

PENN PARISH NEIGHBOURHOOD PLAN

2022 - 2040

Referendum Plan



PUBLISHED BY

Penn Parish Council for Submission consultation under the
Neighbourhood Planning (General) Regulations 2012 (as
amended).

JANUARY 2025

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 the Local Planning Authority.

4. COMMUNITY VIEWS ON PLANNING ISSUES

This section explains the community involvement that has taken place.

5. VISION, OBJECTIVES & LAND USE POLICIES

This key section firstly 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 in Table 1. There are also Policy Maps at the back of the plan.

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.

GLOSSARY

AFFORDABLE HOUSING

Housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers). Annex 2 of the National Planning Policy Framework defines the different types of Affordable Homes ([Link](#)).

AMENITY

A positive element or elements that contribute to the overall character or enjoyment of an area. For example, open land, trees, historic buildings and the inter-relationship between them, or less tangible factors such as tranquillity.

AREA OF SPECIAL CHARACTER

Important areas that fail to meet the criteria for designating conservation areas. Used to identify areas based upon their architectural or townscape merits, including locally important landscapes and archaeology.

BIODIVERSITY

Biodiversity is the term used to describe the whole variety of life on Earth. It includes not only all species of plants and animals, but also the complex ecosystems they live within. It ranges from species and habitats which are considered commonplace to those considered critically endangered.

BUCKINGHAMSHIRE COUNCIL (BC)

The planning authority for this Neighbourhood Plan.

COMMUNITY INFRASTRUCTURE LEVY (CIL)

A levy allowing local authorities to raise funds from owners or developers of land undertaking new building projects in their area.

CONSERVATION AREAS

Areas designated by the Local Planning Authority under the Planning (Listed Buildings and Conservation Areas) Act 1990 Section 69 as being of special architectural or historic interest, the character of which it is desirable to preserve and enhance.

DENSITY

In the case of residential development, a measurement of either the number of habitable rooms per hectare or the number of dwellings per hectare.

DESIGNATED HERITAGE ASSETS

Parts of the historic environment which have been designated because of their historic, archaeological, architectural or artistic interest.

DEVELOPMENT

Development is defined under the 1990 Town and Country Planning Act as 'the carrying out of building, engineering, mining or other operation in, on, over or under land, or the making of any material change in the use of any building or other land'.

DEVELOPMENT PLAN DOCUMENT

This is currently the Chiltern District Local Plan, the Chiltern District Core Strategy and the Buckinghamshire Minerals and Waste Local Plan. Once 'Made' (adopted) the Penn Neighbourhood plan will become part of the development plan for the Penn Parish area. The Chiltern documents will be replaced by the Buckinghamshire Local Plan in due course.

EVIDENCE BASE

The information and data gathered by local authorities to inform and support the policy approaches to be set out in Local Development Documents, including physical, economic, and social characteristics of an area. This Neighbourhood Plan has its own evidence base which is published alongside the plan ([Link](#)).

GREEN BELT

A designation for land around certain cities and large built-up areas, which aims to keep the land permanently open or largely undeveloped. The purpose of the green belt is to check the unrestricted sprawl of large, built-up areas, prevent neighbouring towns from merging, safeguard the countryside from encroachment, preserve the setting and special character of historic towns and assist urban regeneration by encouraging the recycling of derelict and other urban land.

GREEN AND BLUE INFRASTRUCTURE

A strategically planned and delivered network of high-quality green spaces and other environmental features. It should be designed and managed as a multifunctional resource capable of delivering a wide range of environmental and quality of life benefits for local communities. Green and blue infrastructure includes parks, open spaces, playing fields, woodlands, allotments, private gardens, rivers, streams, other water bodies and land of biodiversity value.

HABITATS REGULATIONS ASSESSMENT

A Habitats Regulations Assessment (HRA) tests the impact of a proposal on nature conservation sites of European importance and is a requirement for land use plans and

projects. This Neighbourhood Plan does not need to prepare an HRA, because the designated Neighbourhood Area does not include, or is in close proximity to, any Natura 2000 sites.

LANDSCAPE CHARACTER

The distinct and recognisable pattern of elements that occur consistently in a particular type of landscape. It reflects particular combinations of geology, landform, soils, vegetation, land use and human settlement.

LISTED BUILDING

A building of special architectural or historic interest. Listed buildings are graded I, II* or II. Listing includes the interior as well as the exterior of the building, and any buildings or permanent structures (e.g. wells within its curtilage). Historic England is responsible for designating buildings for listing in England.

LOCAL GREEN SPACES

Local Green Space designation is for use in Local Plans or Neighbourhood Plans. These plans can identify on a map ('designate') green areas for special protection against development providing they meet certain tests set out in national policy. (See paragraphs 101-103 of the NPPF: <https://www.gov.uk/guidance/national-planning-policy-framework/8-promoting-healthy-and-safe-communities>).

LOCAL PLAN

A plan setting out development policies for the local planning authority area. For the Penn Parish the former District Council Chiltern Local Plan and Core Strategy documents contain strategic planning policies for the area until replaced by the Buckinghamshire Council Local Plan.

NATIONAL PLANNING POLICY FRAMEWORK (NPPF)

Issued by central government setting out its planning policies for England and how these are expected to be applied. It sets out the Government's requirements for the planning system only to the extent that it is relevant, proportionate and necessary to do so. It provides a framework within which local people and their accountable councils can produce their own distinctive local and neighbourhood plans, which reflect the needs and priorities of their communities.

NEIGHBOURHOOD PLAN

A plan prepared by a Parish Council under the provisions of the Localism Act 2011 and of the Neighbourhood Planning (General) Regulations 2012 (as amended).

NON-DESIGNATED HERITAGE ASSETS

Buildings, monuments, sites, places, areas or landscapes identified as having a degree of significance meriting consideration in planning decisions because of their heritage interest

but which do not meet the criteria for designated heritage assets (as defined in Annex 2 of the NPPF).

PASSIVHAUS

A leading international design standard, slashing energy use from buildings and delivering high standards of comfort and health ([Link](#)).

PENN PARISH COUNCIL (PPC)

The Qualifying Body producing this Neighbourhood Plan.

PRE-SUBMISSION PLAN

A first draft of the Neighbourhood Plan, prepared for the first formal consultation in June 2023 guided by Regulation 14 of the Neighbourhood Planning (General) Regulations 2012 (as amended).

QUALIFYING BODY

A parish council (or in a non-parished area a designated neighbourhood forum) proposing a Neighbourhood Plan.

STRATEGIC ENVIRONMENTAL ASSESSMENT (SEA)

A system of incorporating environmental considerations into policies, plans and programmes. This Neighbourhood Plan does not have the potential for significant environmental effects and therefore no strategic environmental assessment is necessary. A document will be provided at the Submission stage of the Neighbourhood Plan process, called a Basic Conditions Statement, which will set out how the Neighbourhood Plan contributes to achieving sustainable development.

STRATEGIC WORKING GROUP

A group made up of Penn Parish Councillors and other residents set up to investigate the issues covered by the proposed Neighbourhood Plan and advise the Parish Council accordingly.

SUBMISSION PLAN

This document is the Submission Plan, a final draft of the Neighbourhood Plan, prepared for submission guided by Regulation 15 of the Neighbourhood Planning (General) Regulations 2012 (as amended).

SUPPLEMENTARY PLANNING DOCUMENTS (SPD)

A Supplementary Planning Document is a Local Development Document that may cover a range of issues, thematic or site specific, and provides further detail of policies and proposals in a 'parent' Development Plan Document.

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FOREWORD

In early 2021 Penn Parish decided to draw up a Neighbourhood Plan after looking at other nearby parish plans and considering the potential benefits to our residents. There is no legal requirement for the parish to have a Neighbourhood Plan. The plan is all about the use of land: future development of housing and, to a lesser extent, industry. The perceived benefits were less obvious in years past, but with the merger of Chiltern District Council with other areas to create Buckinghamshire Council it was clear we could draw up sensible plans which would benefit the parish and be aligned with Buckinghamshire's local plan.

Penn Parish includes the rural, attractive, historic villages of Penn, Penn Street, Winchmore Hill and the villages of Knotty Green and Forty Green and covers an area of approximately 4000 acres, of which approximately 80% is Green Belt and National Landscape.

The finished plan will define what is acceptable development and what is not - in line with our residents' wishes. The plan will help curtail the unacceptable activities of higher authorities and developers as the plan will have significant legal status and if supported at referendum be approved by Buckinghamshire Council.

The initial objectives focused on

- retaining of the rural character of the parish and its character and heritage
- protection of the Green Belt and the National Landscape and the existing good facilities and infrastructure
- protection of local shops and businesses
- new building to have minimal environmental impact including energy usage
- the need for good communications including walking and cycle routes is also high on our residents' wishes
- homes for young and old people

The plan has developed from survey data collected in 2021 which attracted responses from 30% of the parish households. At its core are nine local policies that provide the foundations for this plan. Higher level Buckinghamshire policies dovetail with the plan policies. Some parts of the plan will exist as supporting document, with a design guide for new buildings (including modifications) and the Housing Needs Assessment.

The Neighbourhood Plan is being driven by a team made up of local residents and Penn Parish councillors, supported by planning consultants. It is intended to be published in its final form late in 2023 after a local referendum and sign off by Buckinghamshire Council.

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1. INTRODUCTION & BACKGROUND

1.1. Penn Parish Council is preparing a Neighbourhood Plan for the area designated by the local planning authority, Buckinghamshire Council, on 2 July 2021. The area coincides with the parish boundary (see Plan A on page 4). The plan is being prepared in accordance with the Neighbourhood Planning (General) Regulations of 2012 (as amended).

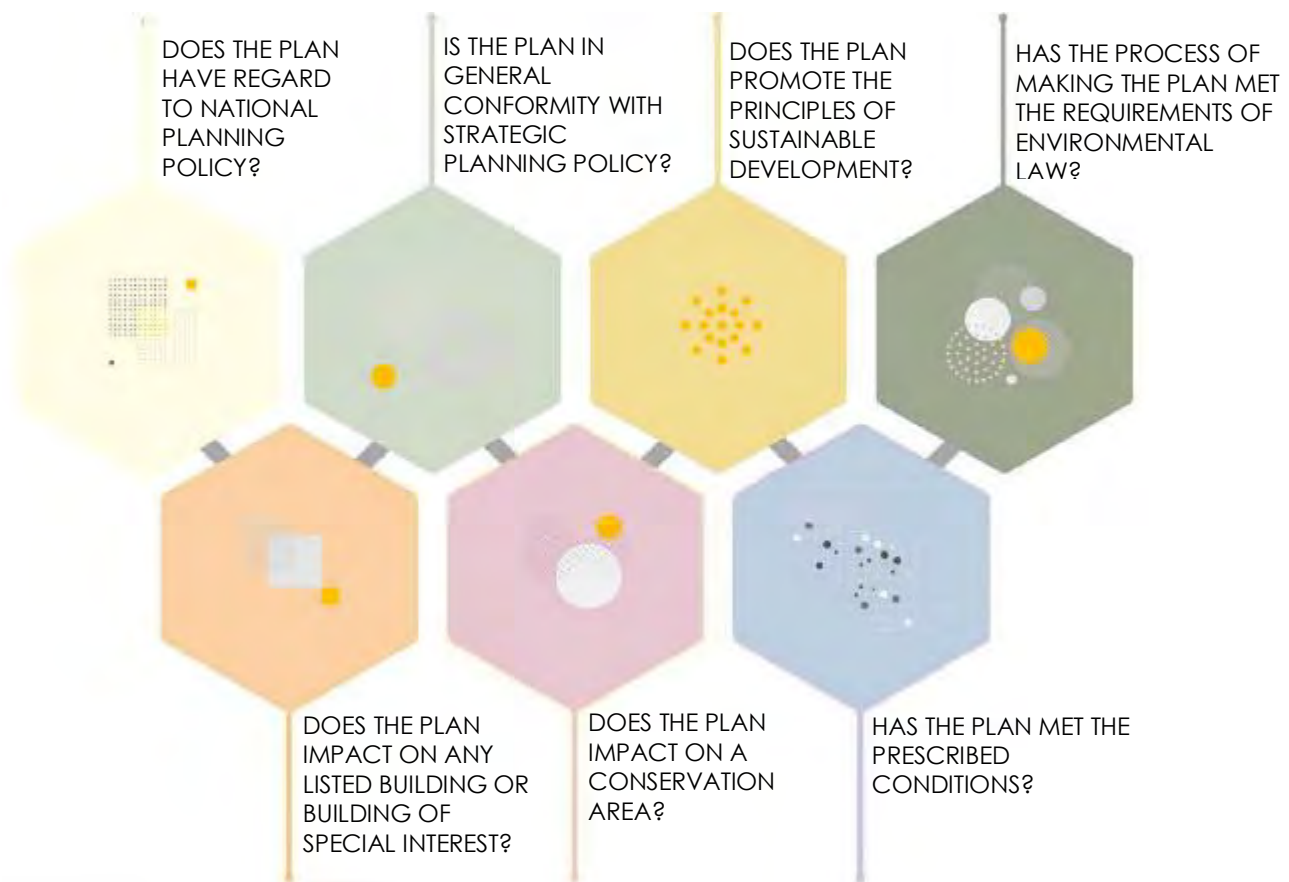
1.2. The purpose of the Neighbourhood Plan is to set out a series of planning policies that will be used to determine planning applications in the area in the period to March 2040. The Plan will form part of the development plan for the Parish, alongside policies of the adopted 2011 *Core Strategy* and 1997 *Local Plan* of the former Chiltern District Council. The Local Plan and Core Strategy policies will eventually be replaced by the first Bucks Local Plan, which will also run to 2040.

1.3. 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 part of the Council's statutory development plan and will carry significant weight in how planning applications are decided in the neighbourhood area. Plans must therefore contain only land use planning policies that can be used for this purpose. 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. Although there is scope for the local community to decide on its planning policies, Neighbourhood Plans must meet all of the relevant basic conditions (see Figure 2 overleaf).

1.4. In addition, the Parish Council will need to demonstrate to an independent examiner that it has successfully engaged with the local community and stakeholders 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 (over 50%) of the turnout votes in favour of the Plan, then it becomes adopted as formal planning policy for the neighbourhood area.

THE REFERENDUM PLAN

1.5. A draft ('Pre-Submission') Plan was published for Regulation 14 consultation in June 2023 in line with the Regulations. This was followed by the Regulation 16 consultation in January 2024 on the ('Submission') Plan and the publication of the Examiner's report in January 2025. The Parish Council has reviewed the comments received from the local community and other interested parties, including Buckinghamshire Council, and have made changes to this final version.



Neighbourhood Plan Basic Conditions

STRATEGIC ENVIRONMENTAL ASSESSMENT & THE HABITATS REGULATIONS

1.6. A Strategic Environmental Assessment (SEA) assesses the environmental implications of a proposed policy or plan. It allows for the cumulative effects of development and policies to be assessed and addresses any identified issues at an early stage. A screening request was submitted to Buckinghamshire Council for this purpose in accordance with the Environmental Assessment of Plans & Programmes Regulations 2004 (as amended). The screening outcome is that the Penn Parish Neighbourhood Plan would not be likely to give rise to significant environmental effects and therefore does not require an SEA.

1.7. The request also sought Buckinghamshire Council's opinion that the designated Neighbourhood Area does not include, or is in close proximity to, the National Site Network (formerly Natura 2000 sites) and so no habitats regulations assessment would be required as per the Conservation of Habitats and Species Regulations 2017 (as amended). Buckinghamshire Council has determined that the Neighbourhood Plan is not likely to lead to potential adverse effects on the National Site Network and Stage 2 of Habitats Regulations Assessment (an Appropriate Assessment) is therefore not required.



Penn Street Church

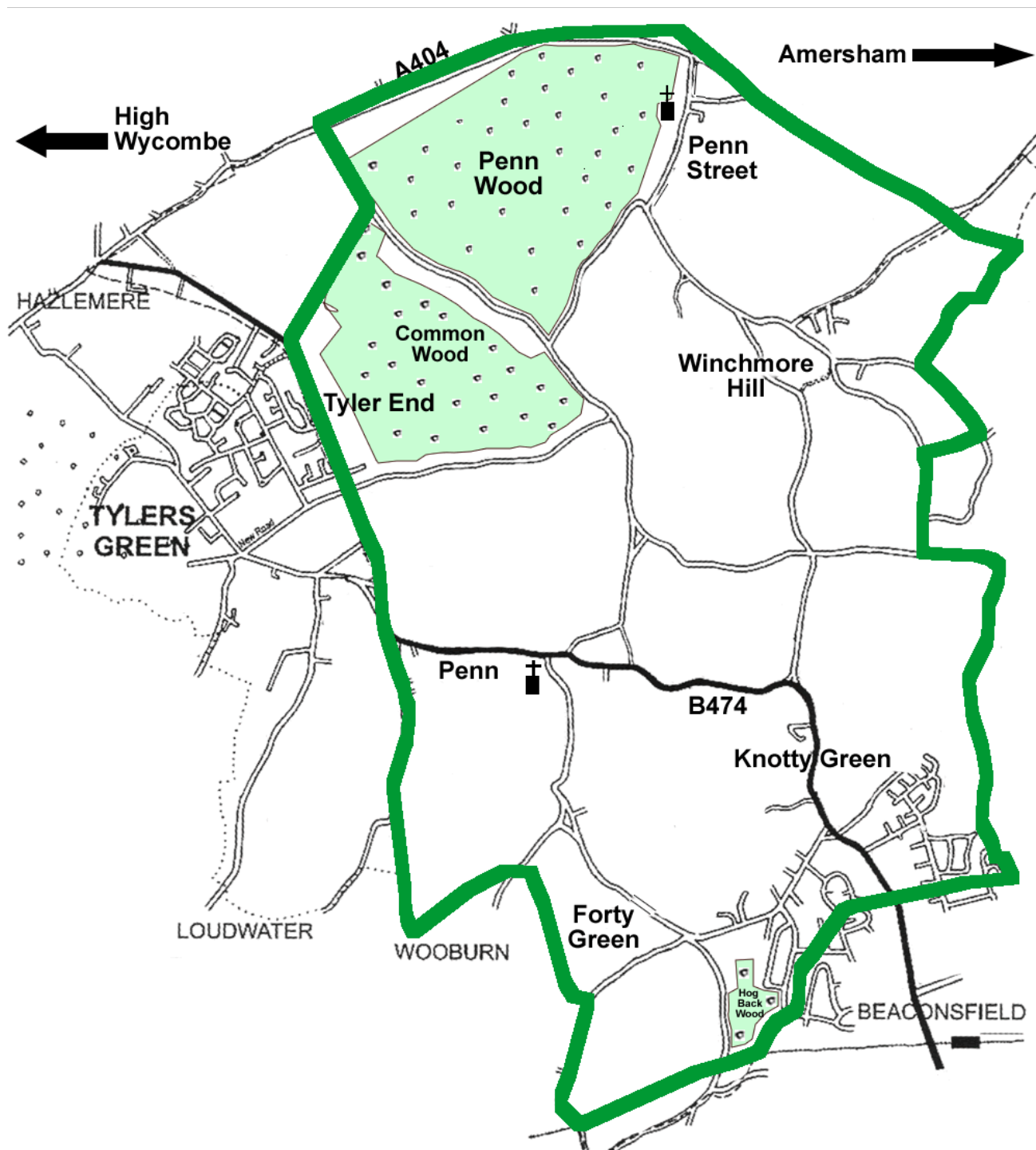
Penn Parish Proposed Neighbourhood Area

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Plan A: Designated Neighbourhood Area

2. THE NEIGHBOURHOOD AREA



Source: Penn Parish Council

2.1 Penn Parish is located between Beaconsfield, Amersham and High Wycombe covering an area of 3991 acres (1615 ha). The parish is largely rural, with 80% of the area within The Chilterns Area of Outstanding Natural Beauty and London Metropolitan Green Belt.

2.2 There are 5 main villages within Penn Parish; Penn, Penn Street, Winchmore Hill, Knotty Green and Forty Green. These communities are largely located on the periphery of the parish; the centre is primarily agricultural land and woodland. The parish has an established network of footpaths and green spaces that provide a valuable recreational amenity for both the parish and neighbouring communities.

2.3 The parish has a breadth of local amenities including, 8 pubs, sports pitches (cricket and football), churches, 4 community halls and one primary school, distributed throughout its settlements. However, there are no grocery outlets in the parish, residents generally travel to Beaconsfield, Amersham or High Wycombe for food shopping.

2.4 Although largely rural in nature, the parish is well located for commuters to neighbouring towns and London, with proximity to the motorway network via M40 / M25 and the railway network. Beaconsfield Station is 0.7 miles from the parish boundary in Knotty Green. High Wycombe station and Amersham Station, which also serves the London underground network, are both 3.7 miles respectively from the eastern and northern boundaries of the parish. Commuter traffic for employment is generally outward from the parish. However, there are established large light industrial sites in Winchmore Hill and Penn Street.

2.5 The 2011 Census shows the parish had a population of 3,961 residents, comprised of 1,564 households, occupying 1,627 dwellings. The Office for National Statistics mid-2020 population estimate was 4,217 for Penn Parish, indicating a population growth of 6% since 2011.

2.6 The parish has an ageing population, residents aged 65 and over are expected to exceed residents aged 35-54 by 2043. It is expected that the number of parish residents aged below 54 will not grow and may even decline in the future.

2.7 Housing tenure is significantly skewed towards ownership (86%) mainly of detached houses (70%). The average house price in the parish in 2021 was £1,227,276.

A BRIEF HISTORY

2.8 The name Penn derives from 2 possible origins; Bryonic comparable to the modern Welsh toponym 'pen' meaning 'hill top' or 'end' representing the strong promontory in the Chiltern Hills on which the Holy Trinity Church in Penn is located. It is claimed that views of 12 counties could be seen from the top of the tower of the late 12th century church. In Old English 'penne' also means 'enclosure or pen' and Penn Wood and Common Wood are believed to have been used to enclose deer for hunting on Wycombe Heath, a prominent feature on the landscape in the Anglo Saxon period.

2.9 Penn Parish has a rich heritage. There are 77 listed buildings within the parish; 1 Grade I Listed Building, 3 Grade II* listed buildings, and 73 Grade II listed buildings, many dating from 17th and 18th century. In addition, there are 2 Conservation Areas, one in each Penn and Penn Street (see Plans B and C).

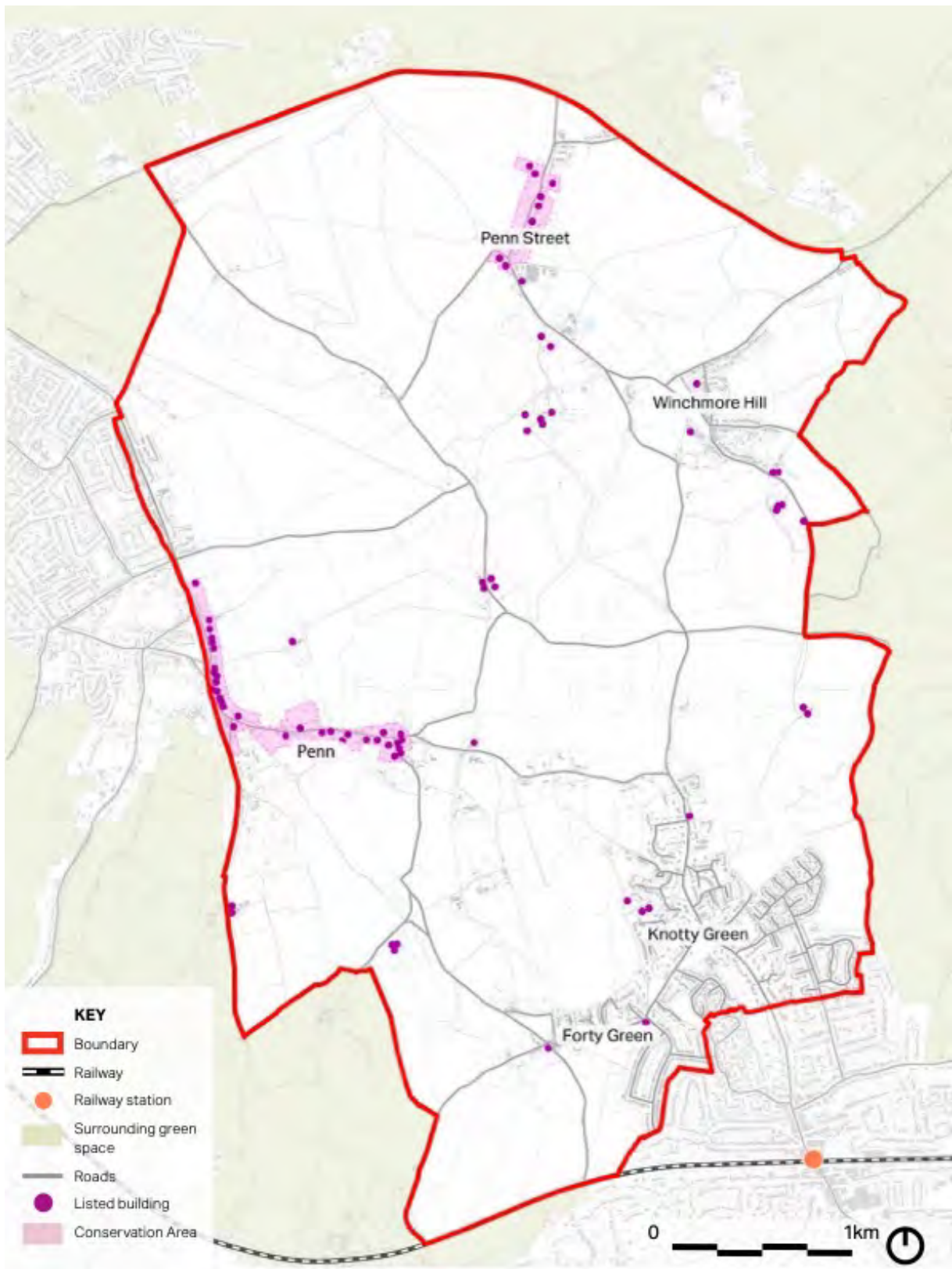
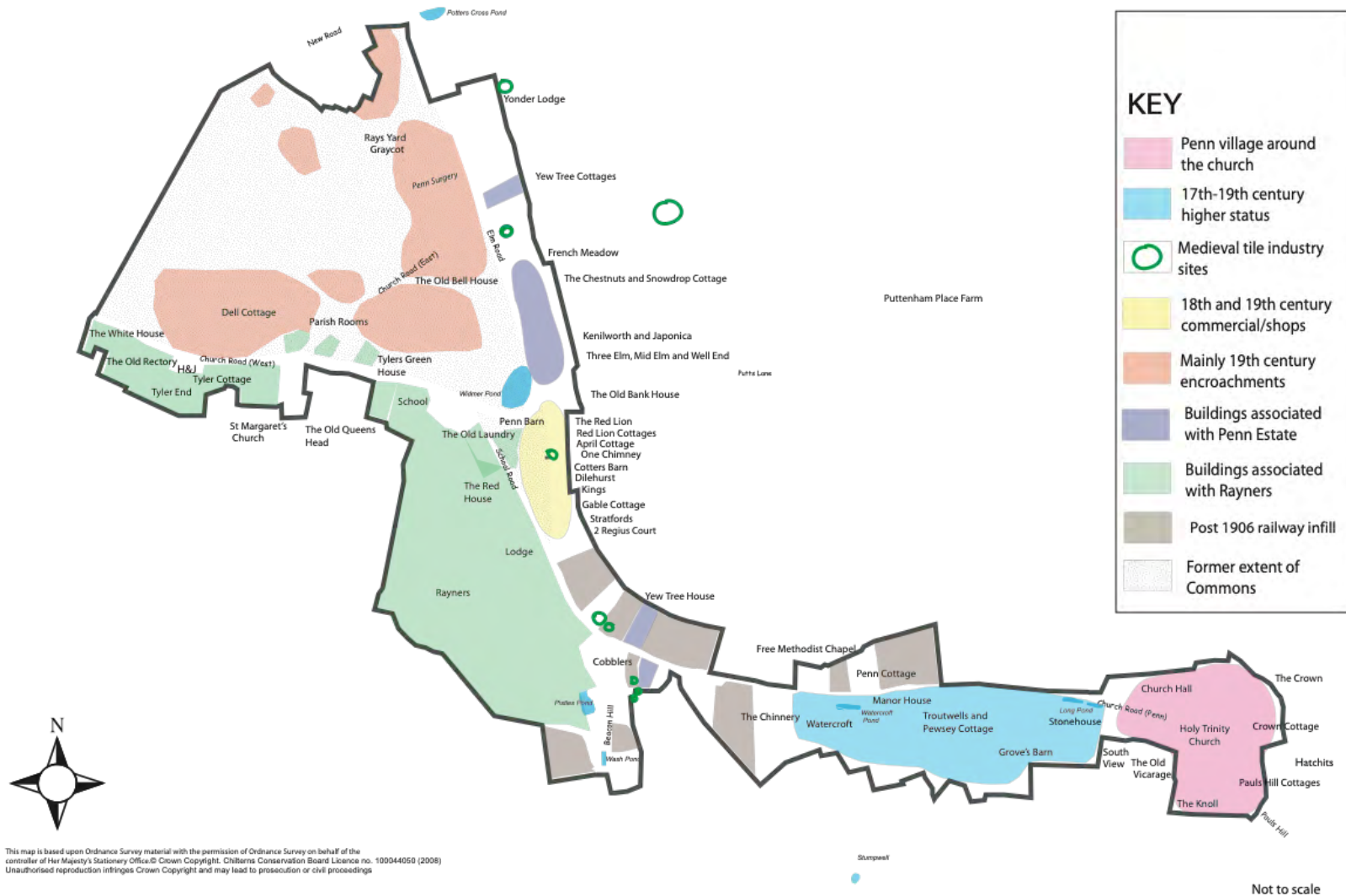


Figure 27: Map showing the historic assets within and surrounding Penn Parish.

Plan B: Penn and Penn Street Conservation Areas and Listed Buildings in Penn Parish

Source: Penn Parish Design Guidance and Codes

PENN AND TYLERS GREEN CONSERVATION AREA: Historical Development



Plan C: Penn and Tylers Green Conservation Area.

Reproduced with kind permission of Penn & Tylers Green Residents Society

Each of the 5 villages in the parish has its own unique history representing distinct periods of economic and residential development.

PENN

2.10 Penn Church was founded in the late 12th century and the early settlement grew around it forming a small traditional village centre. Penn was famous in the Medieval Period for its tiles. 14th century kilns have been found in excavations in the village. Penn floor tiles were a popular choice for royal palaces, cathedrals and manor houses throughout the south east and London, including Windsor Castle where tilers worked for 8 years laying more than a quarter of a million tiles. Only one complete floor survives, The Aerary, in Windsor Castle, but evidence of Penn tiled floors has been found in 180 sites in 18 counties and 80 sites in London. These include the floor of the Lady Chapel in Holy Trinity Church in Penn.

PENN STREET

2.11 The earliest known reference to Penn Street is in the Parish Register for 1592. However it is believed the Old English name 'straet' was the name Saxons used for a Roman road. There was a Roman villa and iron smelting and smithy to the north at Shardeloes, and the name Penn Street is believed to derive from a former Roman road by the enclosed (Penn) part of the heath. The present village is believed to have grown up to service the new manor house, now Penn House, after the de la Penne family moved from a manor house at Penbury, near Penn Church in c 1400. Holy Trinity Church, the vicarage and school were built in 1849 by Earl Howe at a time when half the population worked directly for the Penn House Estate.

