



Intelligent Plans
and examinations

Report on Great Denham Neighbourhood Development Plan 2022-2030

An Examination undertaken for Bedford Borough Council with the support of Great Denham Parish Council on the December 2022 submission version of the Plan.

Independent Examiner: David Hogger BA MSc MRTPI MCIHT

Date of Report: 2 May 2023

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Main Findings - Executive Summary

From my examination of the Great Denham Neighbourhood Plan (the Plan/GDNP) and its supporting documentation including the representations made, I have concluded that subject to the policy modifications set out in this report, the Plan meets the Basic Conditions.

I have also concluded that:

- The Plan has been prepared and submitted for examination by a qualifying body: Great Denham Parish Council;
- The Plan has been prepared for an area properly designated – the designated area as identified on Figure 1 on page 4 of the Plan;
- The Plan specifies the period to which it is to take effect – 2022 to 2030¹; and
- The policies relate to the development and use of land for a designated neighbourhood area.

I recommend that the Plan, once modified, proceeds to referendum on the basis that it has met all the relevant legal requirements.

I have considered whether the referendum area should extend beyond the designated area to which the Plan relates and have concluded that it should not.

1. Introduction and Background

Great Denham Neighbourhood Plan 2022-2030²

- 1.1 The Parish of Great Denham lies to the west of Bedford. The boundary of the Parish follows the River Great Ouse to the east, south and west, while to the north lies Biddenham village. The Parish was created in 2007 and there has been significant housing development since that time. It is estimated that a total of about 1,750 dwellings have been constructed since 2007 and that the population totals about 4,000. There is local access to a range of facilities, including a primary school, a small retail centre, a community hall, a medical centre and a number of recreational areas, including the Great Denham Country Park.
- 1.2 The Consultation Statement confirms that the process of preparing the Neighbourhood Plan commenced in 2020, with the first significant event being in September of that year, when Great Denham Parish Council (GDPC) distributed a survey to all residents. Subsequently, newsletters were distributed to residents, surveys were undertaken, and Steering Group members attended the Great Denham Great Comeback Festival in September 2021.

¹ See below: paragraph 4.5 and **PM1**.

² See footnote 1 above.

The Independent Examiner

- 1.3 As the Plan has now reached the examination stage, I have been appointed as the examiner of the Great Denham Neighbourhood Plan by Bedford Borough Council (BBC), with the agreement of the GDPC.
- 1.4 I am a chartered town planner and former government Planning Inspector, with extensive experience in the preparation, examination and implementation of development plans and other planning policy documents. I am an independent examiner, and do not have an interest in any of the land that may be affected by the draft Plan.

The Scope of the Examination

- 1.5 As the independent examiner I am required to produce this report and recommend either:
- (a) that the neighbourhood plan is submitted to a referendum without changes; or
 - (b) that modifications are made and that the modified neighbourhood plan is submitted to a referendum; or
 - (c) that the neighbourhood plan does not proceed to a referendum on the basis that it does not meet the necessary legal requirements.
- 1.6 The scope of the examination is set out in Paragraph 8(1) of Schedule 4B to the Town and Country Planning Act 1990 (as amended) ('the 1990 Act'). The examiner must consider:
- Whether the plan meets the Basic Conditions.
 - Whether the plan complies with provisions under s.38A and s.38B of the Planning and Compulsory Purchase Act 2004 (as amended) ('the 2004 Act'). These are:
 - it has been prepared and submitted for examination by a qualifying body, for an area that has been properly designated by the local planning authority;
 - it sets out policies in relation to the development and use of land;
 - it specifies the period during which it has effect;
 - it does not include provisions and policies for 'excluded development'; and
 - it is the only neighbourhood plan for the area and does not relate to land outside the designated neighbourhood area.
 - Whether the referendum boundary should be extended beyond the designated area, should the plan proceed to referendum.

- Such matters as prescribed in the Neighbourhood Planning (General) Regulations 2012 (as amended) ('the 2012 Regulations').
- 1.7 I have considered only matters that fall within Paragraph 8(1) of Schedule 4B to the 1990 Act, with one exception. That is the requirement that the Plan is compatible with the Human Rights Convention.

