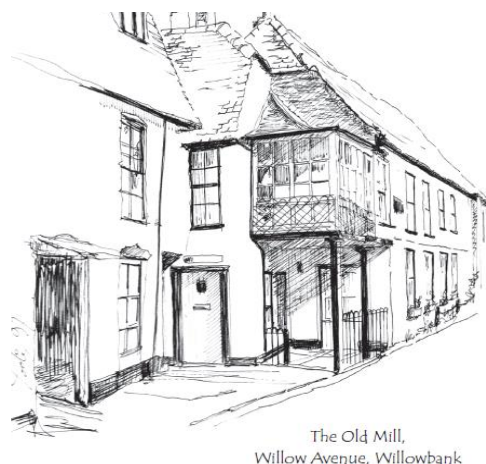
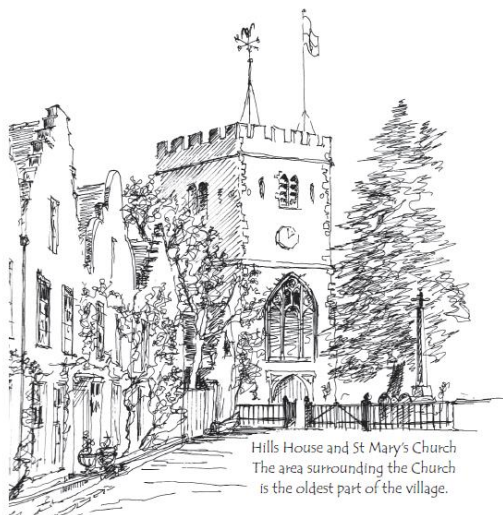


DENHAM PARISH NEIGHBOURHOOD PLAN 2020 – 2036

SUBMISSION PLAN



Published by Denham Parish Council for Pre-Submission
consultation under the Neighbourhood Planning (General)
Regulations 2012 (as amended).

OCTOBER 2020

A Guide to Reading this Plan

Of necessity, this Neighbourhood Plan is a detailed technical document. The purpose of this page is to explain the structure and help you find your way around the plan.

1. Introduction & Background

This section explains the background to this Neighbourhood Plan and how you can take part in and respond to the consultation.

2. The Neighbourhood Area

This section details many of the features of the designated area.

3. Planning Policy Context

This rather technical section relates this Plan to the National Planning Policy Framework and the planning policies of Buckinghamshire Council.

4. Community Views on Planning Issues

This section explains the community involvement that has taken place.

5. Vision, Objectives & Land Use Policies

This is the key section. Firstly, it provides a statement on the Neighbourhood Plan Vision and Objectives. It then details Policies which are proposed to address the issues outlined in the Foreword and in Section 4. These Policies are listed opposite. There are Policy Maps at the back of the plan and additional information in the Appendices to which the policies cross reference.

6. Implementation

This section explains how the Plan will be implemented and future development guided and managed. It suggests projects which might be supported by the Community Infrastructure Levy which the Parish Council will have some influence over. Finally, it deals with a number of issues which although relevant are outside the scope of a Neighbourhood Plan.

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FOREWORD

As the Parish Council, we wanted a vehicle which would protect Denham as a whole but at the same time, preserve and maintain the five distinct villages that constitute the Parish and protect the Green Belt.

With encouragement from the government introducing Localism, Neighbourhood Planning provided that vehicle and in 2017 councillors took the decision to proceed with a view to planning for the future needs of the residential and business community.

Cllr Marilyn Heath
Chairman of Neighbourhood Plan Steering Group
Chairman of Denham Parish Council 2014 to 2020

The Neighbourhood Plan is an important document. It enables communities to play a much stronger role in shaping the areas in which they live and work and to influence new development proposals. Once approved at a referendum the Plan becomes a statutory part of the development plan for the Parish and carries significant weight in how planning applications are decided.

The new Denham specific policies in Section 5 support the Vision and Objectives, foremost amongst which is protection of our semi-rural environment and the Green Belt. The streets and green spaces of our settlements have been walked and their characteristics described so that they can be preserved and these characteristics have been used to formulate future policies.

The Neighbourhood Plan has taken many hours of hard work. I wish to pay tribute to our residents and councillors who have given their time freely and to our Council Clerk who has co-ordinated and updated the many drafts.

Cllr. Julia Walsh
Chairman of Denham Parish Council

LIST OF POLICIES

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1. INTRODUCTION & BACKGROUND

1.1 Denham Parish Council is preparing a Neighbourhood Plan for the area designated by the local planning authority, the former South Bucks District Council, on 12 September 2017. The plan is being prepared in accordance with the Neighbourhood Planning (General) Regulations of 2012 (as amended).

1.2 The area coincides with the parish boundary (see Plan A overleaf) and includes all five distinct settlements in the Parish – Denham Green, Denham Village, New Denham (including Willowbank & King's Island), Higher Denham and Tatling End.

1.3 The purpose of the Neighbourhood Plan is to set out a series of planning policies that will be used to determine planning applications in the area up to March 2036. The Plan will form part of the development plan for the Parish, alongside the saved policies of the adopted Local Plan 1999 and the adopted Core Strategy 2011. The Local Plan and Core Strategy policies may eventually be replaced by the Bucks County Plan, but until such a time, where they remain consistent with the National Planning Policy Framework they will continue to operate. The Plan has been designed to anticipate the strategic policies of the Bucks County Plan to ensure that its own policies are not replaced but dovetail neatly with that new Plan when it is adopted.

1.4 Neighbourhood Plans provide local communities with the chance to manage the quality of development of their areas. Once approved at a referendum, the Plan becomes a statutory part of the development plan for the area and will carry significant weight in how planning applications are decided. Plans must therefore contain policies for the development and use of land. This often means that there are important issues of interest to the local community that cannot be addressed in a Plan if they are not directly related to planning.

1.5 Although there is considerable scope for the local community to decide on its planning policies, Neighbourhood Plans must meet all of the 'basic conditions'. In essence, the conditions are:

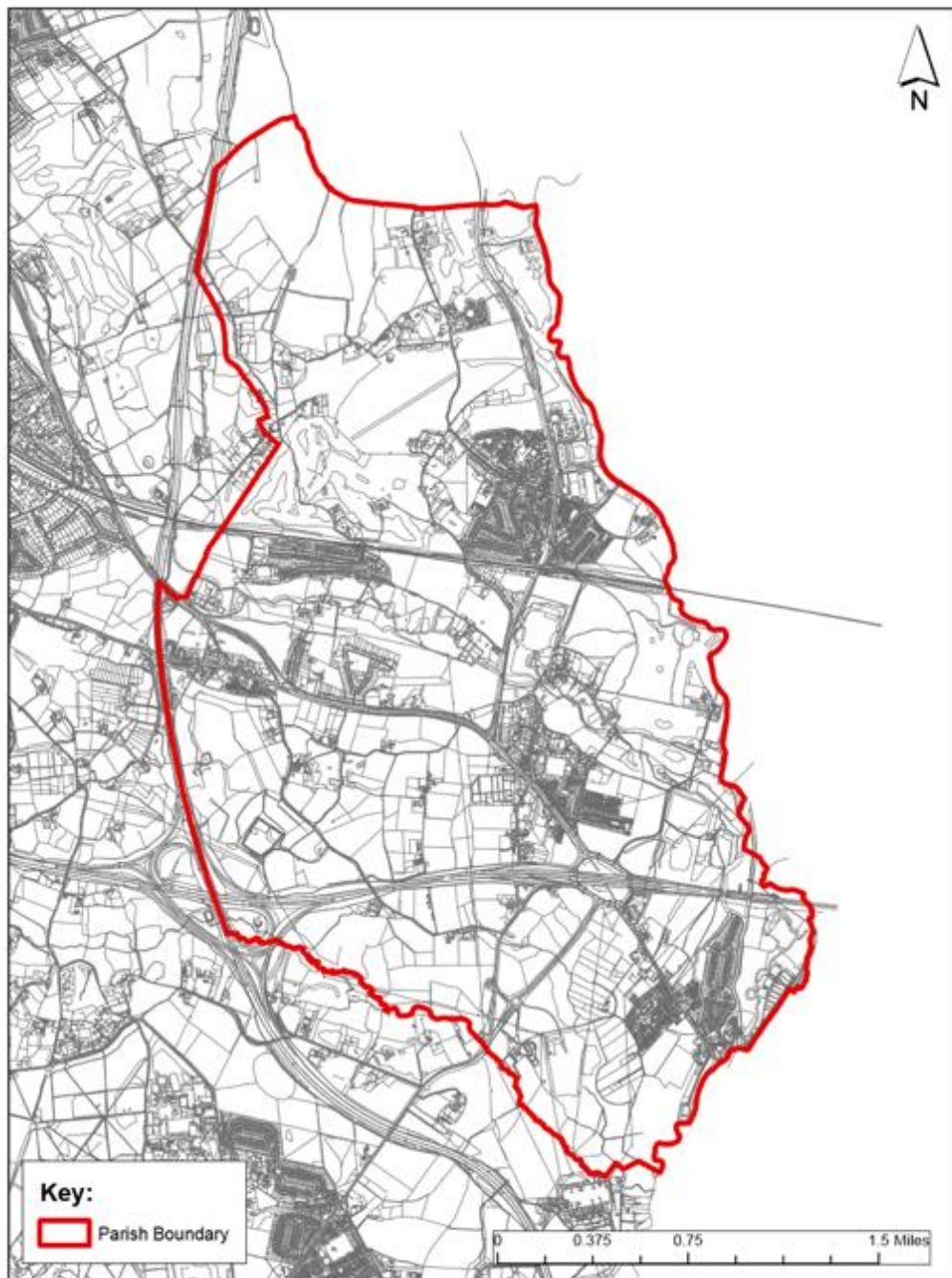
- Is the Plan consistent with the national planning policy?
- Is the Plan consistent with local planning policy?
- Does the plan promote the principles of sustainable development?
- Has the process of making the plan met the requirements of European law?

1.6 In addition, the Parish Council will need to demonstrate to an independent examiner that it has successfully engaged with the local community in preparing the Plan. If the examiner is satisfied that it has, and considers the Plan meets the above conditions, then the Plan will go to a referendum of the local electorate. If a simple majority of the turnout votes in favour of the Plan, then it becomes adopted as formal planning policy for the parish.

The Submission Plan

1.7 The Submission Plan is the opportunity for the Parish Council to formally consult on the proposed vision, objectives and policies of the Plan. It has reviewed the relevant national and local planning policies and assessed how they affect this area. It has also gathered its own evidence and its reports are published separately in the evidence base.

Denham Parish



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Plan A: Designated Neighbourhood Area

Sustainability Appraisal & the Habitats Regulations

1.8 The former South Bucks District Council confirmed in its draft screening opinion of December 2019 that the proposals of the Neighbourhood Plan do not have the potential for significant environmental effects and therefore no strategic environmental assessment is necessary as per the Environmental Assessment of Plans & Programmes Regulations 2004.

1.9 The screening opinion also confirmed that the designated Neighbourhood Area does not include, or is in close proximity to, any Natura 2000 sites and so no habitats regulations assessment would be required, as per the EU Habitats Directive and the Conservation of Habitats and Species Regulations 2017.

2. THE NEIGHBOURHOOD AREA

Profile

2.1 The Parish of Denham consists of five distinct settlements – Denham Green, Higher Denham, New Denham, Tatling End and Denham Village (parts of which are identified as a Conservation Area).

2.2 The Parish is a mixture of rural, semi-rural and suburban residential areas including some large businesses such as the high tech, world renowned Martin-Baker Aircraft Company, Bosch and the head office of IHG, together with a number of other smaller businesses such as William Morris and Mondelez. It is set in a unique location within the M25 in the southernmost part of the County of Buckinghamshire. It is also within the Metropolitan Green Belt.

2.3 Uxbridge Lock on the boundary of New Denham and Uxbridge, Middlesex, is also within an identified Conservation Area covering Kings Mill and Old Mill sites and the surrounding areas.

2.4 Denham's geographical location makes it a prime location within the commuter belt for those working in London with direct trains into Marylebone station via the Chiltern Line. The underground Central line can also be accessed via this line at West Ruislip, with Metropolitan & Piccadilly lines from nearby Uxbridge and Hillingdon Stations.

2.5 Denham Aerodrome, at the north of Denham Green, caters for pilot/helicopter training as well as maintaining light aircraft and helicopters. There are two first class golf courses one of which (Denham Golf Club) has a Chiltern Line station at Higher Denham, and the other (The Buckinghamshire Golf Club) in Denham Village which hosts the Ladies European Tour. It also serves as a function venue and hosts weddings. Created at the same time as the Buckinghamshire Golf Club, Denham Country Park is a 69 acre public park and local nature reserve, and home to the Colne Valley Regional Park Visitor Centre.

2.6 The demographics of the area from the 2011 Census show that 25% of the population are aged over 65, compared to the national average of 17%. In contrast, only 14% are aged less than 15, highlighting that it is very much an ageing population, although a recent large development currently being populated will introduce a younger element.