WINCHMORE HILL

2.12 The village dates from the 12th century with a small settlement supporting farms grouped around a common on the fringes of Wycombe Heath. The village originally straddled 3 parishes, Penn, Amersham and Coleshill, with a sharp boundary marked by a stone at the crossroads. The name is believed to be derived from 'wincel' an old English word meaning corner and 'maer' a boundary. As well as local farms, the village had a thriving pottery industry in the 18th and 19th centuries making pottery, tiles and bricks. By the early 20th century furniture and chair making had become the dominant local industry using local supplies of beechwood. Factories were established on The Hill, Coleshill Lane and Fragnall Lane. The last surviving chair factory continued until 1988. The village is known for its strong Methodist links.

KNOTTY GREEN

2.13 Knotty Green was originally a collection of farms around a 13.5 acre 'tussocky' field at the corner of Penn Road and Forty Green Road. The name is first recorded in 1680 and derives from 'Nattuc', the old English name for 'tussocky grass'. The census of 1841 recorded a small hamlet of 14 families with the main employment, agricultural labourers. Eghams Farm, Baylins Farm and Hutchins Barn were listed as the main farms. Other occupations included blacksmith, lace making and shoe mending.

2.14 The opening of Beaconsfield Station in 1906 and the sale of land by the Penn Estate, transformed the area into residential housing for commuters to London. This increased the population of Penn Parish by 50% in 5 years. Initially this was confined to large detached housing along the Penn Road and Forty Green Road. However, further large housing development followed after the 2nd World War on Hogback Wood Road, Eghams Wood Road, Woodlands Drive and

Woodlands Glade. The Seeleys Estate was built in 1970s on the cherry orchards north of Seeleys Farm with further modern open plan housing development to the east of the Penn Road.

FORTY GREEN

2.15 The small settlement of Forty Green was situated on the important route from Penn to Hedsor Wharf on the Thames for transporting bricks and tiles to London. A 'drovers' route also passed through Forty Green driving cattle to market in Beaconsfield and High Wycombe. Farming and Cherry Orchards were the main employment in the area.

PHYSICAL GEOGRAPHY

2.16 The overall topographical character of the Chilterns has been classified into four broad areas; Scarp and Foothills, Plateau and Dipslope, the Arterial Valleys and the Thames Fringes (Chilterns Conservation Board 2001). Penn Parish forms part of the Chilterns Dipslope and Plateau where the chalk is overlain with extensive deposits of glacial "clay with flints" and other "drift" deposits of sands and gravels laid down during the Anglian glaciation around 400,000 years ago.

2.17 A feature of this landscape are the long narrow dry valleys that dip gently southeast towards the River Thames with views broken by extensive woodlands. The shallower slopes are in arable cultivation. Woodlands are generally found in the areas that are most difficult to plough, such as the heavy clay soils of the plateau and ridge tops. For centuries, the woods of the Chilterns were managed to produce timber for furniture making.

2.18 Commons and heaths are one of the defining landscape characteristics of the Chilterns and feature in each of the Penn Parish communities. The origins of Chiltern commons and heaths are believed to date from 10th – 13th centuries where poorer quality land was not cultivated by the lord or his tenants but made available for grazing by livestock. Given the absence of rivers and streams in the parish, ponds adjoining commons were widespread and are a feature of the parish landscape today.

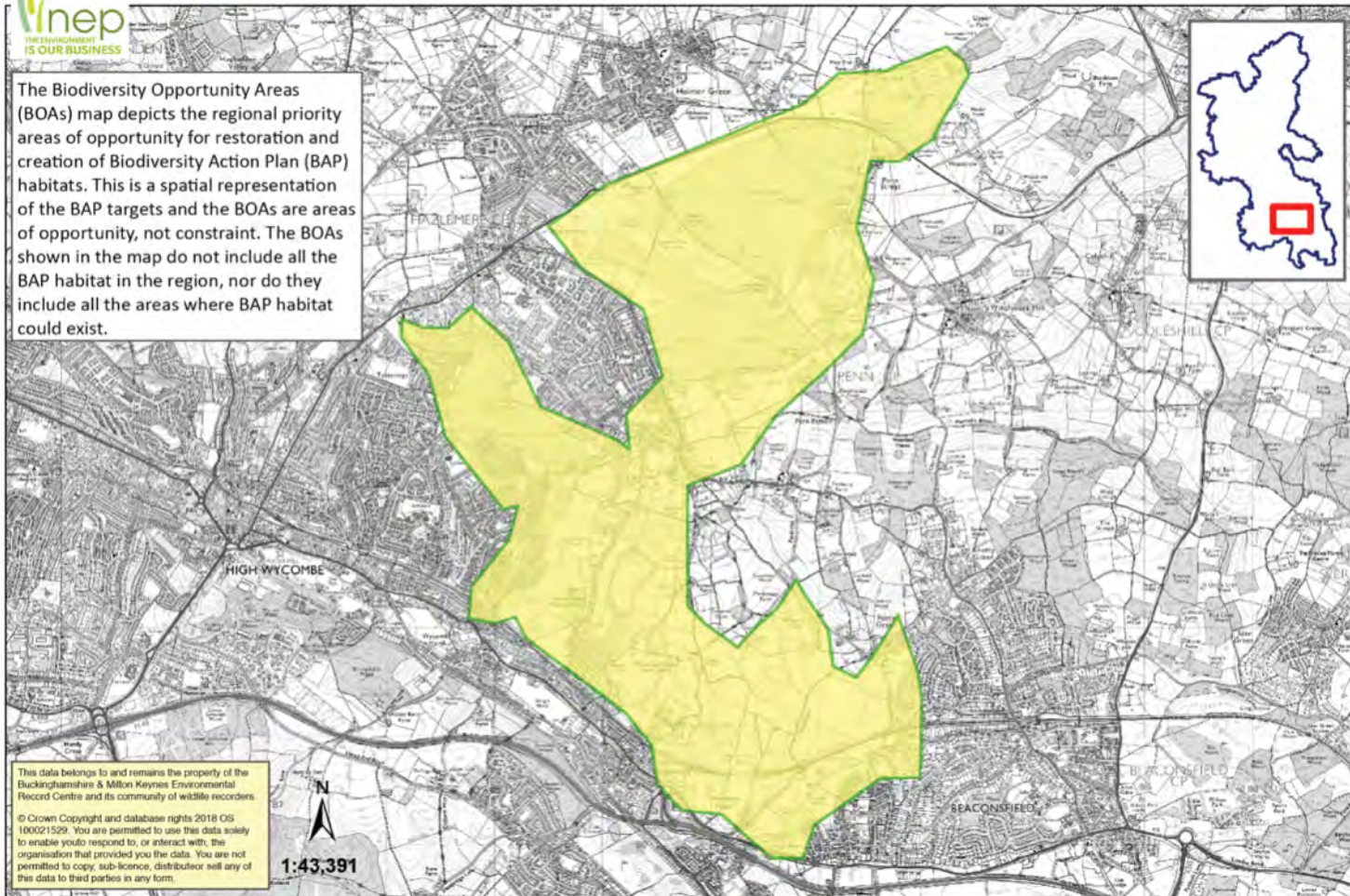
2.19 Within the Parish Boundary there are a number of priority habitats that include ancient deciduous woodland, ancient wood pasture and orchards. Parts of the Parish are included within the Gomm Valley Biodiversity Opportunity Area (BOA) (see Plan D).

2.20 Penn Parish has a very low flood risk in terms of flooding from rivers (see Plan E). The risk from surface water flooding is considerably higher, particularly affecting the roads that run between the 5 settlements (see Plan F).



 **Gomm Valley**

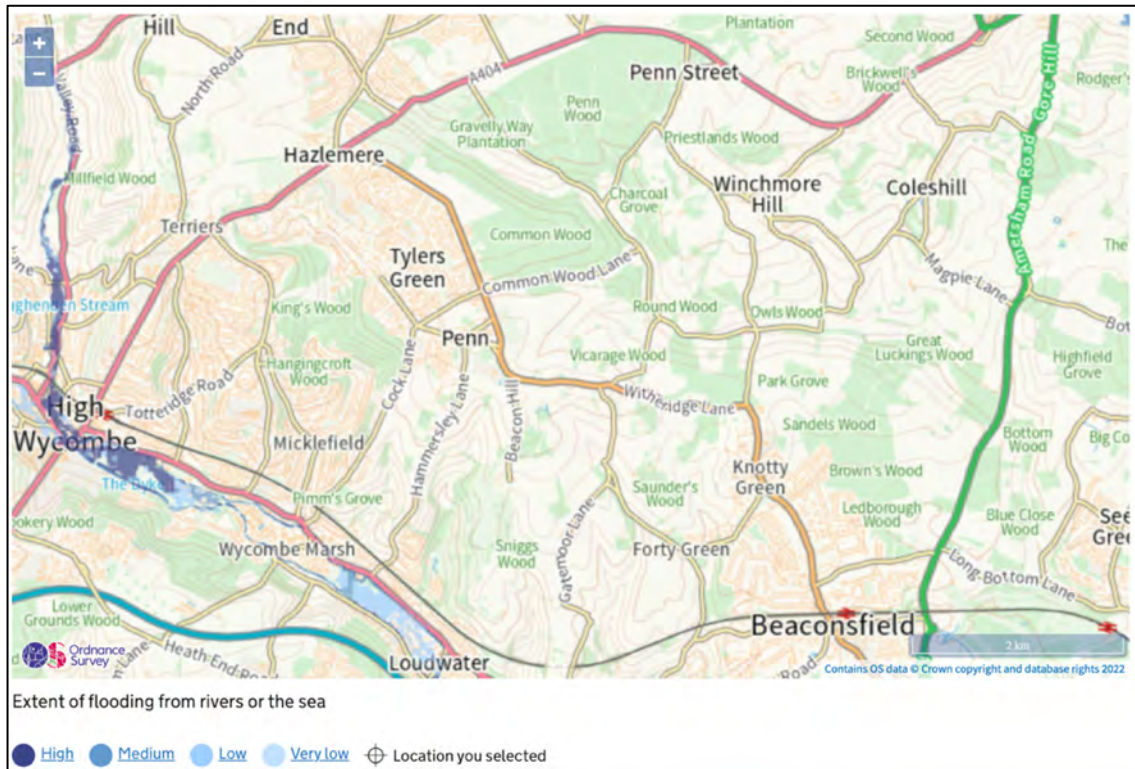
Buckinghamshire & Milton Keynes
Biodiversity Opportunity Areas



Plan D: Gomm Valley Biodiversity Opportunity Area which extends into the parish

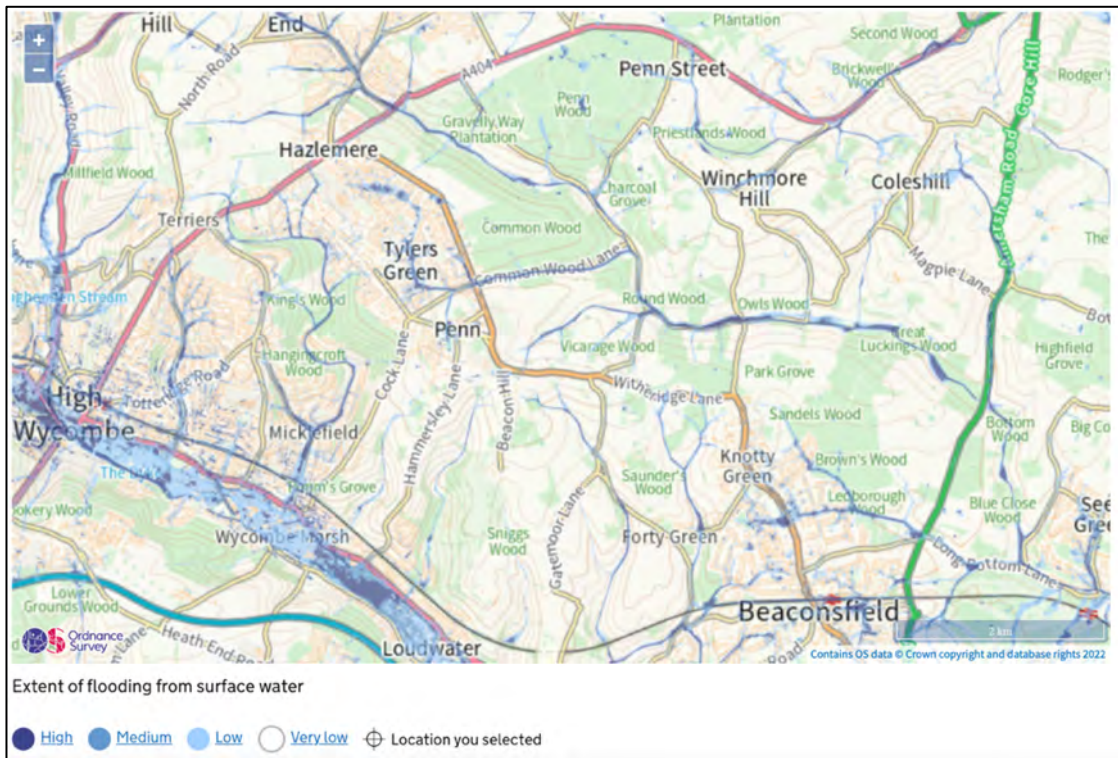
Source: Local Nature Partnership for Buckinghamshire & Milton Keynes

https://bucksmknep.co.uk/biodiversity-opportunity-areas-map/?location=Gomm_1



Plan F: Fluvial Flood Risk in Penn Parish

Source: <https://check-long-term-flood-risk.service.gov.uk/map>



Plan E: Surface Water Flood Risk in Penn Parish

Source: <https://check-long-term-flood-risk.service.gov.uk/map>

3. PLANNING POLICY CONTEXT

3.1 The Parish lies within the county of Buckinghamshire. Buckinghamshire Council is the local planning authority for the area.

NATIONAL PLANNING POLICY

3.2 The National Planning Policy Framework (NPPF) published by the Government is an important guide in the preparation of local and neighbourhood plans. The following paragraphs of the latest NPPF version published in July 2021 are considered especially relevant:

- Neighbourhood planning (§28 – 30)
- Community facilities (§92, 93)
- Design Codes (§127 - 129)
- The historic environment (§189 – 203)
- Green Infrastructure (§174, 175, 179)
- Local Green Space (§101 – 103)
- Smaller housing (§62)
- Zero carbon buildings (§152, 157, 158)
- Protecting Green Belt land (§137)

3.3 The Government has also set out a requirement for the provision of First Homes in a Written Ministerial statement on 24 May 2021. These requirements were subsequently incorporated into National Planning Practice Guidance. As the Parish is 'washed over' by Green Belt, First Homes Exception Sites are unable to come forward in the Parish. However, this does not preclude First Homes forming part of the affordable housing contributions through Rural Exception Sites allowed for by the NPPF. It is anticipated that the forthcoming Local Plan will deal with this matter appropriately and Buckinghamshire Council has published an Interim Position Statement regarding First Homes in the meantime¹.

STRATEGIC PLANNING POLICY

3.4 The Neighbourhood Plan must be in general conformity with the *2011 Core Strategy* and some saved policies from the *1997 Local Plan* of the former Chiltern District Council. All of these policies predate the NPPF, but most are considered to be consistent with it and so until they are replaced, either by this Neighbourhood Plan or by the new Bucks Local Plan (BLP), they will continue to operate in determining planning applications.

3.5 The Parish lies within the Green Belt, although Knotty Green, Forty Green and parts of Penn are inset from this (see Plan I) and as such, are suitable for limited development (Chiltern Core Strategy Policy CS1). Local Plan Policy GB4 designates Winchmore Hill, Penn Street and the remaining built up area of Penn as acceptable for limited infilling, despite being 'washed over' by the Green Belt. For the most part, therefore, the Parish remains

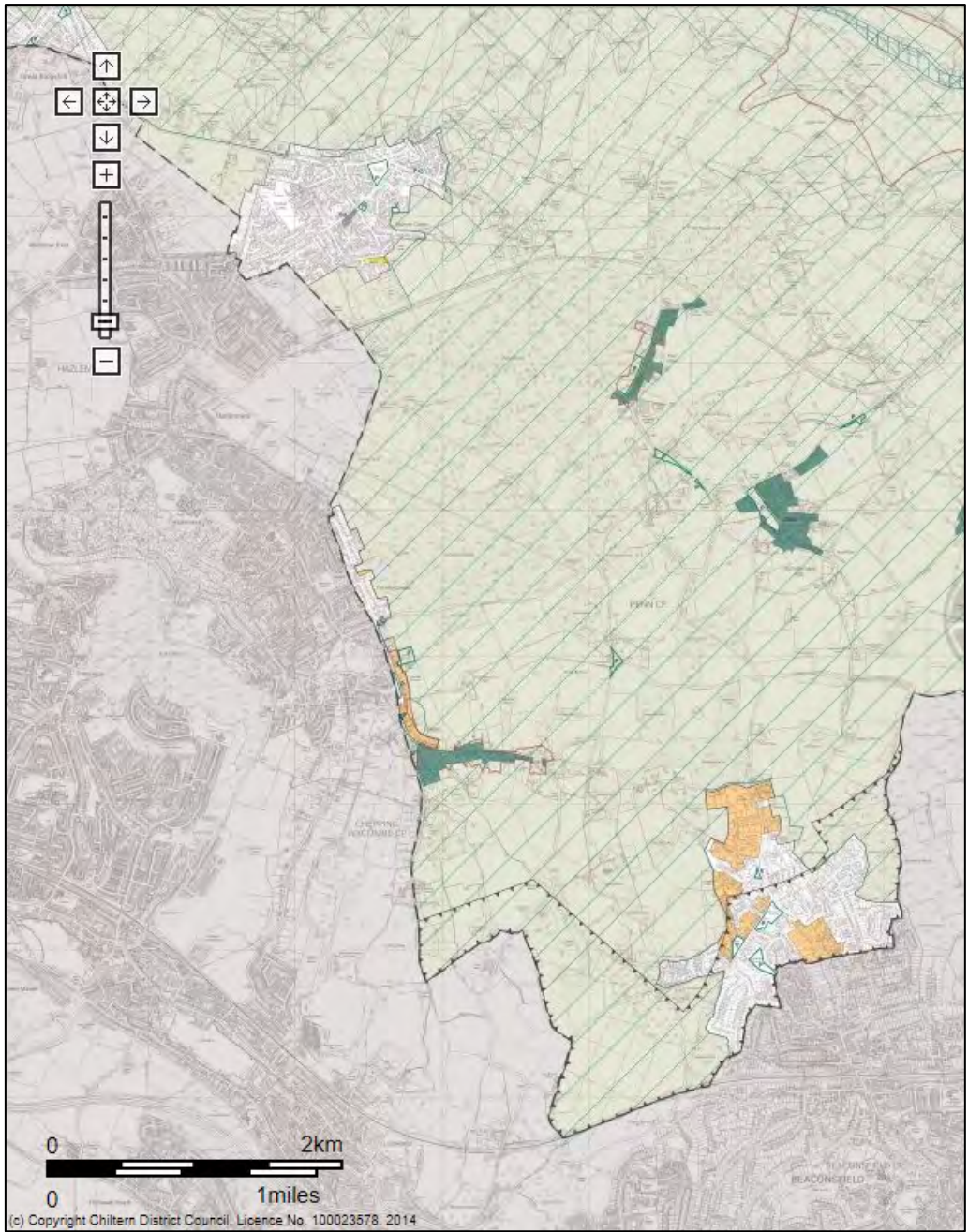
¹ <https://www.buckinghamshire.gov.uk/planning-and-building-control/planning-policy/affordable-housing/first-homes-interim-position-statement/>

protected from speculative housing development proposals in its Green Belt, but that has been seen to increase the pressure for infill and plot redevelopment within the village settlement's inset boundaries.

3.6 There are also a number of development policies that cover a wide range of matters affecting the Parish, including its Listed Buildings, Conservation Areas and Ancient Woodlands. This includes the provisions of Policies CS4 ensuring that development is sustainable and CS26 on the requirements of new development. To that end water utility companies have confirmed that for development in Penn Parish, developers are encouraged to contact the water/waste water company as early as possible to discuss their development proposals and intended delivery programme to assist with identifying any potential water and wastewater network reinforcement requirements. As the area is defined as water stressed, it should also be noted that BC use planning conditions with regards to water efficiency and consumption for new residential development to secure a maximum water use of 105 litres per head per day using the 'Fittings Approach' in Table 2.2 of Part G of the Building Regulations.

3.7 A submitted Chiltern & South Bucks Local Plan was withdrawn from examination in 2021 and will not be resubmitted. It contained proposals to inset Winchmore Hill from the Green Belt (and a settlement character study was prepared as a result), but for now at least it remains covered by saved policy GB5, which allows for a slightly more permissive approach to infill development than applies elsewhere in the Green Belt. That Local Plan also made no site allocation proposals in the Parish.

3.8 Buckinghamshire Council has begun the process of bringing forward its first Local Plan for the county of Buckinghamshire. The current Local Development Scheme proposes to adopt the new Plan by 2027. It is therefore at too early a stage to inform the Neighbourhood Plan; however, some updated evidence has been published which has informed the preparation of this Neighbourhood Plan



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Key

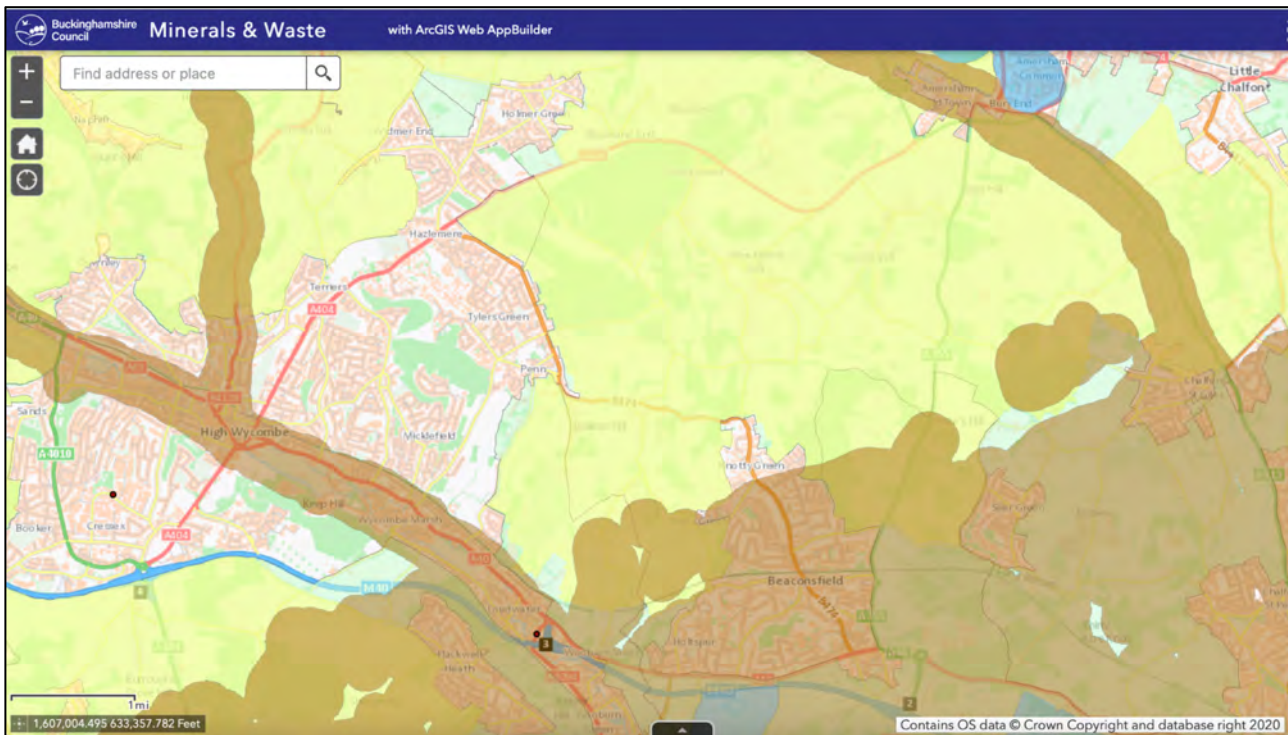
Reference Numbers refer to Policies and Proposals in the Written Statements of the Core Strategy and Local Plan

<ul style="list-style-type: none"> Boundary of Chiltern District Area outside Chiltern District Chilterns Area of Outstanding Natural Beauty CS22 Minerals Consultation Area This is a Buckinghamshire County Council policy - for more information click here 	<ul style="list-style-type: none"> Green Belt GB1, GB2, GB7, GB8, GB10, GB11, GB13, GB15, GB16, GB17, GB20, GB22A, GB24, GB27, GB29, GB30, R4, T2, T4 Row of Dwellings in Green Belt GB4, GB6, GB12, GB23, H7, H12, H19 Green Belt Settlement GB5, GB6, GB12, GB23, H7, H13, H19 Chilterns Area of Outstanding Natural Beauty LSQ1 	<ul style="list-style-type: none"> Built-up Areas Excluded from the Green Belt H3, H7, H13, H19, H20, E5, S13, S14, R3, CSF1, CSF2 Established Residential Area of Special Character H4 Areas for Business & Storage or Distribution Development E3 Public Amenity Open Space and Common Land R7, R8, CS28, CS32 	<ul style="list-style-type: none"> Other Amenity Open Space R10 Conservation Area CA1 - CA5 inclusive <p>The following Local Plan policies apply throughout Chiltern District: GC1 - GC4 (inclusive), GC7, GC8, GC9, GC11, GC13, GC14, H9, H11, H12, H14 - H18 (inclusive), H21, S1, S11, TR2, TR3, TR11, TR14 - TR16 (inclusive), R2, R6, R12, R13, R16, AS1, AS2, LB1 - LB4 (inclusive), TW2, TW3, TW6, NC1, A2, A3, TD1, TD2, OEL1</p>
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Plan G: Penn Parish Planning Policy Context

Source: Chiltern Local Plan Policies Map 2011

3.9 The *Buckinghamshire Minerals and Waste Local Plan 2016-2036* also forms part of the development plan and applies in the neighbourhood area. A section of the Parish to the south lies within a Minerals Safeguarding Area for sand and gravel (Policy 1) (see Plan J). Their normal effect is to sterilise land from development prior to extraction unless it is clear that the development site will not prejudice the economic extraction of the mineral. This Neighbourhood Plan does not make any site allocations.



Plan H: Extract of Minerals and Waste Local Plan Policies Map

Source: Adopted Buckinghamshire Minerals and Waste Local Plan Policies Map

NEIGHBOURHOOD PLANNING POLICY

3.10 The parish of Little Missenden to the north has had their neighbourhood area designated and is now in the process of creating a Neighbourhood Plan.

3.11 Hazlemere, to the west, had their Neighbourhood Plan 'Made' in January 2024. The plan contains 5 policies: Delivering homes for first time buyers and downsizers, Protecting and improving green Infrastructure, Delivering zero carbon buildings, Promoting sustainable transport, Planning for sustainable development at Amersham Road/Tralee Farm. There are green infrastructure functionality and connectivity matters which will work across parish boundaries.

3.12 Wooburn and Bourne End, to the south-west, had their Neighbourhood Plan 'Made' in November 2023. The plan contains 12 policies: Conservation Areas and heritage assets, residential infill and quality design, Conservation Area character assessments, development

impact on watercourses, hedgerows and bats, safeguarding community facilities and public houses, designation of local green spaces and separation of settlements in Wooburn and Bourne End Neighbourhood Area and preserving the character of Hawks Hill and Harvest Hill area.

3.13 The Beaconsfield Neighbourhood Plan was put to referendum in September 2024 but received a majority 'no' vote.

4. COMMUNITY VIEWS ON PLANNING ISSUES

WHAT IS A NEIGHBOURHOOD PLAN?

A Neighbourhood Plan gives communities direct power to develop a shared vision for their neighbourhood and shape the development and growth of their local area. Penn Parish Council believes now is the right time to prepare a Neighbourhood Plan given the pressure from Government to build more housing.

WHY DO WE NEED A NEIGHBOURHOOD PLAN?

Buckinghamshire Council are developing a new county wide plan. The purpose of our Neighbourhood Plan is to give us a voice to influence the County Plan by identifying acceptable new development and infrastructure that will be needed over the next 20 + years in Penn Parish. Our Neighbourhood Plan will help us identify and address very local priorities and reach a consensus on acceptable development, the design of housing, and the infrastructure to meet our future community needs.

HOW LONG WILL IT TAKE TO PREPARE THE NEIGHBOURHOOD PLAN?

In September 2021 we surveyed local residents to get their views and priorities. This informed the preparation of the plan, which we anticipated would take 18 months to complete. We expect to start consulting on the draft plan in April/May 2023 and hope to submit it for independent examination in the Autumn, subject to receiving support from local residents.

WHERE DOES THE NEIGHBOURHOOD PLAN REFER TO?

Within Penn Parish, there are 5 separate communities, Penn, Penn Street, Winchmore Hill, Forty Green and Knotty Green. It is important that the Neighbourhood Plan captures the priorities for each community.

WHO IS PREPARING THE NEIGHBOURHOOD PLAN?

Penn Parish Council set up a working group of local Parish Councillors and volunteers representing each of the 5 main communities in the Parish. The working group members recruited further village volunteers and together helped survey residents, they also collected evidence on behalf of their village's, and commented on the plan's policies. The project is recognised by the Buckinghamshire Council and we have used professional support, as required, to develop the plan. This plan will be submitted to Buckinghamshire Council and assuming the submitted information complies with the regulations, Buckinghamshire will then undertake a further public consultation on the plan as submitted. Following that public consultation with the agreement of the parish they will appoint an examiner who will examine the plan. Provided the examiner says the plan with or without modifications can proceed to referendum Buckinghamshire Council will then organise a referendum. Assuming the majority of people who vote, vote in favour of the plan then Buckinghamshire Council will 'make' (adopt) the neighbourhood plan and it will become part of the development plan for the area.

HOW DO WE CAPTURE LOCAL RESIDENTS' VIEWS AND PRIORITIES TO INFORM THE NEIGHBOURHOOD PLAN?

In September 2021, Penn Parish Council delivered a leaflet to every household in the Parish. This explained the purpose of the Neighbourhood Plan, the process to develop the plan and invited all residents to comment on their priorities. Priorities were captured by an online survey, with the alternative of a paper-based survey for residents without internet access, or who prefer to respond in writing.

We wanted everybody to be able to make their views known. Many streets in the Parish have already developed informal networks of neighbours for local communication on initiatives such as Neighbourhood Watch and also in response to the very local challenges faced during the Covid Pandemic. We used these connections to make sure everyone knew about and could contribute to the Neighbourhood Plan. To do this, we set up a network of locally known 'Street Champions' to help circulate messages and distribute the leaflets and survey.

The leaflet was hand delivered to each household. The leaflet asked residents to register on the Penn Parish website with their email address and post code. The survey could then be delivered by email, the postcode enabled verification that survey replies were from Penn Parish residents. Street Champions and Councillors assisted anyone who needed help. Contact was made with elderly or disabled neighbours, hard copies of the survey were delivered and collected as well as help given to fill in forms with residents and to answer queries to make sure everyone who wanted to complete the survey could. Five 'Find out More' sessions were held, one in each village, which members of the working party attended to explain the plan process. All processes were supported by Parish website information, noticeboard posters and via village newsletters and local magazine articles.

WHAT DID THE SURVEY SHOW?

In February 2022, we informed residents in Penn Parish of the results of our survey and the next plans for our Penn Parish Neighbourhood Plan (PPNP). We did this by sending out the survey results via emails collected for the survey, putting articles in local newsletters and magazines and on local Noticeboards across the parish.

The survey sent via survey monkey was completed by about 30% of residents in each of the 5 villages. The survey questions explored general household demographics, aspects of the parish valued and those disliked, views on development, (its type, size, appearance, position in relation to conservation areas and to the villages) business and economic activities including travel and communication and finally the future needs perceived to be important. Question areas were identified from other successful Neighbourhood Plans.