The Basic Conditions

- 1.8 The 'Basic Conditions' are set out in Paragraph 8(2) of Schedule 4B to the 1990 Act. In order to meet the Basic Conditions, the neighbourhood plan must:
- Have regard to national policies and advice contained in guidance issued by the Secretary of State;
 - Contribute to the achievement of sustainable development;
 - Be in general conformity with the strategic policies of the development plan for the area;
 - Be compatible with and not breach European Union (EU) obligations (under retained EU law)³; and
 - Meet prescribed conditions and comply with prescribed matters.
- 1.9 Regulation 32 of the 2012 Regulations prescribes a further Basic Condition for a neighbourhood plan. This requires that the making of the neighbourhood development plan does not breach the requirements of Chapter 8 of Part 6 of the Conservation of Habitats and Species Regulations 2017.⁴

2. Approach to the Examination

Planning Policy Context

- 2.1 The Development Plan for Bedford, not including documents relating to excluded minerals and waste development, includes the Bedford Borough Local Plan 2030.⁵ Work is underway on a revised Local Plan, with the hearing sessions programmed to start in June 2023.⁶ As noted in paragraph 1.8 above, the Basic Conditions require the draft

³ The existing body of environmental regulation is retained in UK law.

⁴ This revised Basic Condition came into force on 28 December 2018 through the Conservation of Habitats and Species and Planning (Various Amendments) (England and Wales) Regulations 2018.

⁵ View the full list at: [Development Plan documents and our Spatial Strategy | Bedford Borough Council](#)

⁶ Local Plan 2040 Examination | Bedford Borough Council.

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neighbourhood plan to be assessed against the extant adopted development plan for the area. Notwithstanding this, the PPG advises that the local planning authority should work with the qualifying body so that complementary neighbourhood and local plan policies are produced, and any conflicts between policies in the neighbourhood plan and those in the emerging local plan should be minimised.⁷ In this regard, BBC has not highlighted any specific concerns.⁸

- 2.2 The planning policy for England is set out principally in the National Planning Policy Framework (NPPF). The PPG offers guidance on how this policy should be implemented. A revised NPPF was published on 20 July 2021. All references in this report are to the 2021 NPPF and its accompanying PPG.

Submitted Documents

- 2.3 I have considered all policy, guidance and other reference documents I consider relevant to the examination, including those submitted which comprise:
- the submission draft of the Great Denham Neighbourhood Plan (December 2022);
 - the Map on page 4 of the Plan which identifies the area to which the proposed Neighbourhood Development Plan relates;
 - the Consultation Statement (undated);
 - the Basic Conditions Statement (December 2022);
 - the Strategic Environmental Assessment (SEA) Screening Report dated June 2022 and the Habitats Regulations Assessment (HRA) Report dated December 2022;
 - Great Denham Design guidance and codes (AECOM, February 2022);
 - Great Denham Green Infrastructure Plan (December 2022);
 - all the representations that have been made in accordance with the Regulation 16 consultation;
 - the responses to my questions dated 9 March 2023 from both Bedford Borough Council and Great Denham Parish Council dated 31 March 2023; and
 - the response from the Parish Council dated 4 April 2023 to my supplementary question dated 23 March 2023.⁹

Site Visit

- 2.4 I made an unaccompanied site visit to the Neighbourhood Plan Area on 22 March 2023 to familiarise myself with the locality, and visit relevant sites and areas referenced in the Plan and evidential documents.

⁷ PPG Reference ID: 41-009-20190509.

⁸ See question 1 of my letter dated 9 March 2023 and the responses of BBC and GDPC dated 31 March 2023.

⁹ View at: <https://www.bedford.gov.uk/planning-and-building-control/planning-policy/neighbourhood-planning/great-denham-neighbourhood>

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Written Representations with or without Public Hearing

- 2.5 This examination has been dealt with by written representations. I considered hearing sessions to be unnecessary as the consultation responses clearly articulated the objections to the Plan and presented arguments for and against the Plan's suitability to proceed to a referendum.