Short History

2.7 There are various interesting buildings in the Parish, particularly in the Denham Village Conservation Area, that date back to the 16th Century, thus making it popular for filming period pieces. Denham is recorded in the Domesday Book (1086 AD); not long before the Norman Conquest Denham came into the ownership of Westminster Abbey in whose possession it remained throughout the Middle Ages. During the post-medieval period Denham did not grow much beyond its medieval extent. The most significant development occurred in the 17th century with the

construction of the park and garden of Denham Place on what is thought to be the site of the medieval manor house.

2.8 In the centre of Denham village is Denham Place, a large house with gardens designed by Capability Brown, whose wall dominates the village scene. Close by is St Mary's Church, part of which dates back to Norman times. A Wesleyan Chapel dating back to 1866 is the sole remaining building of a row of cottages in Cheapside Lane. The infamous Blacksmiths Murders put the village on the map after a family of seven was murdered in their house. The family members were later buried in the local churchyard.

2.9 New Denham, with Willowbank and Kings Island situated behind the Oxford Road, is a mixture of farms, houses and businesses mainly developed between the 1870s and the 1930s, although some like the Old Mill, Southlands Manor and Kings Mill date from the 17th, 18th and early 19th centuries.

2.10 Savay Farm, within Denham Green, includes a Grade I listed formerly moated 14th century manor house of great historical and political interest, having been the home of Sir Oswald Mosley. With medieval and Elizabethan architecture, it has an ancient grade II listed bridge and tithe barns nearby. The adjacent mound with ditch are Scheduled Ancient Monuments. Denham Green comprises a mixture of grand homes on large plots, traditional 2-3 bed houses, and a retirement village. It is also the site for the Denham Railway Station on the Chiltern Line with a number of non-stop trains to Marylebone during rush hour.

2.11 Denham film studios, built in the 1930s by Alexander Korda, was once the largest film production facility in the UK. The main buildings were demolished in 1980 and the site re-landscaped as Broadwater Business Park. Surviving from the original buildings, in 2017 the laboratories were recently converted into luxury flats which form the centre of the Denham Film Studios housing development in Denham Green.

2.12 Higher Denham is situated on the site of a first world war training and transit camp. The Royal Flying Corp numbers 5 and 6 School of Aeronautics came to Denham to learn to pack parachutes and rig aircraft at the site of Martin-Baker Aircraft company today. After the war the land was sold off piecemeal for housing. Denham Aerodrome, located to the North West of Denham Green, is a privately owned airfield which is in regular use by light aircraft and helicopters. There are records that flying has been taking place at Denham Aerodrome since the 1900s. During both World Wars, RAF Denham operated as a flying training school. The airfield was licensed as a private use airfield in 1938.

2.13 Tatling End lies in the north of Denham and was originally developed as a handful of buildings around the junction of Pinstone Way and the A40. Most development was in the early to mid-20th century. The M25 bounds the settlement to the west and there are a number of houses of historical and architectural value, including a group on Blacksmiths Lane, on Oxford Road and at Denham Mount.

Recent Planning Issues

2.14 There are currently a number of planning applications that are causing issues in and around Denham.

2.15 HS2 has a compound being built on the Western Slopes in Hertfordshire which borders onto, and has significant impact on, Denham. This will be the largest construction camp in Europe. Having facilities for making concrete and accommodation blocks for workers will enable round-the-clock construction work on the tunnels and viaduct and will remain in place for around ten years. Local footpaths are being closed or diverted. A concrete viaduct is being built, which is routed through the Colne Valley Regional Park, across the lakes, right through the Denham Water Ski Club and over the A412 into a tunnel which will go under the nearby M25.

2.16 Currently Denham has hardly any planes flying over, unless they are from Northolt or light aircraft from Denham, but these are very few. However, the potential Heathrow Expansion's third runway will have a high impact with more flights overhead and the knock-on effect of traffic during construction and on completion. Similarly, the proposed expansion of Luton Airport will also have an impact on the highway network in the area.

2.17 Many houses have generous back gardens and these are being systematically sub-divided and developed, destroying the street scene and increasing housing density. Concreting over gardens for car parking further reduces the spacious, green ambience of the affected streets, increasing the risk of flash flooding and contributing to adverse climate change.

2.18 The sub strata of South Buckinghamshire is very rich in minerals and much of it is alluvial deposits, some of which have been quarried. There were four quarries in Denham. One completed quarry lies within the Colne Valley Regional Park and the second is in New Denham which is due to continue until 2028. Two others are on the borders of Denham with Hertfordshire, one of which has been completed and the land given over to HS2. Issues arising from these are the constant HGV movements overloading the local roads and the mud deposited onto those roads from wheels of the vehicles coming off the sites.

2.19 Denham Green was the home of the Rank Film Laboratories and the Denham Studios which have been turned into flats with a further 200 houses currently being built on the site with some affordable housing.

2.20 Tatling End is already very crowded with housing, but also has a new development proceeding on the site of the old Gerrards Cross / Tatling End Police Station.

3. PLANNING POLICY CONTEXT

3.1 The Parish lies within the South Bucks area of the Buckinghamshire Council

National Planning Policy

3.2 The National Planning Policy Framework (NPPF) published by the Government in 2019 is an important guide in the preparation of local plans and neighbourhood plans. The following paragraphs of the NPPF are considered especially relevant to the Neighbourhood Plan:

- Neighbourhood Planning (§28 - 30)
- Promoting healthy safe communities (§91 - §92)
- Open space and recreation (§96 - §97)
- Local green spaces (§99 - 101)
- High quality design (§127)
- Conserving and enhancing the natural environment (§170 - §172)
- Conserving and enhancing the historic environment (§184 - §197)

3.3 The Government published its first National Design Guide in autumn 2019 to encourage better design outcomes from the planning system. The Guide encourages local communities to engage in understanding the character of their areas and, when preparing neighbourhood plans, to prepare design policies specific to their local areas.

Strategic Planning Policy

3.4 The Neighbourhood Plan must be in general conformity with the strategic policies of the development plan, which primarily comprises the saved policies of the South Bucks District Local Plan adopted in March 1999 and the South Bucks Core Strategy adopted February 2011. Until they are replaced by the emerging Local Plan, they will continue to operate in determining planning applications.

3.5 The Core Strategy defines Denham Green (including Denham Garden Village) as a 'secondary settlement'; Denham Village (Conservation Area) and Denham Village (adjoining the A40), together classed as a 'rural settlement'; New Denham and Willowbank, together also classed as a 'tertiary settlement'; and Higher Denham and Tatling End (as well as the much smaller Bakers Wood and Broken Gate Lane) classed as 'rural settlements'.

3.6 The Parish currently lies entirely within the Green Belt, but with Denham Green, New Denham and Willowbank inset; with Denham Village/A40, Tatling End and Higher Denham 'washed over' by the Green Belt but designated as villages for infill development (controlled by saved Local Plan Policy GB3); and Denham Village (Conservation Area) 'washed over' by the Green Belt but not designated. In general, aside from the redevelopment of former brownfield land in Denham Green (the Licenced Victuallers, Nightingale Way and Denham Film Studio sites) and the redevelopment of existing housing and industrial plots at Willowbank and along the A4020 Oxford Road at New Denham respectively, the Green Belt status has resulted in little new development in the Parish in recent years.

3.7 There are also a number of development policies that cover a wide range of matters affecting the Parish, including its Listed Buildings, Conservation Area, the Historic Park and Garden of Denham Place, Local Nature Reserves, SSSIs, and Ancient Woodland. The majority of the Parish also lies within a Biodiversity Opportunity Area.

3.8 These policies predate the publication of the NPPF, originally in 2012, hence the provisions of the NPPF are especially important in shaping how the Neighbourhood Plan will consider its policies. The Neighbourhood Plan is likely to be examined before the adoption of the Bucks County Plan.

3.9 The emerging Chiltern and South Bucks Local Plan 2036 is uncertain. At the time of publication, it appears that it may have to be withdrawn from its examination. However, it may not and so the provisions of the Publication Version of the Local Plan of June 2019 remain important considerations. It is comprehensive in its policy coverage and detail; there are 89 policies of which 22 are deemed as 'strategic' (including 13 site allocations) and 67 are deemed as development management policies (or 'non-strategic').

3.10 The strategic policies are those beginning with SP and development management policies are those beginning with DM. Key policies applying to the Parish are:

- Policy SP EP4 and Policy SP BP13 North of Denham Roundabout – a strategic allocation for 16,000 sq.m. of office space, a hotel and ancillary uses, including up to 500 sq.m. of retail space
- Policy SP LP1 Housing Site Allocations – none of the 11 sites released from the Green Belt to deliver a total of 5,200 homes are in the Parish, though some are close and will affect the road network in the Parish, e.g. at Beaconsfield (1,600 homes) and at Iver Heath (1,450 homes on 3 sites)
- Policy SP PP1 Green Belt – proposing the inseting of the currently 'washed over' villages at Denham Village, Higher Denham and Tatling End but on their current settlement boundaries and the removal of the protection of the present GB3 policy would allow dwellings out of keeping with the street scene of the villages.
- Policy SP EP1 Retail Hierarchy – continues to identify the shopping area at Denham Green as a 'Local Centre' for retaining and enhancing 'town centre' uses
- Policy SP EP2 Retail Need – providing for up to c. 4,000 sq.m. of new shopping space by 2026 across the centres of Denham Green, Gerrards Cross and Iver (but with no specific allocations at any of these three locations in Policy SP EP3)
- Policy DM EP3 Economic Land – identifying 'strategic economic sites' at Broadwater Park, Martin-Baker, Rivermead and Uxbridge Park and 'key economic sites' at Chalfont House, Phoenix House and Capswood Centre to offer different levels of protection from changes of use to non-economic uses
- Policy DM NP2 Colne Valley Regional Park – setting out the principles for acceptable development in the Park

- There are also a number of design policies (DM DP1 – DP23) that cover a wide range of matters affecting the Parish, including its Listed Buildings and Conservation Area

3.11 The housing supply strategy assumes 2,051 homes will come forward across the District via planning applications on sites of over 5 homes in the plan period that have been considered as suitable, achievable and available in the January 2020 Housing & Employment Land Availability Assessment (HELAA). It sets out an indicative housing figure for the Parish of 491 homes comprising 372 homes that have been built or committed since the start of the plan period, 59 homes from suitable sites (three of which now also have planning consent, leaving a residual 12 homes) and 60 homes from windfall schemes. It has assessed no sites in the Parish as being suitable either within or outside the Green Belt, other than those that have consent and the Smiths nursery site on Oxford Road, New Denham. In which case, Bucks Council acknowledges that this Neighbourhood Plan is not in a position to allocate land to meet this requirement.

3.12 There are other waste and minerals development plans that apply in the Parish, but they are not considered relevant in the preparation of this Neighbourhood Plan. There are no completed neighbourhood plans in the vicinity, but others in the District are also in the process of being prepared, most notably the adjacent parishes of Fulmer, Gerrards Cross, and Iver in South Bucks and Ickenham Neighbourhood Forum in the adjacent London Borough of Hillingdon.

4. COMMUNITY VIEWS ON PLANNING ISSUES

4.1 The Parish Council set up a project steering group to oversee the project on its behalf. The group comprises members of the council and local residents. At the outset, the group decided that it needed to ensure the five different village communities were properly represented and engaged in the project.

4.2 As a result, it set up a task team of group members of each village, with an open invitation to villagers to attend and participate in team meetings. The teams were invited to review planning issues in their village and to generate policy ideas. The group would then identify common issues to address in the plan, as well as village-specific policy opportunities.

4.3 The team have met on a number of occasions as the project has made progress, most recently to complete their evidence and to review the draft policy proposals. The teams approached their work differently and have focused on different planning matters. Their activities and views are summarised below:

Denham Green

4.4 Two meetings were held with Denham Green local residents in April 2018 and April 2019 to discuss issues which residents felt should be covered by the Neighbourhood Plan. On 5 October 2019 local residents took part in a walkabout of Denham Green to raise salient issues for the Neighbourhood Plan, annotate a local map and take supporting photographs.

Traffic and roads

4.5 Residents felt that any new business and residential developments should fully address the impact on local traffic flow, road access, car parking, traffic noise and pollution. Local roads which have not been adopted by Buckinghamshire Council, such as Denham Green Lane, are problematic due to maintenance issues. Residents consider that the council should investigate adopting significant roads and prevent heavy lorries from using local streets.

4.6 Heavy lorries associated with the recent increase in local quarrying activity are causing significant congestion, pollution, road drainage, traffic noise and parking problems, which will get worse when HS2 activity in the area ramps up. Traffic control measures in the area need to be significantly improved.

Business

4.7 Broadwater Park is seen as a model commercial business zone which promotes local employment while being sensitive to the impact of the business activity on local infrastructure. The park is screened by trees, has ample road access and parking and is clean and quiet. Similar business development along the North Orbital corridor would be welcomed.

4.8 The petrol station in Denham Green is now having a negative impact on the area due specifically to heavy lorries using the facilities despite the limited access

and parking facilities. This is expected to get worse when HS2 activity ramps up change.

Community facilities

4.9 There is a growing need for additional medical facilities in the area and residents consider that if new medical facilities are constructed, then the former day-care centre in Nightingale Lane would be an ideal location.