Main results - over 40% of respondents had lived in their village for over 40 years. Most were over 60 years of age living alone now with children gone. Throughout the survey the aspects valued included green spaces, rural atmosphere, feeling safe, part of a community enjoying a village feel in historic settings. 90% believed they would remain in the

area for over 5 years. Key areas of concern were increasing traffic volume, parking issues and lack of facilities.

60% of respondents believed that the number of houses in the existing villages was about right. If more were built 70% wanted sustainable, 60% wanted private small houses for downsizing or starter homes and 50% preferred bungalows or ground floor properties. Buildings should use local material (60%) Off street parking was essential (72%). Brownfield sites should be used if required preserving the village green spaces and the green belt. Large houses replaced by smaller units or small numbers of new houses on the edge of settlements were preferred. Proximity to local facilities, and main roads was important. 95% of respondents wanted to preserve woodlands and green spaces, 73% buildings of character, 70% ponds and 60% the street appearance. Over 90% felt safe in their homes and villages.

The survey reflected the changes to working practice. (Numbers didn't always add up.) However, most residents were retired (86%) but of those 14% working, 42% worked from home, 30% commuted. 66% of those working travelled only 2 to 3 days per week. 37% took trains from Beaconsfield, 13% from Amersham. 56% used a car for part or all their commute. Cycling, walking or car share methods were negligible numbers. Access to mobile networks and broadband in certain areas was a problem. However, social communication was most often via local magazines/newsletters or word of mouth (over 70%). Social media accounted for 43% of communication.

Shops, pubs, footpaths and bridleways, clubs and societies, and sports facilities including sports fields were considered important for 60%.

Looking into the future sustainability was most important whether housing, living or transport (58%) Cycle routes especially separate from footpaths were mentioned often. 45% wanted more contact opportunities for the elderly, increased parks and green spaces and/or shops. Traffic, roads repairs, verges and parking were frequent areas of concern.

Objectives from the survey alone were:-

- 1 Protect the assets we have: village character, green space, woodland, heritage (buildings and) community, recreation/open spaces, walking, ponds and locality appearance
- 2 Agree and Identify every space where residential and commercial development should take place and space where development should not take place. (And find evidence to support the conclusions)
- 3 Agree a design guide for all future development/building that should cover suitable design criteria (similar to Bucks guide) but include environment and other factors to clarify some areas of present planning and building regs felt to be inadequate in some respects

- 4 Agree a plan to safeguard and develop integrated travel routes: cycling, walking, buses, cars(?)
- 5 For non-Neighbourhood Plan future consideration
 - a) enhance facilities in the parish, maybe café, meeting places, indoor space etc.
 - b) develop much better communications such as twitter, newsletters, promotion of the parish, focus for information.

HOW DID YOU COME UP WITH THE NEIGHBOURHOOD PLAN POLICIES?

In March we appointed the consultants O'Neill Homer to work alongside us and using the survey results we identified areas requiring further investigation. Two subgroups were formed to explore these areas: an environment and green infrastructure subgroup and design and development subgroup. Both subgroups had representatives from each village who worked hard to collect data.

- Under consultant guidance 'Locality' representatives joined the design and development working groups discussing local data.
- A local environment representative advised on green issues.
- A local historian and author of many local history books advised on buildings and sites of historic importance which was supported by a visit from the Local Heritage Officer.
- Buckinghamshire Council and National data was explored including the HNA, NPPF, climate change carbon neutral documents and demographics.

Groups could be seen taking photographs and making notes as they walked around the villages. The data collection phase of developing the PPNP was complete by the end of January 2023. The data included detailed information concerning road by road designs, materials, historic buildings, and commercial sites as well as green spaces, views into and out of an area (including between buildings) and general connectivity between areas. Ways of improving biodiversity and reducing the impact of climate change were discussed with local experts. Issues of climate change and connectivity were discussed with neighbouring parish representatives. Parking, traffic, and cycleways not officially part of a Neighbourhood Plan, but important, were noted.

Led by the survey results and data collection we then looked at policies supporting our aims and objectives to protect what we all consider is important in our Parish whilst also looking at opportunities for improvement.

WHY DID YOU CHOOSE THESE POLICIES?

The Vision and Objectives were refined further from data collected. The 9 policies we have developed translate these new vision and objectives into planning policies, these were strengthened by the evidence collected and you can see the evidence in Appendices A-C.

HOW MUCH DID THE NEIGHBOURHOOD PLAN COST?

Our consultants have helped us obtain maximum funding from government sources (£10,000) and linked us with Locality, a government body that helps with the development of Neighbourhood Plans. We used the grant funding to pay the specialist consultants who gave us guidance in the data we are collecting, which is further supplemented by county and national data. We also received further expert advice in environmental matters from other organisations like the Woodland Trust. Councillors and volunteers have given their time free of charge.



Views in Winchmore Hill



Views in Knotty Green



Views in Penn Street

VISION

“To protect and enhance the character and identity of Penn Parish communities ensuring any development opportunities are sustainable and appropriate to the scale and nature of our Parish, and respects its historic, agricultural, and rural character.”

OBJECTIVES

1 – Environment Objective

To protect and enhance the biodiversity of our green spaces, local wildlife habitats and the unique landscape setting of our Parish in the Chilterns, working towards net zero carbon and encouraging energy efficient buildings.

2 – Housing Objective

To protect the existing National Landscape and Green Belt in Penn Parish and ensure any future housing responds to local needs, is of a high standard of design, and complements the Parish in terms of type, mix, scale, and character.

3 – Design and Heritage Objective

To identify, protect and enhance our heritage assets and public spaces, ensuring future development is innovative, attractive and sympathetic to the existing character of the Parish.

4 – Business and Economic Activity Objective

To sustain and develop our thriving community and commercial activities and services in the Parish, embracing changes in work patterns such as working from home.

5 – Leisure and Recreation Objective

To maintain and develop our leisure and recreation opportunities for residents of all ages, encouraging provision of open space and children's play facilities, and protecting our existing assets such as the school, village hall and other community buildings and spaces used for community events.

6 – Infrastructure Objective

To promote safe public streets and spaces; reduce traffic through more accessible and sustainable transport links (including footpaths and cycle routes); and ensure appropriate traffic calming and parking solutions that are sensitive to our Parish's unique character.

INTRODUCTION TO THE LAND USE POLICIES

5.1 The following policies relate to the development and use of land in the designated Neighbourhood Area of Penn Parish. They focus on specific planning matters that are of greatest interest to the local community.

5.2 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 adopted and forthcoming Buckinghamshire Local Plan to cover. This has avoided unnecessary repetition of policies between this Neighbourhood Plan and the adopted Local Plan, though they have a mutual, helpful inter-dependence.

5.3 Each policy is numbered and titled, and it 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.



Views in Penn Street

POLICY PENN1: THE PENN PARISH DESIGN GUIDANCE AND CODES

- A. As appropriate to their scale, nature and location, development proposals should respond positively to the Penn Parish Design Guidance and Codes (Appendix A – Section 5).**
- B. As appropriate to their scale, nature and location, development proposals should demonstrate that they have protected and where practicable, enhanced local streetscape views that contribute to the character and quality of the area.**
- C. The Neighbourhood Plan and Design Guidance and Codes recognises that there are existing established Conservation Areas in Penn and Penn Street, and designates the following as Areas of Special Character, as shown on the Policies Map:**

Knotty Green

- 1. Penn Road**
- 2. Forty Green Road**
- 3. Seeley's Estate**
- 4. Hogback Wood Road to Woodlands Drive; and**
- 5. Mynchen Estate**

Winchmore Hill

- 6. Properties surrounding Winchmore Hill Common**

- D. Development proposals in an Area of Special Character should respond positively to the essential characteristics which contribute to the significance of its local architectural and historic interest.**

5.4 This policy responds to the Government's encouragement that neighbourhood plans should set out local design guidance by refining saved Local Plan Policy GC1 'Design of Development' and Core Strategy Policy CS20 'Design and Environmental Quality'; and in respect of its Conservation Areas and Areas of Special Character by refining saved Local Plan Policy CA1 'Works to Buildings in Conservation Areas'; to provide a compendium of design guidance in the form of a Code that covers all of the Parish.

5.5 The Code has brought together in one place a range of guidance published by the former Chiltern District and Buckinghamshire County Councils since 2007 but only some of which has been adopted as supplementary planning guidance for development management purposes. These include the adopted 1992 Penn Street Conservation Area Appraisal and the adopted 1992 Penn and Tylers Green Conservation Area Appraisal. See also below.

5.6 The Code takes guidance from the following documents:-

- i. 2021 National Planning Policy Framework;
- ii. 2021 National Model Design Code;
- iii. 2021 National Design Guide;
- iv. 2020 Building for a Healthy Life;
- v. 2017 and 2018 Chiltern & South Bucks Townscape Character Study (not adopted); and
- vi. 2010 Chilterns Building Design Guide (adopted)

5.7 The Code is an integral part of the policy but is extensive in distinguishing the different settlements in the Parish and is therefore published separately as **Appendix A** to the Neighbourhood Plan. To be clear therefore, as the Code has been prepared and consulted on as part of the Plan, its content carries the full weight of the development plan in decision making and is not subordinate or supplementary guidance carrying lesser weight.

5.8 Applicants will therefore be expected to have acknowledged, understood and responded positively to the Code as relevant to the location, scale and nature of their proposals. Where a proposal does not seek to follow the requirements of the Code then the applicant will be obliged to justify why an exception should be made, for example, because a scheme meets the Zero Carbon provisions of Policy PENNP3 requiring a design solution that cannot fully comply with the Code.

5.9 There are a number of attractive local streetscape views, see Plans I to L below, that contribute to the character and quality of the settlements in Penn Parish. The policy therefore requires applicants to demonstrate that schemes have avoided interrupting, disrupting or detracting from local street streetscape views; and where proposals' visual impacts extend beyond the immediate street, to demonstrate how attractive local streetscape views have been protected or enhanced.

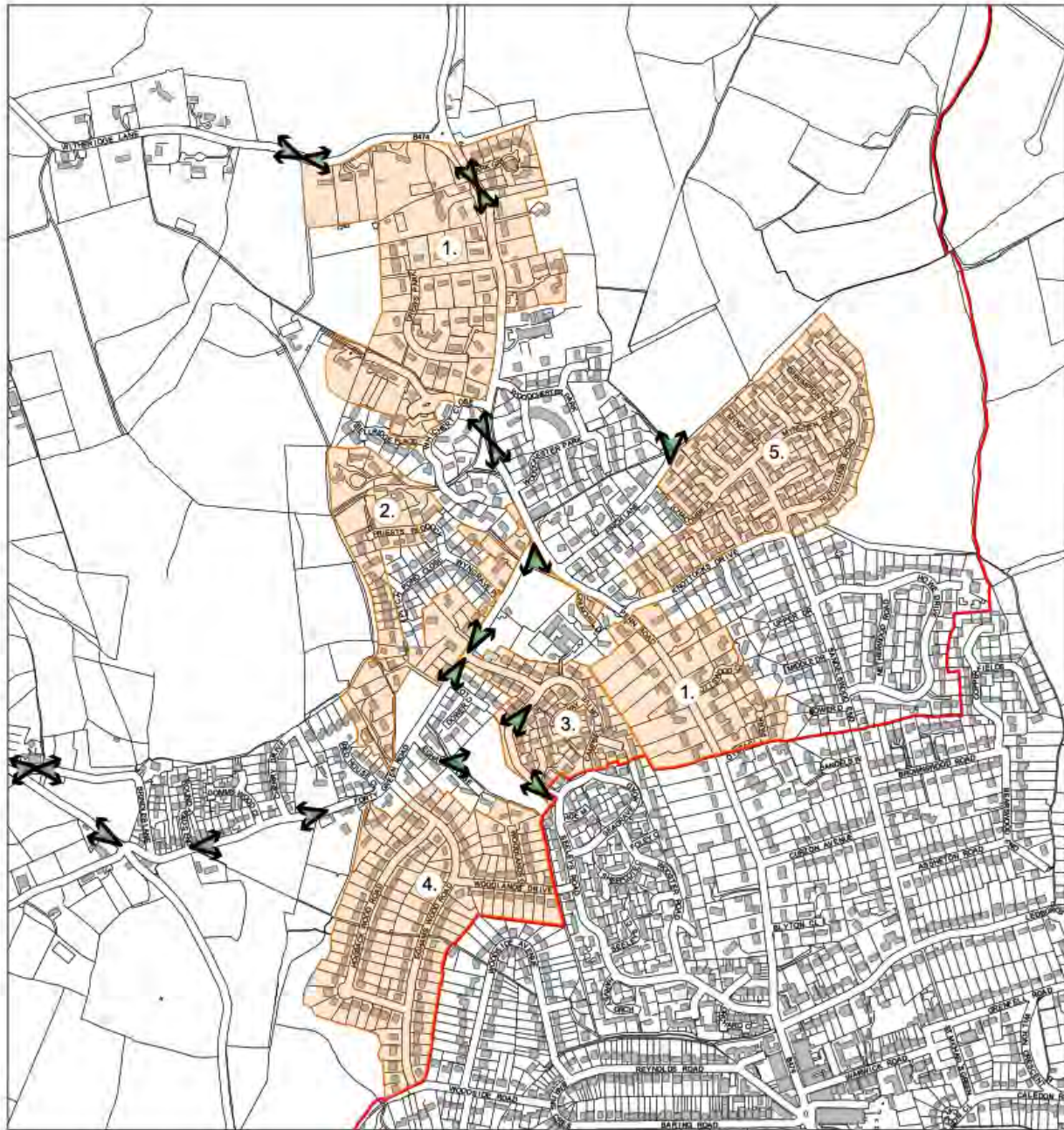
5.10 Where appropriate, the Parish Council will encourage Buckinghamshire Council to remove permitted development rights on such proposals. The intention is therefore to ensure that applicants and decision-makers consider whether the nature, density and layout of any future scheme requires stricter controls over the form of any additional development which may be proposed in the interest of maintaining a satisfactory residential environment as per Policy GC1 of the Local Plan and CS20 of the Core Strategy and maintaining and enhancing the character of the area as per Policy PENN1 and its Design Guidance and Codes.

5.11 The policy also designates Areas of Special Character in the parish derived from a review of the established 'Residential Area of Special Character' designation by saved Local Plan Policy H4, additional areas identified by the various publications of the Chiltern and South Bucks Townscape Character Studies, and analysis carried out as part of the Design Guidance and Codes. Development proposals in a defined Area of Special Character should demonstrate that they have had full regard to the essential characteristics which contribute to the significance of its local architectural and historic interest.


5.12 The Areas of Special Character in Knotty Green have previously been identified in the Chiltern District Council Townscape Study in 2017, with the exception of the Mynchen Estate which has been further identified in the Penn Parish Neighbourhood Plan surveys as having a distinctive style of architecture which should be recognised as an open plan suburban development of Special Character to ensure the distinctive character of the neighbourhood is retained in any future developments.


5.13 The Penn Parish Neighbourhood Plan also recognises the distinctive Park Edge and some Green suburban types of properties located around Winchmore Hill Common, at the heart of the village, which provides green space and countryside views, as meriting designation as an Area of Special Character.


5.14 The Penn Parish Neighbourhood Plan designates these Areas of Special Character, replacing the provisions of saved Policy H4 'Provision of New Dwellings in Established Residential Areas of Special Character' and the subsequent Core Strategy Policy CS21 'Areas of Little Change' covering development within the former Chiltern District Council. The Area of Special Character designation is regarded as a ('non-designated') heritage asset as per §203 of the NPPF. Although there has been plot redevelopment and extensions in some of these Areas of Special Character in recent years their essential character has survived and continues to merit planning policy attention.



**Penn Parish Neighbourhood Plan
Knotty & Forty Green** Policy PENN1

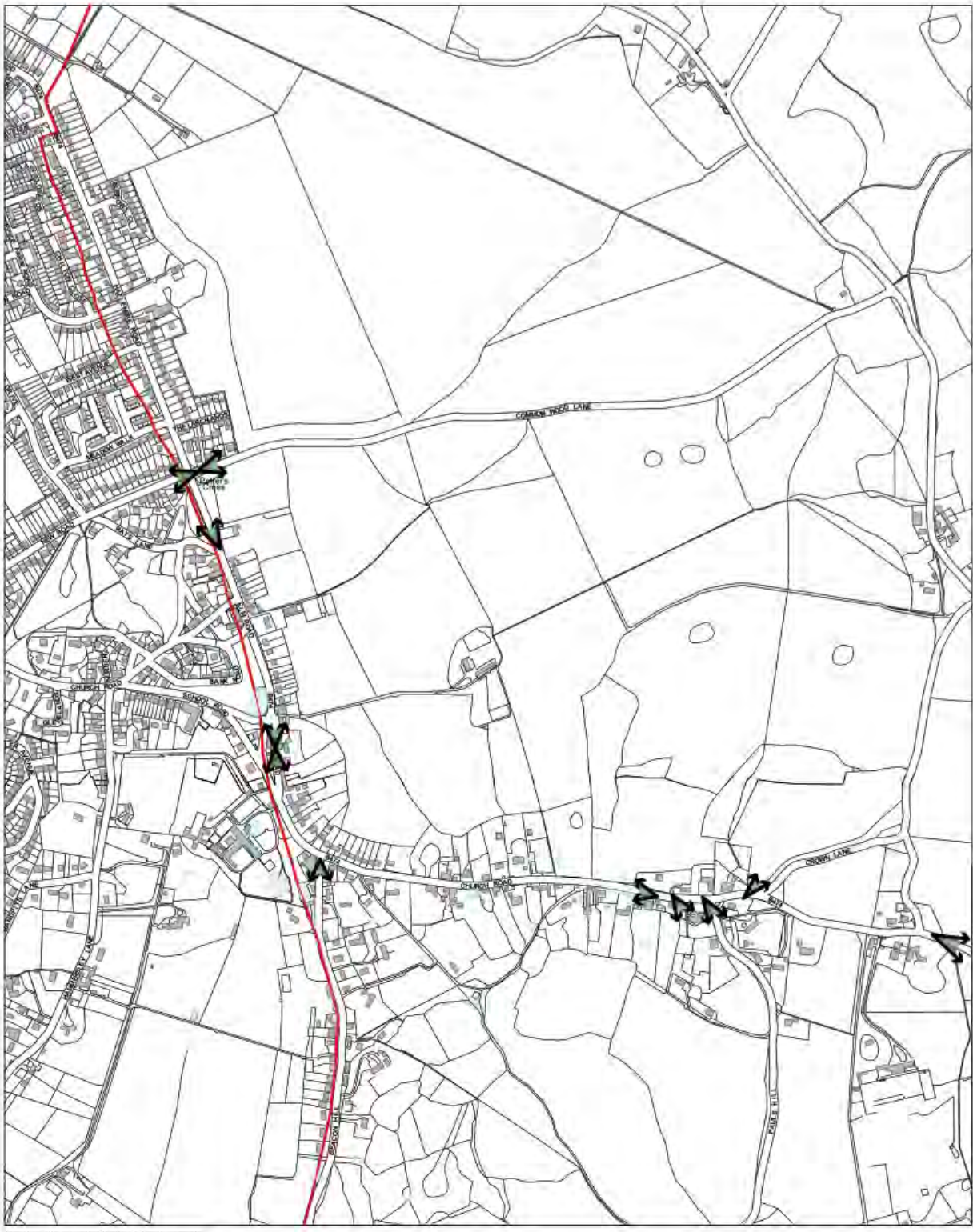
 Parish boundary

 Local streetscape views

-  Area of Special Character
1. Penn Road
 2. Forty Green Road
 3. Seeley's Estate
 4. Hogback Wood Road to Woodlands Drive
 5. Mynchen Estate



Plan I: Policy PENN1 in Knotty and Forty Green

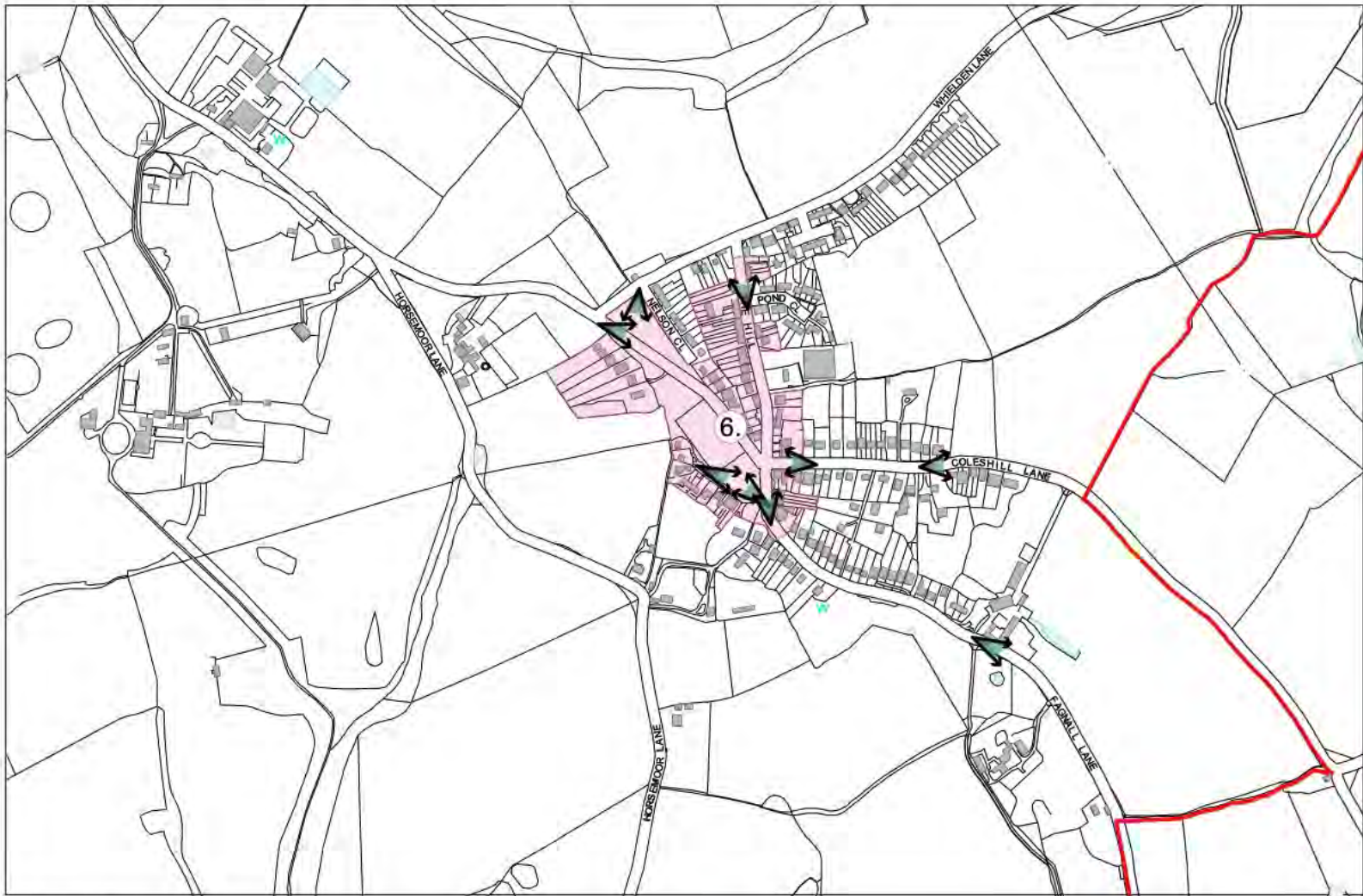


Penn Parish Neighbourhood Plan
Penn



- Parish boundary
- Policy PENN1
- Local streetscape views

Plan J: Policy PENN1 in Penn



**Penn Parish Neighbourhood Plan
Winchmore Hill**

- Parish boundary
 - Policy PENN1
 - Local streetscape views
 - Area of Special Character
6. Properties surrounding Winchmore Hill Common

Plan K: Policy PENN1 in Winchmore Hill



Penn Parish Neighbourhood Plan
Penn Street

-  Parish boundary
-  Policy PENN1  Local streetscape views



Plan L: Policy PENN1 in Penn Street



Local streetscape views in Penn Parish



Local streetscape views in Penn Parish



Local streetscape views in Penn Parish

POLICY PENN2: LOCAL HERITAGE ASSETS

A. The Neighbourhood Plan identifies a number of buildings and structures as set out in Appendix B as Local Heritage Assets. The effect of a development proposal on the significance of a Local Heritage Asset will be taken into account in determining the relevant application. In weighing applications that directly or indirectly affect the identified assets in Appendix A, a balanced judgement will be taken having regard to the scale of any harm or loss and the significance of the heritage asset.

5.15 The policy identifies a number of buildings and structures which are regarded as ('non-designated') heritage assets in the parish that, whilst not statutorily listed, have some local heritage value for the purposes of applying the approach in Section 16 of the NPPF. Local volunteers identified candidate local heritage assets as part of the preparation of the evidence base supporting the Neighbourhood Plan. These have been assessed against criteria advocated by Historic England in its 2019 guidance note. A description of the value of each asset is provided in the Appendix B list along with the source. The owners of the heritage assets properties have been notified of the proposed inclusion on this list and their responses have been considered in the Consultation Statement which will be published alongside the Submission Plan in due course. Buckinghamshire Council has its own Local Heritage List project, which shares the same aims of this policy. Given both have used the same evaluation criteria, it is expected that the assets identified in this policy will be added to Buckinghamshire list in due course.

Policy PENN3: Reducing the carbon footprint and ecologic impact of new developments

Introduction

5.16 With the impact of climate change increasingly apparent, there is a need to act locally to reduce carbon emissions. There is a significant opportunity to aim for 'Net Zero Building' for new developments and this policy aims to address this. Every new build in the Neighbourhood Area provides an opportunity to make a difference and to contribute towards meeting climate change targets. This requirement need not be an unreasonable expectation for new buildings. Land values in the Penn Parish are high relative to build-costs and ought to be sufficient to ensure that requirements to tackle improving energy and carbon performance are viable.

5.17 We recognise the difficulties in retrofitting carbon reduction technologies to existing dwellings given the limitations of current technologies and so householder planning applications for extensions and alterations are excluded from these clauses. We will continue to review this and will look to introduce policies for building extensions and

householder planning applications in future iterations of our Neighbourhood Plan as suitable solutions become available.

5.18 In addition to preserving the Green Belt, we believe it is also important to retain the tree cover within built-up areas of the Parish which provide important wildlife habitats and 'green corridors' that support the movement of wildlife. We include a clause for new developments which requires proposals to demonstrate the preservation or replacement of tree cover and a 'Biodiversity Net Gain'. This ensures that, as far as possible, the ecological impact and biodiversity loss of any new development is mitigated through compensatory gains on the same site or elsewhere locally.

POLICY PENN3: REDUCING THE CARBON FOOTPRINT AND ECOLOGICAL IMPACT OF NEW DEVELOPMENTS

- A. Where practicable, new buildings should be 'zero carbon ready' by design and minimise the amount of energy needed to heat and cool buildings through landform, layout, building orientation, massing and landscaping.***

- B. Development proposals for a Passivhaus or equivalent standard buildings will be supported. Proposals that maximise their potential to meet this standard by proposing the use of terraced and/or apartment building forms of plot size, plot coverage and layout that are different to those of in the immediate locality of the site within which the proposal is located will be supported, provided it can be demonstrated that they will not have an unacceptable effect on the character of that area.***

- C. Proposals for major development should be accompanied by a Whole-Life-Cycle Carbon Emission Assessment (using a recognised methodology) to demonstrate actions have been taken to reduce embodied carbon resulting from the construction and use of the building over its life.***

- D. Wherever practicable, development proposals should incorporate existing trees and natural vegetation into its layout and design. As appropriate to their scale, nature and location, and where practicable, landscape schemes associated with development proposals should:***
 - Achieve an increased canopy cover from the existing level of the site.***

- ***In addition, on sites of 0.5ha or more, achieve a future canopy cover of at least 25% of the site area within 10 years. This should principally be achieved through retention and planting of trees, but where it can be demonstrated that this is impractical the use of other green infrastructure (e.g. green roofs and walls) should be used to deliver equivalent benefit.***

E. Development proposals should deliver a minimum of 10% biodiversity net gain. Proposals that require off-site compensation to mitigate for biodiversity loss should follow a sequential approach to its delivery. The gain should be delivered within or adjoining the Network, where the land is suited in principle for delivering the necessary gain. If this is not practicable, the gain should be delivered on other land elsewhere within the neighbourhood area (including contributing to the Gomm Valley Biodiversity Opportunity Area) before delivering the necessary gain elsewhere.

5.19 This policy is in five parts. The combination of the first three parts is intended to support a step-change in the energy performance of new developments in the parish and, in doing so, encourage and incentivise the use of 'Zero Carbon', 'Passivhaus' or equivalent standards of building design. Achieving this level of performance beyond those required in the Building Regulations will make a significant contribution to mitigating climate change within the parish. The last two parts are designed to preserve the green networks and biodiversity of the built-up environment in the Parish and the rural nature of our settlements.

5.20 Policy CS4 of the adopted Core Strategy provide local guidance on energy efficiency. Paragraph 8.6 of that Plan provides the context for the approach taken and advises that guidance from national Government suggests that homes in the UK contribute approximately 27% of the UK's total carbon emissions. It is therefore recognised that one of the most effective ways to minimise the local impact of development on the surrounding environment and help reduce carbon emissions, is to support and encourage sustainable methods of design and construction. In general terms, this relies on measures being undertaken to reduce the emission of pollutants (including contamination of groundwater); reduce water consumption; maximise the use of locally produced building materials; minimise energy consumption; reduce flood risk; utilise sustainable construction technologies; and minimise waste.

5.21 Policy PENN3 of this Plan builds on this established local approach. It will result in a situation where the neighbourhood plan would offer a supportive context for development proposals in the parish to achieve more sustainable solutions that those required by the Core Strategy policy. Plainly the wider situation may be affected by changes to national or local planning policies on these matters in the Plan period.

5.22 The second part of the policy comments about the possible effects of sustainable buildings on the character of the immediate area. As part of the development of such projects, and their consideration through the development management process, full account should be taken of the defined Areas of Special Character and the two conservation areas as addressed in Policy PENN1.

5.23 Part E of Policy PENN3 sets out how the loss of biodiversity-value (which would be likely to arise in ant new developments on greenfield sites), will be addressed through a sequential approach. The new biodiversity net gain requirement of at least 10% (as set out in the Environment Act 2021) should be delivered either onsite or within or adjoining the Network so that the benefits of development are accrued as close as possible to the development site. In every case, attention should be paid to schemes avoiding undermining the openness of the Green Belt. However, it is accepted that the Network in the parish may not be suited to delivering every type of required off-site gain. In such cases the gain to be delivered in adjoining parishes or, as a final resort, on land elsewhere.

5.24 Clause D operates across the Neighbourhood Plan Area. Trees give Penn Parish its distinctively wooded character. It is therefore important that the loss of any trees is avoided, unless it can be demonstrated that it is unavoidable and satisfactory mitigation measures are put in place. This clause specifies how tree canopy cover will be assessed and how it expects mitigation for biodiversity loss to be provided. The policy requires that new developments will only be supported if they show an increase in canopy cover and for major housing developments, if they can achieve the canopy cover within 10 years. Both provisions will encourage preserving or moving existing trees and/or planting larger trees.

5.25 Clause E sets out how the loss of biodiversity-value, likely in new developments on greenfield sites in the Parish, will be addressed through a sequential approach. The new biodiversity net gain requirement of at least 10% (as set out in DM34 and updated by the Environment Act of 2021) should be delivered either onsite or within or adjoining the Network so that the benefits of development are accrued as close as possible to the development site. In every case, attention should be paid to schemes avoiding undermining the openness of the Green Belt. However, it is accepted that the Network in the Parish may not be suited to delivering every type of required off-site gain. In such cases Clause B allows for the gain to be delivered in adjoining Parishes or, as a final resort, on land elsewhere. All trees, including Orchards carry a biodiversity value. The policy also requires a biodiversity net gain to be delivered. This is expected to be in line with national provisions which is expected to be a minimum of 10% as identified in the Environment Act 2021. Net gain will be measured using DEFRA's latest biodiversity metric.