Modifications

- 2.6 Where necessary, I have recommended modifications to the Plan (**PMs**) in this report in order that it meets the Basic Conditions and other legal requirements. For ease of reference, I have listed these modifications separately in the Appendix.

3. Procedural Compliance and Human Rights

Qualifying Body and Neighbourhood Plan Area

- 3.1 The GDNP has been prepared and submitted for examination by GDPC as the qualifying body for an area that was originally designated by BBC in January 2014.
- 3.2 It is the only Neighbourhood Plan for the Parish and does not relate to land outside the designated Neighbourhood Plan Area.

Plan Period

- 3.3 Subject to **PM1** (see paragraph 4.5 below), the Plan specifies (on the front cover and in paragraph 1.1) the period to which it is to take effect, which is from 2022 to 2030.

Neighbourhood Plan Preparation and Consultation

- 3.4 The Consultation Statement summarises the approach to consultation undertaken by the Parish Council. Following the creation of the Neighbourhood Plan Steering Group in October 2020 local residents were invited to provide feedback on the contents of the Plan – both written and on-line. All Parish Council meetings included an agenda item for an update to be given on the preparation of the GDNP; newsletters were distributed to all residents and significant use was made of Facebook to disseminate information.
- 3.5 I am able to conclude that opportunities to contribute towards the preparation of the GDNP have been available to all interested parties at the relevant stages, including at both the Regulation 14 stage (15 August 2022 – 14 October 2022) and the Regulation 16 stage (10 January 2023 – 22 February 2023). I also consider that, overall, the approach towards the

preparation of the GDNP has been conducted in a fair and inclusive manner, especially bearing in mind the limitations imposed by the Covid pandemic.

Development and Use of Land

- 3.6 The Plan sets out policies in relation to the development and use of land in accordance with s.38A of the 2004 Act.

Excluded Development

- 3.7 The Plan does not include provisions and policies for 'excluded development'.¹⁰

Human Rights

- 3.8 No issues have been raised in relation to any potential for a breach of Human Rights (within the meaning of the Human Rights Act 1998). Based on my independent assessment of the GDNP and accompanying evidence, I see no reason to find otherwise.

4. Compliance with the Basic Conditions

EU Obligations

- 4.1 The Neighbourhood Plan was screened for SEA (June 2022) and HRA (December 2022). The conclusion reached was that the GDNP does not require a full SEA or HRA to be undertaken. None of the statutory bodies, when consulted, disagreed with this conclusion. Having read the documentation, I support this finding.

Main Issues

- 4.2 I have approached the assessment of compliance with the Basic Conditions of the GDNP as two main matters:
- General issues of compliance of the Plan, as a whole; and
 - Specific issues of compliance of the Plan policies.

General Issues of Compliance of the Plan

National Policy, Sustainable Development and the Development Plan

- 4.3 There are fourteen chapters in the GDNP, which are Introduction; the Strategic Policy Context; Parish Description; Consultation; Vision, Aims and Objectives; Sustainable Development; High Quality Design; Historic

¹⁰ See section 61K of the 1990 Act.

Environment; Sustainable Buildings and Construction; New Housing; Facilities and Businesses; Green and Blue Infrastructure; Traffic and Transport and Aspirations; and Implementation and Monitoring. There are also three Annexes – Policies Map; Glossary; and Table of aims and policies.

- 4.4 It is clear to me that BBC and GDPC have co-operated in the preparation of the GDNP and subject to the detailed comments that I set out below, I conclude that the GDNP has had proper regard to national policy and guidance. I also conclude that subject to the recommendations that I make:
- the GDNP is in general conformity with the strategic policies of the adopted Development Plan for the area, and that overall, the document provides an appropriate framework that will enable Great Denham to continue to grow as a community whilst ensuring that the quality of life, particularly for residents, will be retained and enhanced; and
 - that the policies, as modified, are supported by appropriate evidence, are sufficiently clear and unambiguous and that they can be applied with confidence.¹¹

Specific Issues of Compliance of the Plan's Policies

[Introduction \(page 4\)](#)

- 4.5 The Introduction succinctly explains the purpose of the GDNP; the way in which the Plan has been produced and summarises the national planning context. In the interests of accuracy, the time period referred to in paragraph 1.2 should be up to 2030 (not 2035) and this is recommended in **PM1**.