4.10 There is a local need for more indoor and outdoor sporting facilities, such as the now disused Martin Baker sports hall and fields and the disused garages off St Mary's Road. The latter location is ideally situated for the development of local community facilities including sports and retail.

Housing development

4.11 Denham Film Studios development is welcomed but the provision of relevant community facilities such as a community centre, sports facilities, doctors etc. needs to be addressed. Any future developments should have a construction management plan in place covering parking and access.

4.12 It was felt that the Savay Farm area could not tolerate further development as the existing traffic problems would get worse. All new housing development should be sensitive to the character of Denham Green, maintaining the semi-rural nature of the locale, while incorporating eco-friendly building design.

Shops and Services

4.13 There is scope for additional retail facilities in Denham Green. Recent additions have had a positive impact and residents believe that suitable additional retail facilities could be accommodated and would be welcomed.

Green Belt

4.14 The Green Belt is very important to residents. They noted that the reason they moved here was because of the green setting, so they don't want the area's surrounding protected greenbelt zones to be destroyed.

Higher Denham

4.15 Two consultation meetings brought residents together in June 2018 and March 2019 to discuss the Neighbourhood Plan and how issues can be influenced locally. The main points from both meetings:

Housing Development

4.16 This topic at both meetings caused significant discussion. There was an appreciation of the need for some housing development in the Parish but the access to Higher Denham precluded any major developments. This point was emphasised heavily at both consultations. Concern was expressed that larger houses could be demolished and multiple residences including flats could be built.

There was criticism of the District Council planners on applications which had been passed and also the lack of planning enforcement of permissions granted. There was specific mention of “no flats”.

4.17 Residents were adamant that the fields on each side of Old Rectory Lane should remain as agricultural farm land, preserving the rural character of the settlement and “a rare oasis of calm and peace” described by one resident but a sentiment expressed by many.

4.18 The Old Rectory Meadows SSSI was discussed and there was general consensus that it should be restored and they wished for the following words to be inserted in the Neighbourhood Plan “because it is a SSSI, building on the site will never be permitted”. The area of special character in Moorhouse Farm Lane was also singled out as an area to be preserved adding to the openness of the settlement.

Lower Road

4.19 This un-adopted road is in a poor state with potholes. It takes all of Martin-Baker's employee, suppliers and construction traffic amounting to over 1000 vehicle movements per day. At certain times of the day it causes noise and traffic disruption to residents and there have been requests of the company to develop long awaited plans for a relief road to the A413. The potholes are filled by the company but not to a standard giving long life. The company has informed both the Parish Council and residents that they plan to develop the new road within 3 years. It is hoped that the road can be brought up to a standard by the company allowing adoption by Buckinghamshire Council when the relief road is operational so that modern day services such as fibre broadband can be installed in the village. At least one potential provider has declined to go forward due to having to negotiate with 100 householders.

4.20 Residents requested that Lower Road remain a “dead end” to the Martin-Baker factory once the relief road has been built. The large amount of traffic movements also has a knock-on effect to Old Rectory Lane and considerable pressure has to be brought to bear on the County Council to resurface a “country lane”.

Public Transport

4.21 Trains are infrequent from Denham Golf Club station with gaps of over 2 hours during the day and over an hour in the morning and evening rush hours. The settlement is served by a shopper bus service leaving in the morning and returning around lunch time.

Other Matters

4.22 Many residents were concerned the HS2 construction traffic and the general noise, mud on the roads and broken surfaces which would result. Exiting onto the A412 is difficult and dangerous unless the traffic lights provided to allow Martin-Baker's workforce are in operation. This is a general point also affecting Tilehouse Lane in Denham Green and Village Road from Denham Village.

4.23 In addition to the consultation output described above, 2 extensive village walkabouts occurred to identify design features and also test the new Neighbourhood

Design policy. Regular articles reporting progress were featured in the Parish magazine and Residents Association newsletters.

New Denham

4.24 The task team has focused on identifying the elements of the village that make up its essential character following two well attended consultation meetings.

The Conservation Area

4.25 The confluence of the two branches of the River Colne and the adjacent Grand Union Canal create a visual and audible environment of water landscape to complement the historic buildings of The Old Mill and Kings Mill with their attendant cottages and work place buildings. Views extend from the Oxford Road into Willow Avenue past the roadside cottages to the entrance to Kings Mill Way between the re-purposed Kings Mill buildings. Its character is an historic enclave virtually surrounded by modern development.

4.26 The inter-relationship between land and water arises from a combination of natural features and management by earlier generations. The physical legacy of a centuries-old tradition of corn-milling takes the form of surviving buildings, bridges and water management features such as channels, weirs and sluices. There is also the legacy of the canal in the form of surviving buildings, bridges and watercourses and plan-form. Uxbridge Lock is the only canal lock in the former South Bucks District.

4.27 The quality of surviving buildings is evidenced by the high proportion which have been listed. The semi-rural character survives, owing in large measure to the river, canal, green spaces and trees. Its character varies with the seasons, with changes in tree cover and use of the canal and Marina. Leisure activities associated with the water are reflected in features such as waterside buildings, boats (both passing and moored) on the canal and public footpaths.

Oxford Road

4.28 Osborne Farm is on the south side of the road; a mid-19th century house with a farmyard and barns next to it. The field behind the farm extends around its north side up to the hedge boundary with the main road. The Nine Stiles public footpath starts just past the buildings of the farm and extends across the field, cutting diagonally across the south side of New Denham, towards Fulmer, its destination. Opposite the farm, behind a hedge, one branch of the River Colne skirts the northern side of the road before it flows behind the row of small shop buildings and underneath the Old Mill.

4.29 Oxford Road has a mixture of low rise business premises with some private dwellings, particularly on the south side. Most of these date from the 1930's beyond the Knighton Way Lane entrance with the garden centre on its corner. There is also a 1920's house that was originally provided as part of the smallholding, set up after the 1914/18 war which later developed into the garden centre.

4.30 Further westwards, towards Denham roundabout, the buildings on the south side are primarily associated with Ivy House Farm which forms a cluster of buildings

dating from the turn of the 19th and 20th centuries. An entrance leads into a yard and to paddocks beyond. The field beyond the farm is currently being excavated for minerals and will be restored to pasture within 9 years. From Knighton Way Lane, the opposite side of Oxford Road includes a stretch of open land the New Denham Community Centre, Denham United Ladies Football Club and the Parish Council Allotments.

4.31 Next to the Allotments, the semi-detached 'arts and crafts' style cottages have distinctive fretted bargeboard gables and a historic milestone stands in front of them. Another house of note stands slightly further back from the fronts of the cottages. It has 'Norman arched' windows and appears to date from the nineteenth century. Moat Place is a short parallel cul-de-sac just behind a line of trees as the Oxford Road reaches the roundabout. The houses were originally provided as accommodation for police officers and have been individually altered and extended since being sold off as private residences.

Oakside

4.32 There are single story bungalows on each side of the road, built between the world wars, with some redevelopments and extensions. The cul-de-sac extends around the bend into a small social housing development comprising two storey terraced houses, some of which face on to the southern branch of the River Colne, and a two-storey block of apartments.

Newtown Road

4.33 The road has evolved over approximately 170 years and contains different styles of dwellings which were contemporaneous with the periods in which they were built. The terraces of cottages date from the 1870's up to the early 1900's and more modern houses were erected in the styles of most of the decades since then. The building lines are primarily straight and parallel with the road. The houses on the east side of the road back onto the fields of Osborne Farm and have open views across to the borders of Uxbridge. Off Newtown Road, there are two cul-de-sac developments of two storey dwellings, primarily dating from the 1930s.

Knighton Way Lane

4.34 Until the 1980's all but two of the houses and bungalows in the lane were sited on the left hand side and dated primarily from the 1930's and 1940's. The building lines are even and parallel with the roadway. From the left side of the lane a narrow entranceway leads down between two of the houses into Ash Green, a group of 12 cottage style houses built in 1921, before the Knighton Way Lane itself was developed. They are sited around three sides of a small 'village' green space.

4.35 To the right side of Knighton Way Lane, the recreation ground contains children's play equipment, outdoor exercise machines and a football pitch. This space was once occupied by the New Denham village school and part of it was also redeveloped in the 1980's as a cul-de-sac of 4 detached houses. Set back from the lane as it bends sharply to the left, a short stretch of track, which is also part of the Nine Stiles footpath, leads to Brickfield Cottage which stands alone behind Ivy House Farm.

4.36 Knighton Way Lane continues with all its south west facing houses overlooking open land, much of which is currently being quarried for minerals. It will then be restored as lakes and open land, part wooded. Towards its end, the lane becomes an un-metalled track which passes the closed end of Newtown Road and reaches the gateway to Field Cottage, an ex-smallholding which stands slightly isolated, now housing a quarry employee. It is planned that when the quarry works and restorations are finished, a footpath will run from the end of Knighton Way Lane and around the area.

Willowbank

4.37 Willowbank is officially a village with a village green hosting a memorial garden, village sign post box and telephone box. Willowbank is an island surrounded by the River Colne on one side and the Canal on the other meeting at a weir. There is therefore only one entry or exit and that is via Willow Avenue from the Oxford Road.

4.38 Willowbank was originally a bungalow village dating back to the 1920's with the deeds for all properties stating one residency per plot. Most plots have large gardens. Many of the old bungalows have now been replaced with a variety of chalet bungalows, some being almost of mansion size. The character of the village is maintained as rural with no street lights or pavements. There is a strong community in the village and much of the maintenance is self-managed by the residents.

King's Island

4.39 The King's Island development is a new development on what was an old working flour mill site. It is surrounded by both the river and the canal. It is a mixed development of apartments and town houses. It is a private community with a managed gated system. There is only one access route to the King's Island development and that is by sharing the Willow Avenue entry/exit, from the Oxford Road, with the Willowbank residents.

Tatling End

Green Belt

4.40 Residents felt very strongly that Tatling End must remain in the Green Belt. The area is already very crowded with housing with a large new development proceeding on the site of the old Gerrards Cross / Tatling End Police station. Residents were united in wanting these fields and the settlement to remain open to retain what is left of the Green Belt.

4.41 Due to access on the busy A40, which runs straight through Tatling End, residents felt that there was not much scope for further housing. An exception might be on the site on or around the now largely redundant South Bucks District Offices at Capswood if that site becomes available in the future.

4.42 Residents felt very strongly that the Old Landfill Site bordering Hollybush Lane, Pinstone Way, M25 and M40 should return to agricultural use as promised by the former South Bucks District Council once remedial work is completed by December 2020.

4.43 The field between Mount Lane and Hollybush Lane should remain agricultural within the Green Belt. There is no appetite for a proposed Garden Centre particularly as the applicant envisages a restaurant on site. The flow of cars and lorries to such a site would seriously clash with and hamper traffic on the A40.

4.44 The field on the right hand side of Pinstone Way should remain agricultural. Anything else (housing or businesses) would not be practical due to the narrow nature of Pinstone Way.

Businesses

4.45 The Toby Carvery and the Londis Shop are vital to the life of Tatling End residents and these two sites should remain for business use only.

Community Facilities

4.46 The lack of a doctor's surgery in Tatling End and indeed the neighbouring Gerrards Cross area is a matter of great concern to residents. All efforts should be made to establish a doctor's surgery in the area, perhaps on the Capswood Site. Another matter for concern is the lack of any public hall in Tatling End. The manager of the Toby Carvery has kindly allowed Tatling End Residents Association to hold small meetings there, but the pub is not suitable for larger meetings or activities. A public hall is needed in Tatling End.

Denham Village

4.47 Local people feel that GP services are stretched and would support a more accessible service.

4.48 Community views are that commercial development should be strongly opposed due to lorry movements, congestion, noise and air pollution.

4.49 There is strong support for the continued designation of the conservation area in Denham Village. It is also considered important that the course of the rivers Misbourne and Colne are maintained so as to support their ecology (e.g.; by avoidance of excessive water extraction therefrom and the removal of choking weed growth and the general encroachment with pollutants rubbish and silt).

4.50 Local people expressed general concern at the levels of air and noise pollution from the A40, M40, M25 and A412 and support was expressed for any form of development that might reduce the associated health risks. In addition, they also voiced specific concerns re dust pollution from a neighbouring business's on site activities and its associated lorry movements.

4.51 There is a designated but incomplete cycleway alongside the A40 and the one on the A412 cycleway has reverted to a pathway. Local people would like to support their revival and see them generally improved with better demarcation and drainage.

4.52 Local people would support the establishment of Post Office facilities within the village or anywhere else in Denham Parish.

5. VISION, OBJECTIVES & LAND USE POLICIES

Vision

5.1 The vision of the Parish in 2036 is:

"To retain and enhance the unique character of each settlement within the Parish whilst delivering sustainable growth within development constraints identified for each village. Emphasis to be given to ensuring a safe living and working environment supported by a range of services particularly increased health, sports and leisure facilities covering all age groups."