POLICY PENN4: SMALLER HOUSING

A. Wherever practicable and commercially-viable, development proposals for three or more houses should address identified housing needs and deliver a mix of housing types to include 1,2 and 3-bedroom dwellings whilst maintaining the character of the locality and neighbouring properties as defined by the Penn Parish Design Guidance and Codes.

5.26 This policy is to allow individuals, and smaller households to remain in the neighbourhood where they live, or wish to downsize from a larger property.

5.27 The Housing Needs Assessment carried out as part of the Neighbourhood Plan identifies the need for a higher proportion of smaller homes and the earlier survey responses endorsed this need. There are many larger residences but the large/small balance needs adjustment to meet the needs of local people.

5.28 The provision of a focus of smaller dwellings (greater than 50% of the total) on new residential developments will help to ensure an efficient use of scarce land in the built-up areas of the main settlements in the parish. Policy PENN4 acknowledges that such an approach may not always be practicable and/or commercially-viable. The need for smaller housing in the parish is clear, and the number of elderly households is projected to increase considerably through the Plan period. The policy also acknowledges the importance of delivering smaller homes without detriment to the amenities and the character of the locality and neighbouring properties as defined by the Penn Parish Design Guidance and Codes. This requirement may result in tensions between the two issues and they will need to be resolved through the development management process on a case-by-case basis.

5.29 The provision of the policy is key in seeking to maintain a mixed and balanced demographic. Better utilisation of the existing housing stock is unlikely to occur unless smaller and mid-sized units are available either by the construction of new small and mid-sized dwellings or by the conversion of existing properties.

5.30 As set out in the 2022 Penn Housing Needs Assessment "Affordable housing" and related schemes to allow for lower income people is not identified in this policy or NP due to the local demographics and the local cost of housing which makes the concept impractical. However smaller houses financed by downsizing or supported by families is seen as sensible and viable.

POLICY PENN5: GREEN INFRASTRUCTURE NETWORK

A. The Neighbourhood Plan designates a Penn Parish Green Infrastructure network, as shown on the Green Infrastructure Network Map, for the purpose of promoting nature recovery and helping mitigate climate change. The network comprises land with known biodiversity value, woodlands, significant hedgerows and lines of trees, water courses and bodies of water

B. Development proposals that lie within or adjoining the network should respond positively to its importance and maintain and, where practicable, improve the functionality of the network, including delivering a net gain to biodiversity, in the design of their layouts and landscaping schemes. Proposals that would unacceptably harm the functionality or connectivity of the network, including the loss of Ancient Woodland, ancient and veteran trees, and ancient wood pasture will not be supported.

C. Development proposals that will lead to an extension of the network including the provision of allotments, and the proper management of Ancient Woodland, ancient and veteran trees, and ancient wood pasture as irreplaceable habitats, will be supported, where they are consistent with development plan policies.'

5.31 Penn Parish is a largely rural area with over 80% of the Parish falling within both Green Belt (GB) and the Chilterns National Landscape. Unlike many other Parishes, Penn has at its heart green space which is surrounded by the 5 settlements that make up the Parish (Knotty Green, Penn, Forty Green, Winchmore Hill and Penn Street. We recognise the importance of the green space in the Parish as an amenity for those in the Parish and in surrounding areas. Whilst there are no large developments planned in the Parish we are aware of a number of large developments nearby that could put additional pressure on our green spaces.

5.32 The GB and Chilterns National Landscape afford considerable planning protections to the green spaces that fall within these areas. We also have several Ancient Woodlands and Recovering Ancient Woodlands in the Parish. These designations afford the areas covered with significant protections within the planning system. In addition, the commons, playgrounds, and many other green spaces in the Parish that fall outside the Green Belt, benefit from designations that also afford significant planning protections. These are shown in Tables 1 & 2.

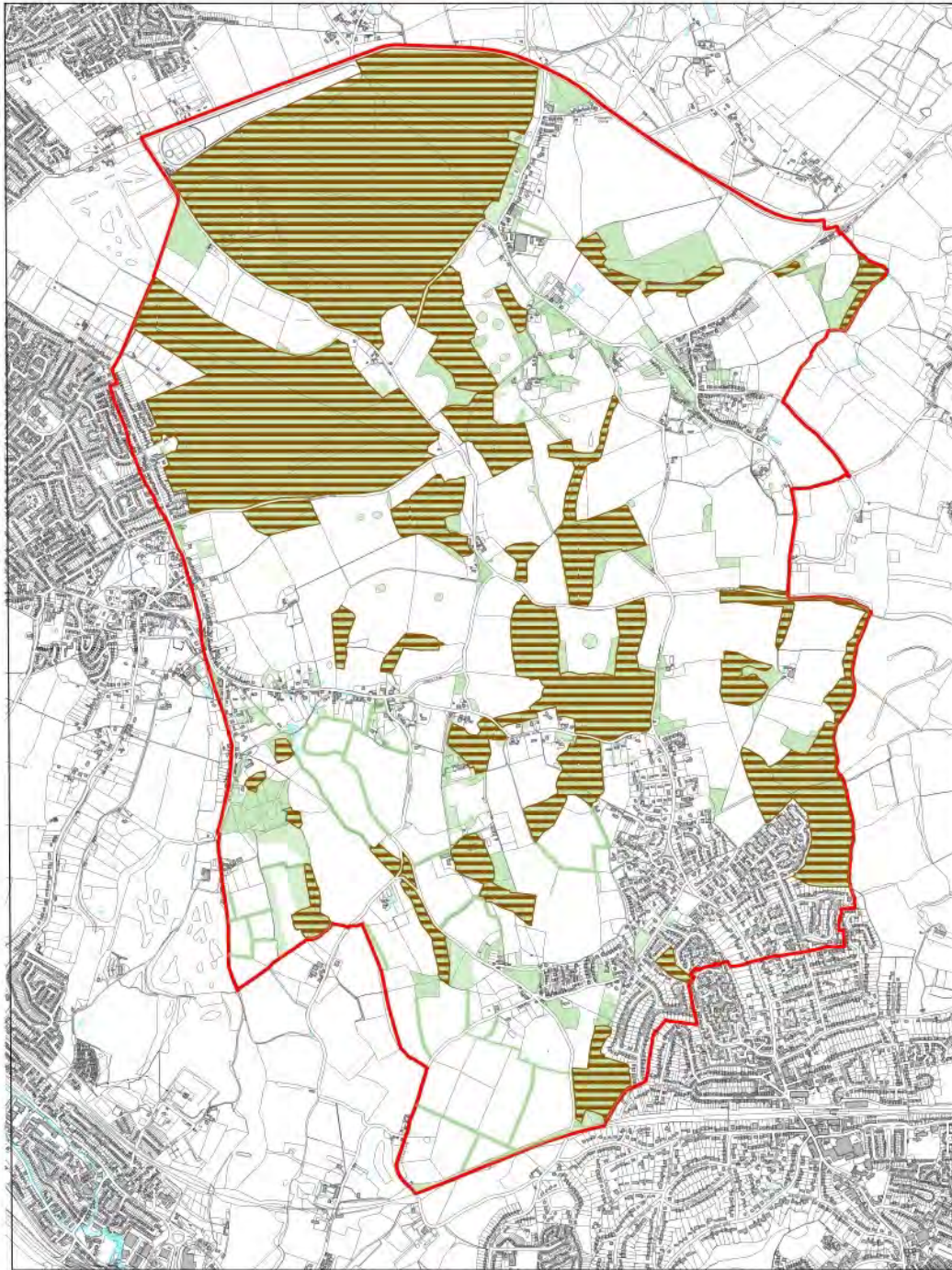
5.33 The policy defines the presence of green and blue infrastructure assets in the Parish, derived from the Natural England Green Infrastructure evidence base ([link](#)) and local knowledge, which have multiple roles including carbon sinking, flood alleviation and

biodiversity net gain). By doing so it supports Core Strategy Policy CS32 'Green Infrastructure' and is in line with saved Local Plan Policies NC1 'Safeguarding of Nature Conservation Interests' and TW6 'Resistance to Loss of Woodland' and Core Strategy Policies CS24 'Biodiversity'. The Policies Map shows the full extent of the Network, which allows applicants to determine if their proposals should take this policy into account.


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 connecting spaces and habitats. This may mean that development layouts are designed to contribute to the network's effectiveness.

5.35 Policy PENN5 seeks to provide a local iteration of Section 15 of the NPPF. Its second part comments about the types of development which will and will not be supported. The third part of the policy advises that proposals which extend the identified network will be supported.


5.36 The Policies Map shows those parts of the designated Network that are known or likely to have biodiversity value either as habitat areas; as hedgerows or lines of trees; or as streams and rivers. In calculating biodiversity net gain requirements using DEFRA's latest metric, development proposals located within or adjoining that part of the network should anticipate achieving at least a medium distinctiveness multiplier score.




**Penn Parish Neighbourhood Plan
Green Infrastructure Network**

 Parish boundary



 Existing Green Infrastructure

 Existing Blue Infrastructure

 Ancient Woodland

Plan M: Penn Parish Green Infrastructure Network

A. The Neighbourhood Plan designates as local green spaces the following sites which are not already in the Green Belt, as shown on the Policies Map:

Penn

- i. Millar Wood (part in parish)**

Knotty Green

- ii. Knotty Green Allotments**
- iii. Throshers Wood**
- iv. Whichert Close Wood**

Forty Green

- v. Forty Green Play Area**
- vi. Gomms Wood**

B. Proposals for development on a local green space will be assessed in accordance with policies that apply to Green Belt and will therefore only be supported in very special circumstances.

C. The Neighbourhood Plan identifies other land as amenity open space, as shown on the Policies Map, and listed below:

Penn

- i. Horse Fields (N of Hazelmere Road Penn)**
- ii. Common Wood**
- iii. Potters Cross, Penn**
- iv. Penn Common & Verges (part in parish)**
- v. Penn FC, Cricket Club and Tennis Courts**
- vi. Beacon Hill Garden Plots (Allotments)**
- vii. King's Common**
- viii. Land adjacent to Crown PH**
- ix. Holy Trinity Church War Memorial**
- x. Pistles Pond**
- xi. Coppice Farm Road Greens**

Penn Street

- xii. Penn Wood
- xiii. Penn St Common
- xiv. QE II Field (N of Holy Trinity Church)
- xv. Penn St (Holy Trinity) Church Field
- xvi. Hit or Miss Cricket Club
- xvii. Woodland Adjacent to Curzon School
- xviii. Back Entrance to Penn House Estate
- xix. Penn Street Chancellors Playground

Knotty Green

- xx. Knotty Green Cricket Club; Recreation Ground; Play Area; Sheep Wash Pond
- xxi. Hogsback Wood
- xxii. Great Beards & Browns Woods
- xxiii. Woodland Roads

Forty Green

- xxiv. Roundheads Wood and the woodland bordered by Brindle Lane and Forty Green Road

Winchmore Hill

- xxv. Winchmore Hill Commons and Play Area
- xxvi. Winchmore Hill green space opposite the Potters Arms PH
- xxvii. Winchmore Hill Allotments
- xxviii. Winchmore Hill Cricket Club

D. Proposals for development on amenity open space will be refused unless it is ancillary to the community open space use and is appropriate to the character of the area.

Note: Local Green Spaces have not been identified at Winchmore Hill and Penn Street as these spaces are already in the Green Belt where Green Belt policy applies.

5.37 Tables 1 & 2 details the Local Green Spaces and Local Amenity Spaces in the area, their designation, and the protections they benefit from. This is summarised below categorising these spaces as either Local Green Spaces or Local Amenity Spaces. Local Green Space designation affords the same protection as Green Belt and as such is not relevant for areas of the Parish that fall within the Green Belt. Areas are designated as Local Amenity Space where they have existing protection within the planning system, such as falling within the Green Belt or registered Common Land and are noteworthy given the nature of the amenity and/or its importance to the community.



5.38 There are a number of 'Public Amenity Open Space and Common Land' and 'Other Amenity Open Spaces' which have been identified on the Chiltern Policies Map. There are other green spaces which have been identified through the Neighbourhood Plan. These have been reviewed and those which are considered to qualify for designation as Local Green Spaces in line with the criteria of NPPF §102 are proposed as such (and shown on the Policies Map). Each is cherished by the local community for the reasons explained in the separate report and landowners have also been given an opportunity to respond to the proposed designation. Whilst Amenity Open Spaces perform an important role in the parish, they do not meet the exacting standards required for Local Green Space designation. Any development proposals affecting Amenity Open Spaces will be considered against the details in Part D of the policy.

5.39 Clause C replaces saved Chiltern Local Plan Policies R7 'Public Amenity Open Space and Common Land' and R10 'Other Amenity Open Spaces' in respect of all the other green spaces that are not considered to qualify as Local Green Spaces, as well as adding a small number of others. This provides a comprehensive view so that all these spaces can be seen on the Neighbourhood Plan Policies Map, rather than leaving many to be identified only on the Chiltern Policies Map. These spaces do not meet the qualifying tests for Local Green Spaces but are nonetheless important open spaces within the built-up area of each settlement. The policy therefore seeks to protect these spaces from unnecessary loss in accordance with the provisions of NPPF §93.



View of Penn Street War Memorial and the Common

Table 1: Local Green Space assessment

Site	Ref Number B.	Type	Settlement	LGS Test A: Close to Community	LGS Test B: Community Value	LGS Test C: Local in Character	Notes	Site Map
Millar Wood (area within Parish)	i.	Woodland	Penn	Y	Y	Y	Small strip in Parish. Meets LGS criteria as biodiverse area used by community (footpaths)	 <p>Ordnance Survey, (c) Crown Copyright 2022. All rights reserved. Licence number 100022432</p>
Knotty Green Allotments	ii.	Allotments	Knotty Green	Y	Y	Y	Meets LGS criteria due to recreational value	 <p>Ordnance Survey, (c) Crown Copyright 2022. All rights reserved. Licence number 100022432</p>

Throshers Wood	iii.	Woodland	Knotty Green	Y	Y	Y	Meets LGS criteria due to biodiversity, beauty of landscape and amenity value (footpaths). Track to Throshers Wood from Forty Green Road (FP19) PPC Owned	<p>Ordnance Survey, (c) Crown Copyright 2022. All rights reserved. Licence number 100022432</p>
Wichert Close Wood (area bounded by Wichert Close and Penn Road)	iv.	Woodland	Knotty Green	Y	Y	Y	Meets LGS criteria as an important habitat and biodiverse area providing a green space in a built up area. This candidate also has historic value, shown by the presence of woodland in this location in the map included from 1876-1885 (source: Buckinghamshire Heritage Portal).	<p>Ordnance Survey, (c) Crown Copyright 2022. All rights reserved. Licence number 100022432</p>



Forty Green Play Area	v.	Play Area	Forty Green	Y	Y	Y	Meets LGS criteria due to recreational value	 <p>Ordnance Survey, (c) Crown Copyright 2022. All rights reserved. Licence number 100022432</p>
Gomms Wood	vi.	Woodland	Forty Green	Y	Y	Y	Meets LGS criteria as biodiverse area	 <p>Ordnance Survey, (c) Crown Copyright 2022. All rights reserved. Licence number 100022432</p>

Table 2: Local Amenity Space Assessment

Site	Ref Number C.	Type	Settlement	Existing Protections	Proposed Additional Designation	Notes
Horse Field Site (N of Hazelmere Road Penn)	i.	Green Space	Penn	National Landscape, Green Belt (GB)	LAS	Site provides a 'hunting zone' for animals in Common Wood and a well used path to access Common Wood. The site includes riding and menage spaces adjacent to off road bridleways, linking to the wider active travel network.
Common Wood	ii.	Woodland	Penn	National Landscape, GB, Ancient Woodland	LAS	Important area for habitat & biodiversity which includes a well used network of footpaths & bridleways
Potters Cross, Penn	iii.	Green Space	Penn	National Landscape, GB, Registered Common Land	LAS	Important green space linking Penn Commons and Millar Wood to Common Wood
Penn Common & Verges	iv.	Green Space	Penn	Front Common and Pond are Village Green, Verges are Registered Common Land	LAS	Existing protections viewed as sufficient.
Penn FC, Cricket Club and Tennis Courts	v.	Sport	Penn	National Landscape, GB	LAS	Popular sports facilities used by residents of Penn and surrounding parishes
Beacon Hill Garden Plots (Allotments)	vi.	Allotments	Penn	National Landscape, GB	LAS	Amenity value

Site	Ref Number C.	Type	Settlement	Existing Protections	Proposed Additional Designation	Notes
Kings Common	vii.	Green Space	Penn	Registered Common Land	LAS	Green space linking to the 'Front Common'
Land adjacent to Crown PH (Crown PH Car Park)	viii.	Green Space	Penn	Registered Common Land	LAS	Creates an open space which gives visual access to the important views across the valley to Coleshill
Holy Trinity Church War Memorial	ix.	Green Space	Penn	National Landscape, GB	LAS	Monument forming part of the common
Pistles Pond	x.	Green Space	Penn	National Landscape, GB, Registered Common Land	LAS	Important area for habitat and biodiversity
Coppice Farm Road Greens	xi.	Green Space	Penn	National Landscape, GB	LAS	Well used public green space at the heart of the settlement
Penn Wood	xii.	Woodland	Penn St	National Landscape, GB, Ancient Woodland	LAS	Important area for habitat & biodiversity which includes a well used network of footpaths
Penn St Common	xiii.	Green Space	Penn St	National Landscape, GB, Village Green (Common)	LAS	Well used public green space at the heart of the settlement which includes the playing field for the popular Cricket Club
QEII Field (N of Holy Trinity Church)	xiv.	Green Space	Penn St	National Landscape/GB	LAS	Well used public green space at the heart of the settlement

Site	Ref Number C.	Type	Settlement	Existing Protections	Proposed Additional Designation	Notes
Penn St (Holy Trinity) Church Field	xv.	Green Space	Penn St	National Landscape, GB	LAS	Well used public green space at the heart of the settlement
Hit or Miss Cricket Club	xvi.	Sport	Penn St	National Landscape, GB	LAS	Well used sports facility including the Hit or Miss Cricket Club
Woodland Adjacent to Curzon School	xvii.	Woodland	Penn St	National Landscape, GB	LAS	Important area for habitat & biodiversity
Back Entrance to Penn House Estate	xviii.	Green Space	Penn St	National Landscape, GB, Registered Common Land	LAS	Provides an area visually appealing open space at the edge of the settlement
Penn Street Chancellors Playground	xix.	Play Area	Penn St	National Landscape, GB	LAS	Recreation Value
Knotty Green Cricket Club	xx.	Sports	Knotty Green	Village Green	LAS	Popular sports facility and green space at the heart of the settlement
Hogsback Wood	xxi.	Woodland	Knotty Green	National Landscape, GB, Ancient Woodland	LAS	Important area for habitat & biodiversity which includes a well used network of footpaths
Great Beards and Browns Wood	xxii.	Woodland	Knotty Green	National Landscape, GB, Ancient Woodland	LAS	Important area for habitat & biodiversity which includes a well used network of footpaths
Woodland Roads	xxiii.	Green Space	Knotty Green	Registered Common Land	LAS	Amenity Value

Site	Ref Number C.	Type	Settlement	Existing Protections	Proposed Additional Designation	Notes
Roundheads Wood and Woodland bordered by Brindle Lane and Forty Green Road	xxiv.	Woodland	Forty Green	National Landscape, GB	LAS	Provides an area of biodiversity at the edge of the settlement.
Winchmore Hill Commons and	xxv.	Green Space	Winchmore Hill	National Landscape, GB, Registered Common Land	LAS	Well used public green space at the heart of the settlement
Winchmore Hill Play Area	xxv.	Play Area	Winchmore Hill	National Landscape, GB, Village Green	LAS	Play area within the common at the heart of the settlement
Winchmore Hill green space opposite Potters Arms PH	xxvi.	Green Space	Winchmore Hill	National Landscape, GB	LAS	Part of Winchmore Hill Common extending down Fagnall Lane
Winchmore Hill Allotments	xxvii.	Allotments	Winchmore Hill	National Landscape, GB	LAS	Recreation Value
Winchmore Hill Cricket Club	xxviii.	Sports	Winchmore Hill	National Landscape, GB	LAS	Popular Sports Facility



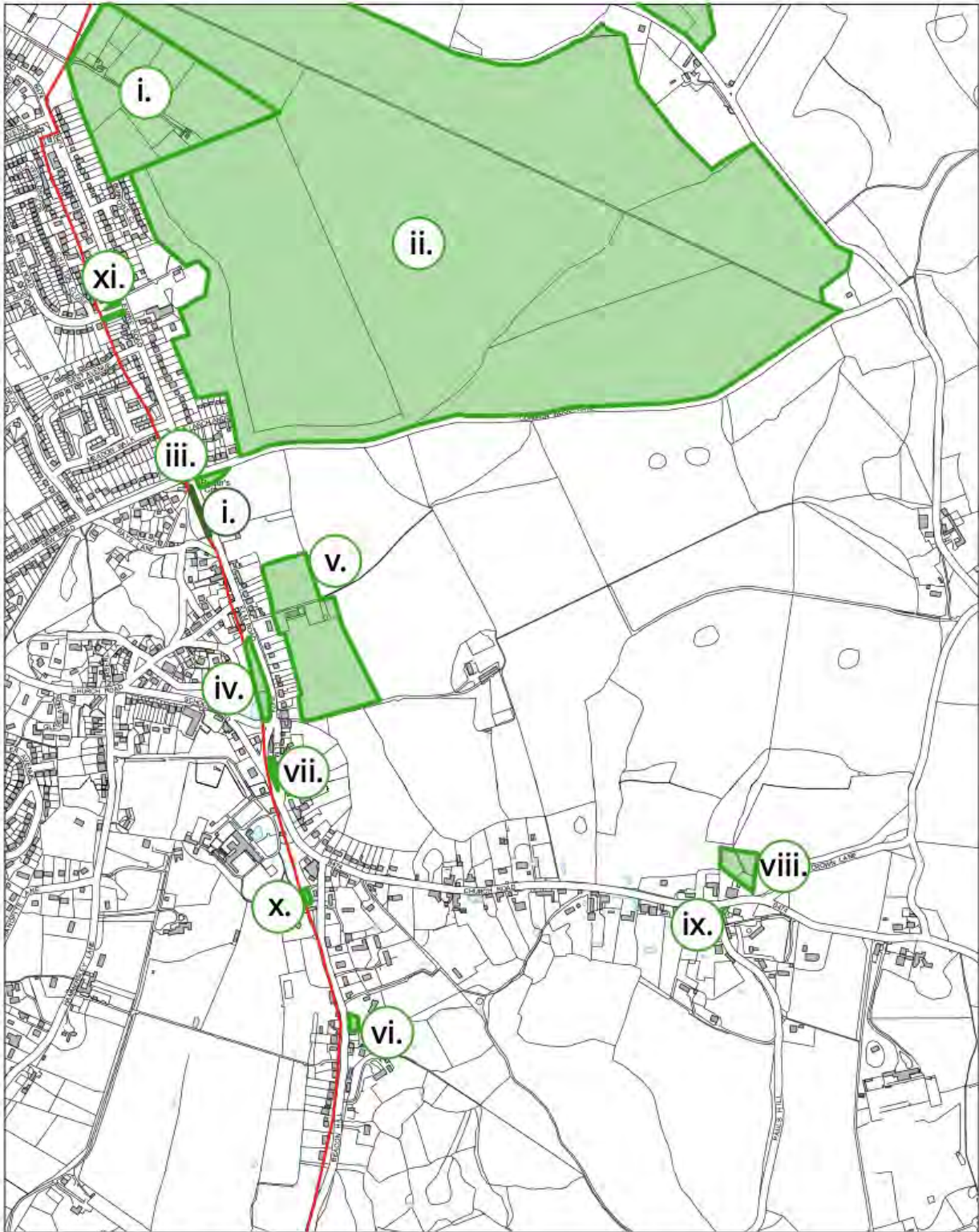
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**Penn Parish Neighbourhood Plan
Knotty & Forty Green Inset**



- Parish boundary
- Policy PENN6
- Local Green Space
- Local Amenity Space

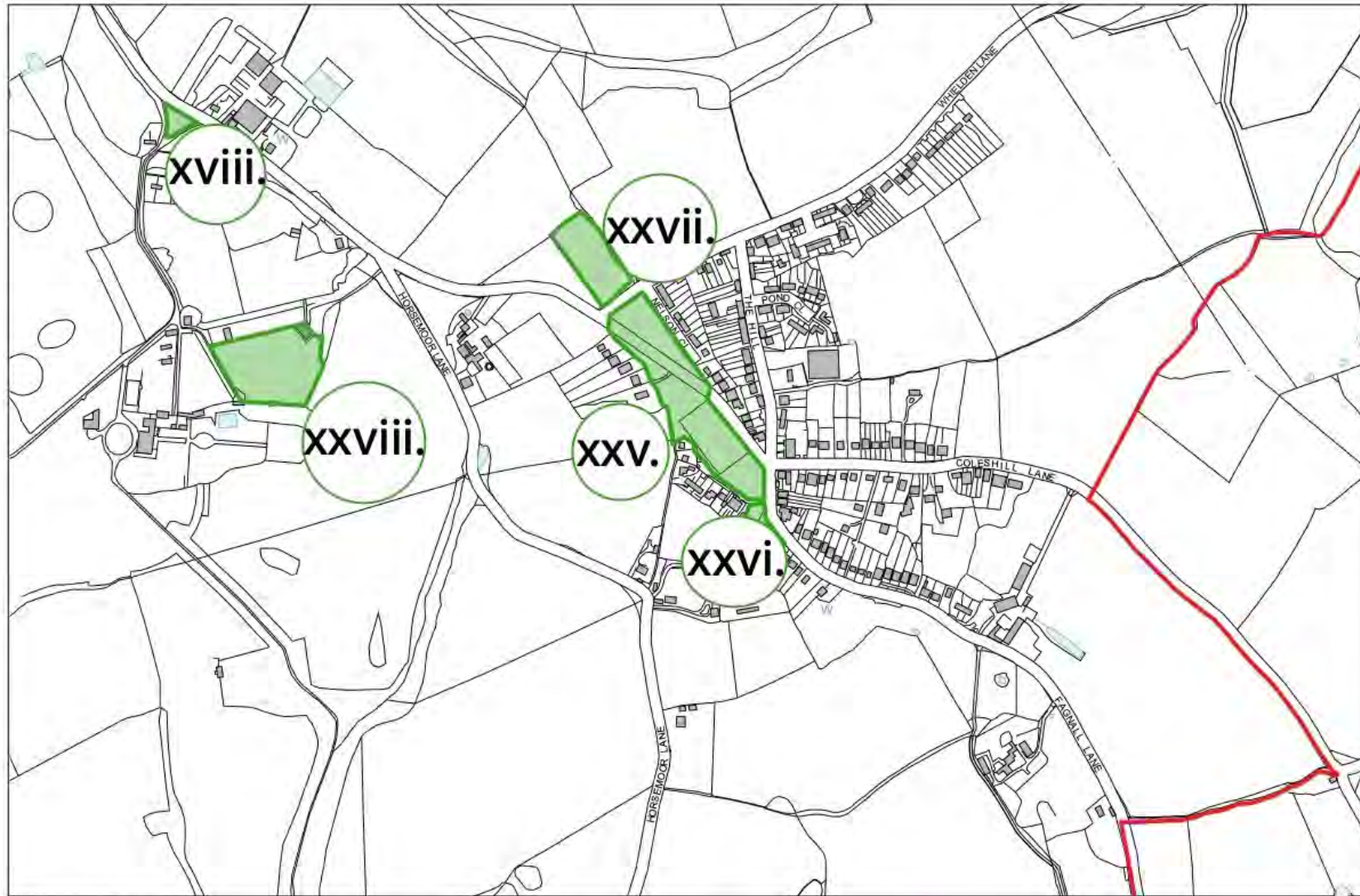
Plan N: Knotty and Forty Green Local Green and Amenity Spaces



**Penn Parish Neighbourhood Plan
Penn Inset**

- Parish boundary
- Policy PENN6
- Local Green Space
- Local Amenity Space

Plan O: Penn Local Green and Amenity Spaces

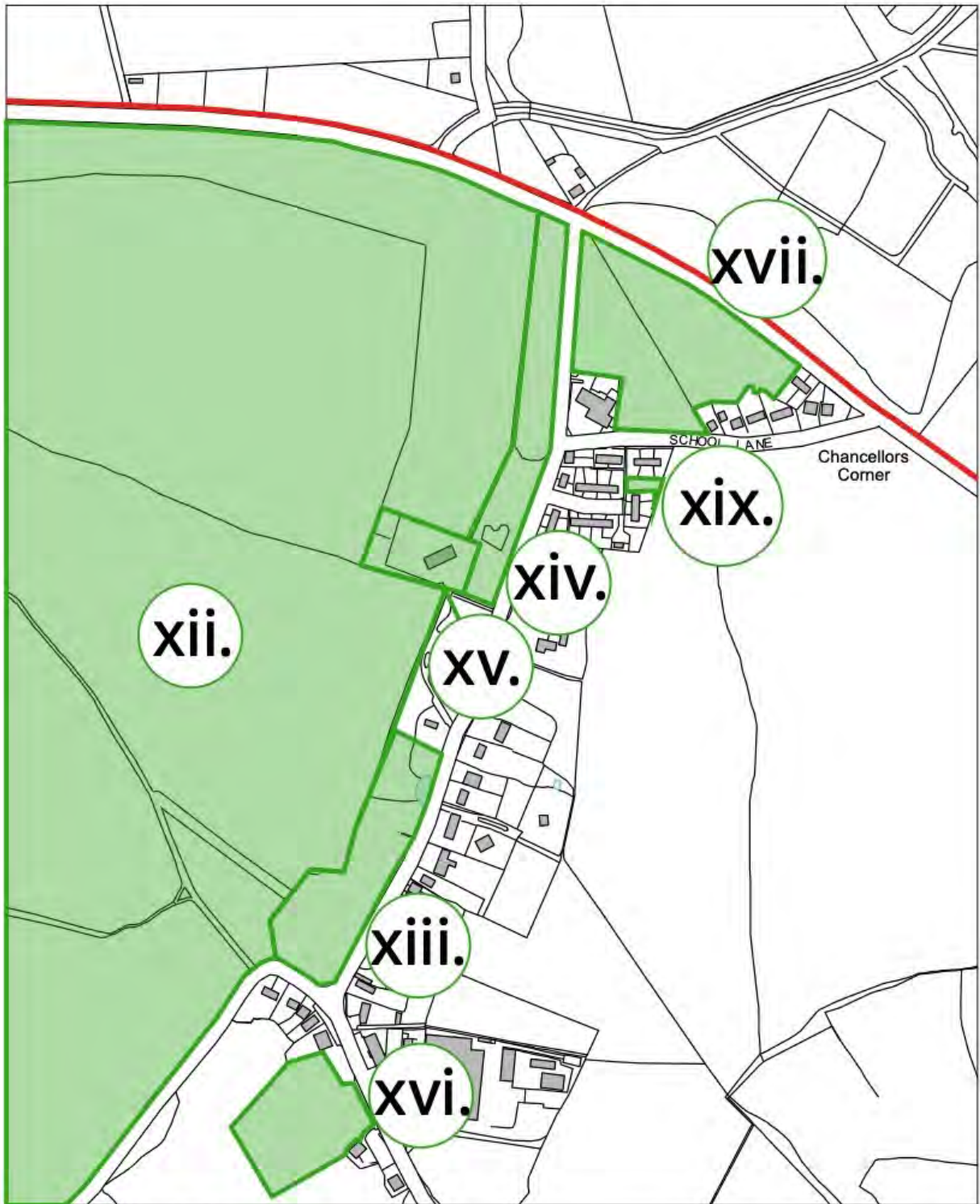


**Penn Parish Neighbourhood Plan
Winchmore Hill Inset**

- Parish boundary
- Policy PENN6
- Local Green Space
- Local Amenity Space



Plan P: Winchmore Hill Local Green and Amenity Spaces



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**Penn Parish Neighbourhood Plan
Penn Street Inset**

- Parish boundary
- Policy PENN6 Local Green Space Local Amenity Space

Plan Q: Penn Street Local Green and Amenity Spaces

POLICY PENN7: SAFEGUARDING COMMERCIAL ASSETS

- A. Proposals to expand or adapt commercial, business and services uses, as shown on the Policies Map and listed in the table below, will be supported, provided that they do not harm residential amenity and that they conform to the other design requirements.**
- B. Insofar as planning permission is required. 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 through the production of evidence that genuine and sustained efforts to promote, improve and market the commercial, business and service uses at a reasonable value have been undertaken over a twelve-month period.**

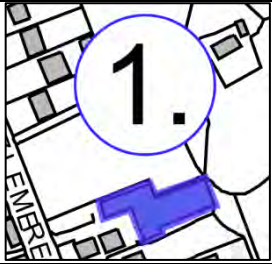


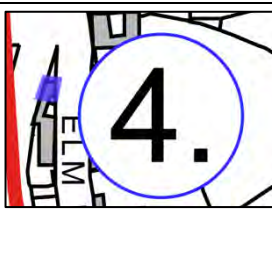
5.40 This policy aims to protect the few local commercial, business and service uses in the Parish from unnecessary loss. They each provide a source of employment in the local community. In an area of very high land values for housing, such premises are coming under increasing pressure. CS 19 of the Chiltern Core Strategy parts d and e support working from home and the provision of high-speed broad band across all properties. This is supported subject to full consideration of visual impact, street scene and green space and all other relevant policies. High speed broadband is essential for modern business.