[The Strategic Policy Context \(page 6\)](#)

- 4.6 Chapter 2 explains the relevant national policy context; explains the importance of sustainable development; and introduces the reader to relevant local planning documents.

[Parish Description \(page 7\)](#)

- 4.7 The evolution and history of Great Denham are appropriately described in chapter 3 – giving the reader a flavour of how development in the Parish has reached its current form. The chapter includes a summary of the green and blue infrastructure which is to be found in the area, together with information about education services, recreation facilities, local businesses and population data.

¹¹ PPG Reference ID: 41-041020140306.

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[Consultation \(page 9\)](#)

- 4.8 Chapter 4 summarises the consultation that has been undertaken but there is no reference to the Consultation Statement that accompanies the GDNP. In the interests of completeness, I recommend that paragraph 4.1 be modified to include such a reference (**PM2**).

[Vision, Aims and Objectives \(page 11\)](#)

- 4.9 The Vision for the Parish is set out in paragraph 5.1. The stated Aims and Objectives are clearly articulated and, if met, there is no reason to conclude that the Vision cannot be satisfactorily achieved.

[Sustainable Development \(page 12\)](#)

- 4.10 Chapter 6 establishes the Sustainable Development Principles that are to be followed and I am satisfied that by taking into account these principles national advice on sustainable development, for example in the PPG on Neighbourhood Planning¹², will be appropriately followed.

[High Quality Design \(page 13\)](#)

- 4.11 Chapter 7 describes the three different phases of development at Great Denham and the design features that they each display. The achievement of a high quality of design is an important national objective¹³ and, to that end, the Great Denham Design guidance and codes (published in February 2022) have been produced.
- 4.12 Policy D1: The Design of New Development (page 17) clearly establishes the expectations of the Parish Council with regard to the design of new development. Policy D2: Maintaining Separation (page 18) ensures that the gap between Great Denham and Biddenham remains largely open in character.
- 4.13 In terms of design, I am generally satisfied that all the components of policy D1 are justified and, if implemented, will ensure that the character of the Parish will be retained. However, in order to ensure the scope of the policy is effective, I agree with the Parish Council¹⁴ that it is necessary to add an additional clause to policy D1 with regard to creating a safe environment and this is recommended in **PM3**.
- 4.14 Similarly, I agree that the identification of a gap between the two settlements is necessary in order to ensure that their individual identities are retained (policy D2). I have been advised that the principle of identifying gaps between settlements is supported by BBC elsewhere in

¹² PPG Reference ID: 41-072-20190509.

¹³ See National Design Code October 2019.

¹⁴ See response to my question 8 to the Parish Council.

the Borough.¹⁵ The two policies (D1 and D2) are in general conformity with the strategic policies of the Development Plan and meet the other Basic Conditions.

- 4.15 In my supplementary question to the Parish Council dated 23 March 2023 (see paragraph 2.3), I inquire about the planning policy framework as it applies to the former golf clubhouse and adjacent parking area. The Parish Council (in its reply) summarises the policy context for the site and concludes that policies D1, D2 and F1 'provide sufficient guidance against which to assess any development proposals on this site'. I agree that, as it stands, the Basic Conditions have been met with regard to the Parish Council's approach to this site and that no further modifications to the GDNP, in this regard, are necessary.
- 4.16 In paragraph 7.13 of the supporting text there is a reference to the wildlife value of the regeneration of the former golf course. In the interests of accuracy, the Parish Council propose to delete this sentence and I agree that such a deletion would be appropriate because I am told that the land is currently in agricultural use.¹⁶ **PM4** is therefore recommended.

[Historic Environment \(page 18\)](#)

- 4.17 It is clear that evidence exists to confirm that the area is of archaeological interest and therefore the inclusion of Policy D3: Archaeology (page 20) is justified and meets the Basic Conditions.