Objectives

5.2 The key objectives of the Neighbourhood Plan are:

- To protect the semi-rural environment and the Green Belt
- To protect the current townscape character of each settlement
- To protect open spaces and the entrance to Denham Country Park
- To restore and protect SSSI sites and ancient woodland across the Parish to ensure there is no loss of existing wildlife numbers and variety
- To make efficient use of scarce, established economic land in the Parish to deliver jobs growth
- To support the redevelopment for housing of established economic land that is of poor quality or is a poor neighbour to surrounding housing areas
- To protect small convenience shops and other local commercial services from unnecessary loss to other uses
- To encourage eco-building practices and the re-planting of trees and hedges

Land Use Policies

5.3 The following policies relate to the development and use of land in the designated Neighbourhood Area of Denham. They focus on specific planning matters that are of greatest interest to the local community, especially in seeking to secure high quality design outcomes. The section firstly contains policies for each of the five villages, to reflect their distinctiveness, then concludes with a number of policies that will apply across the Parish.

5.4 There are many parts of the Parish that are not affected by these policies, and there are many other policy matters that have been left to the Bucks County Plan to cover. This has avoided unnecessary repetition of policies between the two plans, though they have a mutual, helpful inter-dependence.

5.5 Each policy is numbered and titled and is shown in bold italics. Where necessary, the area to which it will apply is shown on the Policies Map attached to the document. After each policy is some supporting text that explains the purpose of the policy, how it will be applied, and where helpful, how it relates to other development plan policies.

5.6 The following village-specific design policies establish the importance of the design of new development so that their essential character is maintained. In doing so, they refine the design quality principles of saved Local Plan policy EP3 and adopted Core Strategy Policy 8. Similarly, they refine emerging Local Plan policies DM DP7, DP8 and DP13.

5.7 The Chiltern and South Bucks Townscape Character Study January 2019 has essentially been updated by the Steering Group for each village and its findings published in the separate Denham Parish Character Study. For that part of Denham Village that lies within the Conservation Area, the SBDC Appraisal document of 2008 has also been reviewed. The policies therefore include a series of design principles drawn from these assessments. These principles set out the features of the villages that make them distinctive from other settlements. They require that development proposals demonstrate, where relevant to the nature and location of the proposal, that regard has been paid to these principles.

DENHAM GREEN



5.8 Denham Green has wide, tree lined streets with grass verges, many with a tree/forest backdrop. The individual plot sizes are regular, with low profile residential buildings, mostly brick, having consistent roof lines, heights and types of roof tile. A particular feature of many of the plots is the long rear garden.



5.9 The industrial and commercial areas are grouped together along the North Orbital Road (A412), with direct access from the road. They are effectively screened by trees and set well back from streets and roads, thereby ensuring that visual, noise and traffic intrusion into the residential areas are minimised.

5.10 Pockets of ancient woodland to the north and west, the Colne River corridor and lakes to the east, and the railway line to the South effectively enclose Denham Green and contribute to the general sense of being in a rural setting. There are listed buildings in the Deluxe Laboratories site and Savay Farm.



5.11 To the North West of Denham Green is the privately owned Denham Aerodrome, which is home to a number of charter and flight training operators based in hangars and offices along Hangar Road. The airfield, which has been operational since the early 1900's, has one paved runway and two grass runways.

There are grass areas suitable for forced landings immediately after take-off, within the golf course to the South West and between the woodlands to the East. It is important that any proposed developments in the near vicinity take into account the restrictions relevant to an operational airfield.



5.12 Approximately half a mile to the North of Denham Green, with an access from Tilehouse Lane, is Wyatt's Covert which houses a residential estate of 80 park homes and a Caravan and Motorhome Club site with hard standings for up to 50 caravans. The single storey nature of all the dwellings is appropriate to the location which is very close to the flight path of

planes using Denham Aerodrome. With a single access road and no through roads, the estate is totally embedded in the ancient woodland of Northmoor Hill Wood, giving it a uniquely rural character. The new HS2 viaduct will run very close to the Eastern edge of the estate.



5.14 The Northern boundary of Denham is characterised by pockets of ancient woodland including Nockhill Wood, Juniper Wood, Great Halings Wood and Northmoor Hill Wood. The latter is a nature reserve of varied woodland with wildlife and geological interest. The HS2 project will have a direct adverse effect on the amenity and tranquillity of the ancient

woodlands and HS2 have proposed planting new woodlands and creating new footpaths, recreational routes and cycle ways to compensate.



5.15 Traffic management in Denham Green is now a significant issue. The North Orbital Road as it passes through Denham Parish, along with other connecting roads, is subject to traffic bottlenecks partly due to local factory traffic and now made worse with increasing HGV's from nearby HS2 construction traffic and local quarry traffic. Future plans for the Martin-Baker site access will alleviate the congestion.

5.16 Associated with traffic management is the issue of parking in the village streets, caused largely by Denham Station commuters taking advantage of the free parking in the streets in the village, to the detriment of residents' parking. A further related issue is the increase in pollution caused by the traffic. Aside from the noise and exhaust fumes, the heavy lorries used by local quarry sites deposit a great deal of dirt which then blocks the roadway drainage. This is likely to get significantly worse when HS2 construction ramps up.

5.17 The key objectives for managing design in Denham Green are:

- To improve and maintain the suburban character of the village
- To discourage inappropriate development of rear gardens
- To protect precious local green spaces
- To acknowledge important local buildings

Policy DEN1: Design in Denham Green

Development proposals in Denham Green must demonstrate that they have had full regard to the relevant Townscape Character Study guidelines and to the following design features that are considered essential to the significance of the village character:

- ***The shops, flats and restaurants on one side of the North Orbital Road near the junction with Moorfield Road form the centre of Denham Green and are very prominent in long views from the north, which are framed by lines of mature street trees on the highway edge. The shops and restaurant facilities are all at ground level, which maintains their local character.***



- **The Inter Continental Hotels Group HQ and the Bosch factory in Broadwater Farm, set well back from the North Orbital Road and screened by trees, form a coherent commercial area.**



- **There are four distinct suburban residential areas enclosed by roads and the railway line, with dwellings of one or two storeys. Alongside and parallel to the North Orbital Road are three storey blocks of flats.**



- **The key suburban roads of Tilehouse Way, Tilehouse Lane, Nightingale Lane, Penn Drive, Denham Green Lane, Moorfield Road and the streets in between them, all comprise regular shaped and orientated housing plots which are set back from the road on strong and consistent building lines behind well- maintained grass verges and trees, with consistent roof lines, long rear gardens and often a backdrop of trees.**



- **Minor back land or tandem development is not within the character of these areas and will inevitably lead to a loss of local amenity**

DENHAM VILLAGE

5.18 The main part of the village comprises two very distinct areas: the historic core centred on Village Road to the east of Denham Place; and the modern suburban streets between the historic core and the A40. Although they connect together via Village Road/Old Mill Road and Cheapside Lane they are predominantly divided by two large fields alongside the River Misbourne.

The historic core lies within the Denham Conservation Area, which was first designated in 1971. The architectural and historic value of the buildings in the Area is reflected in the high proportion of listings; many surviving buildings have evolved organically over centuries leaving an assortment of buildings of different dates, scale, styles, functions and materials. The larger, taller Denham Place, Wrango Hall, Hills House, and The Falcon dominate the village core.

The more modern part of the village adjoins the A40 but also has a distinct suburban character, especially on Ashmead Lane and Cheapside Lane. The pocket of development on Ashmead Lane is identified by the Chiltern and South Bucks Townscape Study (January 2019) as an 'area of special character'. There are a small number of commercial properties and small holdings together with a few houses of mixed sizes and styles, all mostly on two rural lanes, Willetts Lane and Hollybush Lane south of the main village and M40.

5.19 There is another area, south of the M40, bounded by the motorway and the A412, thus in between the main parts of Denham Village and New Denham, comprising a small number of commercial properties and small holdings together with a few houses of mixed sizes and styles, all mostly on two rural lanes, Willetts Lane and Hollybush Lane.

5.20 On-street car parking in the historic core is problematic on occasions as there is little space to serve both local residents and visitors to its pubs. Parking and congestion can also be a problem at peak hours around the school in Cheapside Lane. The noise and sight of heavy traffic using the A40 have a major effect on the parts of the village in that area. The area also comprises large commercial buildings off the A40 and Ronan Way and a series of large garden nurseries and other activities on the opposite side of the A40.

5.21 The key objectives for managing design in the village are:

- To retain the very special historic character of the Conservation Area and the suburban character of the rest of the village
- To prevent inappropriate development of rear gardens
- To protect precious local green spaces
- To acknowledge important local buildings

Policy DEN2: Design in Denham Village

Development proposals in Denham Village must demonstrate that they have had full regard to the Chiltern & South Bucks Townscape Character Study (Jan 2019) and Denham Conservation Area Appraisal guidelines and to the following design features that are considered essential to preserve the significance of the Denham

Conservation Area and the rural character of other parts of the village:

In the Conservation Area:

- The sense of enclosure created within the core of the village through a combination of tall mature trees, tall brick boundary walls and occasional three-storey buildings following very regular building lines at or very near the pavement or road edge
- The tall boundary wall of Denham Place combining with the buildings opposite to contain the village green as an amenity space
- The presence of a small number of fine, prominent listed buildings, notably Denham Place, Wrango Hall, Hills House and The Falcon, that terminate or punctuate long views into the core of the village from the outside
- The contrast with the village core of its entrances created by wider, greener streets bounded by tall walls, trees and hedges with very large detached houses and smaller ancillary buildings set in regular large plots
- Minor back land or tandem development is not within the character of these areas and will inevitably lead to a loss of local amenity
- The dominance of red brick and clay tiles as building materials
- The occasional use of the Dutch gable form either in the building and roof form or as a motif in boundary walls and gates
- A rare glimpse from the street between buildings and open gates to the mature landscape of long rear gardens, the river and countryside to the south
- Long view of church tower from eastern entrance to village core on Village Road
- The long views across the fields from Cheapside Lane and Old Mill Road towards the core of the village
- The prominence of the Village Hall at the junction of Village Road and Cheapside Lane
- The prominence of the group of Old Mill buildings, including the Priory, in views from Old Mill Road and in brief views from Village Road
- The green space around the road junction with Ashmead Lane created by the larger houses on the western side and the mature hedges and trees on its eastern and southern edges

In the setting of the Conservation Area:

- Only occasional glimpses of the village from the countryside to the north, west and east as there are significant belts of mature landscape around its edges and the tall boundary walls of Denham Place
- There are few public vantage points with views into the Conservation Area from the north
- Ashmead Lane plays an important transition role from the modern to the older village

In Old Mill Road, Denham Way and Oxford Road (A40) southern end:

- Very regular plot widths and consistent orientation with single detached or semi-detached two-storey houses set back from the pavement edge in groups with very consistent building lines
- Minor back land or tandem development is not within the character of these areas and will inevitably lead to a loss of local amenity
- Variety of building forms, materials and boundary treatment

In Priory Close:

- ***Uniform building forms in its eastern part, with the common use of half hipped dormers and clay hanging tiles on the upper floors, enhanced by the distinct sense of place and function space created by the amenity land in between the buildings***

In Ashmead Lane:

- ***The distinctive low density pattern of detached houses with a variety of architectural styles set within large garden plots with mature vegetation fronting onto a well-treed green streetscape***
- ***Minor back land or tandem development is not within the character of these areas and will inevitably lead to a loss of local amenity***

In Cheapside Lane:

- ***The prominence of the public house in long views along the road***
- ***The well-defined cricket ground and public space with tall boundary wall, hedge and tree edges on all four sides***

HIGHER DENHAM

5.22 The settlement is the most rural of the Denham Parish settlements and lies at the end of a narrow country lane, Old Rectory Lane. The settlement has a natural southern boundary formed by the River Misbourne, a nationally important Chalk Stream and Tom Williams Wood, a large area of ancient woodland. The northern boundary is formed by the railway line and Denham Golf Club Station. Parallel roads running east-west form the majority of the settlement; the eastern boundary is formed by the ancient sunken wooded single-track, woodland road Slade Oak Lane and the western boundary by Martin-Baker Aircraft Ltd (operating since 1929) a high tech business manufacturing ejector seats for fighter aircraft.

5.23 Houses on the south side of Lower Road have views of the ancient woodland or the river running at the bottom of their gardens with an open vista over the fields of Moorhouse Farm. The settlement rises quite steeply towards the station and results in many of the south facing houses in Middle and Upper road having views over open countryside and woodland.