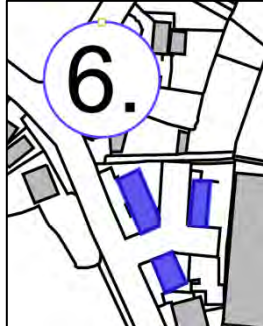
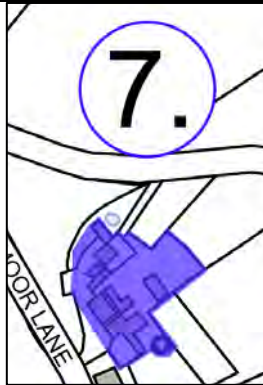
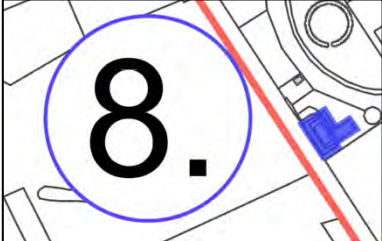
5.41 It is recognised that some changes of use do not now require planning permission. This is because new permitted development rights have enabled future changes of use from what are now Class E (commercial, business and service) uses to residential uses through the prior approval system. These new permitted development rights do not apply if a building lies within the National Landscape. The prior approval system is therefore not an option to owners if the premises lies within the National Landscape. The National Landscape covers the whole parish except the built-up areas of Knotty and Forty Green. The policy will therefore apply to all premises in the National Landscape in Penn, Penn Street and Winchmore Hill.

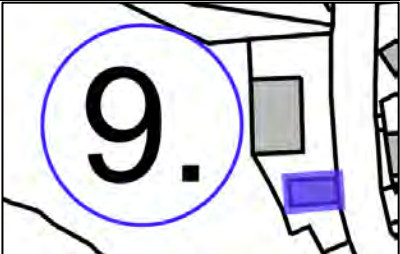

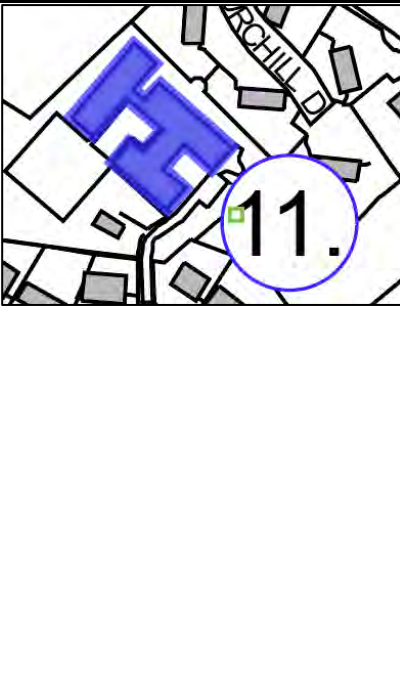
5.42 The prior approval system is an option to owners if the premises lies within the built-up areas of Knotty and Forty Green. The policy will therefore not apply to changes of use using the prior approval system in Knotty and Forty Green. This is because the 'development plan' (the Neighbourhood Plan will form part of the development plan if it is made) is not the starting point for making a prior approval decision, in the same way that it is when determining a planning application. However, the prior approval system does require the consideration of the impact of the loss of registered nurseries or health centres. Therefore,

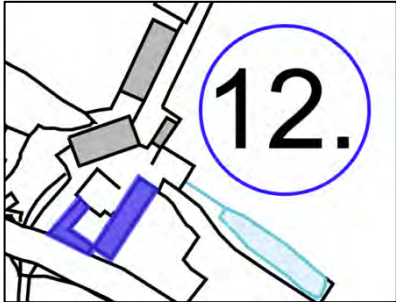


although the Neighbourhood Plan policy (as part of the development plan) is not engaged in a Prior Approval determination by way of S38(6) of the 1990 Planning Act, together with the Penn Parish Design Guidance and Codes, the policy demonstrates that the registered nursery in Forty Green plays an important part in the community and could therefore be a legitimate reason for refusing approval for proposals that will harm this local provision.

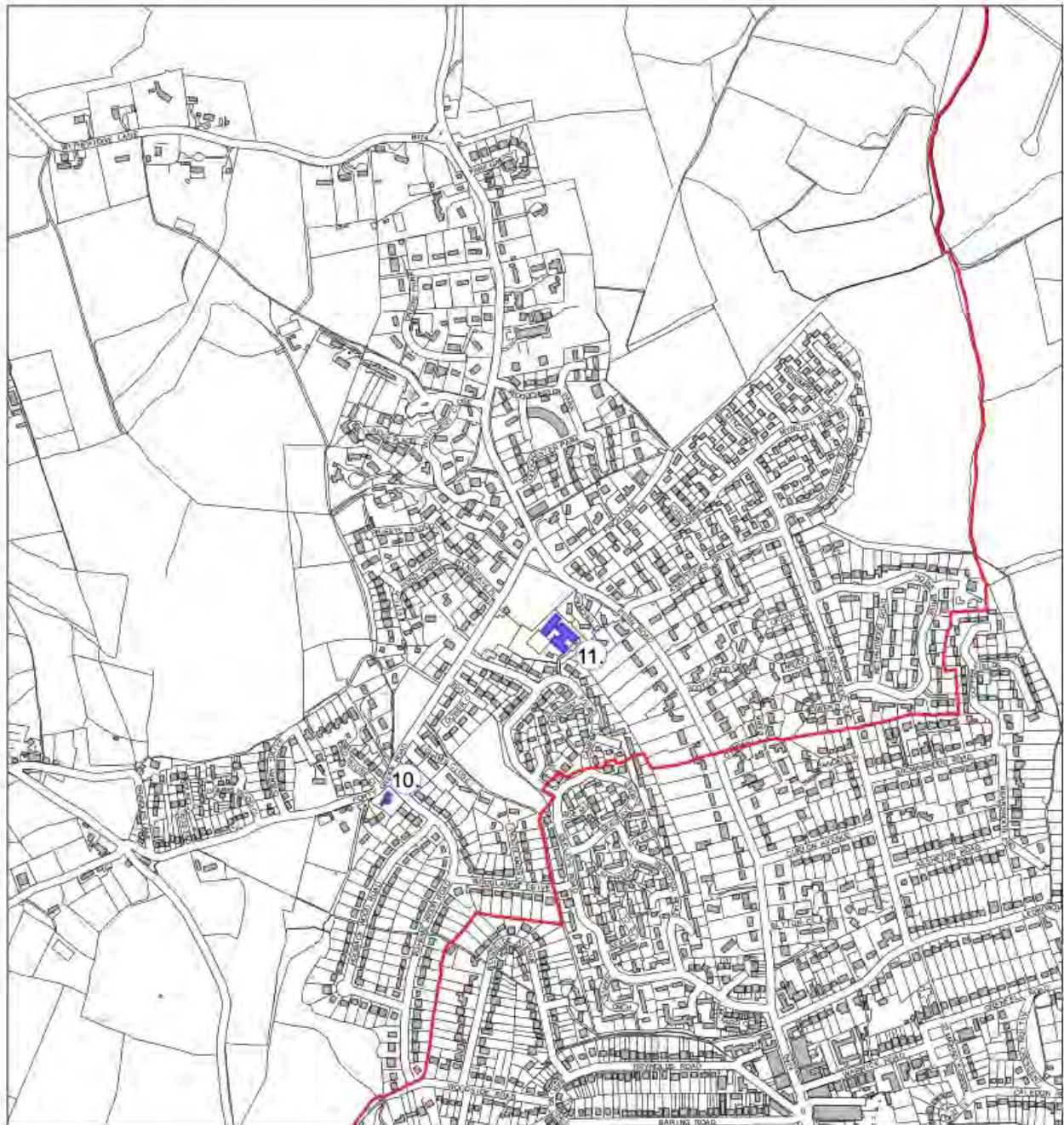
5.43 The Parish Council has also noted that the Department for Levelling Up, Housing and Communities is undertaking a consultation to widen the scope of the application of permitted development rights. The Parish Council will monitor the publication of such amended regulations with a view to agree with BC how the determination of criteria could utilise the policy's evidence in making prior approval decisions, where appropriate.

MAP REF	ADDRESS	ACTIVITY	CURRENT USE CLASS	SITE MAP
	Penn			Ordnance Survey, (c) Crown Copyright 2022. All rights reserved. Licence number 100022432
1.	33 Hazlemere Rd, Penn, High Wycombe HP10 8AD	<i>A leader in the design, development and manufacture of sensors and systems for vibration and displacement measurement.</i>	Class E	
2.	34 Hazlemere Rd, Penn, High Wycombe HP10 8AD	<i>Butcher</i>	Class E	
3.	<i>Slades Garage, Church Road, Penn HP10 8LY</i>	<i>Second hand specialist car dealer – workshop north side of Church Road, sales room south side of Church Road. Various small businesses.</i>	Class Sui Generis	
4.	<i>Penn Barn, By the Pond, Elm Road, Penn HP10 8LB</i>	<i>Independent financial advisors</i>	Class E	


Penn Street				
5.	<i>Penn Street Works Penn Street Penn HP7 0FA</i>	<i>Multiple small units of various of various businesses and industry</i>	Mixture of Class B2 and E	
6.	<i>De Havilland Court Penn Street Penn HP7 0FA</i>	<i>Varied</i>	Class E	
7.	<i>Ferndale Farm Horsemoor Lane HP7 0PL</i>	<i>Varied including Russell's Garage and MOT, Bucks Retro and Vintage.</i>	Mixture of Class B2 and E	
8.	<i>Pennwood Dog Boarding and Day Care, Gravelly Way, Amersham, HP10 8PJ</i>	<i>Looking after dogs during the day and overnight.</i>	Class Sui Generis	

9.	Pennhouse Farm, Penn Bottom, HP10 8PH	Landscape designers – Cool Gardens Landscape Associates (CGLA) Various including storage and distribution	Class B2	
Knotty Green			<small>Ordnance Survey, (c) Crown Copyright 2022. All rights reserved. Licence number 100022432</small>	
10.	Eghams Farm, Forty Green Road, HP9 1XL	Provider of floral bouquets and venue decorations	Class E	
11.	Seeleys House, Campbell Drive, Knotty Green HP9 1TF	Day care centre	Class E	

Winchmore Hill				Ordnance Survey, (c) Crown Copyright 2022. All rights reserved. Licence number 100022432
12.	Fagnall Farm Barns Fagnall lane HP7 OPQ	Varied	Class E	
13.	Securon Head Office Winchmore Hill, HP7 ONZ	Manufacturer of seat belts, harnesses and safety restraints	Class B2	
14.	Longcroft Luxury Cats Hotel Redcot Whielden Lane	Care for cats over period of holiday	Class Sui Generis	



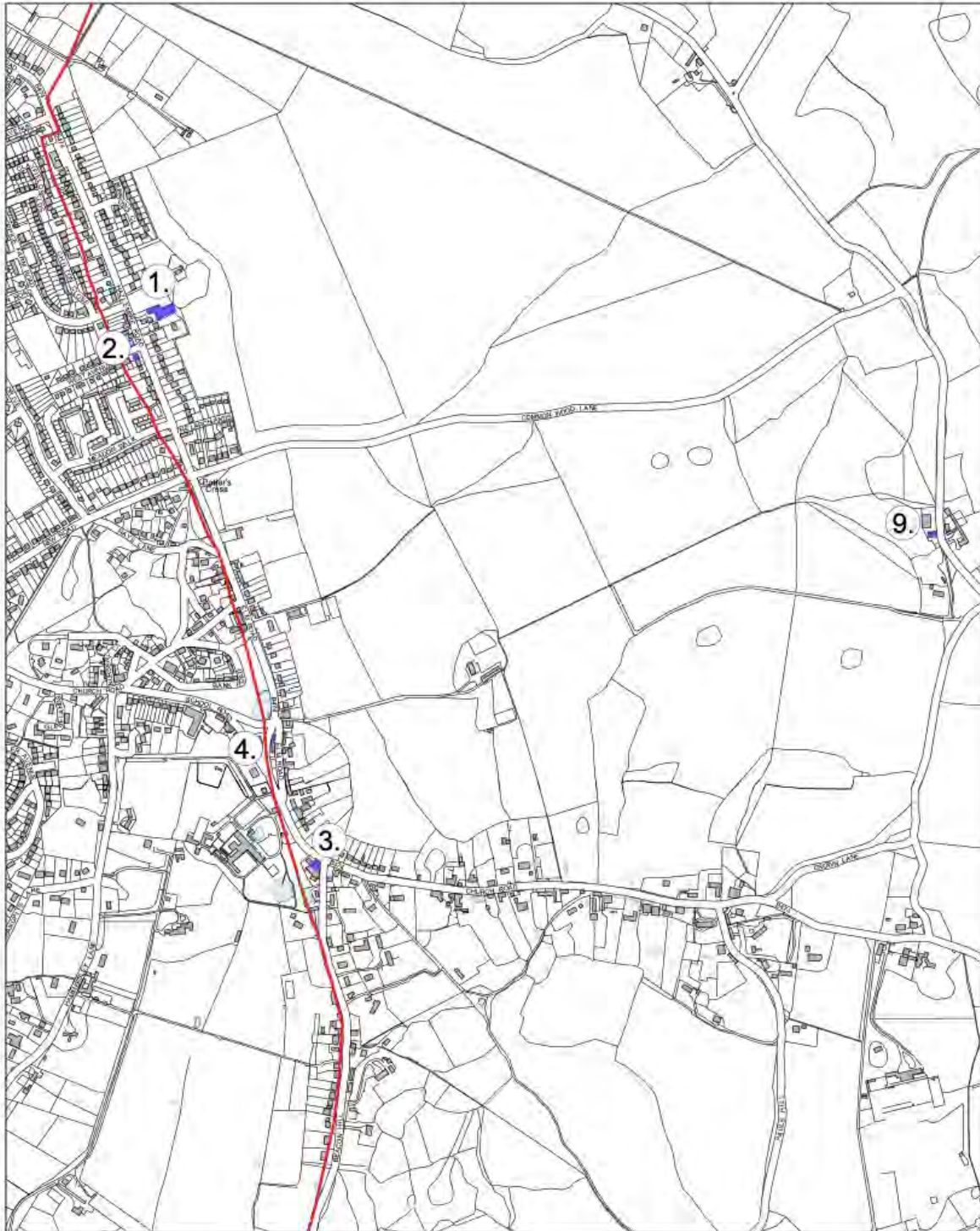
**Penn Parish Neighbourhood Plan
Knotty & Forty Green Inset**

 Parish boundary

Policy PENN7  Safeguarding Commercial Assets
 10. Eghams Farm
 11. Seeleys House




Plan R: Knotty and Forty Green Commercial Assets



Map data © OpenStreetMap contributors, CC-BY, Imagery © Mapbox

Penn Parish Neighbourhood Plan

Penn Inset

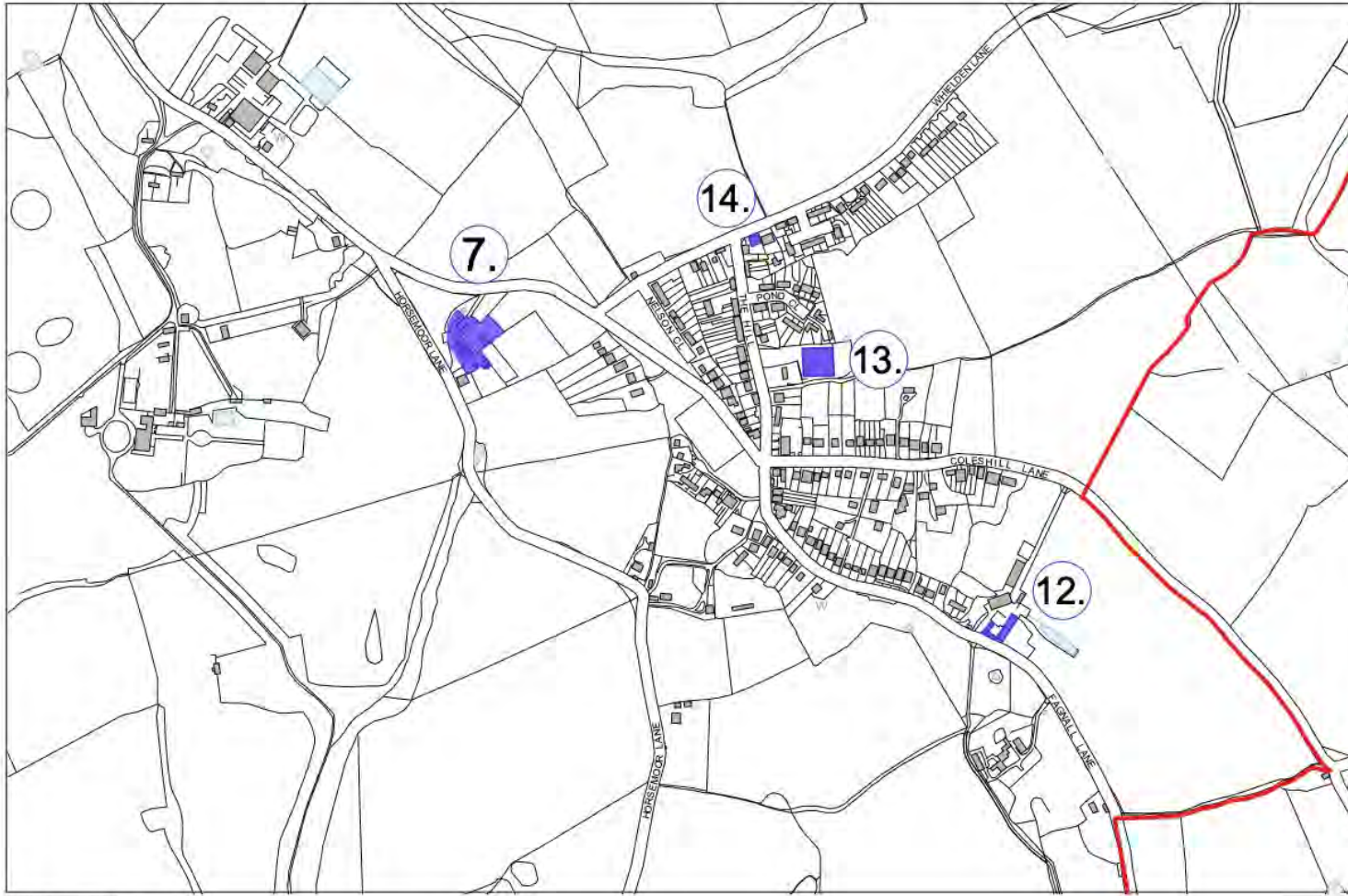
 Parish boundary

Policy PENN7

-  Safeguarding Commercial Assets
- 1. 33 Hazlemere Road
 - 2. 34 Hazlemere Road
 - 3. Slades Garage
 - 4. Penn Barn
 - 9. Pennhouse Farm




Plan S: Penn Commercial Assets




Penn Parish Neighbourhood Plan

Winchmore Hill Inset

 Parish boundary

Policy PENN7


 Safeguarding Commercial Assets

- 7. Ferndale Farm
- 12. Fagnall Farm Barns
- 13. Securon Head Office
- 14. Longcroft Luxury Cat Hotel

Plan T: Winchmore Hill Commercial Assets



**Penn Parish Neighbourhood Plan
Penn Street Inset**

 Parish boundary

Policy PENN7



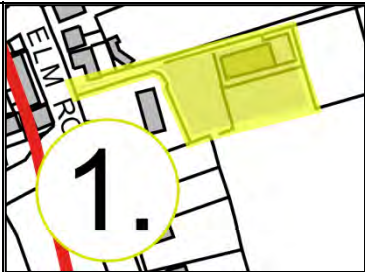

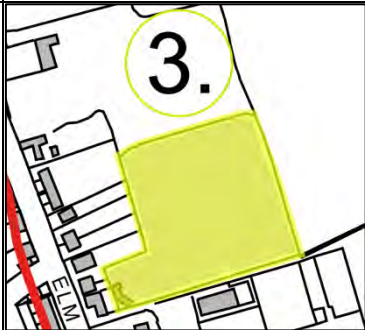
Safeguarding Commercial Assets

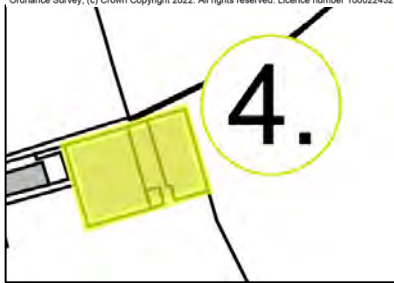

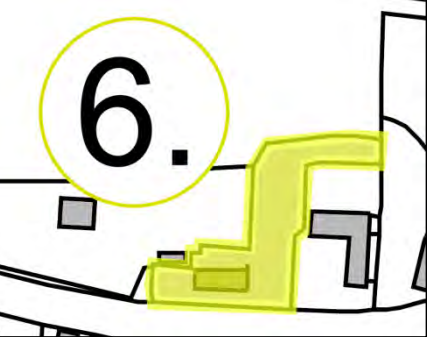
- 5. Penn Street Works
- 6. De Havilland Court

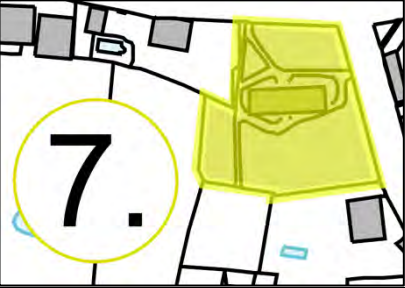

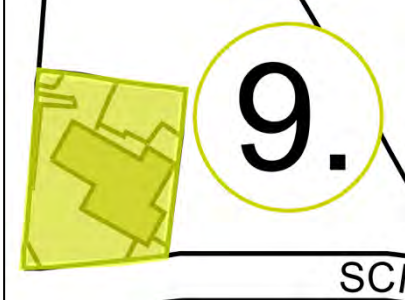
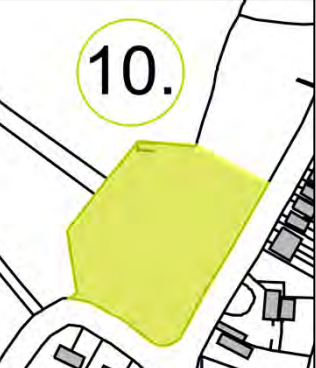
Plan U: Penn Street Commercial Assets

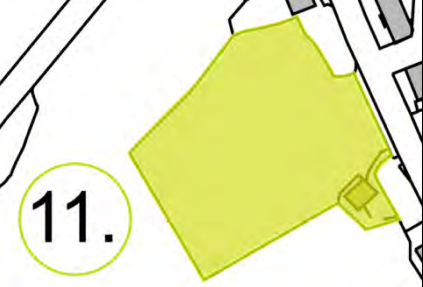
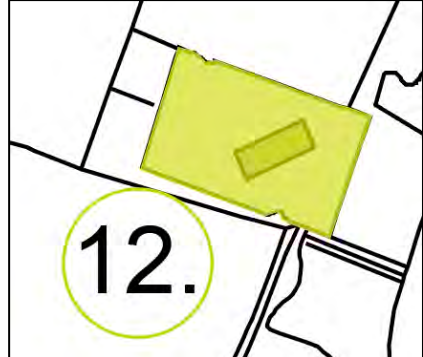

A. Proposals for the use of the buildings or land currently or last occupied for community use (as shown on the Policies Map and listed in the table below) for non-community uses will not be supported unless there is clear evidence submitted that the existing premises and/or the associated land are no longer economically viable through the production of evidence that genuine and sustained efforts to promote, improve and market the commercial, business and service uses at a reasonable value have been undertaken over a twelve-month period.'




5.44 This policy supports the retention of Community Facilities and Public Houses which are of value to a community's health and wellbeing and in doing so refines Policies CS16, CS28, CS29 of the Chiltern Core Strategy which seeks to avoid the loss of community facilities and to encourage healthy living. 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 and churches, F1 ('Learning Institutions'). The pubs are now deemed 'sui generis' (i.e. not included in any class of uses). The Parish Council's view is that all Community Facilities are essential for community life and the community cannot thrive without them. A full list of such uses in the neighbourhood area are listed below and shown on the Policies Map.


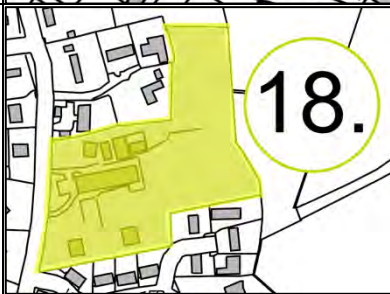
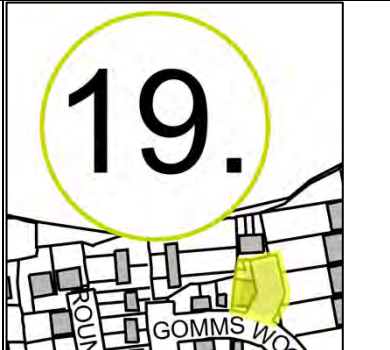
Map Ref	Community Facility	Address	Current Use Class	Site Map
	Penn			<small>Ordnance Survey, (c) Crown Copyright 2022. All rights reserved. Licence number 100022432</small>
1	Penn and Tylers Green Sports and Social Club	French School Meadow, Elm Road, Penn HP10 8LF	Class F2	
2	Penn and Tylers Green Football Club	French School Meadow, Elm Road, Penn HP10 8LF	Class F2	
3	Penn and Tylers Green Cricket Club	French School Meadow, Elm Road, Penn HP10 8LF	Class F2	

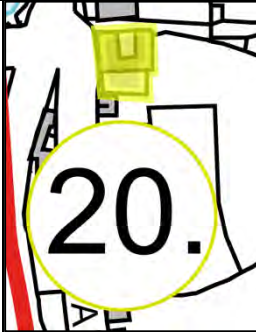


4	Penn and Tylers Green Tennis Club	French School Meadow, Elm Road, Penn HP10 8LF	Class F2	<small>Ordnance Survey, (c) Crown Copyright 2022. All rights reserved. Licence number 100022432</small> 
5	Penn Methodist Church	Penn Road, Penn HP10 8NY	Class F1	
6	Penn Parish Church Hall	Penn Road, Penn HP10 8NY	Class F1	

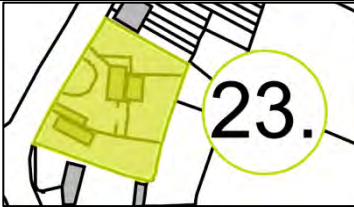


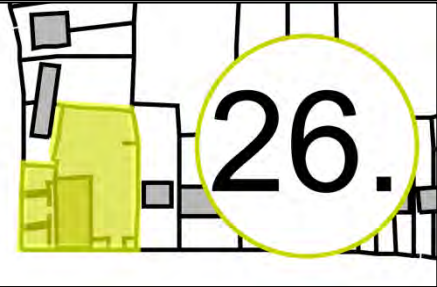
7	Holy Trinity Church	HP10 8NZ	Class F1	<small>Ordnance Survey, (c) Crown Copyright 2022. All rights reserved. Licence number 100022432</small> 
Penn Street				
8	Penn Street Village Hall	Amersham HP 0PX	Class F2	
9	Curzon School	22 Penn Street, Amersham HP7 0QL	Class F1	
10	Penn Street Cricket Club	Opposite the Squirrel Public House	Class F2	


11	Hit or Miss Cricket Club	Behind the School on the Green	Class F2	
12	Holy Trinity Church	HP7 OPB	Class F1	
Winchmore Hill				<small>Ordnance Survey, (c) Crown Copyright 2022. All rights reserved. Licence number 100022432</small>
13	Winchmore Hill Memorial Hall	HP7 OPN	Class F2	

14	Winchmore Hill Cricket Club	HP7 OPS	Class F2	
15	Winchmore Hill Methodist Church	HP7 OPA	Class F1	
Knotty Green				<small>Ordnance Survey, (c) Crown Copyright 2022. All rights reserved. Licence number 100022432</small>
16	Knotty Green Cricket Club	Forty Green Road	Class F2	

17	Knotty Green Recreation Ground	Forty Green Road	Class F2		
18	Alfriston School (Day boarding school for 11 – 18 year old girls with special educational needs and disabilities)	Penn Road, Knotty Green, Penn HP9 2TS	Class F1		
	Forty Green			<small>Ordnance Survey, (c) Crown Copyright 2022. All rights reserved. Licence number 100022432</small>	
19	Forty Green Community Hall	Gomms Wood Close	Class F2		

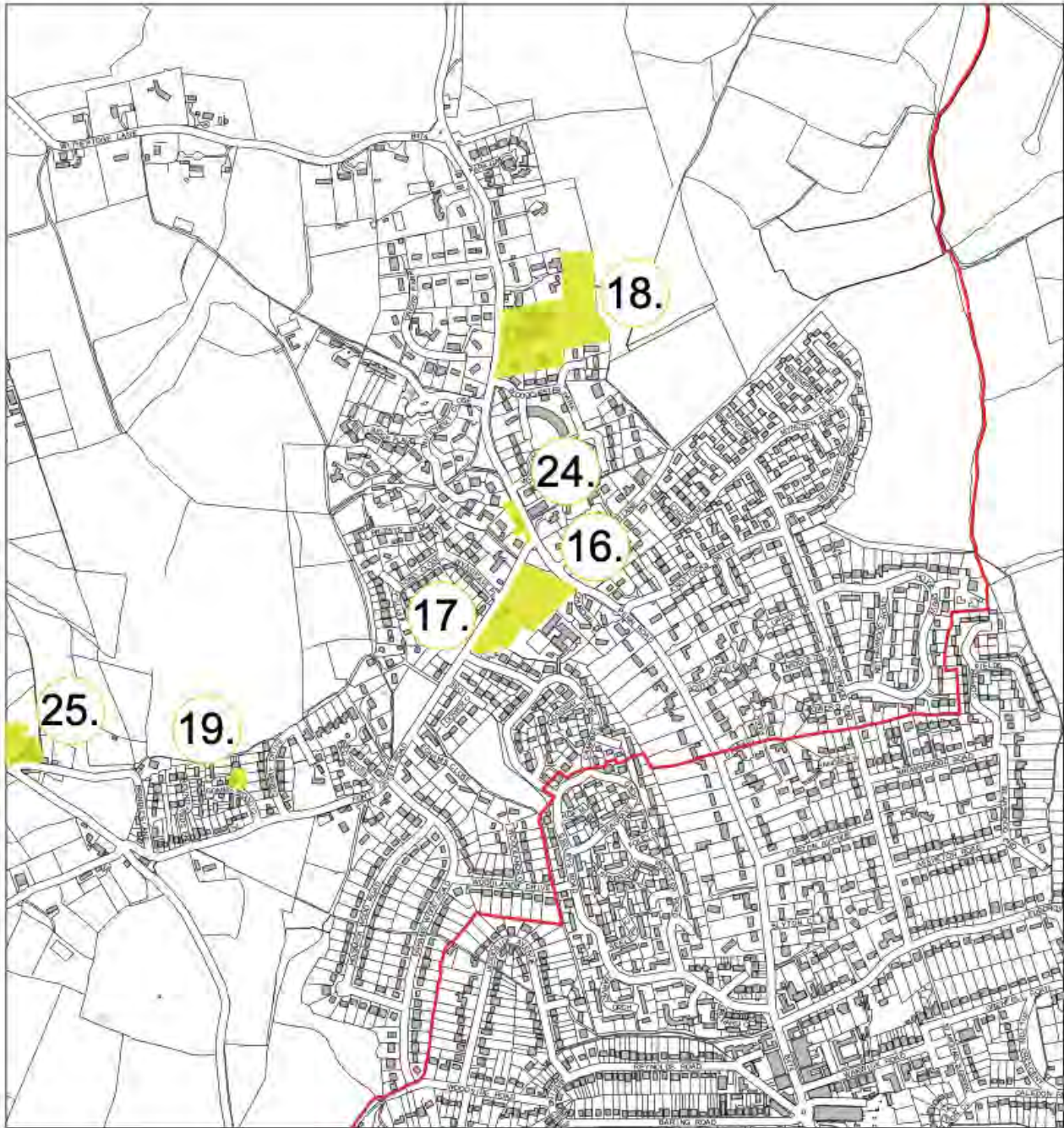
	Public Houses	Address		
	Penn			<small>Ordnance Survey, (c) Crown Copyright 2022. All rights reserved. Licence number 100022432</small>
20	The Red Lion	Elm Rd, Penn HP10 8LF	Class Sui Generis	
21	The Crown	The Crown, Church Road, Penn HP10 8NY	Class Sui Generis	
	Penn Street			
22	Hit or Miss	Penn Street, Amersham HP7 0FA	Class Sui Generis	

23	The Squirrel	Penn Street, Amersham HP7 0PX	Class Sui Generis	
	Knotty Green			<small>Ordnance Survey, (c) Crown Copyright 2022. All rights reserved. Licence number 100022432</small>
24	The Red Lion	Penn Rd, Knotty Green, Penn, Beaconsfield HP9 2TN	Class Sui Generis	
	Forty Green			
25	The Royal Standard	Forty Green, Beaconsfield HP9 1XT	Class Sui Generis	
	Winchmore Hill			
26	The Plough	The Hill, Winchmore Hill	Class Sui Generis	

27	The Potters Arms	Fagnall Lane, Winchmore Hill	Class Sui Generis	 <p>Ordnance Survey, (c) Crown Copyright 2022. All rights reserved. Licence number 100022432</p>
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Public Houses in Penn Parish



**Penn Parish Neighbourhood Plan
Knotty & Forty Green Inset**

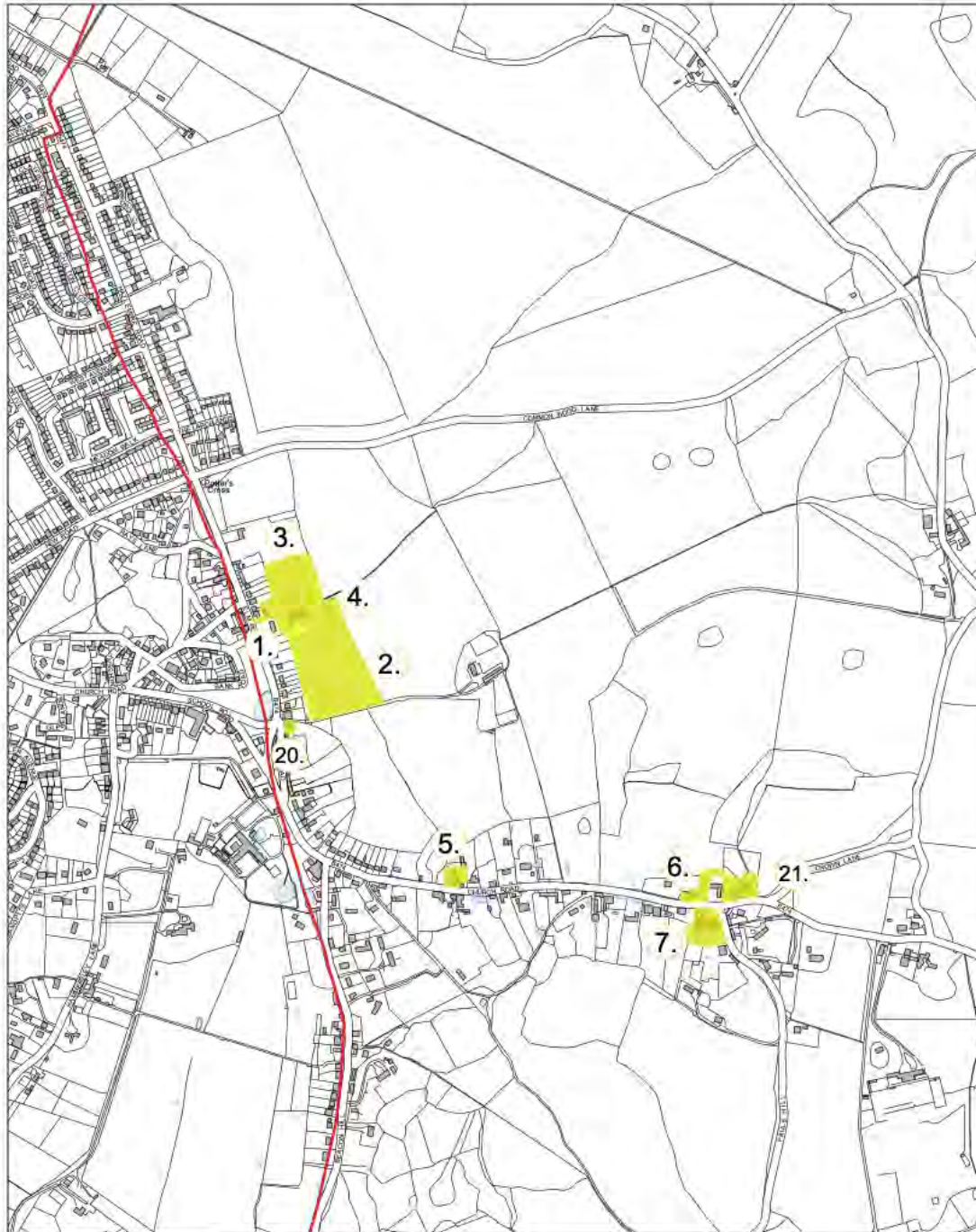


 Parish boundary

Policy PENN8  Safeguarding Community Facilities and Public Houses


- 16. Knotty Green Cricket Club
- 17. Knotty Green Recreation Ground
- 18. Alfriston School
- 19. Forty Green Community Hall
- 24. The Red Lion
- 25. The Royal Standard

Plan V: Knotty and Forty Green Community Facilities




Penn Parish Neighbourhood Plan

Penn Inset

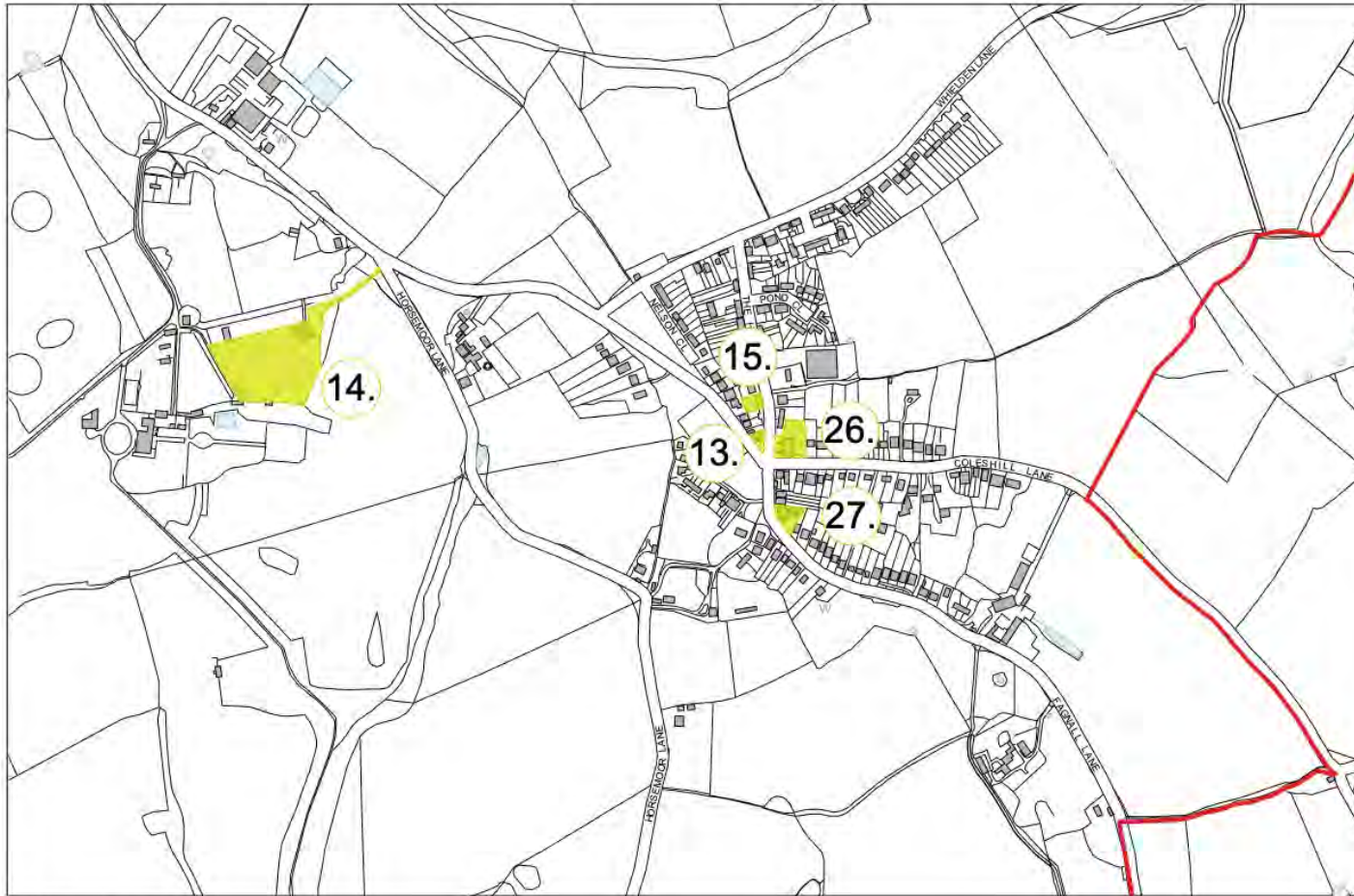
 Parish boundary

Policy PENN8

 Safeguarding Community Facilities and Public Houses


1. Penn and Tylers Green Sports and Social Club
2. Penn and Tylers Green Football Club
3. Penn and Tylers Green Cricket Club
4. Penn and Tylers Green Tennis Club
5. Penn Methodist Church
6. Penn Parish Church Hall
7. Holy Trinity Church
20. The Red Lion
21. The Crown


Plan W: Penn Community Facilities



Penn Parish Neighbourhood Plan

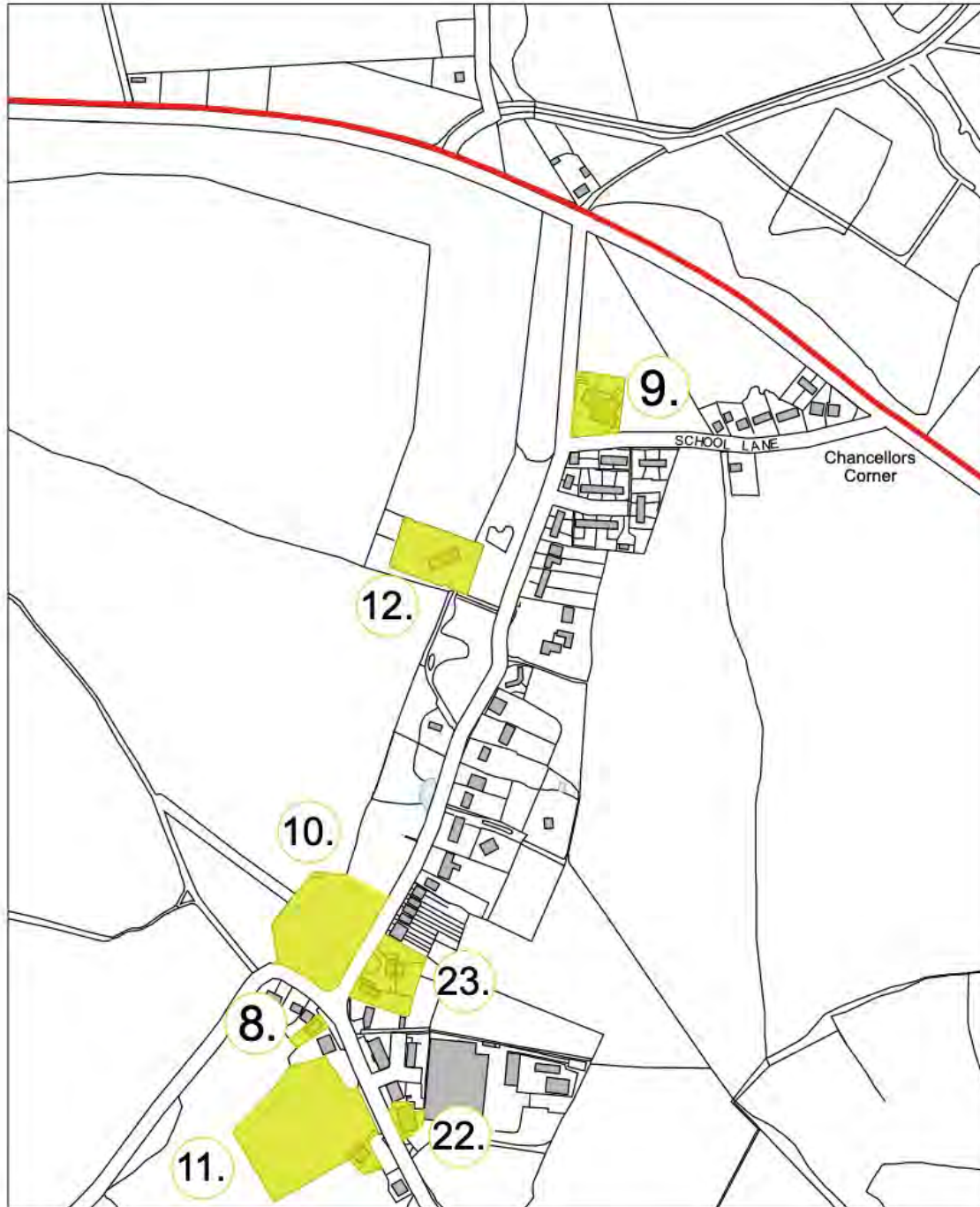
Winchmore Hill Inset

 Parish boundary


Policy PENN8  Safeguarding Community Facilities and Public Houses


- 13. Winchmore Hill Memorial Hall
- 14. Winchmore Hill Cricket Club
- 15. Winchmore Hill Methodist Church
- 26. The Plough
- 27. The Potters Arms

Plan X: Winchmore Hill Community Facilities



**Penn Parish Neighbourhood Plan
Penn Street Inset**

 Parish boundary

Policy PENN8  Safeguarding Community Facilities and Public Houses

- 8. Penn Street Village Hall
- 9. Curzon School
- 10. Penn Street Cricket Club
- 11. Hit or Miss Cricket Club
- 12. Holy Trinity Church
- 22. Hit or Miss
- 23. The Squirrel

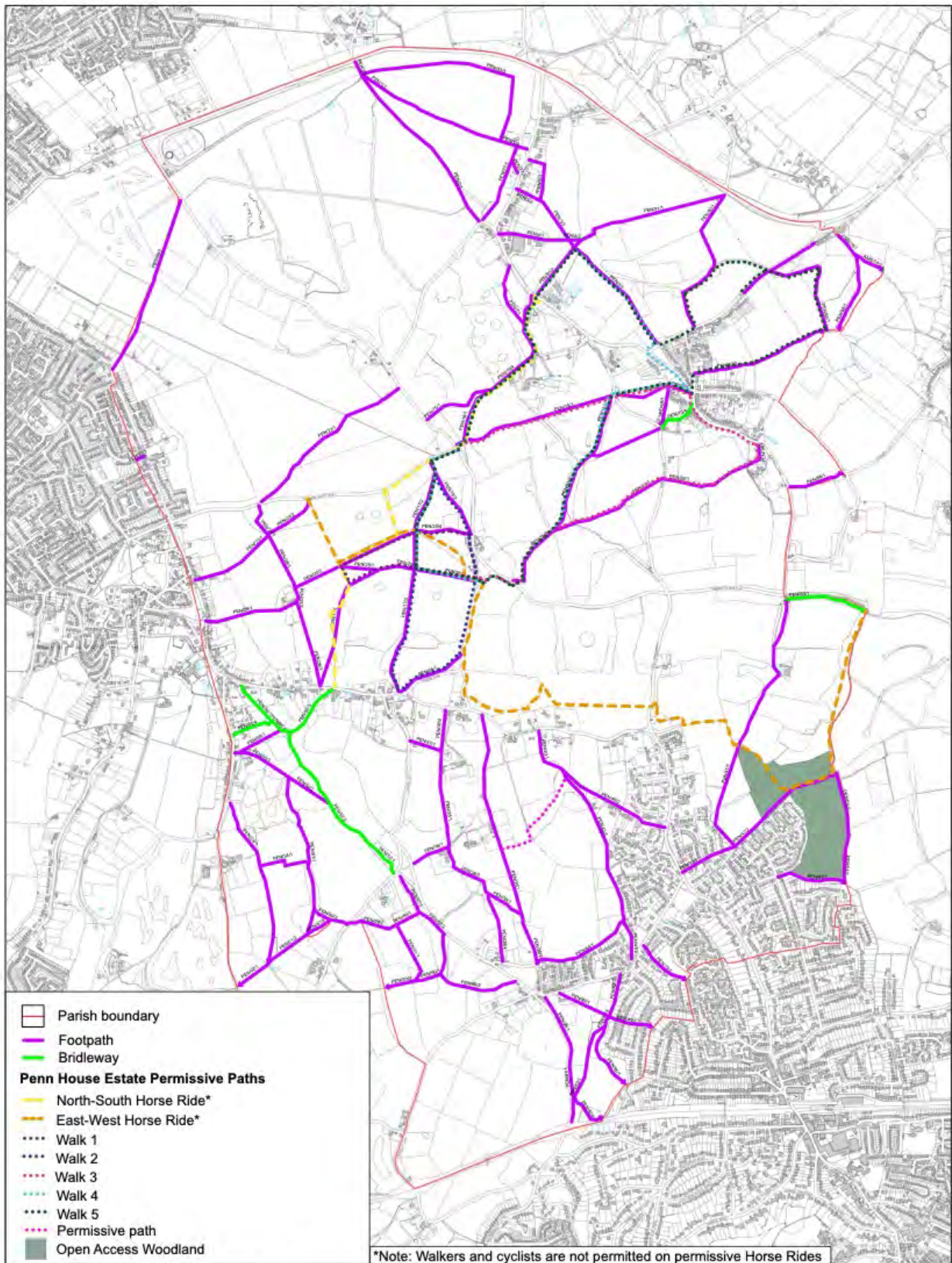
Plan Y: Penn Street Community Facilities

POLICY PENN9: SUSTAINABLE TRAVEL NETWORK

- A. The neighbourhood plan identifies the existing sustainable travel network, as shown on the Policies Map, for the purpose of supporting healthy and safe active travel opportunities in the parish.***
- B. As appropriate to their scale, nature and location, development proposals should sustain, and where practicable, enhance the functionality of the network by virtue of their layout and means of access and landscape treatment.***
- C. Development proposals that would unacceptably harm the functioning or connectivity of the network will not be supported.***

5.45 Identifying the existing sustainable travel network, and where there are opportunities for improvements, will help direct investment to encourage walking, cycling and the use of public transport. The policy maps a network of walking and cycling routes through the parish where many routes continue to connect with neighbouring settlements and with the countryside.

5.46 The Policies Map shows the full extent of the Network, which allows applicants to determine if their proposals should take this policy into account. 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 Network and/or improve the attractiveness of rural routes. At the very least, the policy requires that proposals that undermine the existing value of the Network will be refused permission.



Penn Parish Neighbourhood Plan



Plan Z: Penn Parish Sustainable Travel Network

6. IMPLEMENTATION & MONITORING

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

DEVELOPMENT MANAGEMENT

6.2 Buckinghamshire Council will use a combination of the policies of the Chiltern Local Plan and Core Strategy (until it is replaced by a new Buckinghamshire Local Plan) and this Neighbourhood Plan to help 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 Buckinghamshire Council. 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 Initial consultations with local residents and users of local facilities demonstrated the importance of infrastructure improvements including community facilities. Opportunities will arise through S106 agreements or through the Community Infrastructure Levy (CIL) to secure financial contributions to invest in improving local infrastructure. When the Neighbourhood Plan is made, the Parish Council will be able to determine how and where 25% of the CIL collected from schemes in the parish is spent (currently only 15%). An indicative list is provided below and the Parish Council will keep this updated as needs develop:

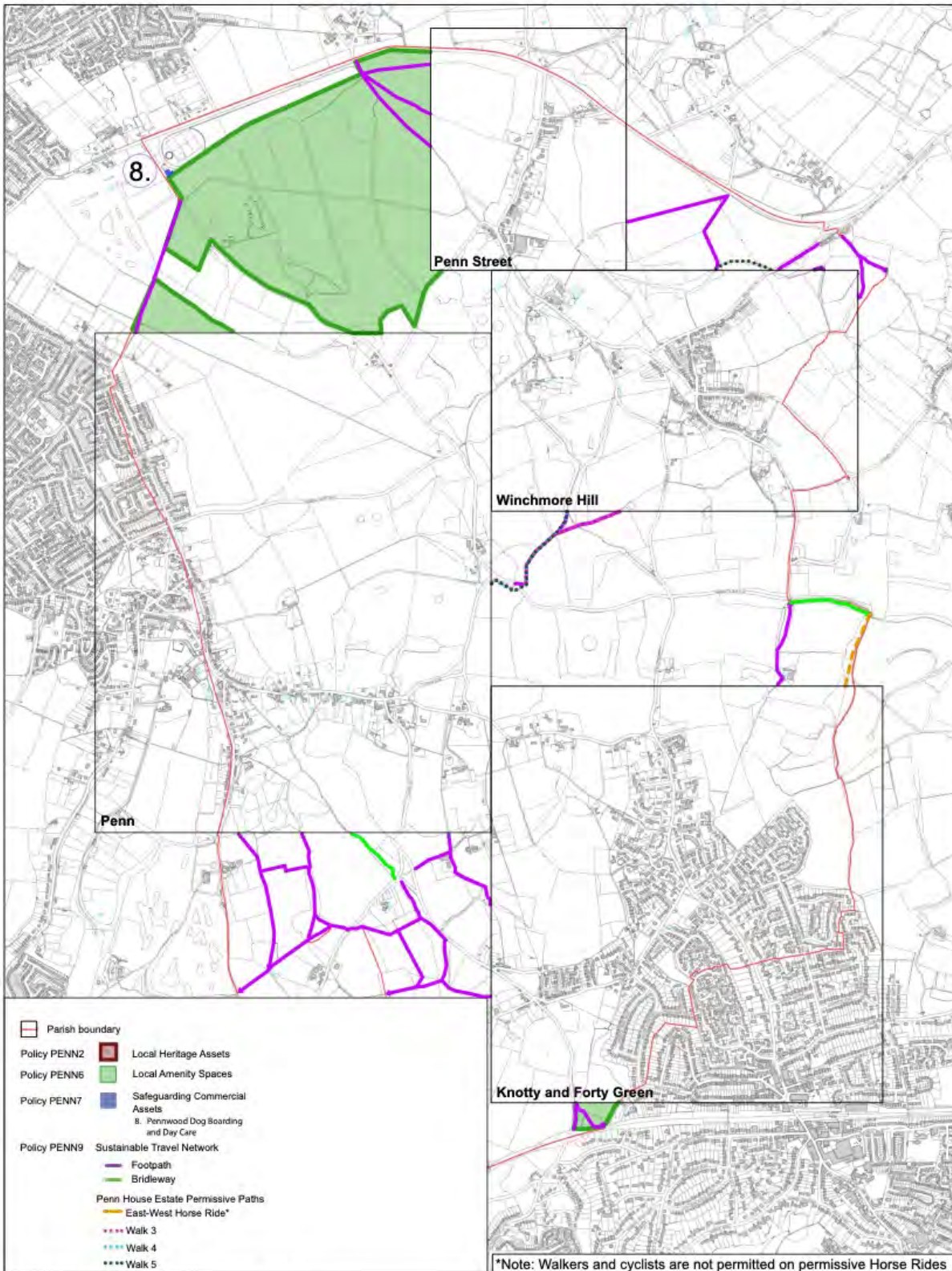
- Protection of green space and woodlands
- Improvements to the Green Infrastructure Network
- Community facilities
 - Development of recreational facilities across the parish, including improvement of existing sites, and further development according to need, within planning constraints.
 - Play area facilities, to include at least one item of disability friendly equipment
 - The creation of a hub for Knotty Green.

- Improve the range of facilities on offer to local residents from the Council's office in Penn, and make this a hub for the Parish.
- Active Travel
 - Improvements to key walking and cycling routes.
 - Contributory funding for highways improvements and traffic management (with Community Board) including priority crossing points on the B474
 - Accessibility improvements eg dropped kerbs and improved signage and improved footway lighting

OTHER NON-PLANNING MATTERS

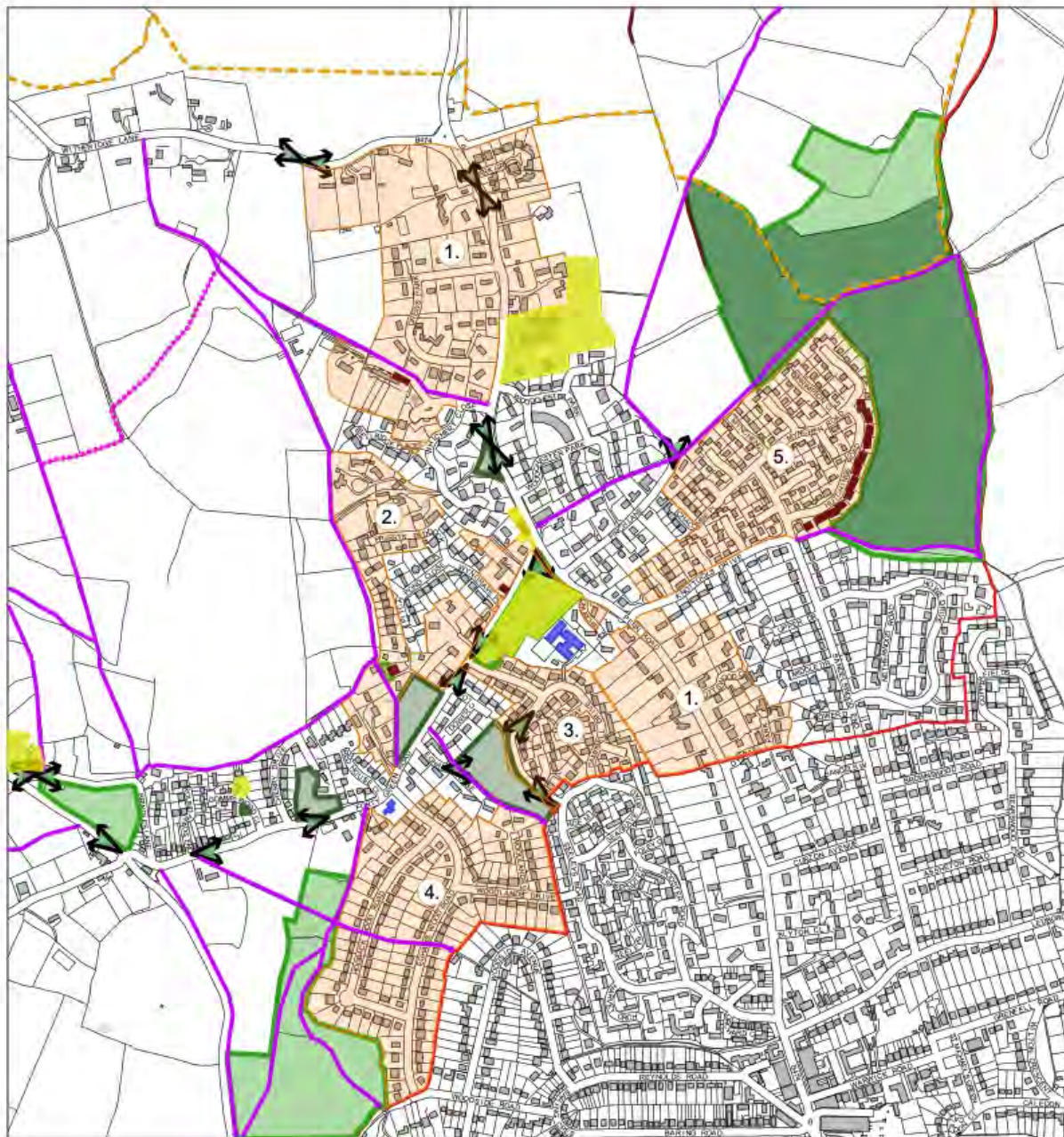
6.5 During the process of preparing the Neighbourhood Plan, there have been many ideas for improving or addressing current problems in the parish that lie outside the scope of the land use planning system to control. The Parish Council has noted these issues and will take them forward through its day-to-day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

- General traffic calming in the Parish
- Work with local resident's associations to increase representation
- Making it easier to cross the B474 at Knotty Green
- Reduction of 'rat runs'
- Reinstatement of verges and discouragement of their use for parking
- Funding for promotion of active travel
- Consideration of opportunities to take on devolved responsibility for land currently owned by Buckinghamshire Council
- Maintaining and replacing the parish's footway lights
- Initiatives which tackle the challenges of climate change
- Health and well-being initiatives which strengthen the local community and reduce social isolation



**Penn Parish Neighbourhood Plan
Policies Map**





Version: 9/20/2017 10:00:00 AM

Penn Parish Neighbourhood Plan Knotty & Forty Green Inset



Parish boundary

Policy PENN1 Local streetscape views

- Area of Special Character
1. Penn Road
 2. Forty Green Road
 3. Seeley's Estate
 4. Hogback Wood Road to Woodlands Drive
 5. Mynchen Estate

Policy PENN2 Local Heritage Assets

Policy PENN6 Local Green Space

Local Amenity Space

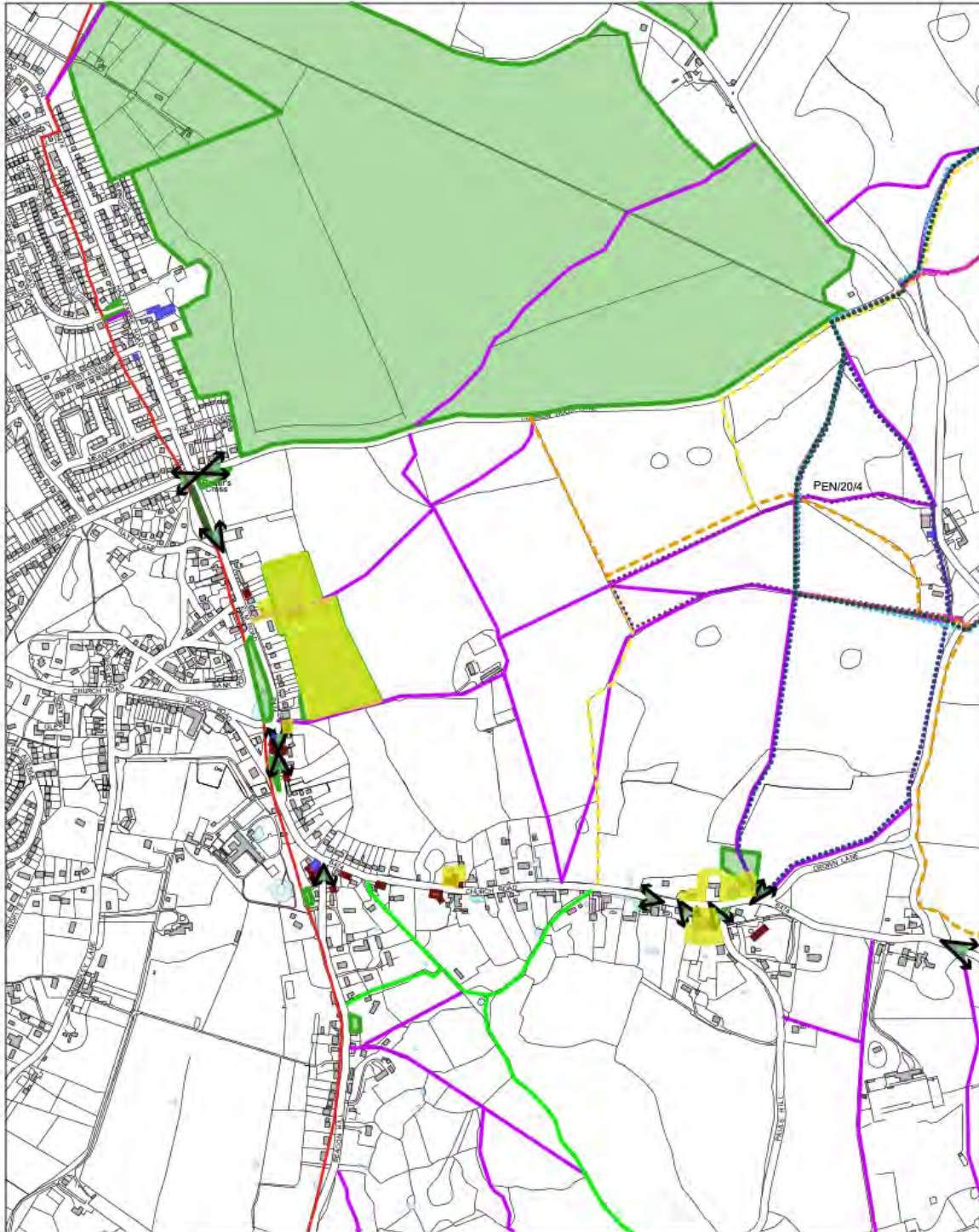
Policy PENN7 Safeguarding Commercial Assets

Policy PENN8 Safeguarding Community Facilities and Public Houses

Policy PENN9 Sustainable Travel Network

- Footpath
- Penn House Estate Permissive Paths
- East-West Horse Ride*
- Permissive Path
- Open Access Woodland

*Note: Walkers and cyclists are not permitted on permissive Horse Rides



Penn Parish Neighbourhood Plan

Penn Inset

- Parish boundary
- Policy PENN1 Local streetscape views
- Policy PENN2 Local Heritage Assets
- Policy PENN6 Local Green Space
- Local Amenity Space
- Policy PENN7 Safeguarding Commercial Assets

Policy PENN8

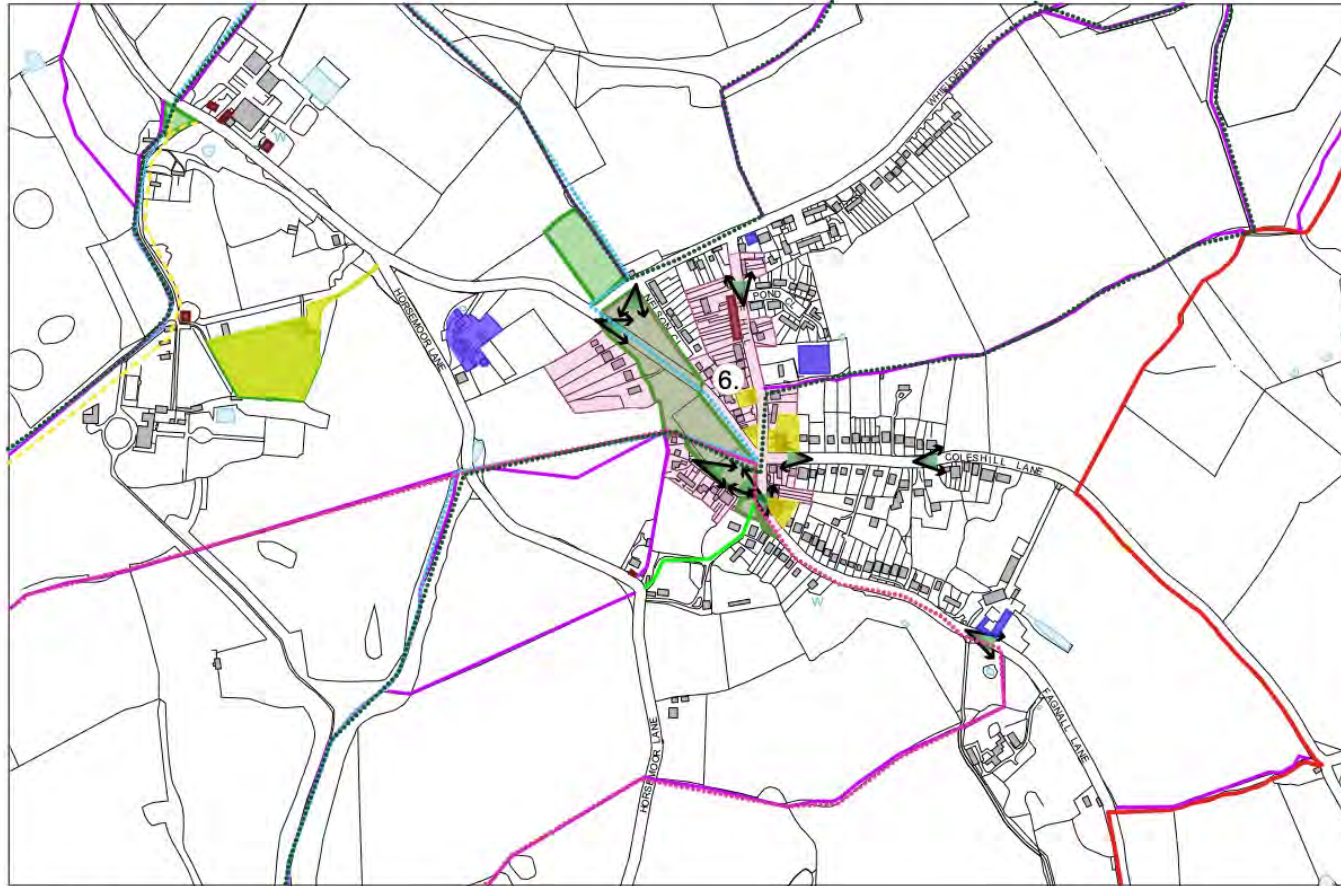
- Safeguarding Community Facilities and Public Houses

Policy PENN9

- Sustainable Travel Network
- Footpath
- Bridleway
- Penn House Estate Permissive Paths
- North-South Horse Ride*
- East-West Horse Ride*
- Walk 1
- Walk 2
- Walk 3
- Walk 4
- Walk 5








*Note: Walkers and cyclists are not permitted on permissive Horse Rides





Penn Parish Neighbourhood Plan

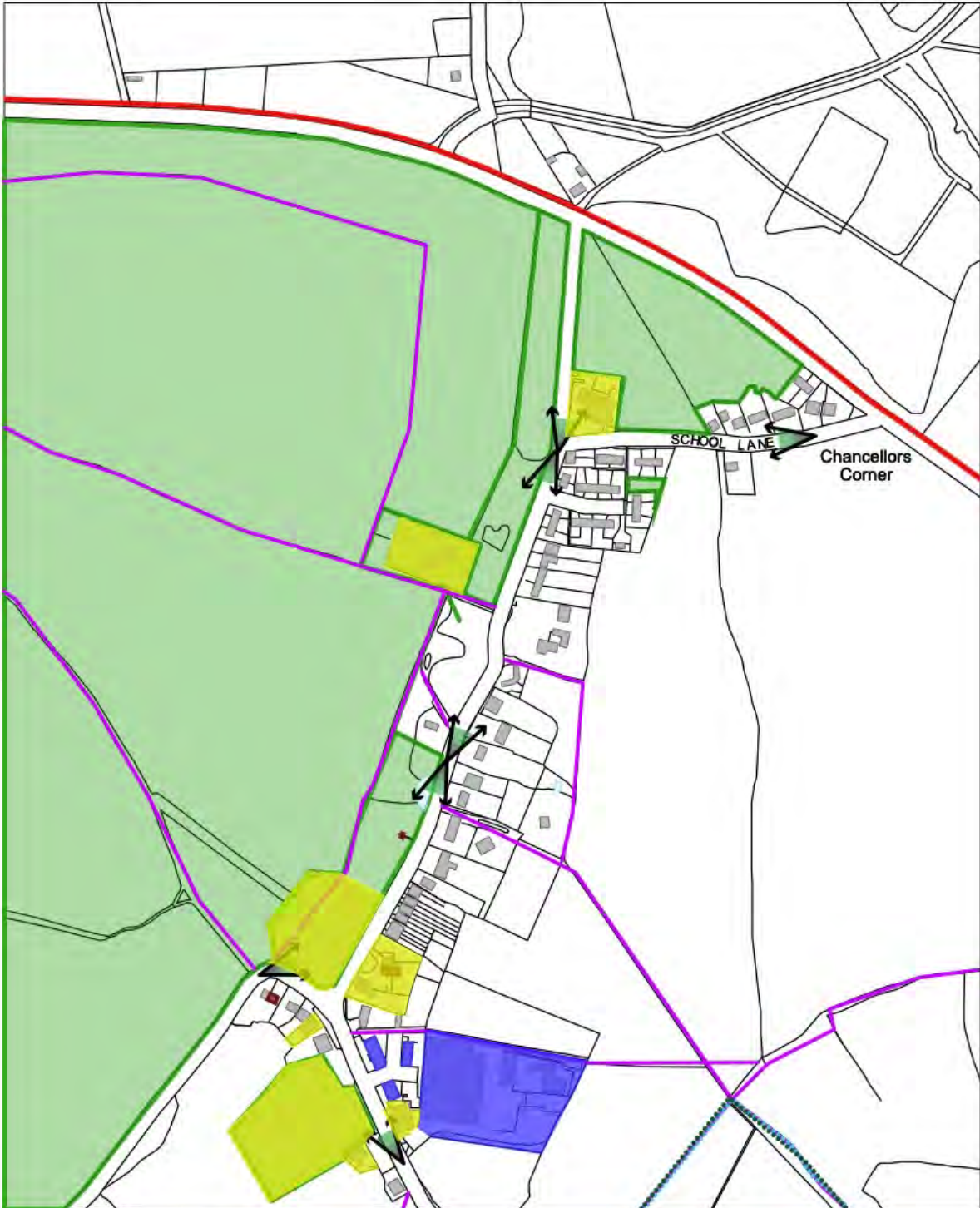
Winchmore Hill Inset

-  Parish boundary
-  Policy PENN1 Local streetscape views
-  Area of Special Character
6. Properties surrounding Winchmore Hill Common
-  Policy PENN2 Local Heritage Assets
-  Policy PENN6 Local Green Space
-  Local Amenity Space
-  Policy PENN7 Safeguarding Commercial Assets

-  Policy PENN8 Safeguarding Community Facilities and Public Houses
-  Policy PENN9 Sustainable Travel Network
-  Footpath
-  Bridleway
-  Penn House Estate Permissive Paths
-  North-South Horse Ride*
-  Walk 3
-  Walk 4
-  Walk 5


*Note: Walkers and cyclists are not permitted on permissive Horse Rides






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**Penn Parish Neighbourhood Plan
Penn Street Inset**


 Parish boundary


Policy PENN1  Local streetscape views

Policy PENN2  Local Heritage Assets


Policy PENN6  Local Green Space

 Local Amenity Space


Policy PENN7  Safeguarding Commercial Assets


Policy PENN8  Safeguarding Community Facilities and Public Houses

Policy PENN9 Sustainable Travel Network

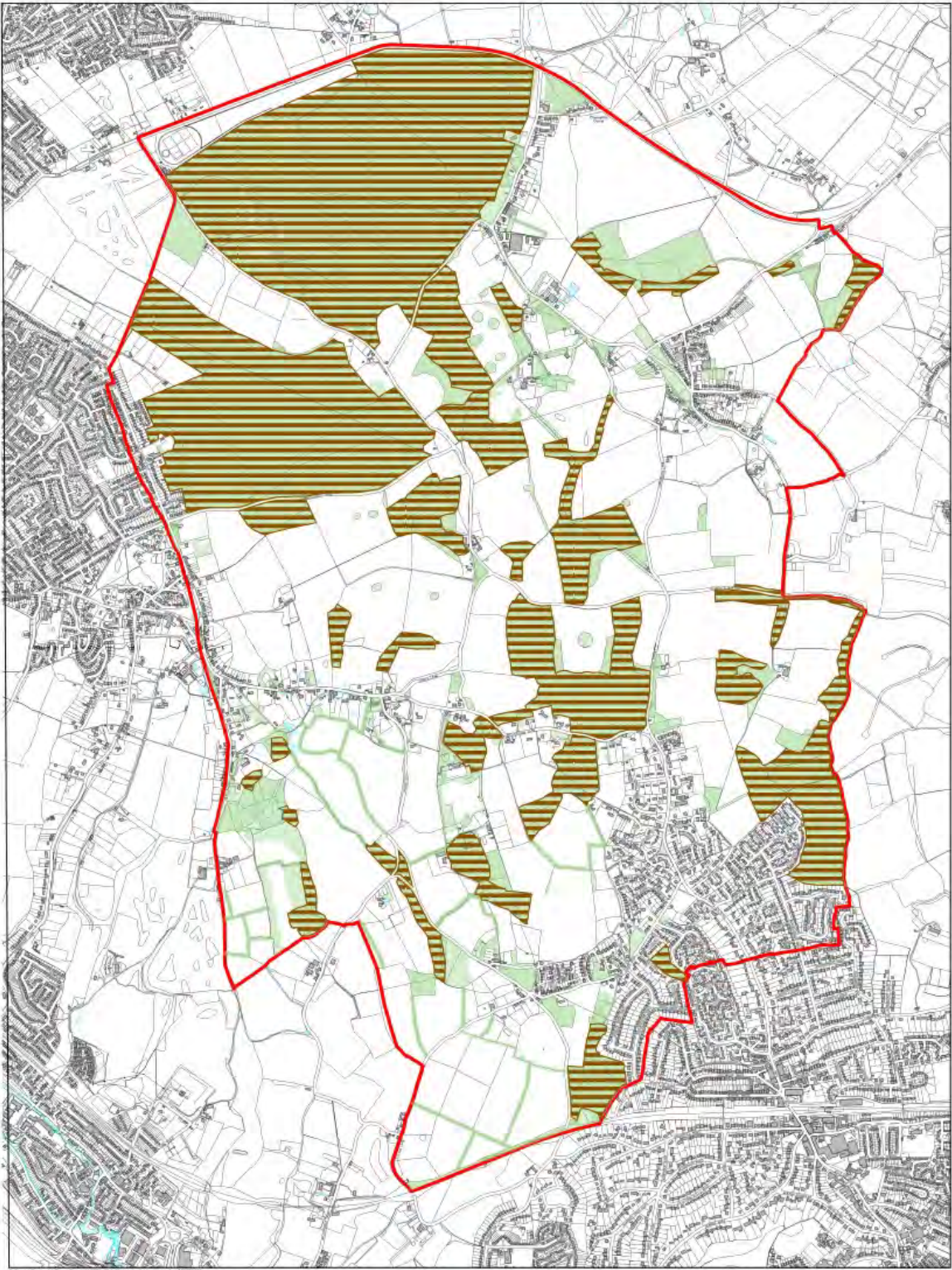
 Footpath

Penn House Estate Permissive Paths


 Walk 4

 Walk 5







**Penn Parish Neighbourhood Plan
Green Infrastructure Network**

 Parish boundary



 Existing Green Infrastructure

 Existing Blue Infrastructure

 Ancient Woodland

APPENDIX A – PENN PARISH DESIGN GUIDANCE AND CODES

APPENDIX B – LOCAL HERITAGE ASSETS

Penn Parish has 77 Listed buildings distributed throughout all its five villages. However, most listed buildings are within the two conservation areas one in Penn and the other in Penn Street.

Conservation Areas are defined by the Planning (Listed Buildings and Conservation Areas) Act 1990 (section 69), as 'areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance'.

Listed buildings are buildings, objects or structures that have been judged to be of national importance in terms of their architectural or historic interest. As the term implies, listed buildings are added to a national list which is compiled by the Secretary of State for Culture, Media and Sport.

Both Penn and Penn Street Conservation Areas and nationally Listed buildings have planning controls and policies in place. (Conservation Areas: General planning controls and policies, Chiltern District Councils Planning Policies and Chiltern Local Plan Policies CA1- CA8). The aim of the conservation designation is to preserve or enhance the overall character of the area by the use of extra planning controls, Listed Building Consent, Conservation Area Consent, Tree protection and notification of tree work and restrictions on advertisements. A Conservation Area is not just about Listed buildings but more about unified groups of buildings due to materials, density, or scale. Open spaces like village greens important to a settlement and views into and out of an area, as well as trees individual and groups, features of archaeological interest or places associated with historically important people or events.

Penn and Tylers Green had two separate Conservation Areas initially designated by Buckinghamshire County Council in 1970. The present combined conservation area for the two villages was achieved by extensions; in 1981 (by addition of the Back Common), 1986 (Rayners House and grounds), and 1992 (the top of Beacon Hill). Penn street Conservation area was designated by Chiltern District Council in 1992. The Conservation Area includes The Common with collections of important trees along with the rural green space. The buildings opposite The Common including The Squirrel Public House and houses looking onto The Common as well as Holy Trinity Church and its surrounds are also included. The Conservation Area is enclosed by woodland.

There are a number of nationally Listed buildings in Penn Parish. The location of these can be found by searching the National Heritage List for England held by Historic England: <https://historicengland.org.uk/listing/the-list/>

NON-DESIGNATED HERITAGE ASSETS

Throughout the parish there are also buildings and structures that, while not of sufficient special historic and/or architectural interest to warrant designation as nationally listed buildings, have a distinct and valued local character and/or appearance that are worthy of retention as part of

development proposals. These can be registered as non-designated assets. An asset is either a building; landmark, artwork, way finder; park or garden; other site, structure, landscape.

All these buildings and structures are identified because of:

- being very good examples of traditional or established style, or unusual type; and
- being buildings or structures, which contribute towards the local townscape or have important historical associations; and
- remaining largely intact and not adversely affected by later extensions or alterations.

Listed, or non-designated historic assets all add to the environment and quality of character found in Penn Parish within and outside the conservation areas and should be considered of equal importance.

Below are specific buildings, monuments and features that are considered to warrant registering as non-designated historic assets. Non designated assets do not include green spaces, trees, or ponds. Green spaces and views which are considered of importance in Penn Parish are recorded in another policy. Area characteristics of value are noted in the AECOM Design Guidance and Codes and Townscape designations. Most on this list has been discussed and shown to Buckinghamshire Council Local Heritage Officer for their consideration.




The list noted below is compiled by locals with a general reference to local literature. The features noted are not all from an expert analysis but more from local knowledge. Development on any of the identified non-designated assets would require approaches as detailed in the NPPF 198 /203 paragraph to include a Statement of Heritage Significance. Historic England The Local Heritage Listing: Identifying and conserving local Heritage Historic England Advice Note 7, considers both heritage assets and non-designated assets. They should have at least one of the following features of significance: -




A	Age – buildings demonstrating local style	revealing local characteristics or building traditions. design and aesthetic value relating to materials, craft, construction techniques and distinctive characteristics. Described in the Design guide and townscape characterisation. Identifying materials used in the area.
A I	Archaeological Interest	buried remains that relate to history or designed landscape or construction providing evidence about the evolution of a place and people and cultures that made them.
R	Rarity	not seen very often so unique to area.
G	Group Value	Clear visual link or historic relationship
H	Historic Interest	Significant links to activities, industry, or famous people. The meaning or identity of a place via faith, social interaction leading to a 'collective memory'
L	Landmark status	Public works of art, monuments and street furniture, including signage

References:-

- Mansions and Mud Houses by Miles Green
- <https://www.pennchurch.uk/> No 6 Sarsen stones as Evidence by Miles Green
- Wycombe Heath 1000 years ago by Miles Green
- Penn and Tylers Green Conservation Area V32 1992
- Penn street Conservation Area 1992 Designed by Chiltern District Council
- <https://amershammuseum.org/history/winchmore-hill/pubs/> Articles by Stephen Palmer about Winchmore Hill
- Winchmore Hill Village walk by Susan Jane Barker
- Celebrating 150 Years Methodism in Winchmore Hill [https://amershammuseum.org › uploads › 2015/10](https://amershammuseum.org/uploads/2015/10)
- Beaconsfield Historical Society archives
- Historic Environment Record
- Historic England - Introduction to Heritage assets, Statements of Heritage Significance and Local Heritage Listing Identifying and conserving Local Heritage




Ref	Name	Location	Asset Type	Special Local Interest
	Penn			
	<p>There are two possible explanations for the name Penn. The most convincing is La Penne (OE pen)- 'the pen 'relating to an animal pen or deer pen which is where deer were kept before a deer hunt across Wycombe Heath. A less convincing explanation is an earlier British place-name describing a summit or promontory and the beacon on Beacon Hill in Penn did stand on a promontory. Historically, Penn originated at the east end of today's much larger village, as a settlement around a small village green by the landmark Grade II listed 12th century Holy Trinity Church, opposite the Crown Public House. The village green is surrounded by historic buildings dating from the 16th -18th century and many buildings have far-reaching views. The Crown Public House, Crown Cottages, Church Cottages, The Knoll (outside the Conservation Area) Pauls Hill Cottages and the Church Hall form the original village setting and all are Listed and retain their original village character and design. (see listing appendix and Design Guide) A Listed telephone kiosk now contains a map of this part of the Conservation Area with descriptions of all the buildings around it. Several buildings are linked with community life in this village. The Parish Room opposite the church, also Listed, has had many functions as vestry and home of the poor relief administration, a lace school, Sunday school, small shop and pub. The Knoll, listed, was built in 1671 for the Nathaniel Curzon who married a daughter of the Penn family. More recent owners have included Sir George Robertson the first England discus thrower in the first Olympic Games, then Earl Howe and members of his family, and from 1956 Ernest Saunders the convicted Chairman of Guinness. There are links between Holy Trinity Church, Penn and William Penn the Quaker. A vault to William Penn's six grandsons, the children of Thomas Penn 'Proprietor of Pennsylvania' lies beneath the nave.</p>			



1	War memorial On the village green		Landmark H,L	Put up in 1922 to commemorate those lost in WW1 dedicated by Field Marshall Sir William Robertson. Those dying in the WW11 were added in 1945. Historically important.	
2	Hatchits	Lies behind the Church cottages in Pauls Hill	Building A,H	Hatchits is named after the field in which it stands. It is not in the conservation area. Architecturally important. Winner of the Ideal Home Exhibition design award in 1927 it has since been extended and was thatched in 1930. Pat and Nora Cuthbert original owners sold to their son in law in 1939. Lt S A Jollye who was in charge of the Home Guard during WWII his wife was quarter master and Hatchits was HQ. The armoury was in the hall and Mills bombs stored in the garage.	
3	Wesleyan Methodist Church and Chapel Cottage	Opposite Watercroft on the B474	Building A,H	Built in 1808, Providence Chapel as it was known labelled on the 1875 map, was the first Free Methodist chapel in the Wycombe area. Census details 1851, reveal that residents of Penn were mainly Methodist and over 50% of the parishioners (580 villagers) attended the small chapel services. Originally red brick and at right angles to the road it has been extended and use changed through history. A new chapel was added to the west in yellow brick, the existing becoming a schoolroom. Further changes included extensions to the west again and rear. Chapel Cottage next door is believed to be older than 1811 (seen on map of 1811) and is the Methodist minister's residence. It is brick with bay windows	 



4	The Chinnery	South of the B474 in the dip after the chapel with an untypical brick and flint wall	Building A,H	Originally known as Dell Cottage the Chinnery was two workmen's cottages converted into a 'library with cottage' in 1911 when it became the country home of George V's doctor, Lord Dawson. The first transatlantic telephone call in 1927 from Pennsylvania was made via Penn post office to Lord Dawson, believing he was linked to the founder of Pennsylvania. Lord Dawson left in 1938 since when many changes to the building have been made.	
5	Stumpwell Cottage	South of the B474 an extensive property behind a brick and flint wall opposite the Methodist Chapel	Building A,H	Named after one of three lanes leading to the former water supply Stumpwell or Stampwell. Originally known as Stamp Cottage it has an 18 th century façade and is known to have had 15 th century pottery sheds in the garden. It has been much altered and extended. Occupants include the grocer, a horse drawn taxi driver in the 1920's and the widowed 5 th Earl Howes 3 rd wife (1963-1971)	
6	Old Reading Room cottage	Next to Solveigs Cottage Directly abutting the B474	Building A,H	Built in 1875 from the red brick from the dismantling of Church Knoll the old boy's school near Penn church, the Old Reading Room became a school for both boys and girls. Then the 2 nd Earl Howe set it up as the Penn institute & Reading room a working men's club with tea and newspapers but no alcohol. The building has Arts and Craft features with steep gables and low eaves adding further detail. Smaller windows were added later. The house became a private residence from 1960	

Penn and especially around the top of Beacon Hill was the centre of the English tile industry in the 14th century, and tile manufacturing became so important that the nearby open space called Garret Green was renamed Tylers End Green. (only in the late 18th century being shortened to Tylers Green) Roof and floor tiles were made using local resources. Clay from local extraction pits and water probably from Pistles Pond. An estimated 15 kilns faced the front common and a blacksmith and forge where Slades garage now sits supported a thriving manufacturing industry in the village. Two hundred different tile designs were created and used in castles, cathedrals, abbeys, and churches in London and the southeast. A quarter of a million tiles from here were used in Windsor Castle alone.

The area at the top of Beacon Hill was referred in old documents as a separate hamlet known as Lane End. Apart from pottery fragments little is left of the Tile Industry today. Listed buildings in the vicinity include Yew Tree House, Cobblers Cottage and front garden railings.




7	Slades garage	Near junction of Beacon Hill and Church Road	Buildings A,H	<p>Built in a vaguely Art Deco style with decorative Pilaster effect c.1930. Originally Slades garage to the south of the B474 was the site of the blacksmiths continuing until the 1930's.</p> <p>The building to the north of the B474 was called most recently Winters garage until it closed in 2006. Originally built in 1952 by Walter Garland Carden it was known as Cardens. Walter's Grandparents and parents ran the Crown when it was a hotel, and he ran a garage originally by the Crown in 1930-1931.</p> <p>After building Cardens Garage he converted the house behind, Whites Cottage, from Hampdens Coach House to his private residence in 1955. The garage in front was then run by the two Short Brothers for many years before Tim Winter took it over. Today it is owned by the owners of Slades garage and is used by a variety of businesses. Winters Garage site has evidence of a kiln and many medieval tiles have been found here.</p> <p>Today the showrooms are opposite each other on either side of the B474. Appearance was noted by the Heritage Officer as typical of the 1950's and should warrant recognition as a non-designated asset.</p>	 
8	Walnut Cottage, Beacon Hill	Next to Slades garage at the north of Beacon Hill	Building A, H	<p>Originally the smithy cottage. Detailing includes a vernacular building with very tall chimneys and impressive 18th century inglenook fireplace inside. The frontage has additions and engravings 1840 and 1860 CW. Possibly Charles Wingrove. The Wingroves were known to be Blacksmiths from the 18th century and continued through the family until 1883. George Slade moved here in 1915.</p>	



9	Wren Cottage	Opposite Cobblers (listed building)	Building A, H	Built pre 1838 it is described as Vernacular architecture of a superior material. It has a brick façade acceptable to the Victorians and a less obvious brick and flint side wall.	
10	Yew Tree Cottage	Opposite Wren Cottage on Beacon Hill	Building A, H	Pre 1838 cottage with timber framing, white painted facade, and weather boarding details. Many tiles have been found in the garden.	
<p>In 1847 Rayners was built by Philip Rose to the south of Church Road beyond Beacon Hill on the site of two farms. Philip Rose owner of this manor house became the squire of Tyler's Green. Two thirds of the village residents were either employed by him or were his tenants. Rayners was the centre of activities in this settlement with dinners and celebrations for the villagers. By 1854 he had built many buildings including St Margaret's Church just off the common, south of School Road and created a new parish Tylers Green. The front of Rayners is in Penn. Philip Rose a lawyer, was the inspiration and lead for the creation of the Royal Brompton Hospital. He earned a fortune on the Great Northern Railway and even organised a branch line between Maidenhead and Wycombe with a stop abutting Rayners. He was legal and financial advisor and close supporter of Benjamin Disraeli who was a frequent visitor to Rayners. He was made a baron and was High Sheriff of Buckinghamshire. The estate was passed initially to his son and then grandson, but trustees decided to sell in 1920. The House and grounds became a school for the deaf owned by the London County Council, and then a specialist school for children with autism. More recently private owners have bought the site and are restoring it to its original beauty removing the unsightly 1960's school extension and converting the estate into an exclusive hotel.</p>					

11	Rayners estate front wall hole	To west of Slades garage with direct access to the B474	Landmark H	Hole is in the brick and flint high wall by the main gate. Put in by the Home Guard in WWII to hold a telegraph pole to create a road block for possible invading Germans. Visible on the photograph as a hole to the left of the wall column about a metre from the ground.	
<p>Near the Red Lion pub there are several listed 17th-18th century buildings many were originally shops. Woodbridges, a grocer/baker and King's a butcher could be found here until the 1980's. Listed buildings include 2 Regius Court (Perfect's Office), Stratfords Cottage, Gable Cottage, Kings, Dilehurst, Cotters Barn, Cottage north of the Cottage Bookshop, One Chimney and April Cottage. The stretch of the B474 which runs around this former shopping was originally known as the 'Horse Road'.</p>					
12	Penn Barn	Opposite Penn Pond outside the Red Lion Public House. At right angles to the B474	Building A, H	A late Victorian barn at right angles to the road. Originally it housed the traps for the horse bus service to Beaconsfield, then a gallery selling pictures and is now a financial advisor office. There have been some alterations such as the roof which was repaired 20 years ago.	