[Sustainable Buildings and Construction \(page 20\)](#)

- 4.18 Energy efficiency and the provision of sustainable development are core national objectives and Policy D4: Provision of sustainable buildings (page 21) clearly sets out the expectations of the Parish Council in this regard. In the interests of clarity I recommend, in **PM5**, that the last sentence of the policy should be modified to clarify that all development should be subject to the test of 'appropriateness' and not just car parks.

[New Housing \(page 21\)](#)

- 4.19 There are currently no proposed housing allocations in the GDNP. Nevertheless, should housing development be proposed it is important, in order to comply with the strategic policies of the Development Plan, that affordable housing provision and the mix and tenure of dwellings are taken into account. Therefore, I am satisfied that Policy D5: New Housing meets the Basic Conditions.

¹⁵ See the responses to my question 2 to the Councils.

¹⁶ See Regulation 16 response from CODE Developer Planners Ltd.

Facilities and Businesses (page 22)

- 4.20 I saw on my visit a number of community facilities and local businesses and, particularly in a relatively 'new' settlement, I consider that such provision is essential for the 'well-being' of the community and in the interests of sustainability. Policy F1: Community facilities (page 24) seeks to resist the loss of any such viable facility and encourages new or improved provision. Such an approach meets the Basic Conditions. However, a decision maker may not be aware of the location of these facilities and therefore it is important that they are identified on the Policies Map (or an inset thereto). I therefore recommend **PM6** accordingly.
- 4.21 Policy F2: Supporting Local Businesses (page 25) seeks to retain and if possible, extend the range of small businesses. It also supports, where appropriate, planning applications for measures that would enable home working to take place. Such an approach will contribute to the achievement of sustainable development and meet the other Basic Conditions.
- 4.22 In my letter of 9 March 2023 to the Parish Council, I raised the issue of identifying the shopping frontages, as referred to in policy F2, and an amended plan was submitted.¹⁷ However, I consider that the Plan identifies the shopping area (my underlining) and not the specific frontages. It is clear to me that the policy is intended to apply to the entirety of the premises and not just the frontage and therefore I recommend, in **PM7**, that the word 'frontages' be replaced by the word 'area'.

Green and Blue Infrastructure (page 26)

- 4.23 There is a comparatively large amount of open space to the north and south of Great Denham which adds significantly to the character of the Parish. Part of the open space to the north is protected by policy D2 (Maintaining separation), while to the south lies the Great Denham Country Park.
- 4.24 Policy G1: Open space provision as part of new development (page 27) seeks to ensure that certain requirements should be met. I have read the Great Denham Green Infrastructure Plan (December 2022). This is a clear and relatively comprehensive document which identifies green infrastructure areas and sets out 8 aspirations in terms of their protection and enhancement. This background information leads me to conclude that policy G1 (which relates to new open space provision) is justified, contributes to the achievement of sustainable development and meets the other Basic Conditions.

¹⁷ See the revised plan on the final page of the BBC and GDPC response of 31 March 2023.
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- 4.25 Policy G2: Local Green Spaces (page 28) seeks to protect three areas of Local Green Space (LGS), namely Village Green; Land behind the Park and Ride; and Anglia Way Meeting Place. As explained in paragraph 102 of the NPPF, LGS designation should only be used where the green space is: (a) in reasonably close proximity to the community it serves; (b) demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value, tranquillity, or richness of its wildlife; and (c) local in character and is not an extensive tract of land. Paragraph 101 of the NPPF also states that LGS designation should be consistent with the local planning of sustainable development and that the sites should be capable of enduring beyond the end of the plan period.
- 4.26 Having visited the 3 sites I am satisfied that the Village Green and the Anglia Way Meeting Place are justified and meet the relevant requirements. However, although land behind the Park and Ride is close to the community and local in character, it does not currently appear to serve the community in any meaningful way. I am also aware that the owners of the land (Bedford Borough Council) object to the designation.
- 4.27 The Great Denham Green Infrastructure Plan identifies the land as Location 1 (page 7). In Appendix B to that document is the assessment of the various LGS sites and I note that in Table B2 (page 34) the land behind the Park and Ride is ticked as being demonstrably special/locally significant but there is no further evidence that supports that conclusion. It is also stated that 'permission' has been granted by the Borough Council to use the land for community use¹⁸ but I have not been given any details of that 'permission'.
- 4.28 The Borough Council confirms that the future of the site is being considered¹⁹ but I have not been told what conclusions (if any) have currently been reached. On that basis, I conclude that the designation of LGS location 1 does not have sufficient regard to national policy, in so far as it is not clear that the site is capable of enduring beyond the end of the Plan period. Therefore, I recommend the deletion of this site from policy G2 and the consequential modification of the supporting text in paragraph 12.15 (**PM8**). In that way proper regard will be given to national policies and advice and all the Basic Conditions will be met.
- 4.29 Policy G3: Great Denham Country Park (page 29) confirms that relevant proposals will have to ensure that the important characteristics of the Park (in terms of biodiversity, recreation, flood alleviation and landscape) will be preserved and enhanced. This approach accords with national advice²⁰ and meets the Basic Conditions.