5.24 The key objectives for managing development in the village are:

- To preserve and enhance the rural settlement through the unique combination of the chalk stream, the river Misbourne, and shelter belts formed of ancient woodland and community gardens ensuring the wildlife biodiversity is protected and grows
- To prevent further inappropriate over development and plot intensification schemes which will markedly change the rural character of the settlement
- To retain the agricultural character of the farmland
- To discourage inappropriate development of rear gardens and plot intensification schemes that result in over-development
- To encourage the replacement of the Village Hall with a new building which is in keeping with its surroundings
- Restoration of the SSSI, Old Rectory Meadows

Policy DEN3: Design in Higher Denham

Development proposals in Higher Denham must demonstrate that they have had full regard to the relevant Townscape Character Study guidelines and to the following design features that are considered essential to preserve the rural village character:

- ***The dominance of detached bungalows, dormer bungalows and 2 storey, 3-4 bedroom family houses in large, regularly shaped and orientated plots with consistent building lines on each road allowing occasional views south to countryside***



- *Long front gardens on the north side of Middle Road and Doggetts Farm Road, mostly planted and green, with few completely paved and most with a front boundary of a low brick wall or hedge*
- *Prominent, occasional large mature trees frame the street scene along Lower Road*



- *The prominence of occasional large mature trees and tall hedges which in combination frame the street scene along Middle Road*
- *The prominence of hedges and shrub planting which in combination frame the street scene along Upper Road*
- *Large rear gardens in places along Middle Road and Lower Road so minor back land or tandem development is not within the character of these areas and will inevitably lead to a loss of local amenity*
- *Variety of house styles, mainly brick with some rendered and painted white, many with reddish tile hangings on the front and some with 'catslide' roofs.*



- *A lack of visibility of housing in the other roads, a green or woodland backdrop, and an impression of being in the countryside, with views of trees when looking along the road and grass verges and pavements*
- *open and distinctive views to and from Moorhouse Farm Lane to the farm across fields, along the river*
- *the tranquillity of the enclosed Glebe Field comprising amenity and open green spaces, the recreation field and the Community Hall in Lower Road with views across fields and along the river.*

NEW DENHAM

5.25 The area of New Denham is an inset community as it is surrounded by green belt. It has three distinct parts: the Willowbank estate of bungalows and the recent King's Island development, the Newtown Road/Knighton Way Lane area and the oldest part at Willow Avenue on the village boundary with Uxbridge.

5.26 The very busy Oxford Road divides the community by running directly down the middle. All houses in the area are of one or two storeys and have rural settings. Almost all residencies have an uninterrupted view of green fields, the River Colne or the Grand Union Canal. Only those premises actually on the Oxford Road have a congested siting. Much wildlife exists both from the river, riverbanks and the many trees and shrubs. Also along the Oxford Road are allotments and Denham United Ladies Football Club ground.

5.27 The key objectives for managing design in the village are:

- To maintain the rural aspects of large parts of the village
- To retain the agricultural character of the remaining farmland and allotments
- To ensure new homes maintain the dominant character of one or two storeys
- To protect the wildlife and trees
- To discourage inappropriate reuse and conversions of heritage assets

Policy DEN4: Design in New Denham

Development proposals in New Denham must demonstrate that they have had full regard to the relevant Townscape Character Study guidelines and to the following design features that are considered essential to the development of the village character:

- ***The cluster of historic buildings at the entrance to Willowbank are prominent in views along Oxford Road with Kingsmill Cottage terminating the view past the Old Mill Buildings to Willow Avenue***



- ***Kingsmill Cottage and Kshier Wikaas House either side of King's Mill Way provide a reminder of the historic purpose of this river and canal side area***

- *There are glimpses of the canal and listed bridge and Lock Cottage from Sanderson Road*



- *Willowbank Village has a strong and distinct identity with a mixture of detached individual old bungalows and new build larger chalet bungalows with open views to the fields and river beyond*
- *Oakside is a mixture of individual old bungalows in one part and two storey houses in the other, with views to the river*
- *The Oxford Road is dominated by large commercial buildings of different styles and forms*
- *The Newtown Road/Knighton Way Lane area is a suburban area of a variety of one and two storey, detached and semi-detached houses and bungalows set in regular plots with strong building lines*
- *The three storey commercial and flatted building at the junction of Oxford Road and Newtown Road is very prominent in views north along Oxford Road*
- *There are wide vista views from Oxford Road, Newtown Road and Knighton Way Lane across the fields to the east and west of the village respectively*
- *The 19th century Ivy House and Osbourne Farms confirm the separation of the Green Belt around New Denham, from the adjoining urban townscape of Uxbridge*



TATLING END

5.28 The settlement of Tatling End lies in the north east of the former South Bucks District. Immediately to the east of Gerrards Cross between the M25 and the A413. It originally developed as a handful of buildings around the junction of Pinstone Way and the A40.

5.29 Most of the settlement as seen today was developed in the early to mid-20th century. The M25, which bounds the settlement to the west, was constructed in this area in the mid 80's. There are a number of houses of historical and architectural value, including a group on Blacksmiths Lane, on Oxford Road and at Denham Mount.

5.30 There is an important piece of land in front of Maltmas Green, known locally as Froggy Common, which should be preserved. There is also a very ancient milestone on the A40 in front of the offices of the former South Bucks District Council which should be preserved at all costs.

5.31 The key objectives for managing design in the village are:

- To maintain the rural aspects of the village
- To retain a mix of housing and commercial land
- To protect precious local green spaces
- To prevent the visual coalescence of Broken Gate Lane or Bakers Wood with Higher Denham or Denham Village respectively
- To protect and enhance local retail units in Willets Lane

5.32 The policy identifies a number of buildings in the Parish that, whilst not designated as listed buildings, have some local heritage value for the purposes of applying emerging Local Plan policy DM DP4 on Local Heritage Assets. The Steering Group identified buildings and structures in each settlement and the countryside which have a local interest based on the criteria set out in the English Heritage Good Practice Guide 2012. For Denham Village, the 2008 Conservation Area Appraisal was reviewed, as it identifies 'unlisted buildings which make a positive contribution to the special interest of the Conservation Area'. The buildings and structures for all of the villages are described in Appendix A. Some assets may also have important social value and may be identified in Policy DEN9 below. In addition, the Parish has many Listed Buildings; for completeness, they are included in the schedule in Appendix D.

Policy DEN5: Design in Tatling End

Development proposals in Tatling End must demonstrate that they have had full regard to the relevant Townscape Character Study guidelines and to the following design features that are considered essential to preserve the rural village character:

- ***The dominance of paired semi-detached and terraced two storey, 3-4 bedroom family houses in regularly shaped and orientated plots with consistent building lines on Skylark Road allowing occasional glimpse south to the countryside***



- Only large detached, two storey, 3-4 bedroom family houses in regularly shaped and orientated plots with a variety of building lines on Hollybush Lane with tall hedges helping to frame views in the streetscene
- Generally large detached, two storey houses along the western part of Oxford Road set back from the road behind a variety of wide verges, hedges and occasional mature trees with consistent building lines
- Minor back land or tandem development is not within the character of these areas and will inevitably lead to a loss of local amenity
- The eastern part of Oxford Road is dominated by large commercial buildings of different styles and forms with Phoenix House and the car showroom at the junction of Oxford Road and Amersham Road especially prominent in views along Oxford Road
- The prominence of a cluster of large mature trees at the junction of Oxford Road and Amersham Road
- The row of cottages on the eastern side of the A40 with consistent building lines
- The private residential roads of Bakers Wood, Broken Gate Lane and Red Hill have consistent building forms of large detached houses set in regularly shaped and orientated, large plots with strong building lines and long rear gardens with no precedent of plot subdivision
- The cluster of historic houses and farm buildings at Denham Mount, Blacksmith's Lane and Maltmas Green are very distinct in character and physically separate to the main village
- In Bakers Wood the dominance of large detached houses in large plots, with no precedence of plot subdivision. Individual house styles, detached, mainly brick, many with catslide roofs and some with "mock Tudor" features. Large front gardens many with a front boundary of hedging, trees or shrubs, and looking out towards the central wooded area. Views to trees from the rear. The prominence of the central coppice which frames the street scene.
- Broken Gate Lane the prominence of the rural woodland lane, which frames the street scene and provides a dramatic contrast to the adjacent A40.
- The dominance of large detached houses, most with large front gardens bounded by the trees in the lane. Views of trees to the rear. Individual house styles, many with dormer windows and catslide roofs.

OTHER POLICIES

Policy DEN6: Local Heritage Assets

The Neighbourhood Plan identifies the buildings included in Appendix A as Local Heritage Assets for the purpose of applying development plan policy on local heritage assets.

5.32 The policy identifies a number of buildings in the Parish that, whilst not designated as listed buildings, either have some local heritage value for the purposes of applying emerging Local Plan policy DM DP4 on Local Heritage Assets. The Townscape Study for each of the five settlements does not identify Local Heritage Assets. In validating its content, the Steering Group identified buildings and structures in each settlement and the countryside which have a local interest based on the criteria set out in the English Heritage Good Practice Guide 2012. These are described in Appendix A. Some assets may also have important social value and may be identified in Policy DEN9 below.

Policy DEN7: Colne Valley Regional Park

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

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

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

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

- *Protect and enhance the waterbodies, their water quality and ecology/riparian habitat;*
- *Where relevant, provide naturalised river channels and settings with generous green buffers*
- *Increase public access to rivers and riverbanks to realise their recreation and educational potential, consistent with biodiversity considerations;*

- *Promote excellent connectivity in terms of walking and cycle routes, forming part of wider networks across areas with green infrastructure;*
- *Improve passage by fish and other species along river corridors;*
- *Prevent the spread of invasive non-native species; and*
- *Enhance the visual role of rivers/ waterbodies in the local landscape/ townscape including protection of river heritage assets/features.*

5.33 The policy responds to the location of all of the Parish within the much larger Colne Valley Regional Park. The Park comprises a wide range of green infrastructure features that together have real biodiversity, climate change, recreation and landscape benefits across a much wider area. This policy refines emerging Local Plan policies DM DP15, NP4, NP5. Its purpose is linked with the vision and principles of the Vision for Green Infrastructure in Buckinghamshire by adopting the policy approach recommended by the Regional Park for Local Plans and Neighbourhood Plans in its area.

5.34 The policy requires that all development proposals that lie within the Network, or that adjoin it, should consider how they may improve it, or at the very least do not undermine its integrity of its water bodies and other connected spaces and habitats. Where proposals include provision for landscaping, new means of access or new layouts, there may be an opportunity to relate the land better to the Park, for example in complementing existing biodiversity value through the design of the landscape scheme. At the very least, the policy requires that proposals that will undermine the existing value of the Park will be refused permission.

5.35 The River Misbourne, which runs through the southern half of the Parish, is a prime example of the biodiversity value of the Park. It provides a habitat for a variety of wildlife including invertebrates, bats, water birds and other bird species numbering over 60 including Little Egret and amongst the raptors the recently reintroduced Red Kite. Thirteen species of butterfly have been recorded and sites of Water Vole are monitored. The hard landscaping of banks particularly seen in the houses bordering the Misbourne in Denham Village and some in Higher Denham should be prevented in the future as this practice prevents water vole colonies. The ancient woodland and general shelter belts throughout the settlement and seen in the photographs are an important part of this landscape supporting the biodiversity inside the M25 ring.

5.36 The multi-functional green infrastructure value of the Park will become more valuable over time, and although the majority of its features are physically attached to enable habitat connectivity, some features are not. This does not devalue their integral biodiversity or recreational value and at some point in the future an opportunity may arise to achieve similar connectivity. Indeed, bat roosts within the Park are located in all kinds of suitable locations. There is concern that the cumulative effect of the demolition of buildings containing 'minor roosts' is not being recognised in individual proposals. The policy therefore requires that all proposals that will remove roosts include provision for their replacement.

Policy DEN8: Local Green Spaces

The Neighbourhood Plan designates the following as Local Green Space, as shown on the Policies Maps:

Denham Green

- ***Primary School Playing Field, Denham Green***
- ***Tilehouse Way/Northern Orbital Road, Denham Green***
- ***Savay Lane/Savay Close***
- ***Community Field off James Martin Close***
- ***Woodhurst Drive***

Denham Village

- ***Denham Village Green***
- ***Aldbourn Field***
- ***Tilehouse Field (adjoining Aldbourn)***
- ***Priory Close open space and***
- ***Way and Tillard Recreation Ground***

Higher Denham

- ***The Glebe Recreation Ground and Play Area***
- ***Field South of Martin-Baker***
- ***Field NW of Moor House Farm***
- ***Field N of Moor House Farm***
- ***Field NE of Moor House Farm***

New Denham

- ***Willowbank Village Green, New Denham***
- ***Ash Green, Knighton Way Lane***
- ***Willowbank Village Field***
- ***Denham Allotments***
- ***Knighton Way Lane Recreation Ground***
- ***Denham United Ladies Football Club***

Tatling End

- ***Playing Field & Children's Play Area***

Proposals for development in a Local Green Space will only be supported in exceptional circumstances.

5.37 This policy designates a series of Local Green Spaces in accordance with paragraphs 99 -100 of the NPPF. A designation has the policy effect of the equivalence of the Green Belt when determining planning applications located within a designated Local Green Space. Hence, the policy resists all development proposals that will undermine the essential character of designated areas, unless

there are very special circumstances as set out in NPPF paragraph 101, to justify why consent should be granted.

5.38 The effect of Policy DEN8 is to provide important Local Green Spaces with protection from development equivalent to that which applies to the Green Belt. Any proposal must maintain the essential open character of the space and must, in any event, demonstrate exceptional circumstances for its justification.

