbreviation	Description
		present without compromising the ability of future generations to meet their own needs.'
Sustainable Drainage System	SuDS	An artificial drainage solution which reduces and slows the quantity and rate of surface water run off from new development, dealing with it as close to the source as possible
Tree Preservation Order	TPO	An order made by a local planning authority to protect a specific tree, a group of trees or woodland. TPOs prevent the felling, lopping, topping, uprooting or other deliberate damage of trees without the permission of the local planning authority.
Use Classes Order	UCO	The Town and Country Planning (Use Classes) Order 1987 (as amended) defines the categories of use of buildings or land for the purposes of planning legislation. In most cases, planning permission must be obtained to change the use of a building or land to another use class
Windfall Site		Sites which have not been identified as available in the Local Plan. They normally comprise previously-developed sites that have unexpectedly become available.

Annex C: Table of aims and policies

Aims			Policies
Aim 1: To ensure any future developments within Great Denham are sustainable, have suitable infrastructure and are in keeping with existing development.			
Built Environment	1i	<i>New development will be of high quality, visually attractive and in harmony with its immediate setting and character. It will provide a pleasant and safe place for all residents to live.</i>	D1, D4
	1ii	<i>The gap between settlements will be maintained to retain the separate identity of Great Denham and the balance between built form and open green space.</i>	D2
Sustainable development	1iii	<i>New development will protect or enhance the historic environment, incorporate sustainable building features and measures to provide high speed broadband.</i>	D3
Housing	1iv	<i>New housing developments should include a mix of housing types, sizes and affordability to create a framework in which a diverse community can grow and become established. Smaller units to provide for young people and the elderly will be encouraged.</i>	D5
Aim 2: To develop existing and create further facilities and services to support the residents and businesses of Great Denham.			
Community facilities and services	2i	<i>New development will ensure that new residents have at least the same access to community facilities as existing residents and new developments will contribute to the facilities and services of the parish.</i>	F1
Local Business	2ii	<i>Existing commercial buildings will be retained for business or community use. New small scale businesses and live work units will be encouraged.</i>	F2
Aim 3: To protect and enhance existing and future open spaces.			
Green Infrastructure and Recreation	3i	<i>Existing green and blue infrastructure will be protected, enhanced where appropriate and new green spaces will be provided. Wildlife and habitats will be protected and enhanced.</i>	D2, G1, G2, G4
	3ii	<i>The riverside, Country Park and ponds will be enhanced and promoted for enjoyment of residents and visitors.</i>	G3
	3iii	<i>Safe and attractive walking, riding and cycling will be provided through the provision of a complete and connected network of Public Rights of Way.</i>	G3, G5

Aim 4: To manage both existing and future traffic and transport provision and encourage safe and sustainable movement.			
Traffic and Transport	4i	<i>New development shall be planned and constructed to ensure that all residents have ready access to local facilities, services and transport networks by bicycle, public transport or private car and that pathways are provided for pedestrians, cyclists and mobility vehicles.</i>	<i>G5, T1</i>
	4ii	<i>New developments should not exacerbate existing parking problems and shall ensure adequate and appropriate parking for new residents.</i>	<i>T2</i>