¹⁸ In the text adjacent to Plan 5.1 on page 7 of the Green Infrastructure Plan.

¹⁹ In response to my question 9 (last paragraph).

²⁰ See PPG on Open Space, sports and recreation facilities, public rights of way and local green space.

- 4.30 NPPF chapter 15: Conserving and enhancing the natural environment, emphasises the importance of protecting and enhancing valued landscapes and sites of biodiversity. [Policy G4: Nature conservation \(page 30\)](#), appropriately reflects this national advice. The policy meets the Basic Conditions.
- 4.31 In the interests of sustainability it is important that adequate provision is made for the movement of both pedestrians and cyclists and [Policy G5: Provision for pedestrians and cyclists \(page 31\)](#) supports such provision. In the interests of clarity, the Parish Council has suggested some additional wording with regard to encouraging safe cycleways and footpaths.²¹ I agree that this would provide the necessary clarity in regard to the Parish Council's approach and recommend accordingly in **PM9**. In this way, all the Basic Conditions will be met.

[Traffic and Transport \(page 31\)](#)

- 4.32 [Policy T1: Traffic impact and sustainable travel \(page 32\)](#) seeks to reduce car movements and supports sustainable methods of travel. The approach taken is compatible with the advice in chapter 9 of the NPPF entitled 'Promoting sustainable transport'. In terms of car parking provision, which I acknowledge is a concern to some residents, [Policy T2: Car Parking \(page 33\)](#) seeks to discourage the removal of off-road parking and requires new development to meet the Borough Council's parking standards. The policy also appropriately addresses the provision of electric charging points. The Parish Council suggests²² the inclusion of additional text in the policy making reference to the design of on-street parking provision. I consider such an amendment would provide the necessary clarity and recommend accordingly in **PM10**. I am satisfied that, as modified, both policies meet the Basic Conditions.

[Aspirations, Implementation and Monitoring \(page 33\)](#)

- 4.33 Chapter 14 focuses on the implementation of the GDNP. It explains the Parish Council's approach to working in partnership and summarises the roles that can be played by a number of interested parties. Reference is made to funding and implementation mechanisms, and it is confirmed that a review of the Plan will be undertaken every five years in order to ascertain whether or not the policies in the GDNP are successfully achieving the objectives of the local community.

The Annexes

- 4.34 The Policies Map is included as Annex A. A modified Policies Map was attached to the answers to the questions that I posed (dated 31 March 2023) and I recommend that the existing Map is updated²³ as proposed by

²¹ In answer to my question 7.

²² In response to my question 6.

²³ See also **PM7** above.

the Parish Council, but also taking into account the recommendations of this report where applicable (**PM11**).

- 4.35 The Annexes also include a Glossary and a Table of Aims and Policies. Both of these are of assistance to the decision maker.