5.39 A review of all open land within each village boundary has been completed, informed by the qualifying criteria of paragraph 100 of the NPPF. The land that is considered to meet those criteria and is therefore worthy of designation is shown on the Policies Map. A full description and justification for each site is included in Appendix B. Some spaces may also have significant value as community facilities and are therefore identified in Policy DEN9.

Policy DEN9: Local Community Uses and Pubs

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

Denham Green

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

Denham Village

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

Higher Denham

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

New Denham

- ***New Denham & Willowbank Community Centre, Oxford Road***
- ***St Francis Chapel, Oxford Road***
- ***Denham United Ladies Football Club Ground, Oxford Road***

- ***Knighton Way Lane Recreation Ground, Knighton Way Lane***
- ***Denham Allotments, Oxford Road***

Tatling End

- ***Toby Carvery, Oxford Road***
- ***Gerrards Cross Fire Station, Oxford Road***
- ***Tatling End Play Area and Recreation Ground, Hollybush Lane***
- ***Convenience Store, London Road/Pinstone Way, Tatling End***

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

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

5.40 The policy identifies community facilities for the application of Core Strategy Policy CS6 (2011) Local Plan 1999 policy COM2. The Use Class Order of September 2020 now deems such uses as either Class F2 ('Local Community Uses') or in the case of the schools, F1 ('Learning Institutions'). The pubs are now deemed 'sui generis' (i.e. not included in any class of uses) and the convenience store ('Londis') at Tatling End is deemed an F2 use as it has less than 280 sq.m of retail floor space; it sells mostly essential goods including food; and it lies more than 1,000m from the nearest other shop.

5.41 A description of each facility and its community value is provided in Appendix C. Collectively, these facilities in each settlement are cherished by the community and offer a valuable and vital resource to support community life, and therefore warrant the protection of policies in the emerging Local Plan. In some cases, the facility is included in Policy DEN6 as a Local Heritage Asset to identify its historic as well as social value. Or it may be included in Policy DEN7 as a Local Green Space as it will also form part of a key open space in the village.

Policy DEN10: Commercial, Business and Service Uses

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

- ***Da Remo, Denham Village***
- ***Oxford Gardens Parade, Denham Village***
- ***Oxford Road Parade, New Denham***
- ***Parade of shops in Station Approach, Denham Green***
- ***Parade of shops on Broadway East, Denham Green***
- ***Parade of shops on Penn Drive, Denham Green***

- **Dentists, Penn Drive, Denham Green**

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

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

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

5.42 This policy aims to protect the few local commercial, business and service uses in the Parish from unnecessary loss. Such uses form Class E of the new Use Class Order, allowing a change of use without the need for planning permission between what were formerly distinct retail, business and some leisure uses. They each provide an important service to the local community (and sources of local employment) meaning that fewer car trips are necessary to larger towns beyond the Parish. In an area of very high land values for housing, such premises are coming under increasing pressure.

5.43 The policy complements Core Policy 11 of the adopted Core Strategy, which identifies Denham Green as a 'Local Centre' and seeks to protect the important local role of 'neighbourhood centres'. It also replaces saved Local Plan Policy S4 by making clear which premises in the Parish should be protected and the ways in which proposals to change their use will be assessed.

Policy DEN11: Redeveloping Brownfield land

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

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

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

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

5.44 This policy firstly identifies four sites in the Parish that have an established commercial, business or service use (Class E) and that may be suitable in principle of redeveloping for new homes, either through the permission in principle route (using Part 2 of Bucks Council's Brownfield Land Register), through planning applications or through potential permitted development rights. Although each site has provided local employment opportunities, they are close to larger residential areas and have caused local amenity issues in the past.

5.45 Secondly, the policy relates to the former gas works site off Amersham Road between Higher Denham and Tatling End. The landowner, National Grid, has very recently announced that it intends to demolish the gas holders and associated structures and wishes to redevelop part of the land, which is larger than the operational site and extends towards the rear of properties on Broken Gate Lane.

5.46 All of the land is washed over by the Green Belt. Its § 145(g), which sets out exceptions to 'inappropriate development', provides for "the ... complete redevelopment of previously developed land ... which would not have a greater impact on the openness of the Green Belt than the existing development." The policy acknowledges that the two tall gas holders have a significant impact on the openness of the Green Belt from public vantage points and that lower replacement buildings will improve the quality of the Green Belt in this regard.

5.47 The location is remote from the adjoining settlements and the close proximity of the operational sewage works, and as a result, the land is not suited to new homes.

Given the close proximity of the Martin-Baker plant and the existing site access, the land is considered suitable for commercial, business and service development (within Class E), with the potential for other related or secondary uses. However, the remote location is not suited to retail uses, which would inevitably lead to unsustainable car-borne trips, and the policy expressly excludes that type of use. In order to enable a viable scheme, accepting the high abnormal costs associated with this former use, a successful scheme may extend the developable area to the east of the access road, but not to the extent that will compromise the essential openness of the Green Belt in this area.

5.48 The rest of the land, which should remain as functional Green Belt, is considered well-suited to recreation uses, possibly community led, for which there is a demand in the Parish. The land also includes a public right of way (DEN/11/1) to the weir on the river. The policy requires the non-developable land to be laid out for open space and recreation purpose and the landowner will be encouraged to work with the Parish Council to agree a scheme. It also requires that the development scheme retains and improves the PRow, which may be extended as part of the new open space along the River Misbourne.

6. IMPLEMENTATION

6.1 The Neighbourhood Plan policies will be implemented through the determination of planning applications for development in the Parish by the local planning authority.

Development Management

6.2 The planning authority will use a combination of the Local Development Plan, Neighbourhood Plan policies and other material considerations to inform and determine its planning application decisions. The Parish Council is a statutory consultee on planning applications made in the Parish and it will be made aware of any future planning applications or alterations to those applications by the planning authority. It will seek to ensure that the Neighbourhood Plan policies have been identified and applied correctly by applicants and by officers in their decision reports.

6.3 Where necessary, the Parish Council may seek to persuade the Secretary of State to call in a planning application that it considers is in conflict with the Neighbourhood Plan but which the planning authority has deemed to consent. Similarly, it may also seek to persuade the Secretary of State to recover an appeal of a refused application, where the conflict with one or more Neighbourhood Plan policies has been important in the reasons for refusal. In both cases, the Parish Council will do so if it considers matters of national policy significance (for neighbourhood planning) are raised.

Local Infrastructure Improvements

6.4 Where opportunities arise through Section 106 agreements (or through the Community Infrastructure Levy) to secure financial contributions to invest in improving local infrastructure, the Parish Council propose that the priorities for investment of future Community Infrastructure Levy, and/or S106 contributions received by the local planning authority are:

- Additional Medical Facilities
- Improvements to Higher Denham footpath
- Sport and leisure facilities
- Parish Community Centre
- Post Office
- Traffic Regulation Order for HGV Parking in Denham Green
- Parking facilities in Denham Village
- General Traffic Calming in the Parish
- Improvement of cycle path adjacent to A40

6.5 Additional accessible medical facilities are the top priority as the only Doctors Surgery is with the retirement village development. It is difficult for the rest of Denham residents to access and has insufficient parking facilities. This highlights the inadequacy of planning in the area and further prompted the need for a Neighbourhood Plan.

Other Non-Planning Matters

6.6 During the process of preparing the Neighbourhood Plan, there have been many ideas for improving or addressing current problems in the Parish that lie outside the scope of the land use planning system to control. The Parish Council has noted these issues and will take them forward through its day-to-day business and in partnership with the local community and relevant parties. These include:

- Pollution - noise, fumes, mud
- Green building – use of sustainable materials

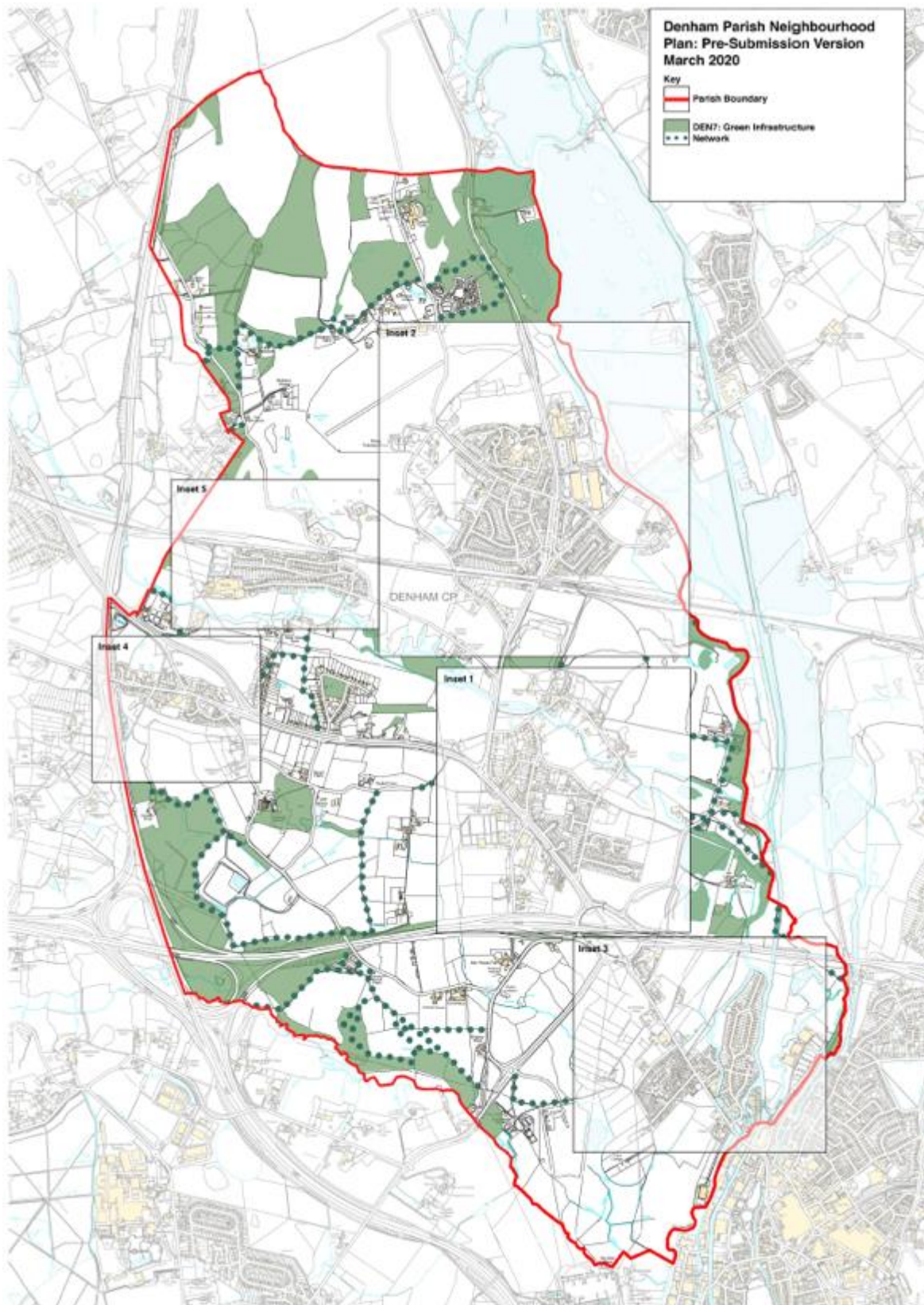
6.7 To help reduce greenhouse gas emissions we need to be aware that it is not just a case of making our buildings energy efficient. Manufacture of construction products and materials is the largest contributor to the emissions generated in the process of construction. These emissions are classed as industrial. Disposal of waste from demolition is also a contributor. This combined with possible loss of urban green space, trees etc., when a site is developed could mean that renovation of an existing house is a "greener" option than demolition and rebuild, casting less greenhouse gas emissions and possibly less disturbance to wildlife.