13	The Granary Old Stores Cottage and Emily's Cottage	Next to Penn Barn	Buildings A, H	<p>Built in the 18th-19th century these brick and flint cottages formed a terrace opposite the shops which are now the Listed properties on this road. The Granary was used as a storeroom and then shop in the 1930's. It is now a residence. This terrace was owned by the Woodbridges and included grocer, baker, corn dealer and jobmaster. Old Stores Cottage was the bakehouse. The bread oven dates to 1846. Bread was baked here until 1964. Emily's Cottage was the Bakers House. Woodbridges Cottage included the Grocer's shop which closed in 1986.</p>	 <p>Old Stores Cottage</p>  <p>The Granary</p>  <p>Emilys Cottage</p>  <p>Woodbridge Cottage</p>
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14	The Red Lion Public House	Behind Penn barn, almost opposite Widmer Pond	Building A, H	Behind a brick and flint wall is the 18 th century Red Lion. Alehouse keepers are noted back in 1753 since then there have been various extensions to the front and near the massive chimney stack. Dentil brick eaves are still visible near the tiled roof. The Court of Seagraves Manor used to meet here in the 18 th and 19 th centuries.	
15	Red Lion Cottages, Elm Road.	Next to the Red Lion Public house	Building A, H	Next to the Red Lion Public House that dates to before 1770. These pair of early Victorian cottages look out over Widmer Pond to the north of the B474. They set the scene of the public house and would spoil the pub setting if removed or altered.	 
16	The Cottage Bookshop	Elm Road, next to listed Cotter's barn (set back on the road)	Building A, H	This 19 th century building is brick with a slate roof and had a low tiled mainly glass frontage. Originally a residence it has been a fish shop, branch of Barclays Bank, electrical shop shoe repairer and since 1951 a book seller. The Bookshop has recently been divided with separate front doors and porches to become Thirlmere and Silverdale, private residences.	





17	Barn to the South of King's Butchers		Building A, H	This modern 1985 weather-boarded barn to the south of the listed Butchers shop complements and protects the listed house. It sits on the site of the slaughterhouse which burnt down.	 
18	Victorian Pump	Between the B474 on edge of Widmer Pond opposite the Red Lion Public House	Landmark H	The Victorian pump next to the pond was erected in 1989 in memory of Ken Stevens Chair of Chepping Wycombe Parish Council for many years.	

19	Signpost	At junction of School Road and B474	Landmark H, R	An original signpost which has been preserved by the Parish Council at considerable cost.	
20	1 & 2 Yew Tree Cottages	North of the B474 almost opposite the new Penn Surgery	Building A, H	Penn estate brick and flint Cottages built 1848-1850	


Knotty Green

Knotty Green is first recorded in 1680 as Nattuc an old English name for 'tussocky grass' Originally a collection of farms around a thirteen and a half acre 'tussocky' field the hamlet centre was where today the Penn Road joins with the Forty Green Road. Eghams Farm (Listed) Baylins farm (Listed) and Hutchins Barn were the original farms seen on maps in the 1840's and still exist as private residences today. Gomms and Salter and Knotty Green farm have been demolished. The hamlet green was divided by a road now known as the Forty Green Road by the 1852 Enclosure Act. The present recreation ground and cricket ground a collection of plots south of the Forty Green Road, the allotments plots north of this road. The hedge between the Sheep Washing Pond and Seeleys Road is the remnants of an Enclosure hedge. Most inhabitants were agricultural labourers. A few lace makers and shoe menders as well as a teacher and blacksmith are noted in the 1841 census. This small hamlet of 14 families in 1841 changed most in 1906 with the arrival of the railway in nearby Beaconsfield and the sale of land by Lord Howe. The hamlet increased considerably with large, detached houses appearing on the Penn Road and Forty Green Road. Since then, there has been much development with the loss of Seeleys Farm cherry orchards to build Seeleys Estate completed in the 1970's. An interesting development of Anglo Scandinavian dwellings, the Minchins Estate was built at a similar time.

21	Hutchins Barn	North of the Forty Green Road overlooking the Knotty Green Cricket Club Grounds.	Building A, H	Known originally as Hutchings farm and shown on the 1814 map of 'Certain Lands' this farm used to have 170 acres east of the Penn Road and 36 acres in 'Faulty Green' It is divided as two residencies now. It has a tiled roof, with tall chimneys and a minstrel's gallery. Little is visible due to the high surrounding hedge.	 
22	Red Lion Public House	North of Junction of the Penn Road and Forty Green Road	Building A,H	Recorded on licensing returns in 1753 the pub was the centre of the hamlet of Knotty Green and one of only three pubs recorded in the Parish at this time. The list of Licensed Victuallers notes in 1872 that it was owned by Wethereds and had been a Public House for more than 50 years. The Deeds of the building today have never been found. However, a sketch of the building was found dating back to the Penn Inclosure Award of 1855. The sketched plan shows the elongated garden pointing to Penn was owned by Wethereds, but the house shape was different to that of today. It is assumed that the present-day pub was probably built between 1838 and 1855. Before Mr T Bates built the Cricket Pavilion (1960) the cricket teas were always provided by the Red Lion Public House with players collecting in the back room. Today it is an Asset of Community Value. The original façade is still visible.	
23	Whitethorn Cottage,	Set behind the Knotty	Building	This old cottage dates back to before the 1900's. The Perfect family well known locally lived here. The rear	



	Orchard Way	Green allotments. (The allotments were part of the Enclosure Act plots and originally part of the Open 13 ½ acre green)	A,H	has been extended and side windows added but the fencing and façade remains.	
24	West Witheridge House, Whichert Close	On the right bifurcation of Whichert Close first house on the left.	Building/Landmark H	A fine example of a 'witchert' wall built on visible stone base and witchert above.	 
25	Hutchings Road	East of Sandelswood End and part of a collection of Anglo Scandinavian houses	Building A, H	A collection of Anglo Scandinavian properties built 1945-1980. They have distinctive sharp A shaped rooflines and varied orientations to each other. Hutchings Road has maintained its unique appearance.	
Forty Green					





This very small settlement sat on an important route for the transportation of bricks and tiles made in Penn to access Hedsor Wharf on the Thames and then by barge to London. Farming and cherry orchards were key employment in the area.



26	The Royal Standard of England	Accessed along the Forty Green Road equidistant between the Penn Road and Paul Hill by Penn Church	Building A, H	A property here was first recorded in 1847 in Kellys Directory. An Abraham Perfect at the Britannia, Forty Green. The census of 1851 states Abraham Perfect is a 45year old publican. There is a brief mention of a new owner of 'The Ship' at Forty Green on the Inclosure Award 1852. However, mention is made again of The Britannia from 1853. The building change name in 1863 and is recorded on Licensing Returns as the Royal Standard, first licensed as a beer house. The 'of England' ending only appears much later in its history. Jesse Wingrove and James Perfect are both Beer Retailers managing the building consecutively over many years of the building's history.	
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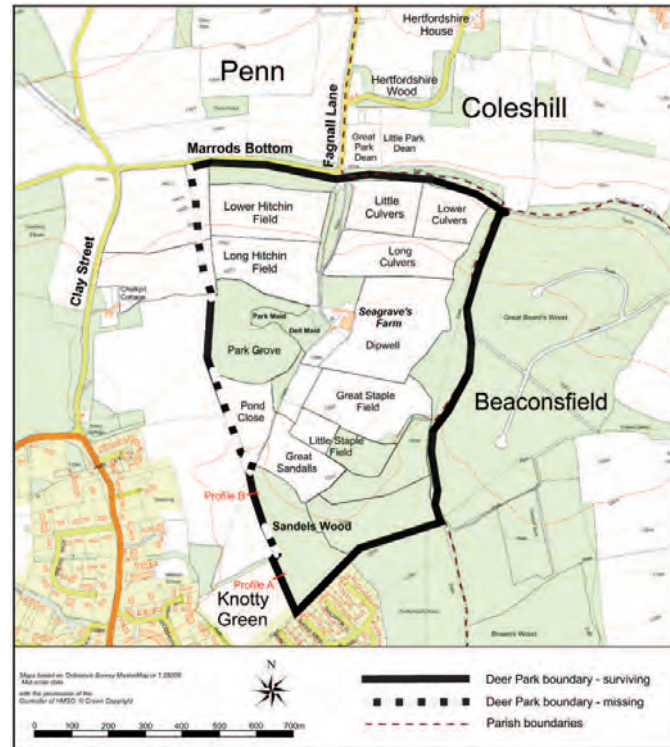
Winchmore Hill

Winchmore Hill first mentioned in the 12th century was a collection of houses and farms around a central green and pond (filled in in 1958) on the edge of Wycombe Heath; the heath an area of 4000acres. Winchmore the name may refer to the olde English for junction -corner or boundary of the three parishes that met at the crossroads once marked by a stone. By 1600's there were more farms especially in Fagnall lane and strip farming on two fields Horsemoor and Collins. The area was known for Chair making and pottery. The Chair making industry developed in the 1800's and was prolific in Winchmore Hill. In 1901, 46 out of 99 village men worked in the trade. The Stuart King Archive shows six chair making factories in Winchmore Hill on a map of 1949. Cheaper foreign competition resulted in its demise soon after this peak. Pottery made locally for domestic use was known as 'brown ware'. Women were involved in lace making, bead work and cane seat production. The area is also known for its link to the Methodist faith.

27	The Plough	At the crossroads central in the village.	Building G, H	<p>The Plough was initially an old farmstead. The grass area in front was allotted as part of the Amersham Enclosure Act of 1815 . The building is timber framed with inglenook fireplace and paved passage to the rear still visible. The Rogers family gained a beer house licence in 1830 and sold groceries as well. Wellers Brewery purchased the pub in 1870 its first tenant was George Pursey. He supplemented his income by building a saw pit and chair turning facilities to the rear of the building. His two sons were Chair makers. After George Purseys death in 1911 his son, widow and her son were tenants consecutively. The Pursey family running the Pub for four generations. Wellers Brewery sold all its chain in 1929. Since then, there have been various tenants. The most famous the actress Barbara Windsor. The Plough chair turning was last recorded in 1914. The last workshop on The Hill closed in 1988. The pub continues today as a pub and an Italian restaurant.</p>	
28	The Potters Arms	South along Fagnall Lane over looking the Common	Building G,H	<p>The owners of Glory Farm once owned this property, of Fagnall lane. In 1782 the property known as 'Samsuns' was bought by Benjamin Walker. He also had two other pieces of land allocated by the Amersham Enclosure Act of 1815. By 1830 the then renamed Potters Arms had a beer house licence. Various owners and tenants are recorded throughout the 1800's by the census. Often the tenants also ran the pottery next door. The 'brown ware' of flowerpots, kitchen ware, bread pans and milk pans created from local clay pits on the common and various sites down Fagnall Lane, was sent to local markets via pack horse. Wheelers Brewers of Wycombe were lease holders in the 1870's. In 1887 William Hobbs bought the freehold of the Potters Arms. Joseph Hobbs a relative is the last known potter in Winchmore Hill and his widow continued to run the Potters Arms into the 1920's. The next door pottery closed and was</p>	




				demolished in 1932. Today The Potters Arms continues as a pub and comedy club.	
29	The Sarcens Stones	Near Elm Cottages beside the common	Building AI, G	This stone found near the common in Winchmore Hill lies near the Listed Elm Cottages down a small road opposite the Potters Arms. Sarcens or Sandstone stones are found all over Buckinghamshire. They were mapped in 1952 by Dr. Morley Davies and Dr. Arnold Baines. These stones, linked to pre-Christian religious sites, were of value being accessible, relatively light, large, and very strong. This five-foot stone may be the one moved from the crossroads where it defined the boundaries of the three parishes. It is known it was moved in 1912 due to roadworks widening Horsemore Lane.	
30	The Row on The Hill	Steep narrow road from Whielden Lane to the crossroads	Building G,H	The Row a line of terraced houses on The Hill are workmen's cottages lining the west side of this steep lane. They can be seen in maps of the 1800's. In 1901 most men in the village were involved in Chairmaking. There were two chair making workshops on The Hill both originally owned by the Pursey family who also owned most of the properties on The Hill. One chairmaking workshop established between 1871 and 1881 and the other in the 1920's.	
31	The Primitive Methodist Chapel	At the top of The Hill on the west side	Building A, H	Many residents in Winchmore Hill were Methodists. Initially the Methodists met at Glory Farm, meetings moved to either the Wesleyan chapel in Fagnall Lane or in 1860 a new Primitive Methodist Chapel on The Hill. The different Methodist doctrines were resolved in 1929 and both congregations united. Eventually the Wesleyan Chapel was sold and in time the building replaced with a new residence. The now united congregation met at the Primitive Methodist Chapel	





				<p>on the Hill. The Chapel on the Hill was built on land bought from Thomas Woodbridge for £8 and loans from Rev Fowler and Mr Wingrove for £127.10p which enabled the construction of the Chapel. The Chapel was well looked after by the Trustees. All debts owing were paid off by 1902. A new roof was added in 1905, a graveyard added 1918 the graveyard extended in 1942 and an extension added as a Youth Hall in 1953 thanks to Alfred and Arthur Hatch who donated the land and opened the building. A porch was added in 1960. Sunday School started in 1873, a choir started in 1950. A handwritten memory board hangs in the porch detailing those who fought in the first World War. The chapel was the centre of life in the village with afternoon teas, trips out and organisation of games on the common for locals.</p>	
32	Deer Park boundary	Marrods Bottom	Archaeology AI	<p>There is much evidence for a deer park in Alfred the Greats Burnham estate. Between Winchmore Hill and Knotty Green around Seagraves Farm. There is mention in 1243 of a dower (widows share of her husband's estate) of the manor of La Penne from the widow of a de Segrave with additional rent for Heynton. The latter meant a settlement enclosure for hunting. This is detailed page 26 of the booklet Wycombe Heath 1000years ago. The northern boundary is visible today. There is a marked ditch 5yards wide. The fence has gone but would have resulted in a drop of 8-9ft.</p>	

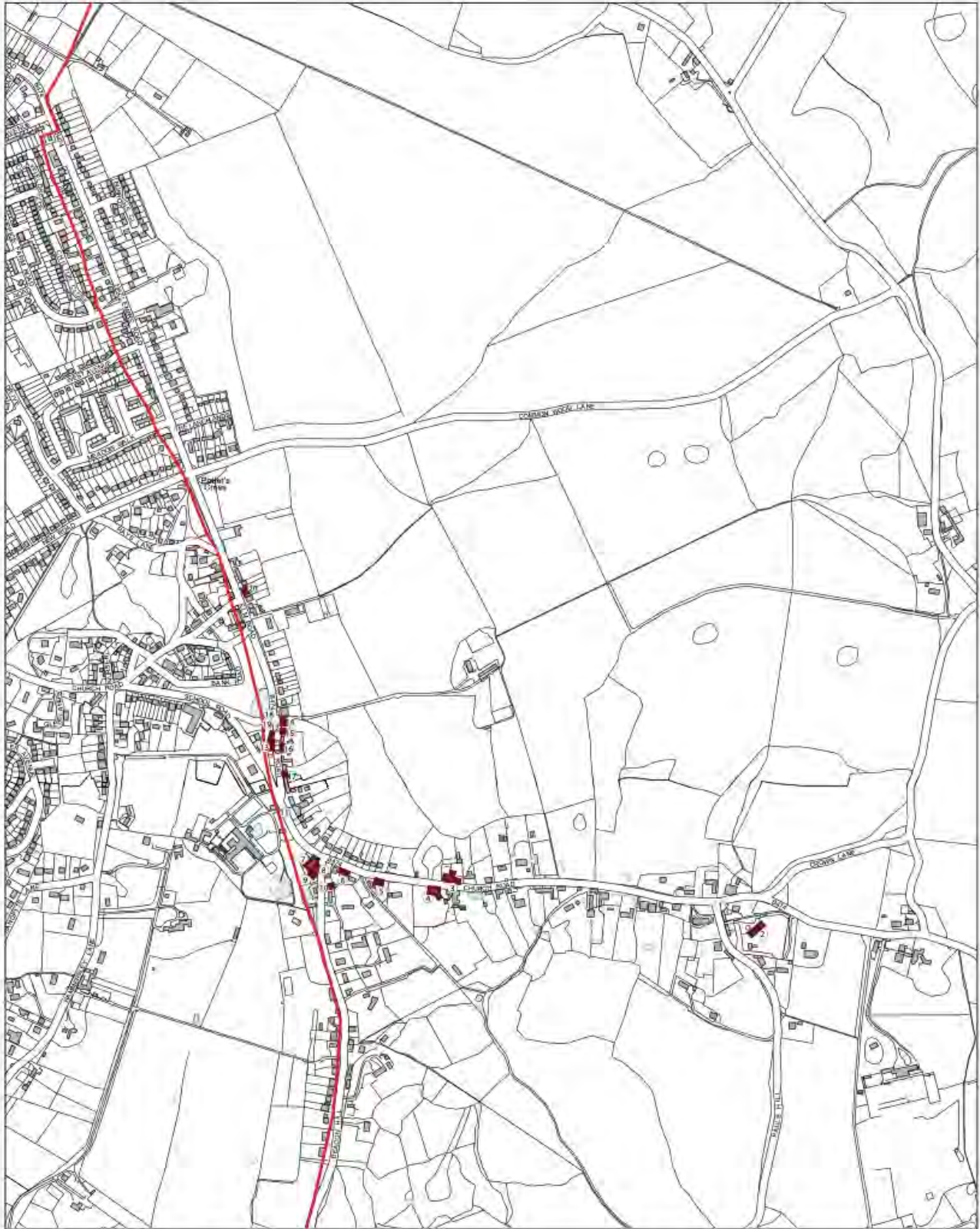


Penn Street

Penn street was designated a conservation area in 1992. This area was part of Wycombe Heath, a 4000 acre heathland and common land settled in the 12th or 13th century. The Penn Street name relates to a minor Roman road between the Roman villa at Shardeloes which wound via Beaconsfield to Hedsor and the river Thames. In 1285 there was a national statute to protect travellers which specified the clearance of land around a road to avoid ambush. This specified a 200ft gap and is seen clearly as the width of land called Penn Street Common. It is also the distance between the road and entrance gates to Penn House. This house once owned by the de La Pennes, ancestors of Earl Howe, was a new positioning of the original residence Pennbury in the time of the early 12th-13th century settlers. Many of the villagers worked for the Penn Estate. There are many listed buildings. Holy Trinity Church, Flint House (the old rectory), The Homestead, Rose Cottage, Pear tree and Miles, Forge House, Coachmans Cottage and the Hit or Miss Public House.


33	The Red House	Near to The Forge	Building H, A	This 19 th century House has been extended but the western part still has features which may warrant a non-designated Historical asset. It has cream coloured stone quoins and dressings around the windows.	
34	The Squirrel Public House	Opposite the common next to Penn Wood View	Building A, H	This 19 th century Public House retains some of the Georgian symmetry a central front entrance with windows balanced on either side.	
35	The War memorial	Situated near the pond on the common	Landmark L	Dedicated on 11 June 1922 by the 4th Earl Howe with funds raised by local subscription and the location decided by a public ballot.	

36	Penn Street Farm House	On Penn Street outside the conservation area. Opposite the drive to Penn House	Building A, H	Brick and Flint Farmhouse. Last working farm on the Penn Estate today. Believed to date back to the 18th century. Seen on maps of 1856.	
37	Holly Cottages and the stables	Near the entrance to Penn House	Building A, H	Vernacular brick and flint cottages dating back to the 18th century. The Stables was renovated around 2016 with a steel structure internally and new roof. All other features were retained.	
38	Garden Cottage	On the Penn house access road. Between the gates to Penn House off Penn Street and Penn House	Building A, H	Vernacular brick and flint cottage. Used as a setting for many films. Believed to date back to the 18th century.	
39	Dell Cottage and Rose Tree Cottage	Off Horsemoor Lane	Building A, H	These cottages are believed to have been built around 1560. They are also seen on maps of 1856. Dell Cottage has been extended but the owners have retained many original features including an inglenook fireplace and open beams.	



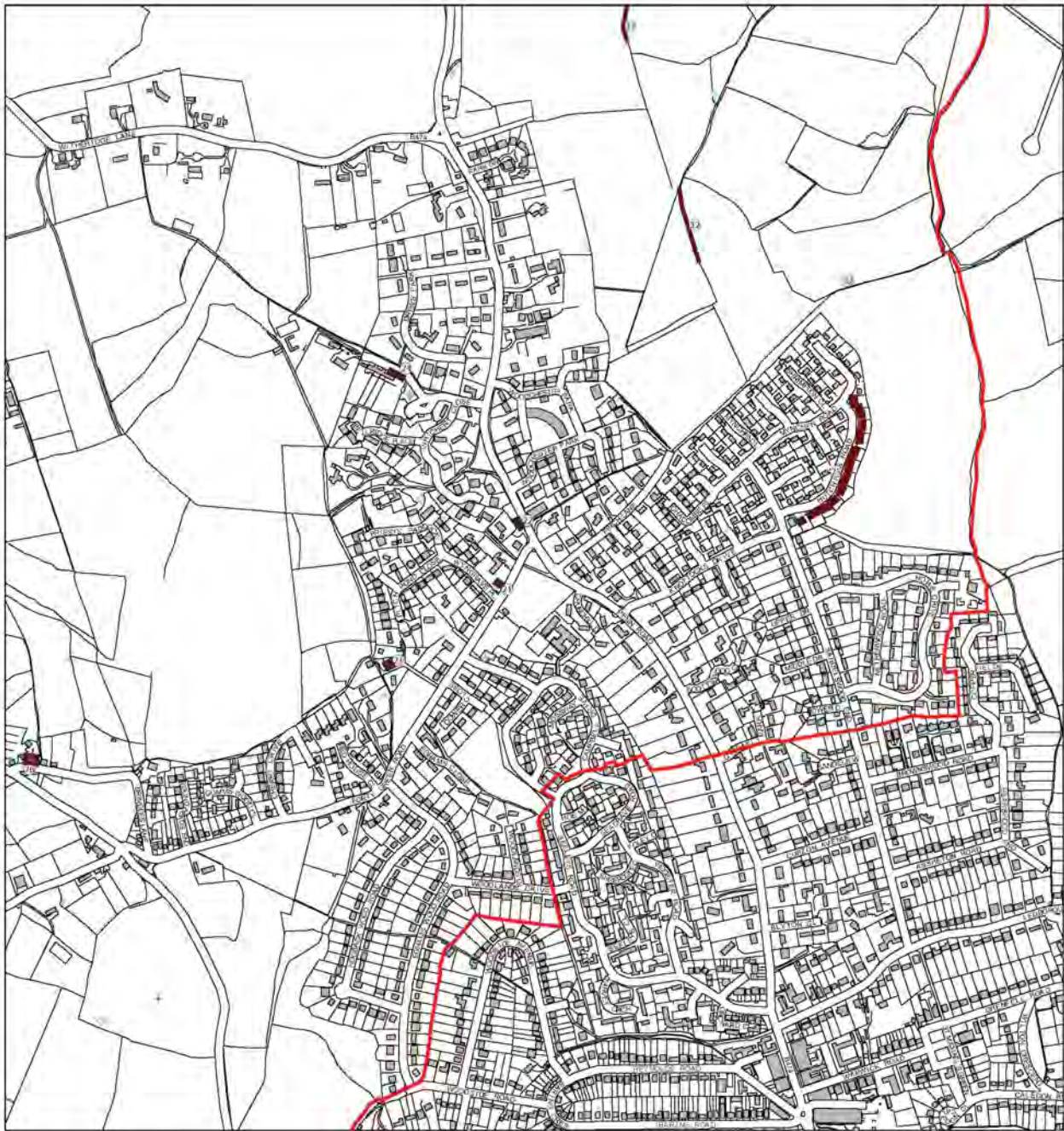
Penn Parish Neighbourhood Plan

Penn Inset

 Parish boundary

Policy PENN2  Local Heritage Assets



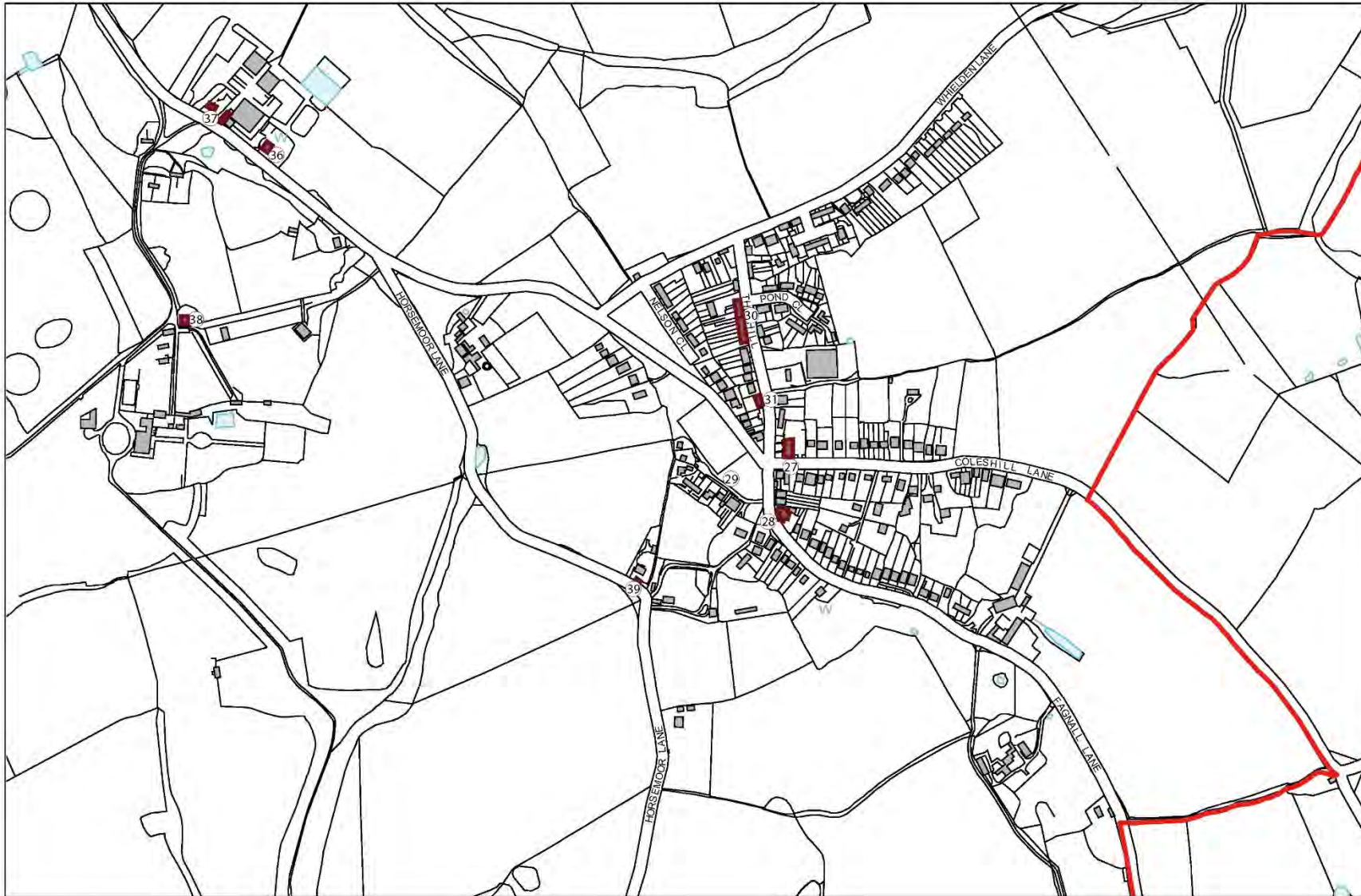


**Penn Parish Neighbourhood Plan
Knotty & Forty Green Inset**

 Parish boundary

Policy PENN2  Local Heritage Assets





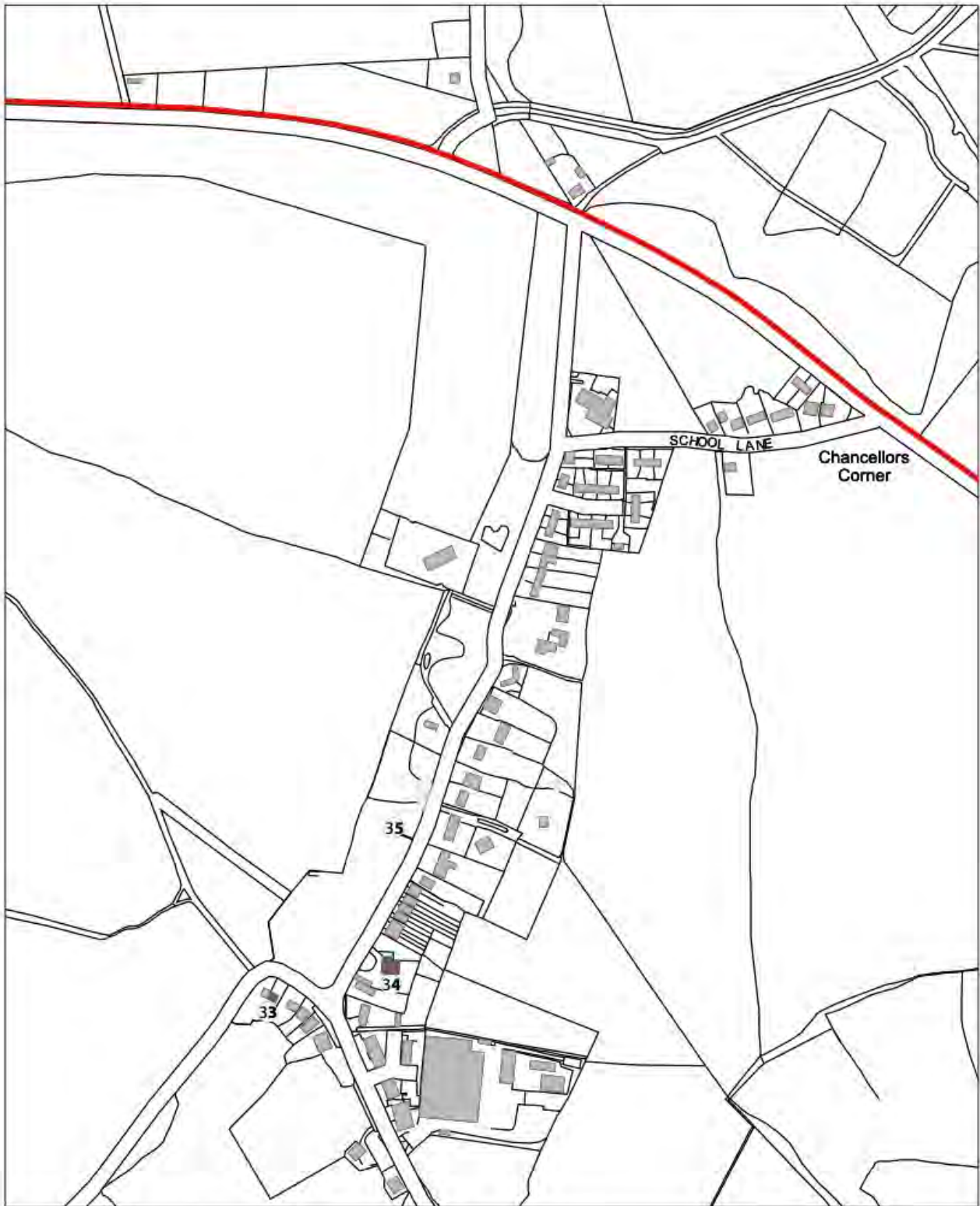
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Penn Parish Neighbourhood Plan

Winchmore Hill Inset


- Parish boundary
- Policy PENN2
- Local Heritage Assets





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Penn Parish Neighbourhood Plan Penn Street

 Parish boundary

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