Other Matters

Minor Amendments

- 4.36 Amendments to the text can be made consequential to the recommended modifications, alongside any other minor non-material changes, up-dates, or corrections in agreement between the Parish and Borough Councils.²⁴

5. Conclusions

Summary

- 5.1 The Great Denham Neighbourhood Plan has been duly prepared in compliance with the procedural requirements. My examination has investigated whether the Plan meets the Basic Conditions and other legal requirements for neighbourhood plans. I have had regard for all the responses made following consultation on the Neighbourhood Plan, and the evidence documents submitted with it.
- 5.2 I have made recommendations to modify a number of policies and text to ensure the Plan meets the Basic Conditions and other legal requirements. I recommend that the Plan, once modified, proceeds to referendum.

The Referendum and its Area

- 5.3 I have considered whether or not the referendum area should be extended beyond the designated area to which the Plan relates. I conclude that the Great Denham Neighbourhood Plan (as modified) has no policy or proposals which I consider significant enough to have an impact beyond the designated Neighbourhood Plan boundary, requiring the referendum to extend to areas beyond that boundary. I recommend that the boundary for the purposes of any future referendum on the Plan should be the boundary of the designated Neighbourhood Plan Area.

Overview

- 5.4 Although Great Denham lacks a historic core (indeed it could be described as a relatively new settlement), I found that the architecture, layout, use of materials, provision of services and facilities and the proximity of open space, all contributed to making the village an attractive place to live and

²⁴ PPG Reference ID:41-106-20190509.

work. It is clear that local residents value the character of the locality and the facilities that the village provides.

- 5.5 The GDNP is a very well presented document, which is written in a clear style. It is evident that significant effort has been invested in the preparation of the GDNP and there is no reason to doubt that the community's Vision for the Parish, of retaining the modern identity of the village within a rural environment, whilst securing a sustainable community, will be achieved.

David Hogger

Examiner

Appendix: Modifications (11)

Note: Additions are shown in **bold** and deletions denoted with ~~strikethrough~~.

Page references are those in the submitted draft Great Denham Neighbourhood Plan.

In the interests of brevity, where whole paragraphs have been deleted, the modification refers to the deletion of all the text.

Proposed modification number (PM)	Page no: / other reference	Modification
PM1	Page 5 Paragraph 1.2	Replace 2035 with 2030 .
PM2	Page 9 Paragraph 4.1	Add a new sentence to paragraph 4.1 to read: Further information can be found in the accompanying Consultation Statement, which is available on the Parish Council website.
PM3	Page 17 Policy D1	Add a new clause (j) of the policy to read: Where relevant, result in a safe environment with appropriate levels of lighting and natural surveillance.
PM4	Page 17 Paragraph 7.13	Delete the following text: Over time, the wildlife value will increase as the land regenerates from the golf course use and an increase in both plant and animal species will result.
PM5	Page 21 Policy D4	Modify the last sentence of the policy to read: All new development will, where appropriate , be expected to minimise the use of water and provide water storage. and Hard surfaces such as

		driveways and car parks should where appropriate use permeable paving.
PM6	Page 24 Policy F1	Identify the listed community facilities on the Policies Map.
PM7	Page 25 Policy F2	In the first line replace frontages with area .
PM8	Page 28 Paragraph 12.15 and Policy G2	Delete <u>all</u> of paragraph 12.15 and replace it with: Six sites have been assessed against these criteria (see Green Infrastructure Plan). Of these, four do not meet the criteria – the golf Course, the Country Park, the kick about area and land behind the Park and Ride. The remaining two sites, namely the Village Green and the Anglia Way Meeting Place do meet the criteria and are therefore designated as Local Green Spaces and are shown on the Policies Map. Modify policy G2 by the deletion of the second site: • Land behind the Park and Ride
PM9	Page 31 Policy G5	Add a new sentence to policy G5 to read: Proposals for new safe cycleways and footpaths will be encouraged, to promote healthy living and reduce environmental impact.
PM10	Page 33 Policy T2	Add a new clause to the end of the policy to read: Design of on-street parking provision must ensure that clear visibility will be achieved for drivers and pedestrians, to reduce risk and danger to both.

PM11	Page 36 Policies Map	Up-date the Policies Map to accord with the revised content of the GDNP, including the recommended modifications set out above.
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