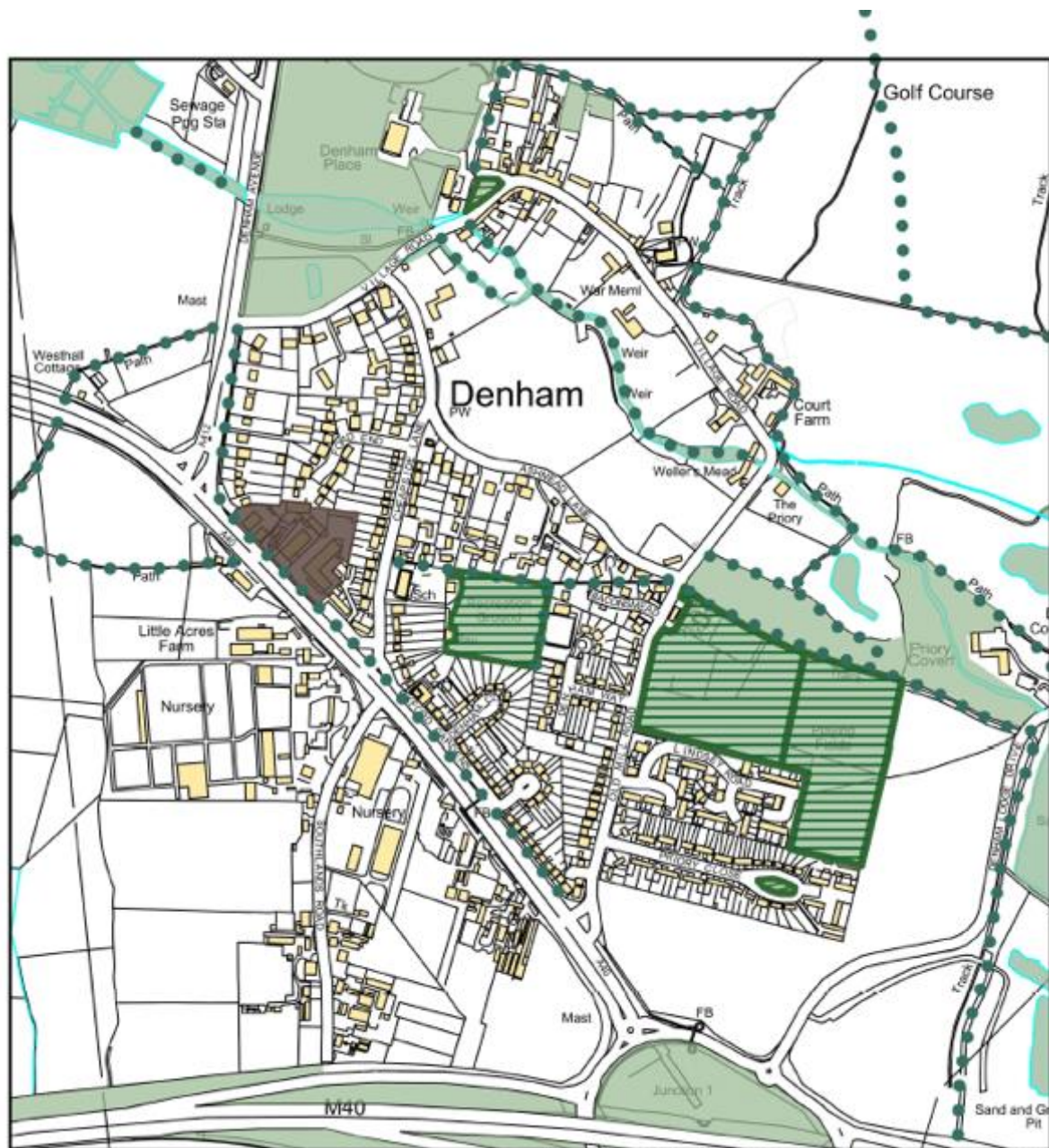
- Electric vehicle charging points
- Encourage and welcome small business units within the existing infrastructure
- Traffic management

6.8 The Oxford Road from Denham roundabout to the border with Uxbridge is of major concern to the New Denham area. It is continuously congested due to it providing the main route into Uxbridge for both work, retail, medical, schooling and leisure. Considering that the five communities that reside off the Oxford Road, at peak times already have difficulty in accessing the entrances to their homes, it is vital that prior to any consideration for development in the New Denham area the congestion on this part of the Oxford Road is addressed.

6.9 It is a strong opinion of all residents in the area that no further commercial development or residential developments, other than piecemeal alterations or replacement of existing dwellings, should be permitted without accompanying traffic mitigation measures being undertaken.

POLICIES MAP & INSETS





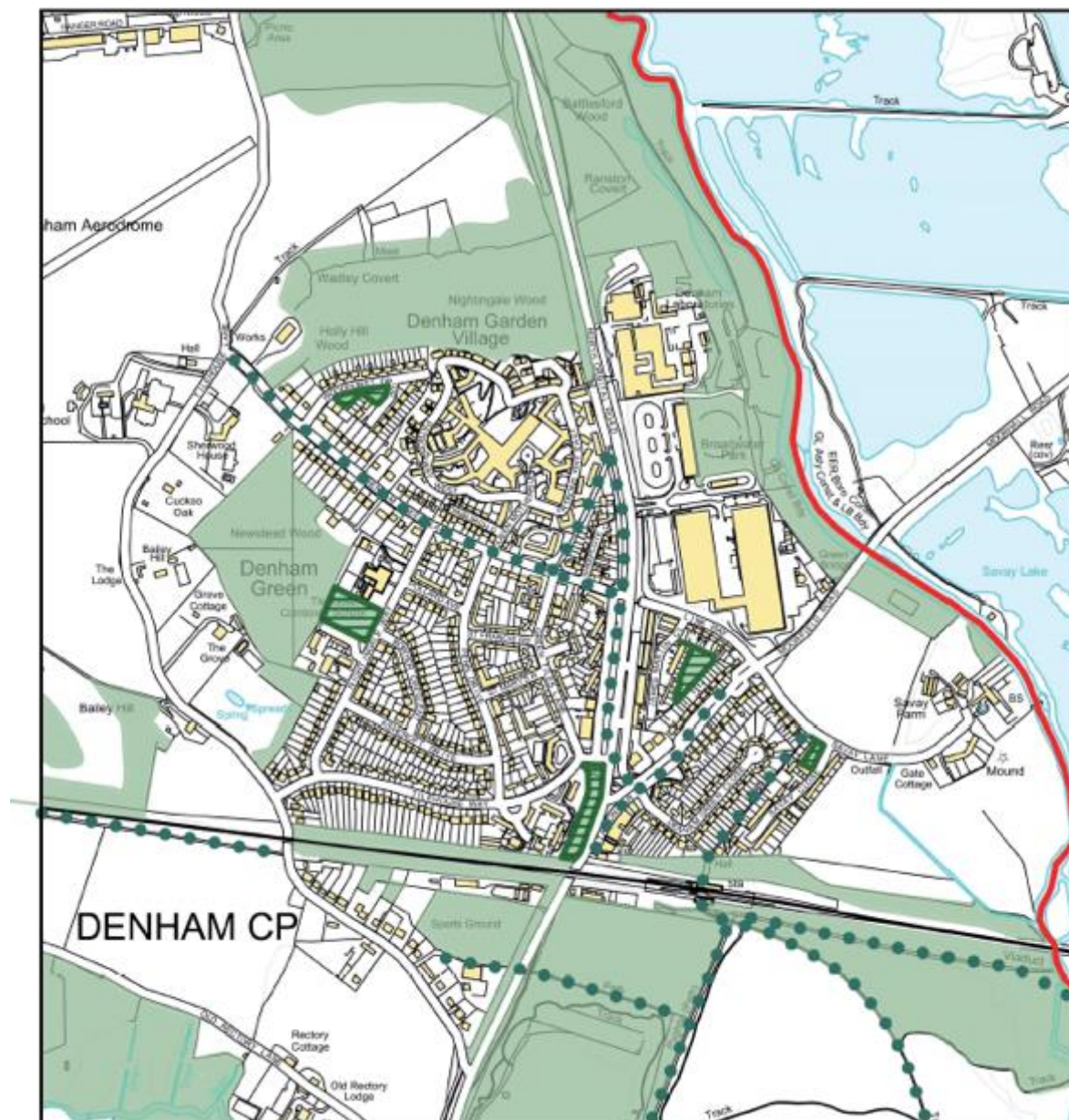
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Denham Parish Neighbourhood Plan: Pre-Submission Version March 2020

Key

-  DEN7: Green Infrastructure Network
-  DEN8: Local Green Spaces
-  DEN11: Local Economic Development

INSET 1: DENHAM VILLAGE



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Denham Parish Neighbourhood Plan: Pre-Submission Version March 2020

Key

-  Parish Boundary
-  DEN7: Green Infrastructure Network
-  DEN8: Local Green Spaces
-  DEN11: Local Economic Development

INSET 2: DENHAM GREEN



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Denham Parish Neighbourhood Plan: Pre-Submission Version March 2020

Key

-  Parish Boundary
-  DEN7: Green Infrastructure Network
-  DEN8: Local Green Spaces
-  DEN11: Local Economic Development

INSET 3: NEW DENHAM & WILLOWBANK



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Denham Parish Neighbourhood Plan: Pre-Submission Version March 2020

Key

-  Parish Boundary
-  DEN7: Green Infrastructure Network
-  DEN8: Local Green Spaces
-  DEN11: Local Economic Development

INSET 4: TATLING END



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Appendix A: Local Heritage Assets (Policy DEN6)

Policy DEN6 seeks to ensure that the local heritage value of a number of buildings and structures in the Parish is understood by applicants when drawing up their schemes. It does not apply to buildings or structures that are 'listed' by Historic England, as they already have statutory protection through national policy and law (although for completeness, we have included a schedule of them all in Appendix D).

The following buildings and structures are identified as Local Heritage Assets for applying Policy DEN6:

Denham Green

Ticket Office and Waiting Room, Denham Station



Denham Station was built in 1906 and is typical in design of this period. The former goods yard is now used as the Station car park. Part of the Great Western Railway

In addition to these Local Heritage Assets in Denham Green it is felt by local residents that the residential flats known as Greentiles, at the junction of Tilehouse Way and Green Tiles Lane should be added to the list. The flats predate the surrounding residential dwellings and lend their name to Green Tiles Lane.

The 1930's building is set back from the road and is designed with a distinctive character which differentiates it from the surrounding dwellings. It incorporates tennis courts and car parking and is carefully screened with trees, making it a model of sensitive architectural design which enhances the local townscape and provides a local landmark.



Denham Village

Denham Memorial Hall



The Village Hall built in 1921 as a memorial to those that fell in World War I. It has a significant social value, with the Parish Council office attached to the back of the hall, and its large hall, stage and kitchen, together with additional meeting space, which are all well used by the local community. It also has a townscape value, being in a prominent position, set back from the road, at the

junction between Village Road and Cheapside Lane, showing long views to the left along Village Road between the boundary wall of Denham Place on one side and the River Misbourne on the other.

Walter The Abbott



This 20th Century building on Village Road (on the right of the picture below) has townscape values because of its sympathetic design, reflecting many of the design characteristics of the adjacent much older (listed) building (Melgan Cottage).

Pyghtle Cottage, Yew Tree Cottage, Tudor Lodge

These three attractive buildings on the Pyghtle have clear architectural value, the cottages which appear to have been early sub-divisions of some of the former “burgage” plots in the Village to allow for early “back land” development, while the later Tudor Lodge is a fine representation of the arts and crafts movement (first picture).



Fuchsia and Jasmine Cottages



This pair of adjacent cottages, built in the later 20th century with stock brick, also have townscape value, because of their sympathetic design aimed successfully at fitting in well with the style of the adjoining building from the 1840s.

Rose Cottages



Partly because of their being somewhat hidden away up a narrow pathway between Winton House and The Old Cottage on Village Road – the main street through the Village – these charming cottages

have particular townscape values with their rare slate roofs and long narrow gardens. Again, these cottages appear to have been the result of an early sub-division of some of the “burgage” plots to allow for ‘back land’ development.

The White House



This large elegant house, the major part of which was built around 1710 as a gentleman's residence, but which has had various extensions since then, has definite townscape and architectural values. It is set in spacious landscaped gardens next to the river and is surrounded by a well maintained and very old listed boundary wall

Mill House and Wellers Mead



These two conjoined buildings are based on an original 18th century Mill House (shown on the right of the figure below), combined with the converted mill (in the centre) to form Mill House, and the sensitive addition in the 20th century of Wellers Mead. Together, these two buildings, with their large pleasant gardens on each side of the original mill stream and with their striking design, which is (unlike many of the large houses in the

Village) clearly visible over low hedges from their location close to Old Mill Road, add both architectural and townscape value to the Village. Visually and stylistically this mill group includes the Priory (on the opposite side of the road), which, as the 18th century parish Poorhouse, also represents an important part of Denham's social history.

River Lodge Boundary Wall



These are a number of aged boundary walls that have considerable townscape value for the Village. They are important in creating a sense of enclosure and intimacy, while at the same time featuring in many of the distant (and detail) views through the conservation area. Three of them are listed. There is a fourth unlisted wall, that bordering River Lodge, that is considered a Local Heritage Asset to join these walls in forming a critical part of the Village townscape.

1-8 Baconsmead

These 8 cottages make up a picturesque composition from the 1940s of 4 pairs of houses, an example of which is shown below left, together with the lych-gate through which entrance is gained into two of the pairs, just off Old Mill Road (see figure below right). They were designed by the local architect Francis Bacon (who designed a number of other houses in the Village). They offer both architectural and townscape values to the Village, individually and as a group.



The King Public House



The King Public House (previously the Fat Cow and before, The Plough and in the 19th century, tea rooms) on Cheapside Lane has significant architectural and townscape value for the Village. Despite its relatively recent date, it is a sympathetic addition to the older properties that have survived on this road, which is one of the three entrance routes to the Conservation Area. It is clearly visible on distant views from both ends of the road and its car park is a useful facility, given the narrowness of the road and the number of cars that frequently need to find space to park, particularly at peak school drop off and pick up times.

Sunnyside Cottage, Oak Cottage, and Fairway



These two characterful cottages, together with Fairway, a more modern property, have townscape values, derived from their position, size and location. The two cottages are much older than Fairway, but Fairway has been designed in a sympathetic fashion, allowing it to stand alongside its older neighbours without any jarring effect. The three stand together immediately opposite the junction between Cheapside and Ashmead Lane, a tree lined road that essentially joins the Conservation area of the Village with the more modern part. The three properties thus introduce the slightly different townscape of the modern part of the Village, each being set back from the road, with small drives in front of them, and long thin gardens at the back.

