

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.**

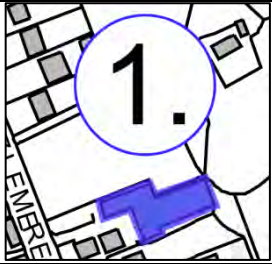


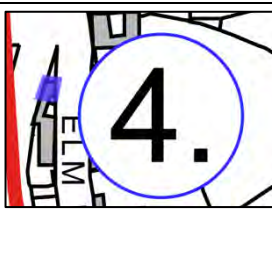
5.40 This policy aims to protect the few local commercial, business and service uses in the Parish from unnecessary loss. They each provide a source of employment in the local community. In an area of very high land values for housing, such premises are coming under increasing pressure. CS 19 of the 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.


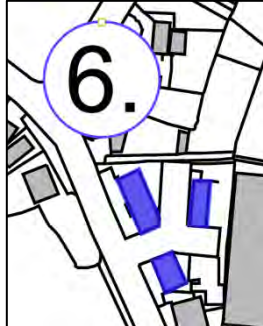
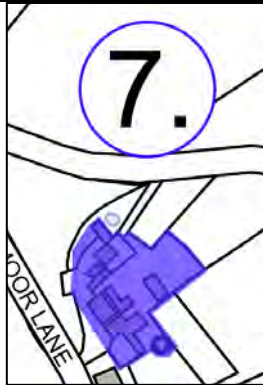
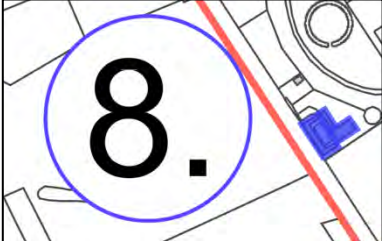
5.41 It is recognised that some changes of use do not now require planning permission. This is because new permitted development rights have enabled future changes of use from what are now Class E (commercial, business and service) uses to residential uses through the prior approval system. These new 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.

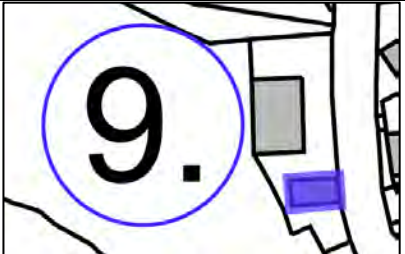
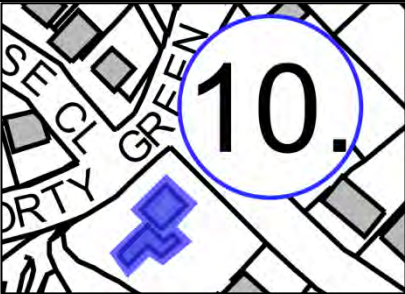
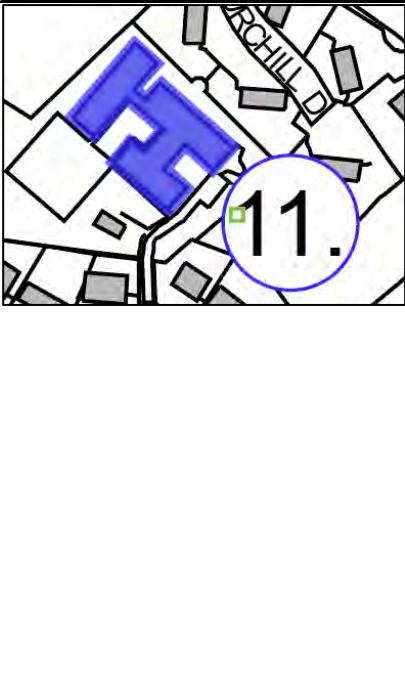
5.42 The prior approval system is an option to owners if the premises lies within the built-up areas of Knotty and Forty Green. The policy will therefore not apply to changes of use using the prior approval system in Knotty and Forty Green. This is because the 'development plan' (the Neighbourhood Plan 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,

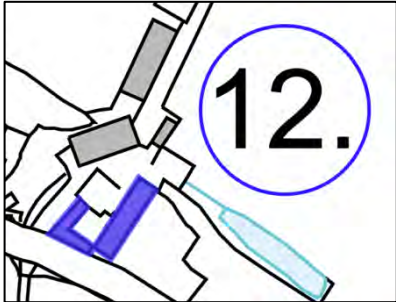


although the Neighbourhood Plan policy (as part of the development plan) is not engaged in a Prior Approval determination by way of S38(6) of the 1990 Planning Act, together with the Penn Parish Design Guidance and Codes, the policy demonstrates that the registered nursery in Forty Green plays an important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

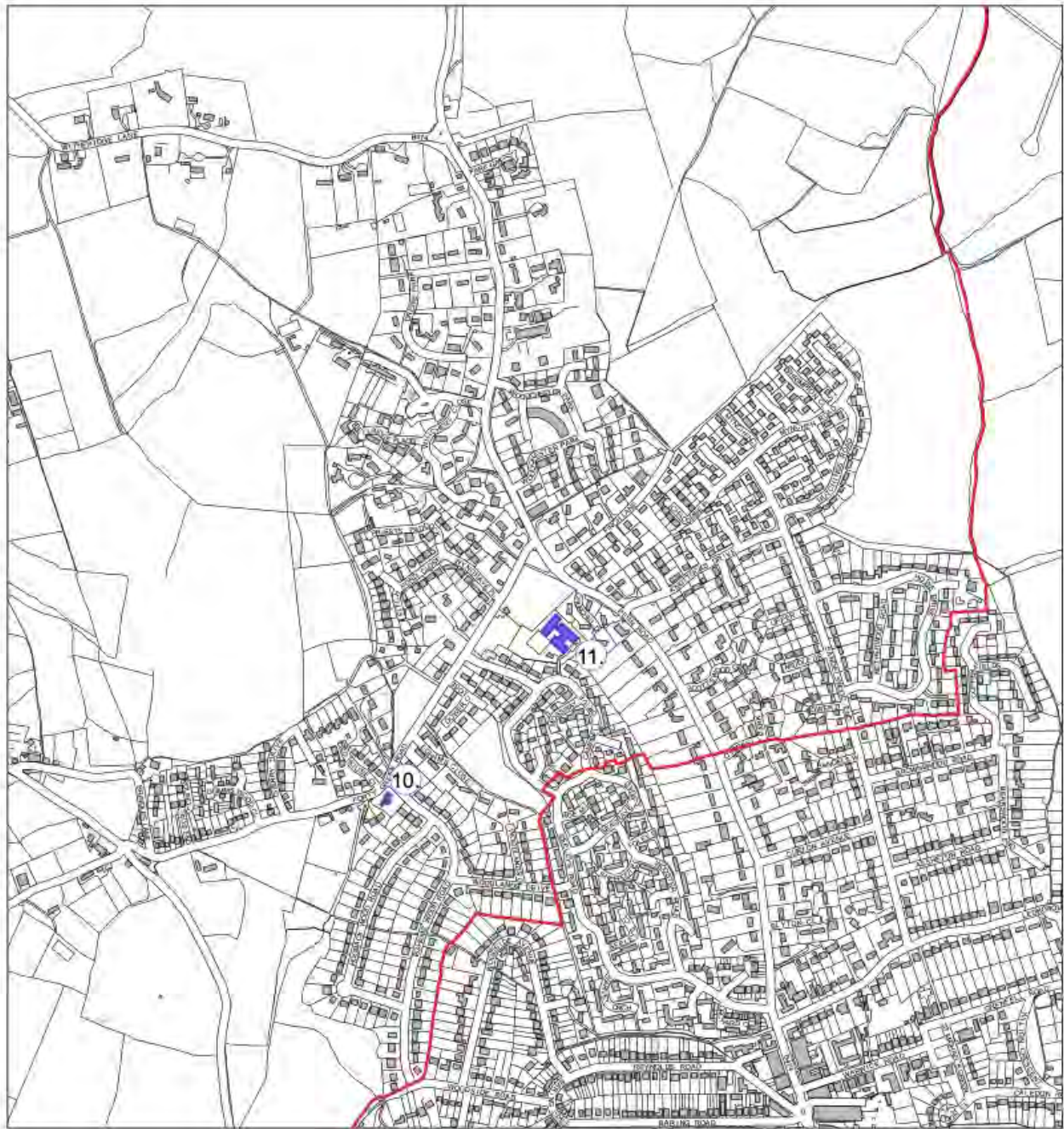
5.43 The Parish Council has also noted that the Department for Levelling Up, Housing and Communities is undertaking a consultation to widen the scope of the application of permitted development rights. The Parish Council will monitor the publication of such amended regulations with a view to agree with 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				
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	<small>Ordnance Survey, (c) Crown Copyright 2022. All rights reserved. Licence number 100022432</small> 
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				Ordnance Survey, (c) Crown Copyright 2022. All rights reserved. Licence number 100022432
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	



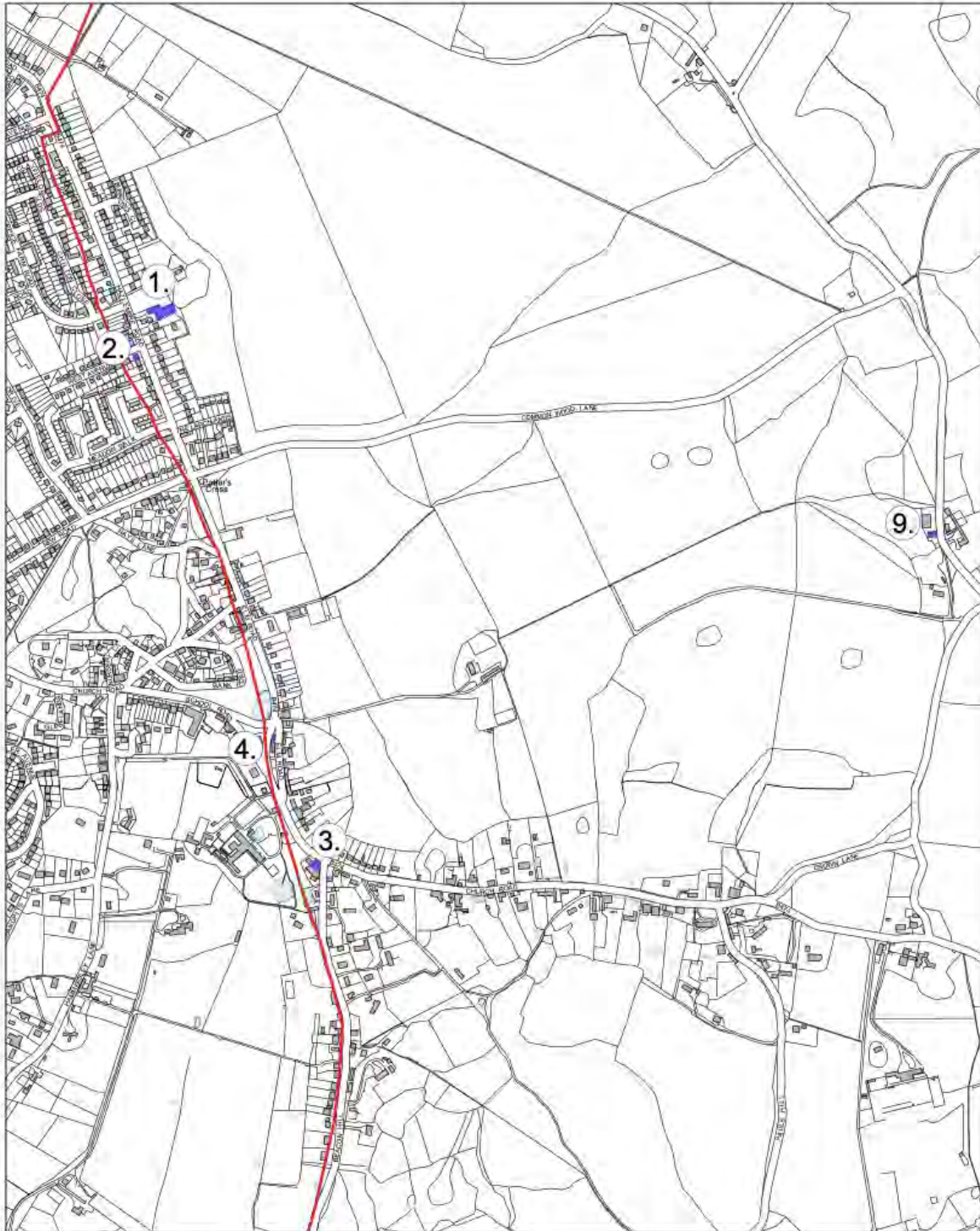
**Penn Parish Neighbourhood Plan
Knotty & Forty Green Inset**

 Parish boundary

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




Plan R: Knotty and Forty Green Commercial Assets



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Penn Parish Neighbourhood Plan

Penn Inset

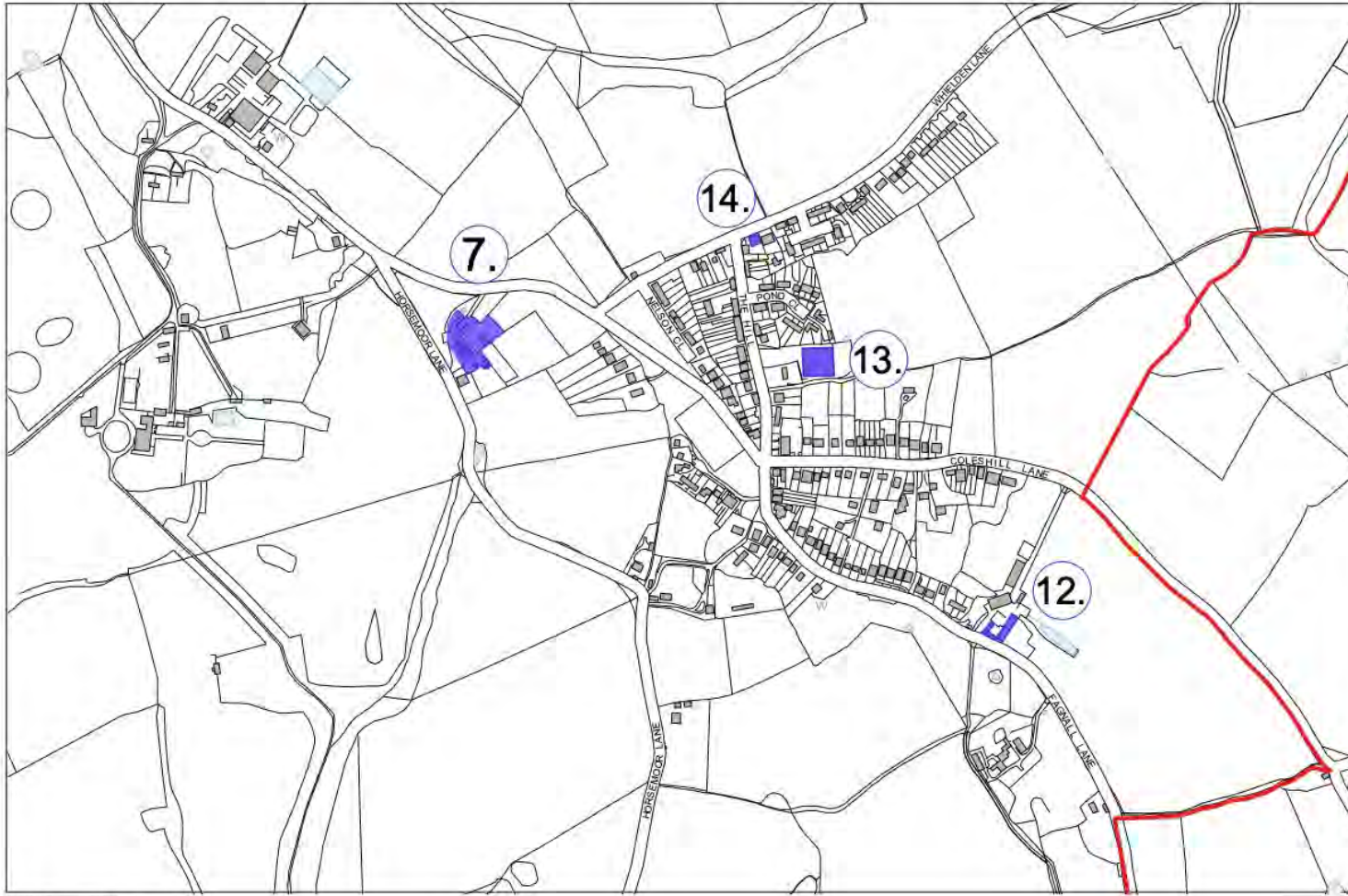
 Parish boundary

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