Bowyer House

Other historic community buildings include the Grade II listed Bowyer House, a former charity school, built in 1721 as a school and then converted into a house.

New Denham

80-82 Oxford Road



Semi-detached arts and crafts cottages that continue to give the feel and character of the history of New Denham due to their unchanged exteriors. They have the milestone outside.

94 Oxford Road set back from 80-82 but also externally unchanged from its original Victorian gothic design

Kshier Wikaas House, King's Mill Way



This stands at the entrance to the new King's Island Development. This building was part of the mill and was built where the River Colne and the Grand Union canal meet.

Tudor Cottage, Willow Avenue



Tudor Cottage is sited on the edge of Willow Avenue and its large windows on the eastern elevation show its part as a former commercial building that was presumed to be part of the mill. The building now clearly altered has a historic core.

Uxbridge Lock Cottage



Is part of the Uxbridge Lock Conservation Area and has been recently refurbished. The lock cottage has historically been occupied by the lock keeper for the listed Canal bridge 184 located at the front of the house.

It retains its character by virtue of its connection with the working canal and it's with century appearance.

Ivy House Farm



Is a nineteenth century cluster of Farm Buildings, currently providing two separate dwellings with a farmyard and stable buildings. It has continued to be a working farmyard and stables, part of the cultural heritage image of New Denham.

Osborne Farm



Is an early 19th Century Farm Building with surrounding cattle sheds and other outbuildings. It is an important traditional small holding archiving back to the 19th century. It remains a historic farming site with cattle grazing.

Field cottage



Originally a smallholding, which stands in its own large green space is now part of the New Denham Quarry site.

Appendix B: Local Green Spaces (Policy DEN8)

Policy DEN8 seeks to ensure that a small number of precious open spaces within the built-up areas of the villages are given the same protection as if they are in the Green Belt. As it may be possible that Denham Village, Higher Denham and Tatling End may be removed from the Green Belt in the future, the policy identifies spaces in those villages too, although they are currently 'washed over' by the Green Belt.

The following spaces are proposed to be designated as Local Green Spaces by Policy DEN8:

Denham Green

Tilehouse Way/Northern Orbital Road, Denham Green Play Area



This local green space incorporates a children's play area with playground facilities. The area is fenced off and incorporates benches for adults. Although very popular with local residents and their children, the proximity of the North Orbital Road presents a pollution hazard. A restriction of HGV's parking nearby will also help. There is a clear need for improvement to this facility, such as a tall surrounding hedge, to make it safer for children.

Savay Lane/Savay Close



The fields and area surrounding the listed buildings within Savay Farm form an important local green space, with mature trees and uninterrupted views of the listed buildings and bridge.

Woodlands and Nature Reserves

In the North of Denham there are several woodlands, each with their own characteristics and habitats for native species and wildlife. Nightingale Wood, Newstead Wood, Ranston Covert, Northmoor Hill Wood, Great Halings Wood, Juniper Wood, Nockhill Wood and Collsells Wood all provide green spaces for walking and exploring.

Community Field off James Martin Close



This is a local green space which is very popular with local residents. Although there are no formal playground facilities, parents bring their children here to enjoy playing together in a safe and secure green environment, away from passing traffic, noise and pollution.

Woodhurst Drive



Woodhurst Drive Residents Association bought this plot of land in the middle of the housing development at an early stage. They have maintained the mature trees, planted new ones and keep the green space clean and well maintained. This is a striking example of how much the local green environment is valued and the benefits to local amenity and character of the area and the wellbeing of the residents.

Denham Village

Denham Village Green



This green space is bound by the Manor House wall with adjacent footpath and a garage owned by the Trust. There is bench seating, white wooden railings, the space is used to socialise just as is traditional in any other English village. It is core to the existence of the conservation area as it is not only a visual amenity but also acts as a social hub for the whole Parish with events taking place throughout the year.

Aldbourn Field and adjoining Tilehouse Field

These two green spaces are accessed from several footpaths in the Colne Valley Regional Park and from the bottom of Lindsay Road and are both owned by Bucks County Council.

They are both assessed as strong green belt as they are not curtilaged by

permanent barriers on all sides and any removal from the Green Belt would lead to development capable of sprawl in to other green belt areas that constitute more of the Colne Valley Park.

At present, both fields are therefore preserved as areas of recreation for local people and include a football pitch and play area for children (Managed by Denham Parish Council).

Priory Close open space



This serves the residents with an amenity that allows for a sense of openness and also for recreation and to some extent badly needed off road parking.

Way and Tillard Recreation Ground



This recreation area is off Cheapside Lane in Denham Village, with pedestrian entrances from Cheapside Lane, Old Mill Lane and Denham Way. The entrance from Cheapside Lane provides vehicular access for Pebble Cottage, the Junior School and the Cricketfield Bungalow.

The Way and Tillard recreation ground is owned by Denham Parish Council with parts of the grounds leased to Denham Cricket Club.

The cricket pavilion has a bar and changing facilities, fixed container storage, cricket nets. There is bench seating including a youth shelter and fenced off outdoor gym area for adults.

Higher Denham

Fields with long views from the South

Looking towards the settlement south of Moorhouse Farm with the settlement in the background



Fields looking east from Slade Oak Lane



The Glebe Recreation Ground and Play Area



The Glebe Field is privately owned and maintained by the residents of Higher Denham.

The Field is a fabulous facility and it is widely used by residents and their invited guests. It has a children's play area with swings, slides and a roundabout and also a football pitch, goals and a basketball hoop area.

New Denham

Willowbank Village Green, New Denham

The Willowbank Village Green has a pillar box and red telephone box, alongside the noticeboard, memorial garden and the resting area. It is the centre of the village and has been so since the village was established in the 1920's.



Denham Allotments

The Denham Allotments are rented areas of land for use by local residents for growing vegetables. It is a very popular facility and the thriving allotment community have established a committee to improve the facilities and work together in a positive way. The Parish Council and the New Denham Community Committee both support the allotments.



Ash Green, Knighton Way Lane

Accessed from Knighton Way Lane, a development of 12 semi-detached cottage style houses built in 1921. The houses are sited on three sides of a small village green space.

Willowbank Village Field

The Willowbank Village residents own a field that has the River Colne running alongside. It is used regularly for fishing, dog walking, and for community organised activities. It is regularly maintained by the Willowbank Residents Association.

Knighton Way Lane Recreation Ground

This is a well-used play area that currently has play facilities for children, a well-equipped outside adult gym alongside full sized football nets where the local youth footballers hold their pre match practice sessions. It is regularly inspected and maintained by the Parish Council.



Denham United Ladies Football Club

The DULFC is a well-established Club that is very active and provides a much valued asset to the area, having regular practice sessions, matches and tournaments.



Tatling End

Playing Field & Children's Play Area



The local recreation ground is well used by the community and provides accessible green space for residents.

Maltmas Green

A small grassed area locally considered as Common Land and should be maintained for community benefit.

Woodlands

Tatling End has a large number of public Rights of Way through woodlands including Gladwins Wood, Broadspring Wood, Capswood and Bakers Wood.

Appendix C: Community Facilities (Policy DEN9)

Policy DEN9 seeks to ensure that valued community facilities in the Parish have the proper protection of the planning system. These buildings, and the operational land within which they sit, all have a special value to the local community.

The following buildings are identified as Community Facilities by Policy DEN9:

Denham Green

Scout Hut, off Denham Green Close



Owned by South Bucks District Council and currently in a state of disrepair. This asset could be a valuable resource for the community if brought back into community use.

Denham Green Academy School, Nightingale Way



The local primary school offers a large school hall and playing fields in the centre of the community in Denham Green.

St Marks Church Hall, Green Tiles Lane



St Marks Church Hall is a very well used community facility that is managed by St Mary's Church in Denham Village. This local facility is popular with the residents and caters for many local social needs, acting as a community centre and voting hall.

Denham Garden Village P.H., Denham Garden Village



Denham Garden Village is a retirement village with numerous community facilities such a leisure centre, shop, community library, bar and restaurant.

Red Cross Building, Nightingale Way



Owned by Buckinghamshire Council, currently empty and has been for many years. A once valuable day care centre it has significant community value for dementia programmes, respite day care, social programmes for the elderly and special needs youth programmes

Denham Medical Centre, Denham Garden Village



This medical centre, within Denham Garden Village, Denham Green, is the primary medical facility within Denham Parish.

Dentists, Penn Drive



Martinsfield, Martin-Baker sports field, Tilehouse Lane



A large sports field owned by local business Martin-Baker. The field is currently not in use but would be a valuable community resource.

10 – 22 Station Parade



The parade of shops is popular with local residents and Denham Station commuters alike. The street level shops, businesses and cafes with accommodation above, car parking facilities in front and adjacent bus and rail transport links make this parade a popular local venue.

Denham Village

Denham Village Hall, Village Road



The Memorial hall is run by a committee and is well used by local community groups for keep fit, baby and toddler sessions, martial arts and parties and events. With its own parking and kitchen facilities it is a well utilised resource.

Falcon Inn, Swan Inn, Green Man, Village Road

These three pubs in the heart of the Village together with Da Remo Restaurant (All listed buildings) effectively operate as its social centre. They bring both outsiders and Village inhabitants together at lunch-time, through the afternoon and into the evenings on every day of the week, and are all very popular. All serve food and provide both indoor and outdoor facilities, and so are thus facilities for the whole family.



Denham Village School



Denham Village School dates from 1832 and is a listed building. It offers schooling to all children aged 4-11 in Denham Parish and slightly further afield and plays a key role in attracting younger families to the Village.

Denham Bowls Club, Denham Way



The Club was founded in 1922, following the donation of 4 acres of land off Cheapside Lane by local resident Colonel Way and £300 by the widow of Captain Tillard, killed in World War I, for work to develop the land and a pavilion in memory of her husband.

Hindu Temple



Initially established in the existing premises of the Lea, off Western Avenue, in 1989, The Anoopam Mission's modern temple was built in lush green grounds in 2015.

St. Mary's Church, Church of the Most Holy Name, Methodist Church

There are three churches in Denham. The first two, St Mary's in Village Road and the Church of the Most Holy Name in Old Mill Lane, are still in use. The War Memorial in St. Mary's churchyard, designed by Bacon and erected in 1919, is said to be one of the earliest in the country.

The Methodist Church is now disused and somewhat neglected. It and St Mary's are both listed.



The King Public House, Cheapside Lane

See Appendix A – DEN 6

Denham Cricket Ground, Cheapside Lane

See Appendix B - DEN 8

Way & Tillard Recreation Ground, Cheapside Lane

See Appendix B - DEN 8

Higher Denham

Higher Denham Community Hall, Lower Road



The Higher Denham Community Hall is the only facility in Higher Denham where the community can meet. The Hall incorporates a social club with bar as the settlement is not sufficiently large to support a shop, pub or post office.

The Glebe Field, Old Rectory Lane



The Glebe field owned by the residents, functions as a sports field, children's play area and a tranquil green space for quiet enjoyment and picnics.

New Denham

New Denham & Willowbank Community Centre, Oxford Road



This Community Building is in continuous use both by local clubs such as dance academies, yoga and art classes. It is a very popular venue. The Centre is well maintained and has Charity Status. There is a respected Committee who run the Centre and the Centre is able to financially support local groups such as playgroups, Age Concern and the scouts from the income that is generated.

St Francis Chapel, Oxford Road



Part of the Parish of Denham is a community facility that is managed by St Mary's Church in Denham Village.

Denham United Ladies Football Club Ground, Oxford Road



Successful ladies Football team with teams ranging from adults to Under 9's that is recognised by the FA as a Charter Standard Club.

Knighton Way Lane Recreation Ground, Knighton Way Lane 65



Recreation ground with junior football, an outdoor gym, basketball hoop and a range of children's play equipment managed by the Parish Council.

Denham Allotments, Oxford Road



Managed by a committee, the allotments are well used and are almost at capacity. Plots are available for residents that live in the Parish.

Tatling End

Toby Carvery, Oxford Road



The Toby Carvery often allows local residents to use the venue as a meeting place

Gerrards Cross Fire Station, Oxford Road



A community focussed local fire station that supports community events.

Tatling End Play Area and Recreation Ground, Hollybush Lane



A large play area that is well used by the community and local fitness groups.

Appendix D: Listed Buildings (Information Only)

The Parish contains a wide variety of buildings and structures that are on Historic England's statutory list of buildings of special architectural and historic interest, or 'Listed Buildings' for short. They already have the full protection of national planning policy and local authorities have a duty to ensure they conserve and enhance them by Section 66 of the Planning (Listed Buildings & Conservation Areas) Act 1990.

The Neighbourhood Plan has no policy covering them specifically, as they have this protection. But, many of them are prominent in the villages and so are referred to in its design policies DEN1 – DEN5.

As of June 2020, the following buildings and structures are included on the statutory list: