

# PENN PARISH NEIGHBOURHOOD PLAN

2022 - 2040

## Pre-Submission Plan



PUBLISHED BY

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

MAY 2023

# 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 UNITARY 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'.

## 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.

## LOCAL PLAN

The plan for the future development of Buckinghamshire.

## 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 2019 (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 March 2022 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.

#### SRATEGIC 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.

# 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

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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

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

## 3. PLANNING POLICY CONTEXT

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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

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This section explains the community involvement that has taken place.

## 5. VISION, OBJECTIVES & LAND USE POLICIES

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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

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

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**Views in Knotty Green**



## 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 Chilterns Council with other areas to create Buckinghamshire Unitary 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 80% is either Green Belt or AONB.

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 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 Area of Outstanding Beauty (AONB) 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.

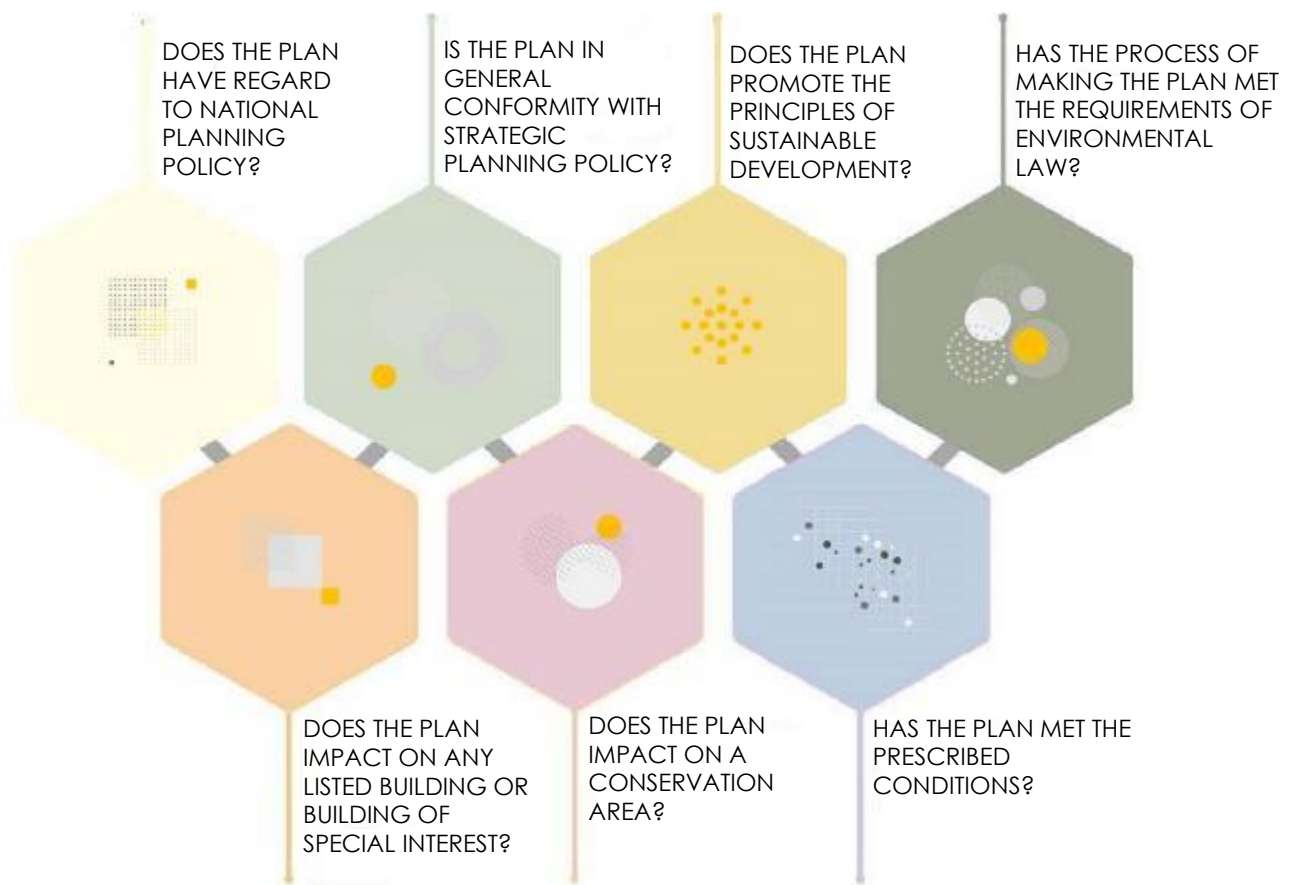
1.3. Neighbourhood Plans provide local communities with the chance to manage the quality of development of their areas. Once approved at a referendum, the Plan becomes part of the Council's statutory development plan and will carry significant weight in how planning applications are decided in the neighbourhood 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 PRE-SUBMISSION PLAN

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



**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 has been 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. Buckinghamshire Council may revisit the screening opinion as the Neighbourhood Plan progresses through later stages towards being made if the scope of the Neighbourhood Plan changes significantly.

1.7. The request also seeks Buckinghamshire Council 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.

## THE NEXT STEPS

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1.8. Once the consultation is complete, the Parish Council will review the comments made, assess where amendments are required, and prepare a final version of the Plan. This will be submitted to Buckinghamshire Council for a further consultation and to arrange for its examination by an independent examiner and subsequent referendum, if the examiner is satisfied that the draft plan meets the basic conditions.

## THIS CONSULTATION

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1.9. If you have comments to make on this plan, please do so by Friday 7 July 2023 at the latest in the following ways:

Parish Council Office, Penn Church Hall, Penn Road, Penn, HP10 8NY

[info@pennparish.org.uk](mailto:info@pennparish.org.uk)

1.10. Further information on the Plan and its evidence base can be found on the project website at:

<http://www.pennparish.org.uk/index.htm>



**Penn Street Church**

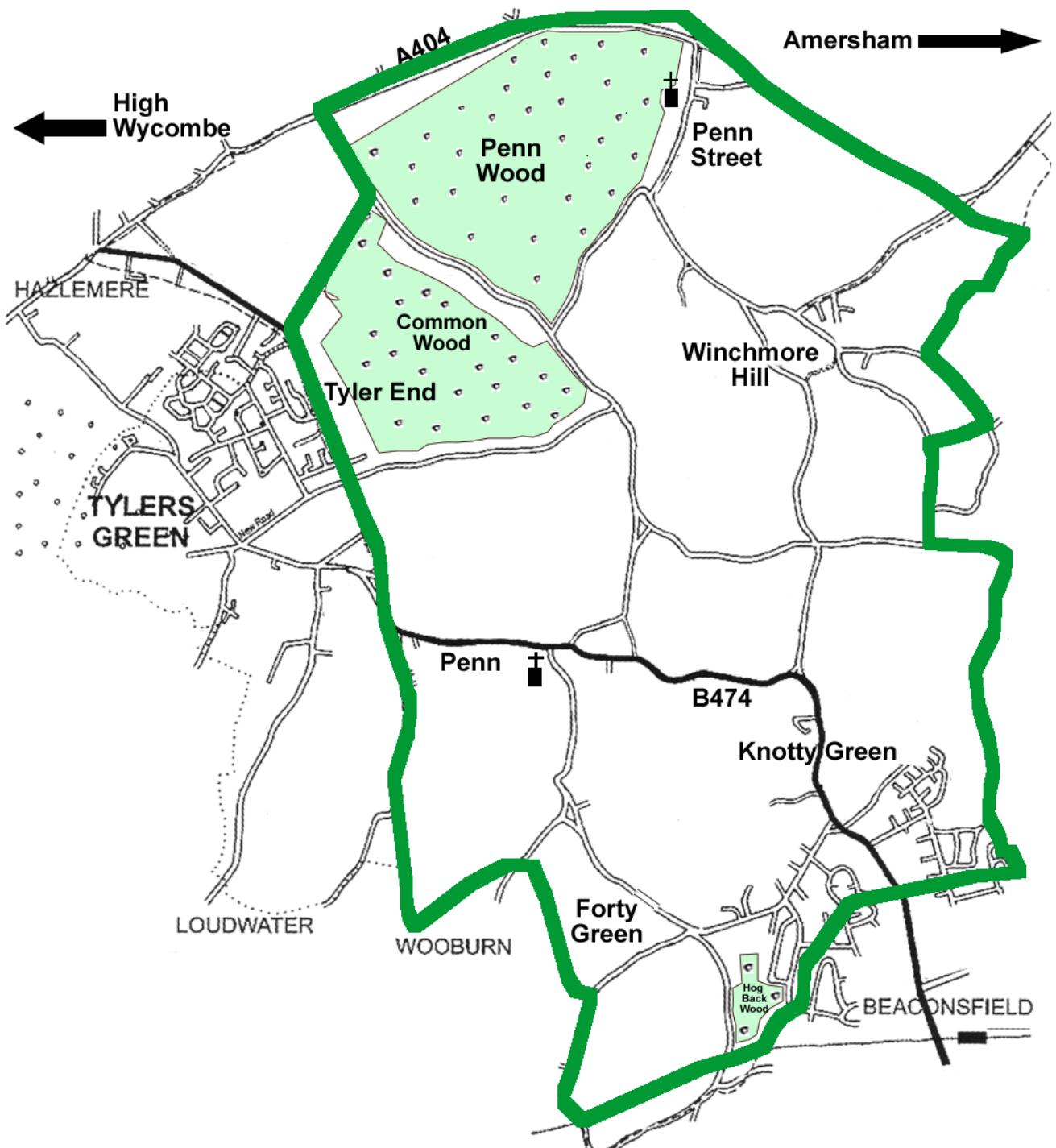
# Penn Parish Proposed Neighbourhood Area

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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

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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).



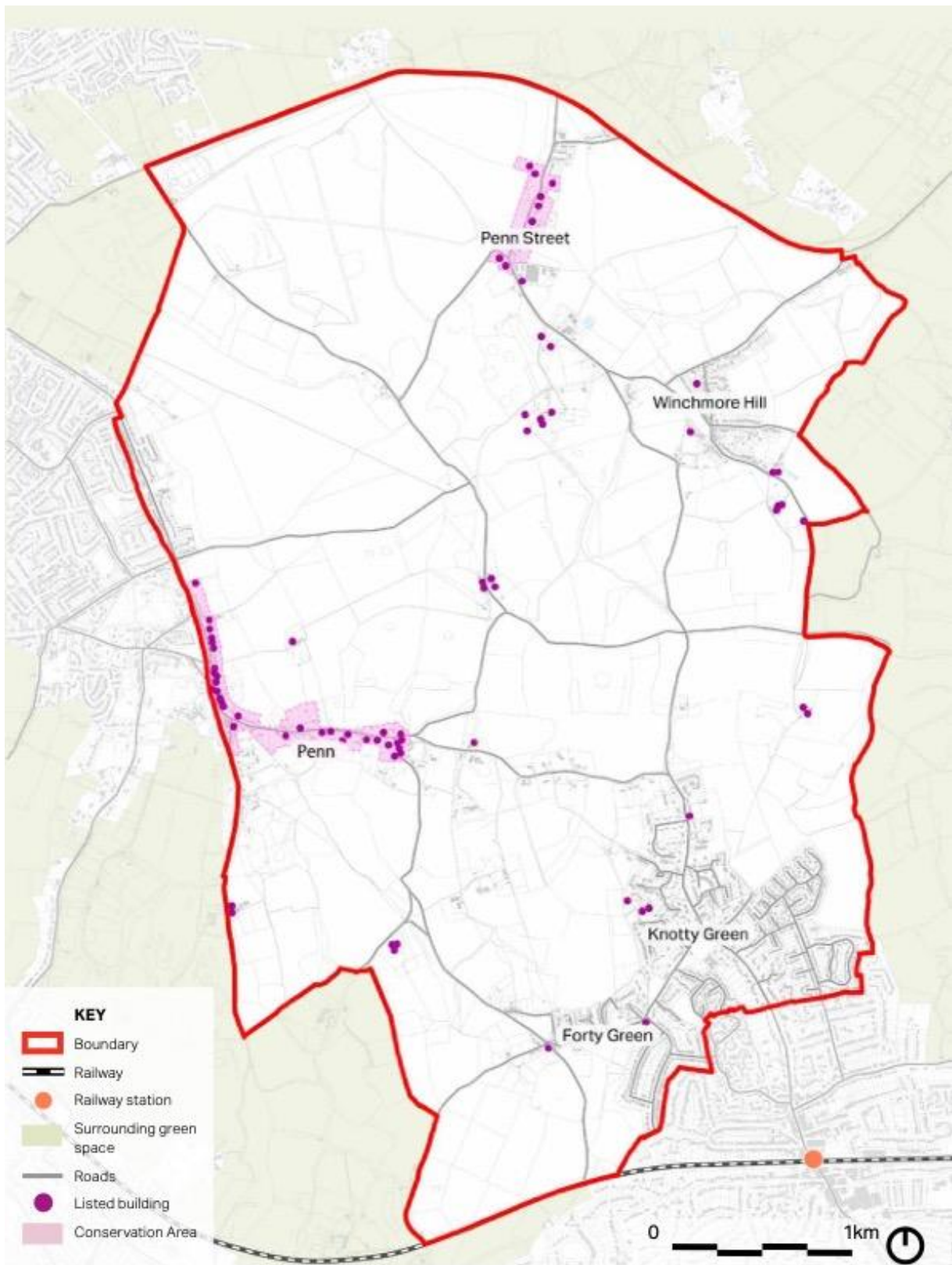
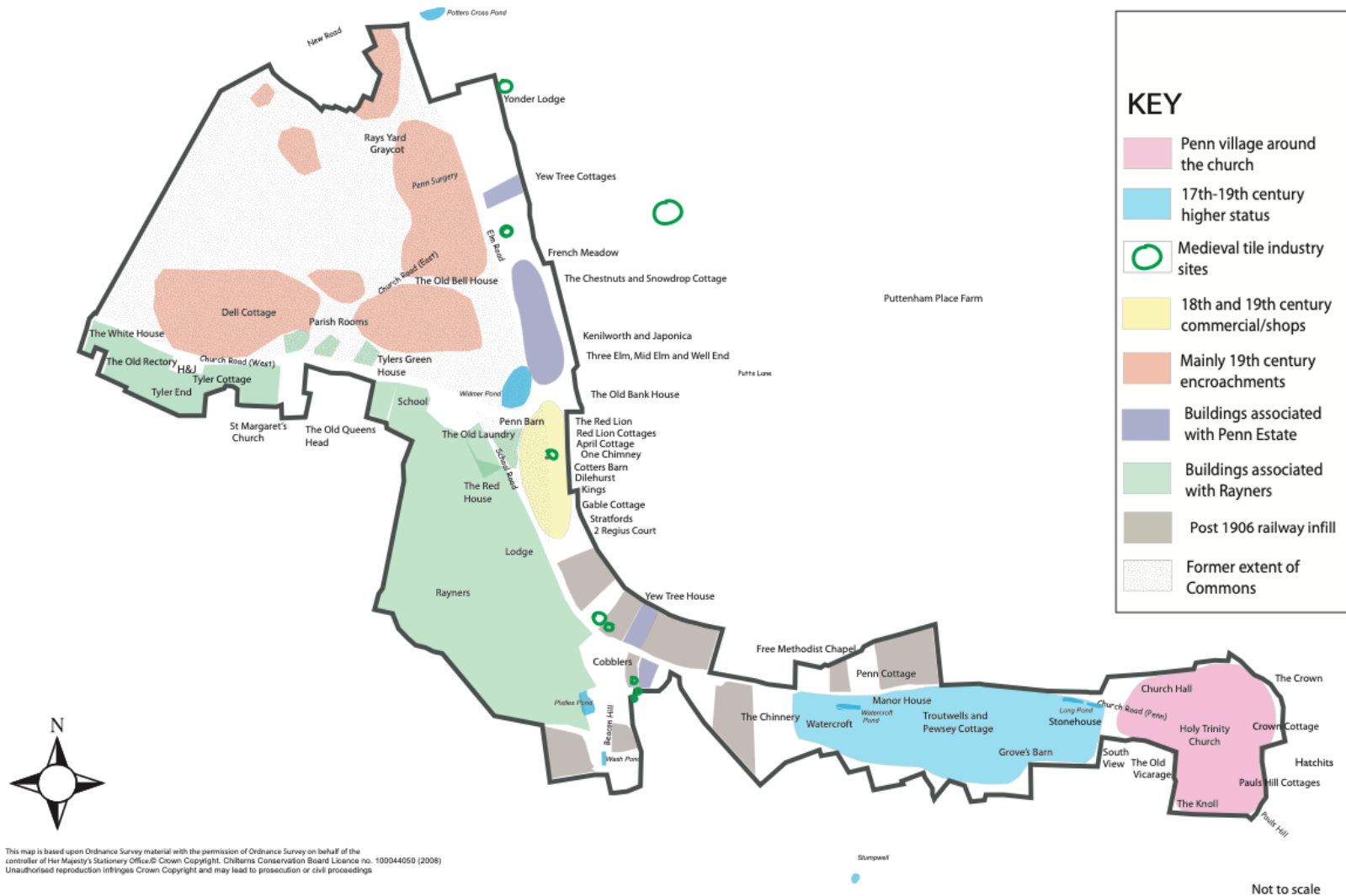


Figure 27: Map showing the historic assets within and surrounding Penn Parish.

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

Source: Penn Parish Design Code

# 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 12<sup>th</sup> 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

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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.

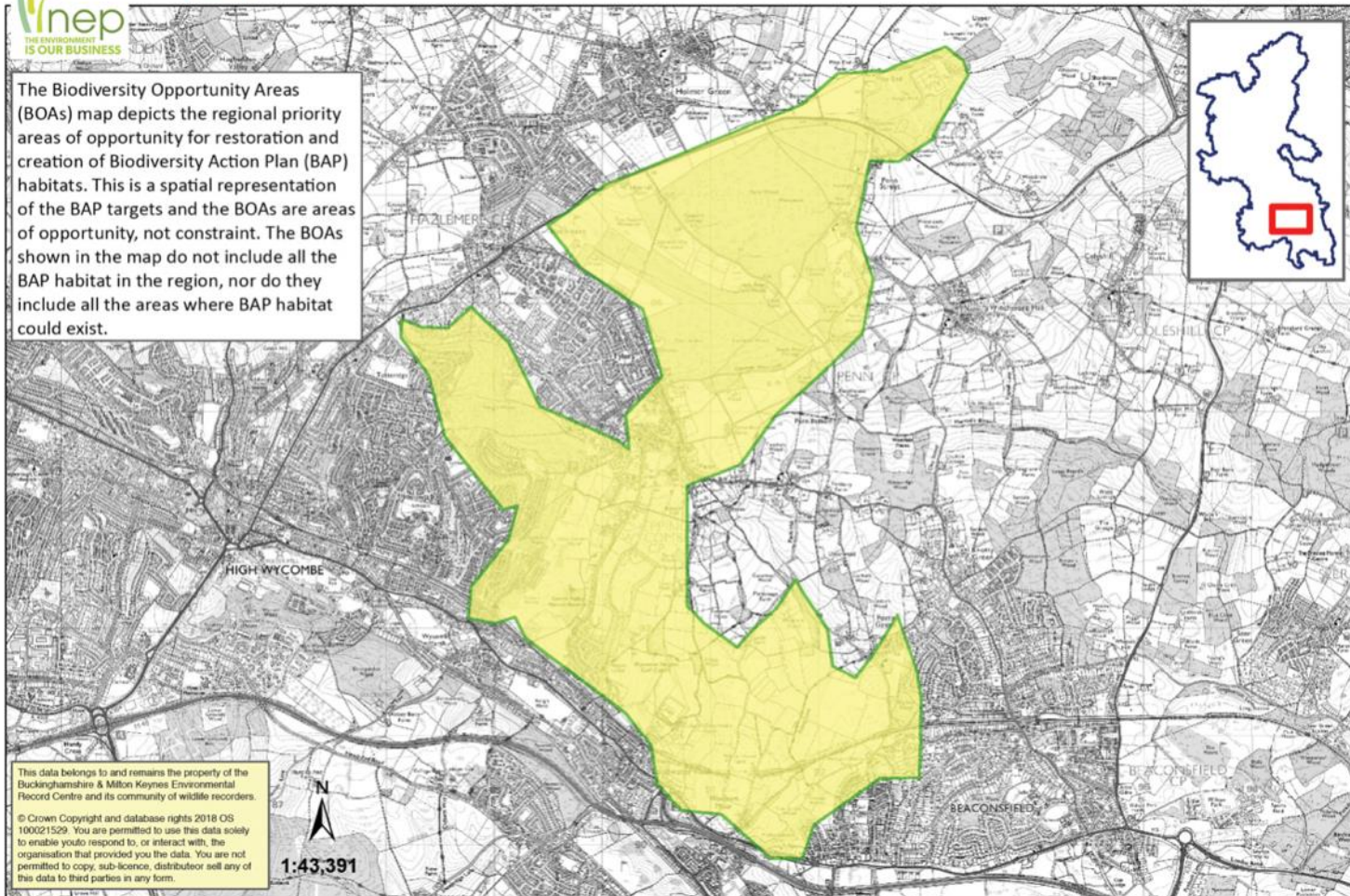
2.19 Within the Parish Boundary there are a number of priority habitats that include ancient deciduous woodland, ancient wood pasture and orchards. Parts of the Parish are included within the Gomm Valley Biodiversity Opportunity Area (BOA) (see Plan D).

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**

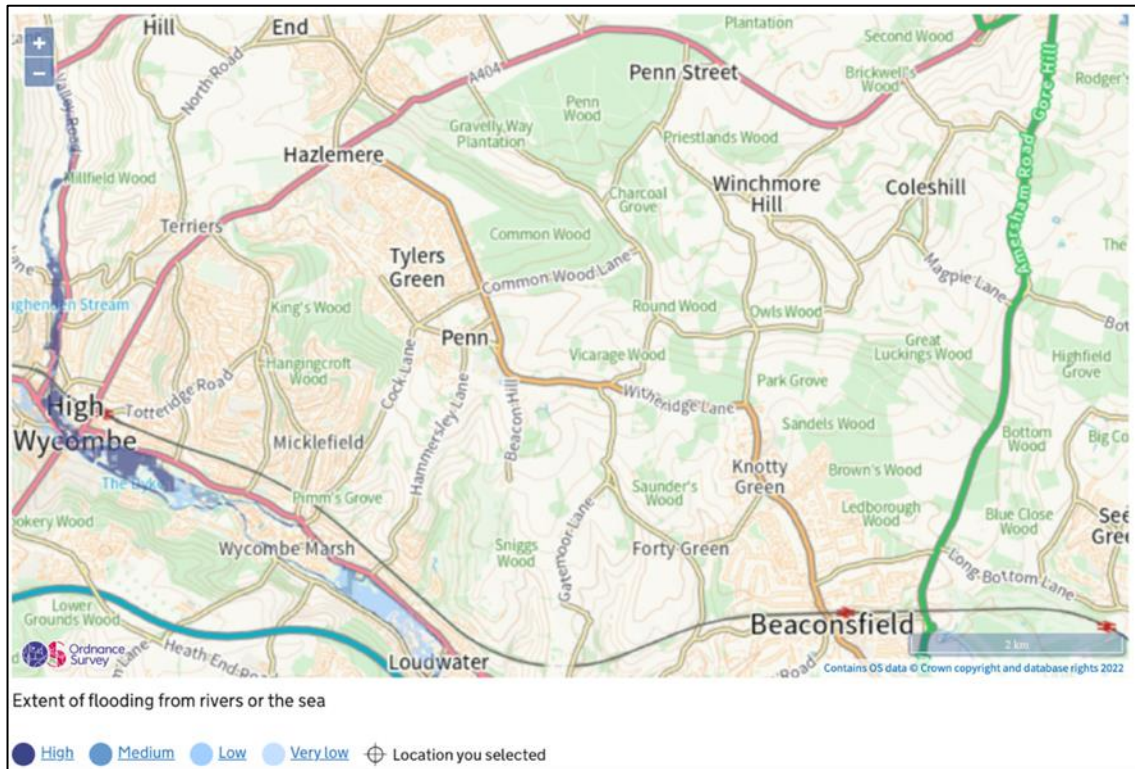
Buckinghamshire & Milton Keynes  
Biodiversity Opportunity Areas



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

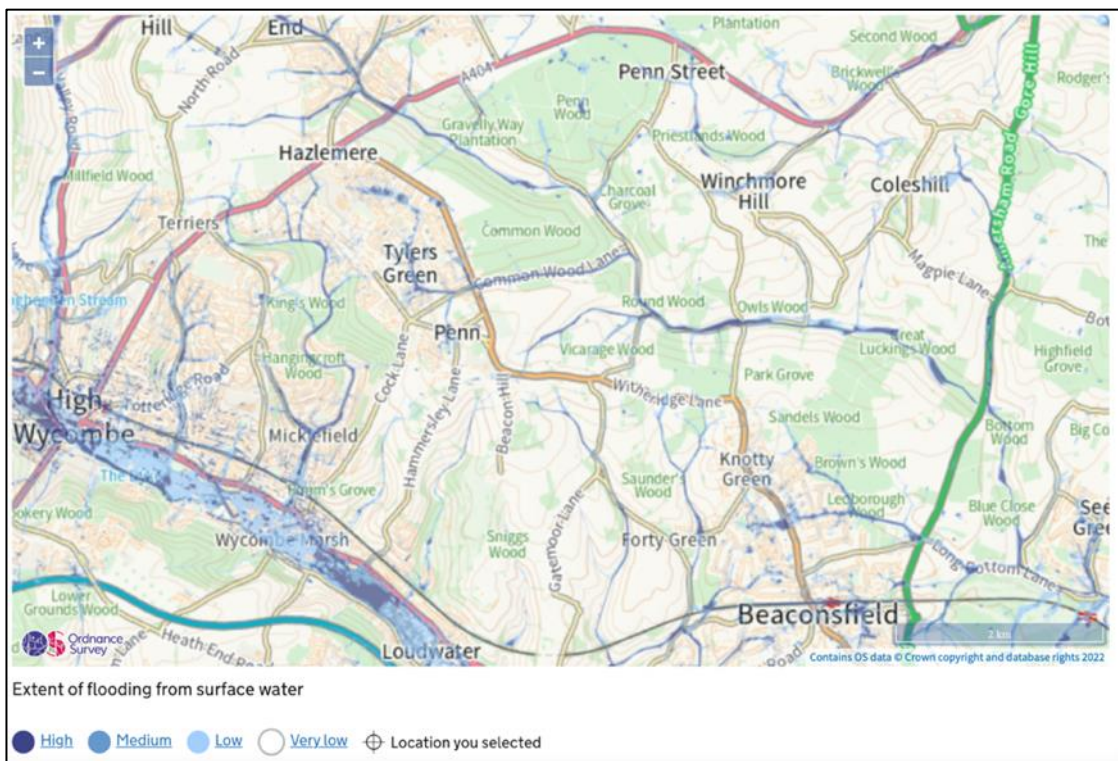
Source: Local Nature Partnership for Buckinghamshire & Milton Keynes

[https://bucksmknep.co.uk/biodiversity-opportunity-areas-map/?location=Gomm\\_1](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

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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 meantime<sup>1</sup>.

3.4 The Government is consulting on proposed changes to the NPPF and the Levelling Up & Regeneration Bill (LURB) is currently passing through Parliament. It expects to publish the new NPPF and enact the LURB in spring 2023, but there are further changes to the NPPF proposed by the end of the year in relation to the LURB. The proposed amendments continue to indicate that there remains a future for neighbourhood planning.

#### STRATEGIC PLANNING POLICY

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3.5 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.

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

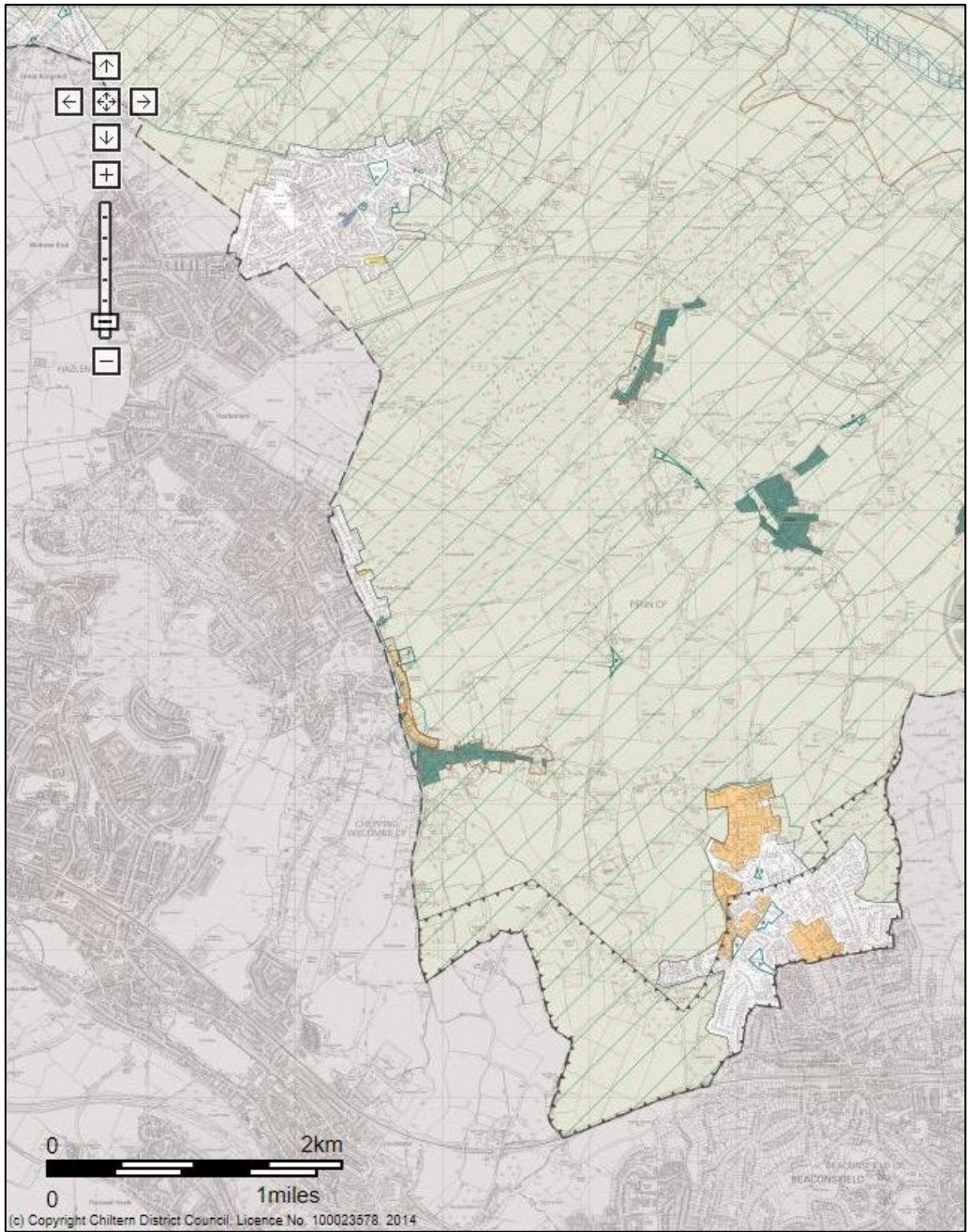
3.6 The Parish lies within the Green Belt, although Knotty Green, Forty Green and parts of Penn are inset from this (see Plan I) and as such, are suitable for limited development (Chiltern Core Strategy Policy CS1). Local Plan Policy GB4 designates Winchmore Hill, Penn Street and the remaining built 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 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.

3.7 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.

3.8 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.

3.9 Buckinghamshire Council has begun the process of bringing forward its first Local Plan for the county of Buckinghamshire. It proposes to adopt the new Plan in Spring 2025 and it is gathering evidence to shape consultation on the plan later in 2022/23. It is therefore at too early a stage to inform the Neighbourhood Plan.





**Key**

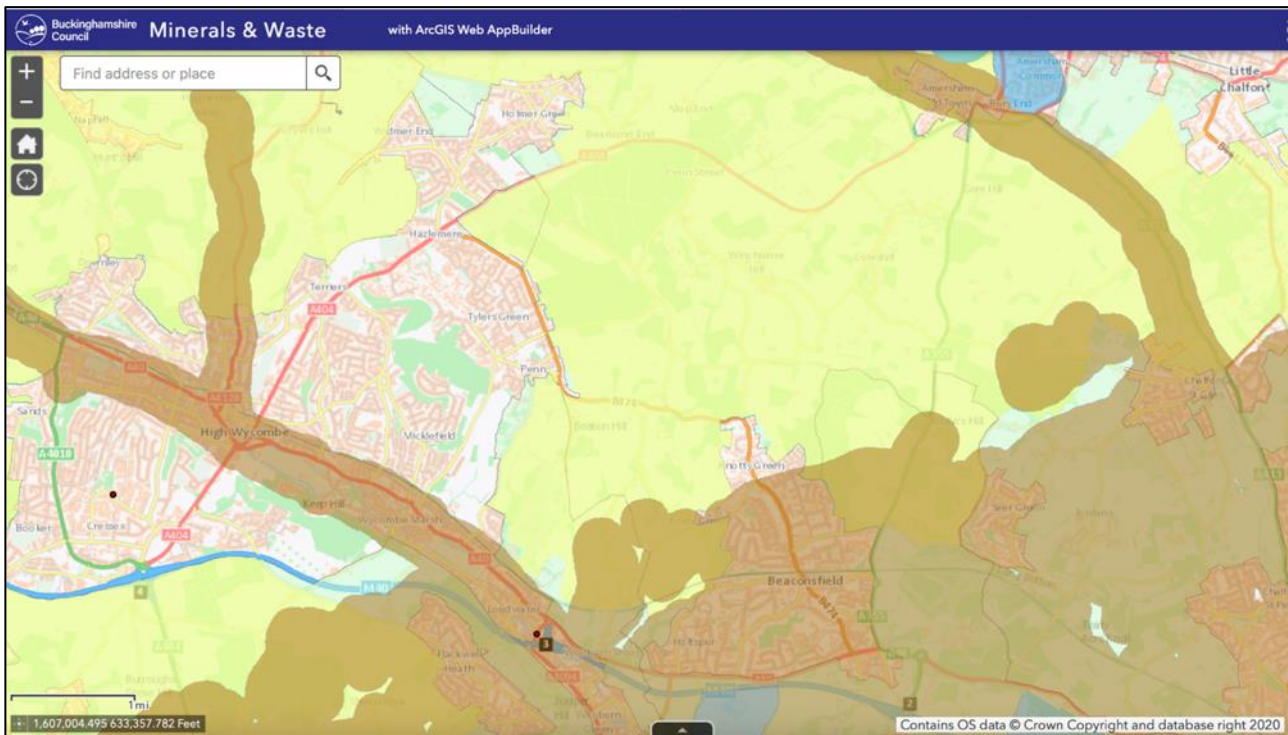
Reference Numbers refer to Policies and Proposals in the Written Statements of the Core Strategy and Local Plan

<p> Boundary of Chiltern District</p> <p> Area outside Chiltern District</p> <p> Chilterns Area of Outstanding Natural Beauty <b>C522</b></p> <p> Minerals Consultation Area This is a Buckinghamshire County Council policy - for more information <a href="#">click here</a></p>	<p> Green Belt <b>GB1, GB2, GB7, GB8, GB10, GB11, GB13, GB15, GB16, GB17, GB20, GB22A, GB24, GB27, GB29, GB30, R4, T2, T4</b></p> <p> Row of Dwellings in Green Belt <b>GB4, GB6, GB12, GB23, H7, H13, H19</b></p> <p> Green Belt Settlement <b>GB5, GB6, GB12, GB23, H7, H13, H19</b></p> <p> Chilterns Area of Outstanding Natural Beauty <b>LSQ1</b></p>	<p> Built-up Areas Excluded from the Green Belt <b>H3, H7, H13, H19, H20, E5, S13, S14, R3, CSF1, CSF2</b></p> <p> Established Residential Area of Special Character <b>H4</b></p> <p> Areas for Business &amp; Storage or Distribution Development <b>E3</b></p> <p> Public Amenity Open Space and Common Land <b>R7, R8, CS28, CS32</b></p>	<p> Other Amenity Open Space <b>R10</b></p> <p> Conservation Area <b>CA1 - CA5 inclusive</b></p> <p>The following Local Plan policies apply throughout Chiltern District: <b>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</b></p>
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**Plan G: Penn Parish Planning Policy Context**

**Source: Chiltern Local Plan Policies Map 2011**

3.10 The *Buckinghamshire Minerals and Waste Local Plan 2016-2036* also forms part of the development and apply 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

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3.11 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.

3.12 Hazlemere, to the west, have submitted their final version to Buckinghamshire Council and the last round of public consultation finished on the 10<sup>th</sup> November 2022. 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.

3.13 Wooburn and Bourne End, to the south-west, have submitted their final version to Buckinghamshire Council and the last round of public consultation finished on the 3<sup>rd</sup> November 2022. The plan contains 12 policies: Conservation areas and heritage assets,

Residential infill and quality design, Access and layout of new infrastructure developments, Parking applications for new developments and existing properties, 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, New link road width and bus service, Slate Meadow site entrance, Preserving the character of Hawks Hill and Harvest Hill area.

3.14 Beaconsfield, to the south east, published a pre-submission plan in August 2022. The plan contains 10 policies, including the Beaconsfield Design Code, which is relevant as the settlements of Forty Green and Knotty Green, included within Penn Parish, are adjacent to Beaconsfield. The approach to the Penn Parish Design Code is intended to be consistent with the approach taken to the Beaconsfield Design Code. There are also Green Infrastructure functionality and connectivity matters which will work across parish boundaries.

## 4. COMMUNITY VIEWS ON PLANNING ISSUES

### WHAT IS A NEIGHBOURHOOD PLAN?

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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?

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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?

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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?

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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?

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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 Unitary Council and we have used professional support, as required, to develop the plan. The final Neighbourhood Plan will be submitted to local residents for approval in a local referendum before being submitted to Buckinghamshire Council. Once it is accepted, or 'made' our plan will become a document Buckinghamshire Council's Planning Officers must consult in reaching decisions on planning.

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

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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?

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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?

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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.
- County 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 PNP 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?

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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?

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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 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 AONB 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

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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 CODE**

- A. Development proposals are required to have full regard to the Penn Parish Design Code, attached as Appendix A (Section 5), as relevant to their location, scale and nature.**
- B. Development proposals should demonstrate that they have had full regard to protecting and enhancing local streetscape views that contribute to the character and quality of the area.**
- C. Where permission is given for new or replacement dwellings, a condition removing permitted development rights for Class A to Class B of Part 1 of Schedule 2 of the Town & Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting that Order) will normally be imposed to enable any subsequent proposals to be considered under Clause A above.**
- D. The Neighbourhood Plan and Design Code 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**
- E. Development proposals in an 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.**

5.4 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.

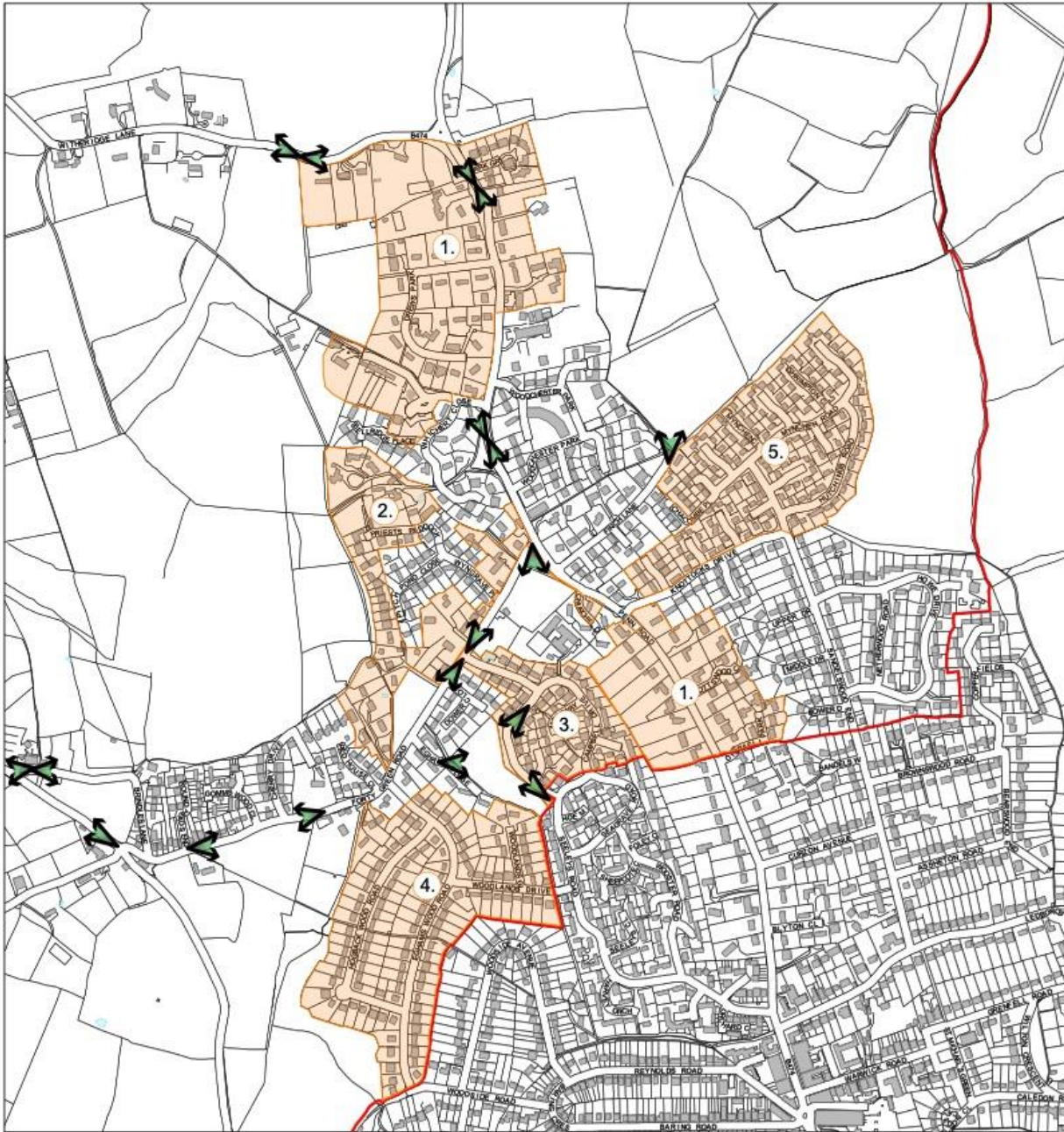
5.10 Given the planning policy context in the parish, infill development and redevelopment schemes are common. It is important that the character of the locality, the amenity of neighbouring properties and the potential for overdevelopment is properly managed. The policy therefore seeks to ensure that a planning condition, removing permitted development rights, on such schemes is considered when permission is granted for such schemes, where appropriate.

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 Code. 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.



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




Local streetscape views



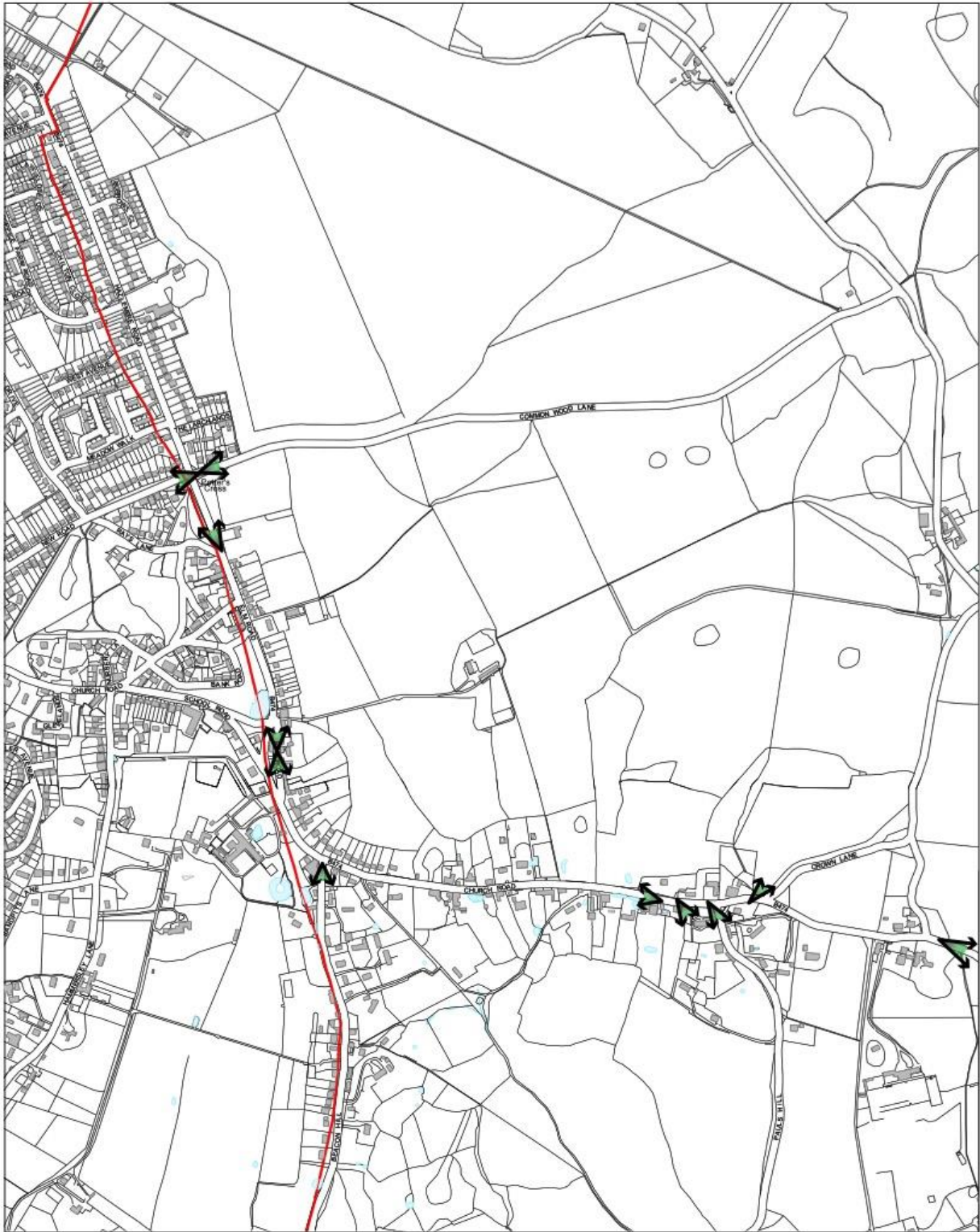
Area of Special Character

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

 Parish boundary



**Plan I: Policy PENN1 in Knotty and Forty Green**



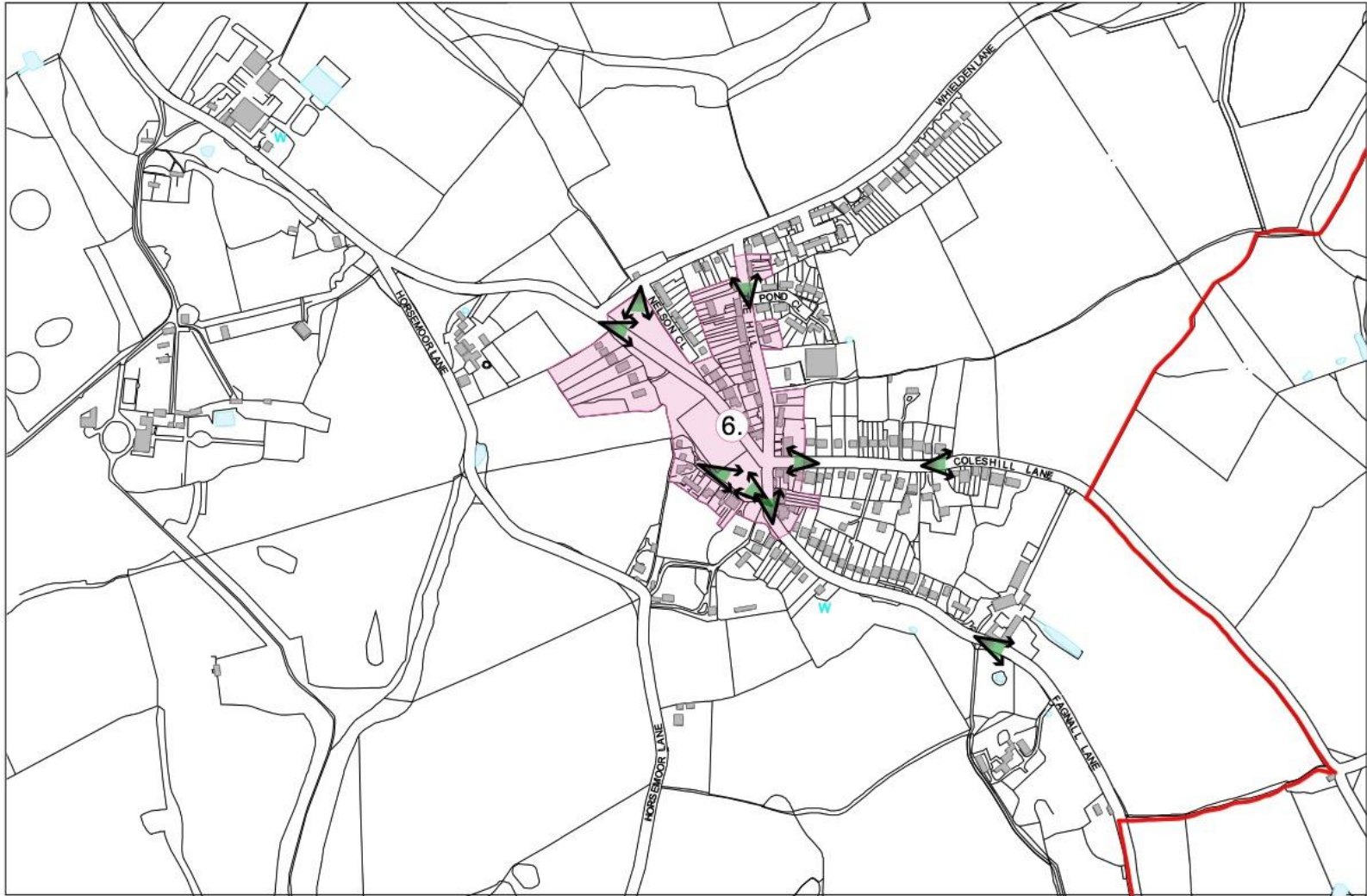
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**Penn Parish Neighbourhood Plan**  
**Penn**



-  Parish boundary
-  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**





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**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. Proposals that will result in harm to, or unnecessary loss of, a Local Heritage Asset, will be resisted, unless it can be demonstrated that there is a public benefit that outweighs the harm or loss.***

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 provisions of §203 and §204 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. All new buildings should be 'zero carbon ready' by design. This is intended to minimise the amount of energy needed to heat and cool buildings through landform, layout, building orientation, massing and landscaping.*
  
- B. Wherever feasible, all new buildings should be certified to a Passivhaus or equivalent standard with a space heating demand of less than 15KWh/m<sup>2</sup>/year. Where schemes 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 the character area within which the proposal is located, provided it can demonstrate that the scheme will not have a significant harmful effect on the character area, this will be supported.*
  
- C. All planning permissions granted for new buildings should demonstrate that they have been tested to ensure the buildings will perform as predicted and will include a planning condition to require the provision of a Post Occupancy Evaluation Report to the Local Planning Authority within a specified period, unless exempted by Clause B. Where the Report identifies poor energy performance and makes recommendations for reasonable corrective action, the applicant must demonstrate that these actions have been implemented before the condition will be discharged.*
  
- D. Development proposals that will lead to the felling of one or more trees including any that are subject to a Tree Preservation Order will be refused. The landscape schemes of all proposals must achieve an increase of canopy cover from the existing level of the site. In addition, on sites of 0.5 ha or more, future canopy cover of at least 25% of the site area within ten years should be achieved. This will 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) can be used to deliver equivalent benefit.***

***E. Proposals for new developments will be required to deliver a 10% biodiversity net gain. Any proposal that requires off-site compensation to mitigate for biodiversity loss must 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 practical, then the gain should be delivered on other land elsewhere within the Parish, such as contributing to the Gomm Valley Biodiversity Opportunity Area, before considering gain within an adjoining Parish that is suited in principle for delivering the necessary gain. Only if it can be shown that this is not practical, may the gain be delivered on other land.***

5.19 This policy is in five parts. The combination of the first three parts is intended to deliver 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. Along with a Passive Design Capacity Assessment, it is anticipated that designers will demonstrate compliance by using a 'design for performance' methodology such as the Passivhaus Planning Package or CIBSE TM34 Operational Energy assessment. Achieving this level of performance 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 Clause A of the policy requires developers to ensure they address the Government's climate change targets and energy performance at the very initial stages of design. 'Zero Carbon Ready by Design' means making spatial decisions on layout and orientation of buildings at the outset to maximise the passive design benefits ('free heat') of a site and avoids leaving this to technical choices and assessment at the Building Regulation stage, by which time the opportunity may have been lost.

5.21 Clause A also acknowledges that there may sometimes be a trade-off between its objectives and local design policy. Although meeting these standards ought not to compromise a scheme fitting in with the character of a local area, on occasions this may be the case. It therefore allows for some degree of flexibility in meeting the Penn Parish Design Code, especially in terms of prevalent building orientation and density.

5.22 Clause B requires all new development schemes (not householder extensions) to use the Passivhaus Planning Package (PHPP) or equivalent design methodology for all buildings where it is feasible to do so. This means that the applicant must demonstrate those factors that make its use unfeasible, for example, the topography and orientation of the site.

5.23 Clause C operates where the developer cannot or chooses not to use the PassivHaus or equivalent standard. It requires that every building in the consented scheme is subject to a Post-Occupancy Evaluation (POE) including actual metered energy use, and to submit the report to the local planning authority. This provision is implemented by a planning condition being attached to the planning permission, which will only be discharged once the report has been submitted and any recommended actions to rectify any performance gap with the design stage assessment are carried out by the developer. Passivhaus certified schemes cannot fail in this way, hence they are not subject to this clause and will not require a POE report. Further guidance on the purpose and operation of Clause C is contained in appendix C of this document.

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. Schemes of residential development comprising three or more net dwellings must allow for a high proportion of smaller dwellings that have two or three bedrooms and secure a greater number of smaller units than larger units on any given site. This must be achieved without detriment to the amenities and the character of the locality and neighbouring properties as defined by the Penn Parish Design Code.***

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 given proportion of smaller dwellings (i.e. greater than 50% of the total) will ensure an efficient use of scarce land in the built-up areas of the main settlements in the Parish. The present need is clear and the number of elderly households is projected to increase considerably over the period of this plan.

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 are required to have full regard to maintaining and improving the functionality of the network, including delivering a net gain to biodiversity, in the design of their layouts and landscaping schemes.*
- C. Proposals that will harm the functionality or connectivity of the network, including the loss of Ancient Woodland, ancient and veteran trees, and ancient wood pasture which are irreplaceable habitats, will not be supported.*
- D. 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, provided they are consistent with all other relevant policies of the development plan.*
- E. Development resulting in the loss or deterioration of irreplaceable habitats (such as Ancient Woodland and ancient or veteran trees) must be refused.*
- F. Development, including buildings, hardstanding and gardens, within 15m of the boundary of an irreplaceable habitat will result in its deterioration and must be refused. Gardens must be excluded from this buffer area.*
- G. Ancient wood pasture and historic parkland should receive the same consideration as other forms of ancient woodland. The protection of the whole habitat is necessary even though tree cover may be comparatively sparse. Development on open space between trees in an area of ancient wood pasture or historic parkland should not be permitted.*
- H. As Ancient Woodland and ancient or veteran trees are irreplaceable, discussions over possible compensation should not form part of the assessment to determine whether the exceptional benefits of the development proposal outweigh the loss.*

5.31 Penn Parish is a largely rural area with over 80% of the Parish falling within both Green Belt (GB) and the Chilterns Area of Outstanding Natural Beauty (AONB). 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.

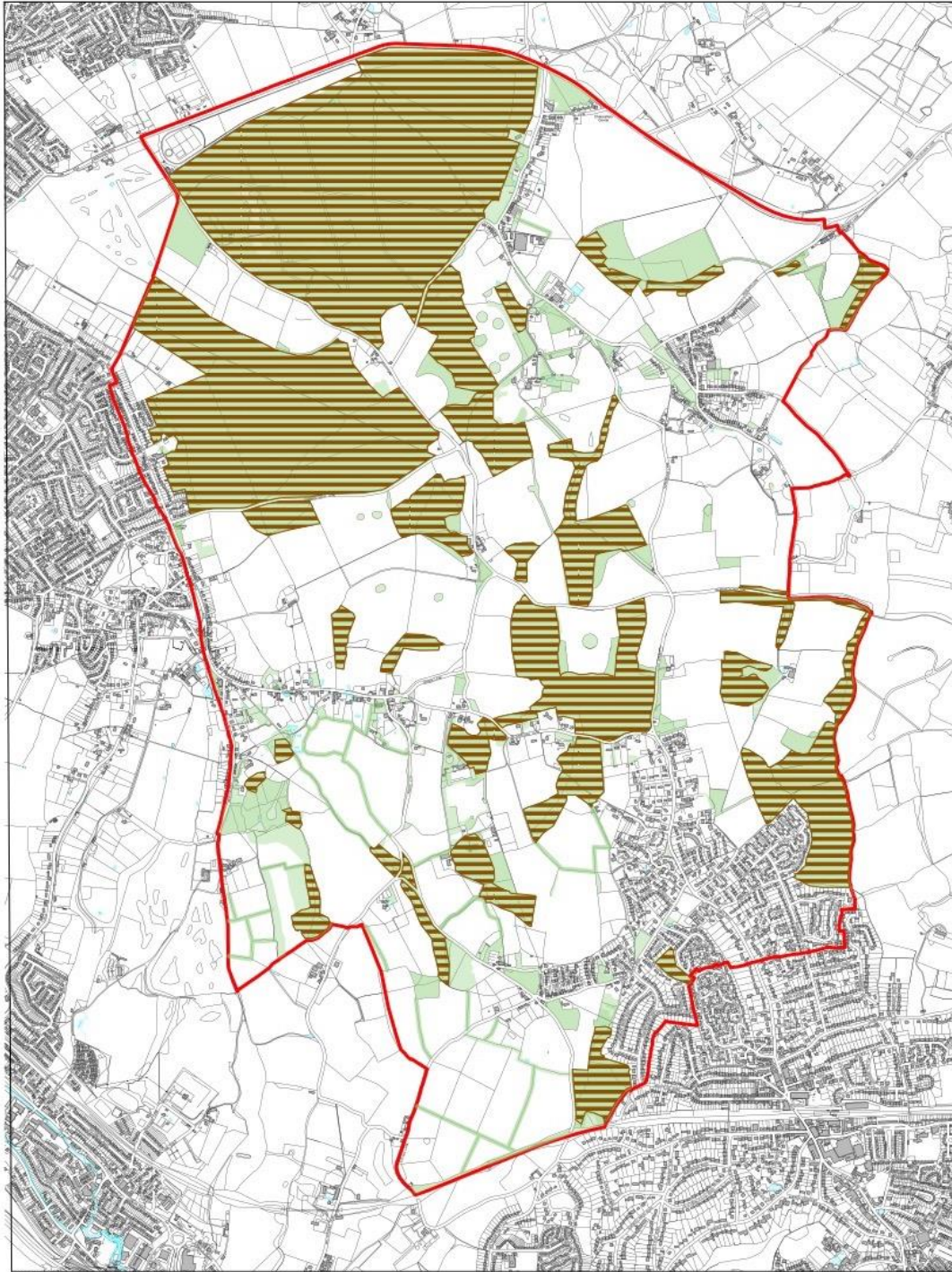
5.32 The GB and AONB afford considerable planning protections to the green spaces that fall within these areas. We also have several Ancient Woodlands and Recovering Ancient Woodlands in the Parish. These designations afford the areas covered with significant protections within the planning system. In 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 We will not support developments that have a negative impact on the Green Belt, AONB, Ancient Woodlands, Ancient Trees or Veteran Trees in the Parish. Any infill developments proposed for built up areas within the Green Belt and AONB 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.

5.34 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 CW32 '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.

5.35 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.

5.36 The policy also recognises that the provisions of the NPPF on irreplaceable habitats (such as ancient woodland or ancient or veteran trees) applies in Penn Parish. Proper management of this special resource will be expected to be in line with Natural England and the Forestry Commission's standing advice on this matter ([link](#)).



**Penn Parish Neighbourhood Plan  
Green Infrastructure Network**

 Parish boundary



 Existing Green Infrastructure

 Existing Blue Infrastructure

 Ancient Woodland

**Plan M: Penn Parish Green Infrastructure Network**

## **POLICY PENN6: IMPORTANT GREEN SPACES**

**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. The effect of the designation is to require the same 'very special circumstances' test as for inappropriate development proposals in the Green Belt.

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
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)
Knotty Green Allotments	ii.	Allotments	Knotty Green	Y	Y	Y	Meets LGS criteria due to recreational value
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
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
Forty Green Play Area	v.	Play Area	Forty Green	Y	Y	Y	Meets LGS criteria due to recreational value
Gomms Wood	vi.	Woodland	Forty Green	Y	Y	Y	Meets LGS criteria as biodiverse area



**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	AONB, 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	AONB, 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	AONB, 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	AONB, GB	LAS	Popular sports facilities used by residents of Penn and surrounding parishes
Beacon Hill Garden Plots (Allotments)	vi.	Allotments	Penn	AONB, GB	LAS	Amenity value
Kings Common	vii.	Green Space	Penn	Registered Common Land	LAS	Green space linking to the 'Front Common'

Site	Ref Number C.	Type	Settlement	Existing Protections	Proposed Additional Designation	Notes
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	AONB,GB	LAS	Monument forming part of the common
Pistles Pond	x.	Green Space	Penn	AONB,GB, Registered Common Land	LAS	Important area for habitat and biodiversity
Coppice Farm Road Greens	xi.	Green Space	Penn	AONB, GB	LAS	Well used public green space at the heart of the settlement
Penn Wood	xii.	Woodland	Penn St	AONB, 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	AONB, 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	AONB/GB	LAS	Well used public green space at the heart of the settlement
Penn St (Holy Trinity) Church Field	xv.	Green Space	Penn St	AONB, GB	LAS	Well used public green space at the heart of the settlement
Hit or Miss Cricket Club	xvi.	Sport	Penn St	AONB, GB	LAS	Well used sports facility including the Hit or Miss Cricket Club
Woodland Adjacent to Curzon School	xvii.	Woodland	Penn St	AONB, GB	LAS	Important area for habitat & biodiversity
Back Entrance to Penn House Estate	xviii.	Green Space	Penn St	AONB, GB, Registered	LAS	Provides an area visually appealing open space at the edge of the settlement

Site	Ref Number C.	Type	Settlement	Existing Protections	Proposed Additional Designation	Notes
				Common Land		
Penn Street Chancellors Playground	xix.	Play Area	Penn St	AONB, 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	AONB, 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	AONB, 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
Roundheads Wood and Woodland bordered by Brindle Lane and Forty Green Road	xxiv.	Woodland	Forty Green	AONB, GB	LAS	Provides an area of biodiversity at the edge of the settlement.
Winchmore Hill Commons and	xxv.	Green Space	Winchmore Hill	AONB, 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	AONB, 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	AONB, GB	LAS	Part of Winchmore Hill Common extending down Fagnall Lane

<b>Site</b>	<b>Ref Number C.</b>	<b>Type</b>	<b>Settlement</b>	<b>Existing Protections</b>	<b>Proposed Additional Designation</b>	<b>Notes</b>
Winchmore Hill Allotments	xxvii.	Allotments	Winchmore Hill	AONB, GB	LAS	Recreation Value
Winchmore Hill Cricket Club	xxviii.	Sports	Winchmore Hill	AONB, GB	LAS	Popular Sports Facility



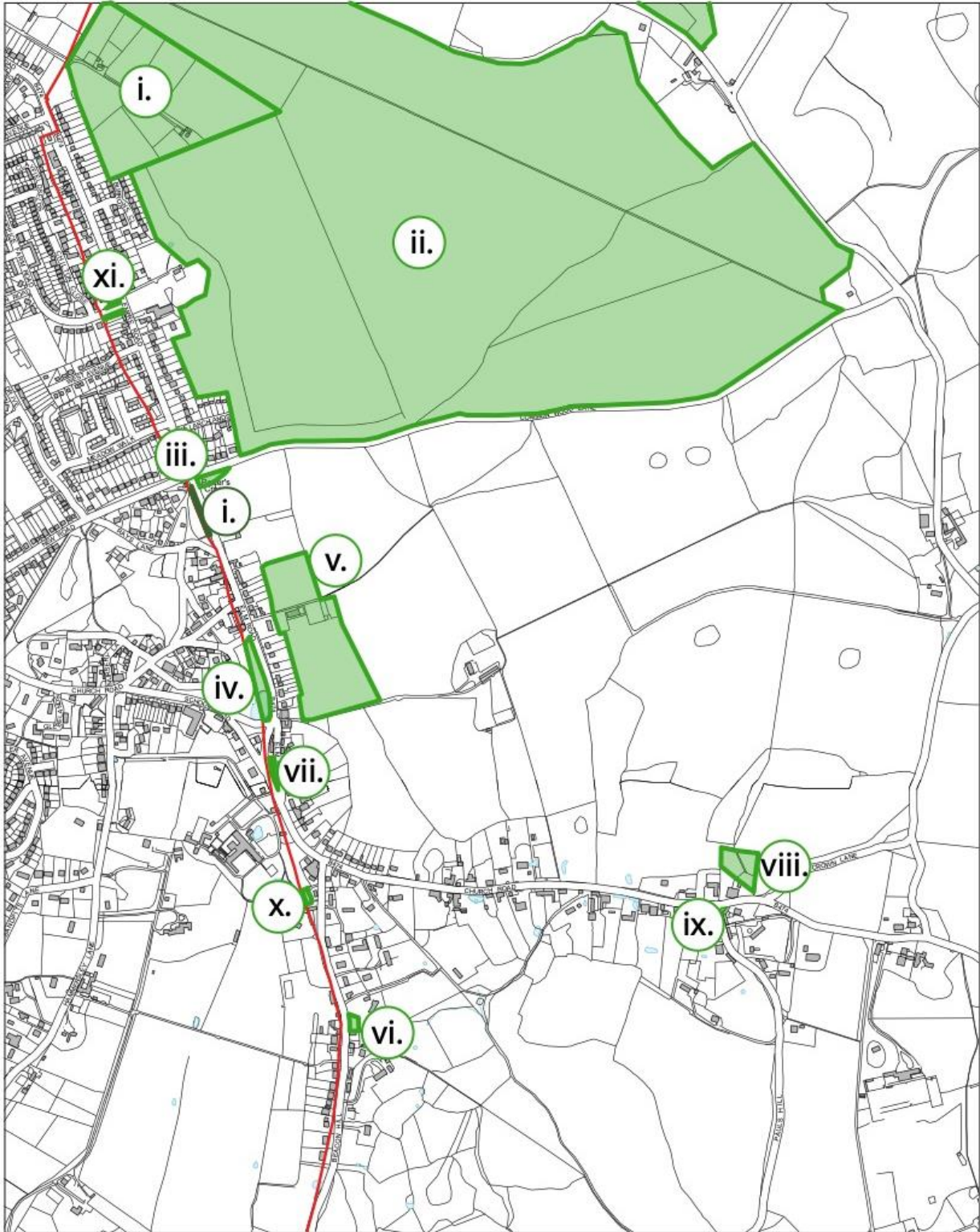
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**Penn Parish Neighbourhood Plan  
Knotty & Forty Green Inset**



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

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



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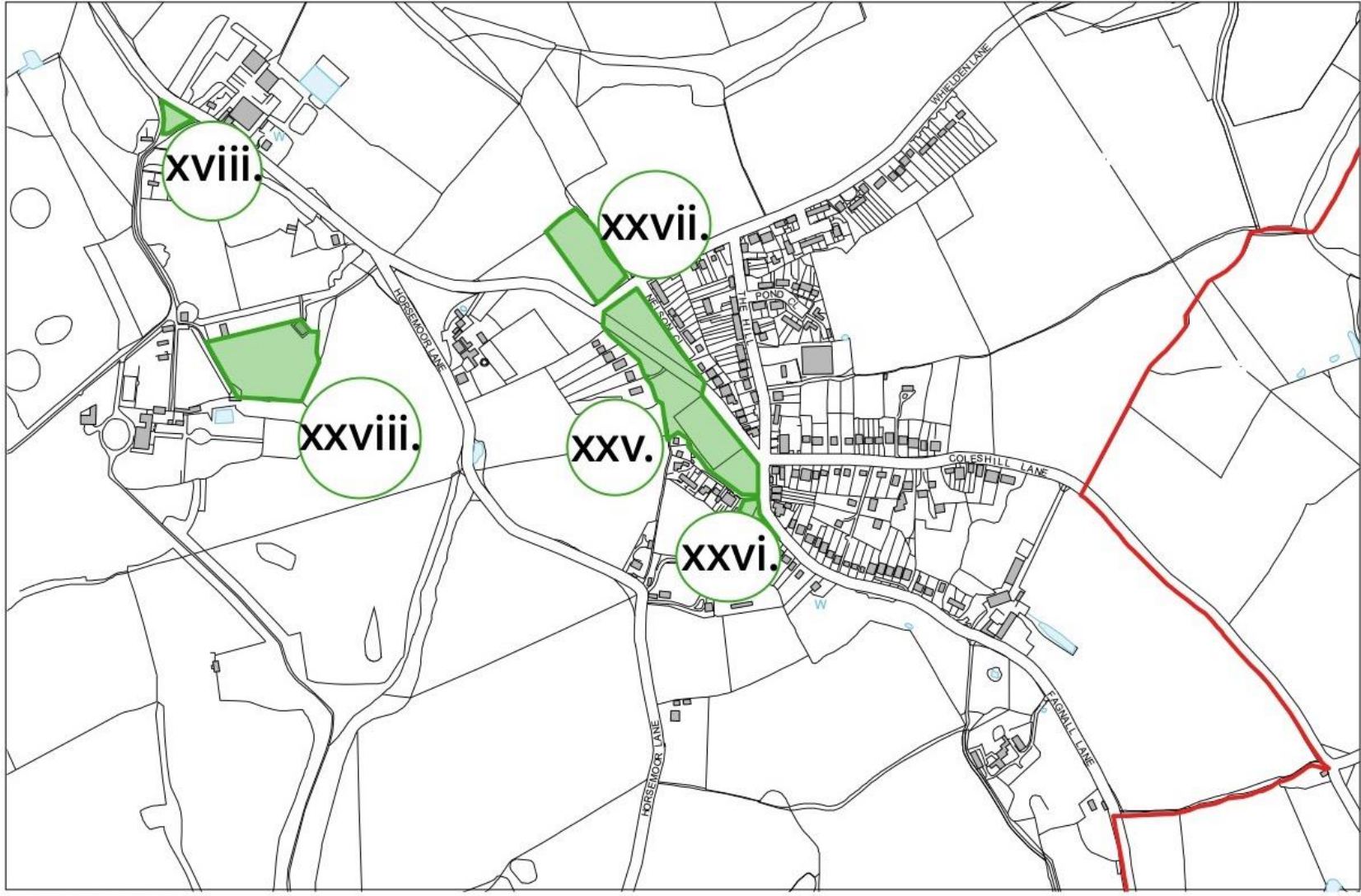
**Penn Parish Neighbourhood Plan**

**Penn Inset**

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



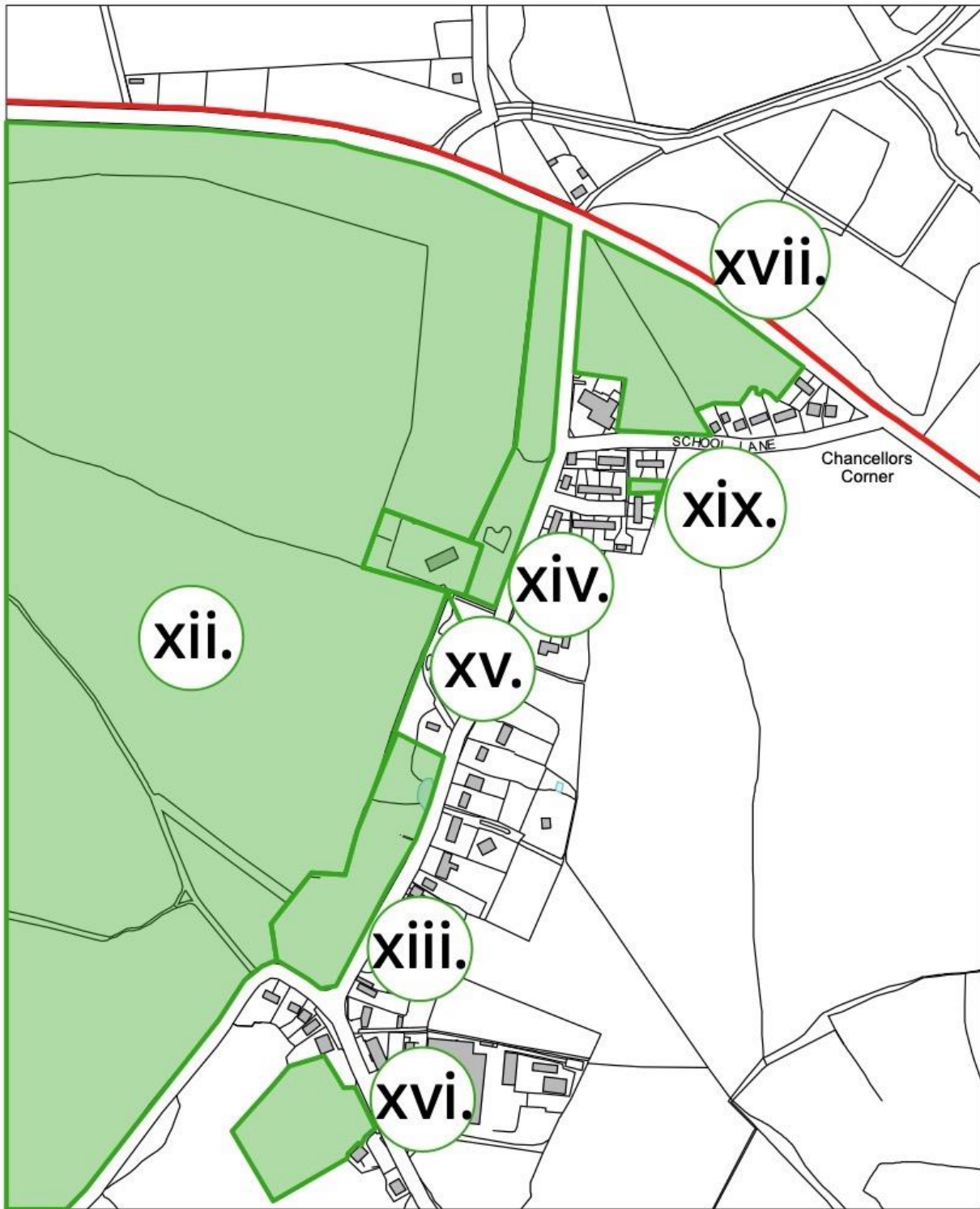
**Plan O: Penn Local Green and Amenity Spaces**



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

	COMMERCIAL	ADDRESS	ACTIVITY
	<b>Penn</b>		
1.	<i>Monitran</i>	<i>33 Hazlemere Rd, Penn, High Wycombe HP10 8AD</i>	<i>A leader in the design, development and manufacture of sensors and systems for vibration and displacement measurement.</i>
3.	<i>Jo Gleesons</i>	<i>34 Hazlemere Rd, Penn, High Wycombe HP10 8AD</i>	<i>Butcher</i>
4.	<i>Slades Garage</i>	<i>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>
5.	<i>FMIFA</i>	<i>Penn Barn, By the Pond, Elm Road, Penn HP10 8LB</i>	<i>Independent financial advisors</i>
6.	<i>Penn Meadow Farm</i>	<i>Baylins Bottom, Penn,</i>	<i>Farm</i>
	<b>Penn Street</b>		
7.	<i>Penn Street Works Multiple small units. Various</i>	<i>Penn Street Works Penn Street Penn HP7 0FA</i>	<i>Varied</i>

	<i>businesses and industry</i>		
8.	<i>De Havilland Court Multiple office spaces.</i>	<i>Penn Street  Penn HP7 0FA</i>	<i>Varied</i>
9.	<i>Ferndale farm</i>	<i>Horsemoor Lane</i>	<i>Varied including Russell's Garage and MOT, Bucks Retro and Vintage and a livery stable.</i>
10.	<i>Gravelly Way stables</i>	<i>Gravelly Way, Penn Bottom, HP10 8PJ</i>	<i>Livery stables.</i>
11.	<i>Pennwood Dog Boarding and Day care</i>	<i>Gravelly Way, Amersham, HP10 8PJ</i>	<i>Looking after dogs during the day and overnight.</i>
12.	<i>Pennhouse Farm</i>	<i>Pennhouse Farm, Penn Bottom, HP10 8PH</i>	<i>Landscape designers – Cool Gardens Landscape Associates (CGLA) Various including storage and distribution</i>
13.	<i>Penn Street Farm</i>	<i>Penn, Amersham, HP7 0PP</i>	<i>Farm</i>
	<b>Knotty Green</b>		
14.	<i>The Garden Room Flowers</i>	<i>Eghams Farm, Forty Green Road, HP9 1XL</i>	<i>Provider of floral bouquets and venue decorations</i>
	<b>Forty Green</b>		
15.	<i>Little Oaks Nursery</i>	<i>Forty Green Community Hall, Gomms Wood Close</i>	<i>Nursery</i>

16.	<i>Livery Stables near Hill Farm</i>	<i>Riding Lane</i>	<i>Livery</i>
	<i>Winchmore Hill</i>		
17.	<i>Fagnall Farm Barns Multiple Units</i>	<i>Fagnall lane HP7 OPQ</i>	<i>Varied</i>
18.	<i>Securon Head Office</i>	<i>Winchmore Hill, HP7 ONZ</i>	<i>Manufacturer of seat belts, harnesses and safety restraints</i>
19.	<i>Longcroft Luxury Cats Hotel</i>	<i>Redcot Whielden Lane</i>	<i>Care for cats over period of holiday</i>
20.	<i>Whielden gate farm</i>	<i>Whielders Lane, Winchmore Hill, HP7 OFD</i>	<i>Farm</i>
21.	<i>Seagraves Farm</i>	<i>Penn, Amersham, HP7 OPE</i>	<i>Farm</i>

**B. Proposals for the redevelopment or change of use of these premises to another use will be refused, 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.**

**C. This neighbourhood plan supports the provision of high-speed broadband, provided schemes are in accordance with policies related to visual impact, street scene and green space and all other relevant policies.**

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 AONB. The prior approval system is therefore not an option to owners if the premises lies within the AONB. The AONB covers the whole parish except the built-up areas of Knotty and Forty Green. The policy will therefore apply to all premises in the AONB 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 Code, 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.

## **POLICY PENN8: SAFEGUARDING COMMUNITY FACILITIES AND PUBLIC HOUSES**

### ***A. Buildings including their entire curtilage or land currently or last occupied for community use must be retained in community use.***

5.43 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 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.

<b>Community Facility</b>	<b>Address</b>
<b>Penn</b>	
Penn and Tylers Green Sports and Social Club	French School Meadow, Elm Road, Penn HP10 8LF
Penn and Tylers Green Football Club	French School Meadow, Elm Road, Penn HP10 8LF
Penn and Tylers Green Cricket club	French School Meadow, Elm Road, Penn HP10 8LF
Penn and Tylers Green Tennis club	French School Meadow, Elm Road, Penn HP10 8LF
Penn Methodist Church	Penn Road, Penn HP10 8NY

Penn Parish Church Hall	Penn Road, Penn HP10 8NY
Holy Trinity Church	HP10 8NZ
<b>Penn Street</b>	
Penn Street Village Hall	Amersham HP 0PX
Curzon School	22 Penn Street, Amersham HP7 0QL
Penn Street Cricket Club	Opposite the Squirrel Public House
Hit or Miss Cricket Club	Behind the School on the Green
Holy Trinity Church	HP7 0PB
<b>Winchmore Hill</b>	
Winchmore Hill Memorial Hall	HP7 0PN
Winchmore Hill Cricket Club	HP7 0PS
Winchmore Hill Methodist Church	HP7 0PA
<b>Knotty Green</b>	
Knotty Green Cricket Club	Forty Green Road
Knotty Green Recreation Ground	Forty Green Road
Knotty Green Allotments	Forty Green Road
Alfriston School (Day boarding school for 11 – 18 year old girls with special educational needs and disabilities)	Penn Road, Knotty Green, Penn HP9 2TS
Seeleys House (Day care centre for adults with special needs and disabilities)	Campbell Drive, Knotty Green HP9 1TF
<b>Forty Green</b>	
Forty Green Community Hall	Gomms Wood Close

<b>Public Houses</b>	<b>Address</b>
<b>Penn</b>	
The Red Lion	Elm Rd, Penn HP10 8LF
The Crown	The Crown, Church Road, Penn HP10 8NY
<b>Penn Street</b>	
Hit or Miss	Penn Street, Amersham HP7 0FA
The Squirrel	Penn Street, Amersham HP7 0PX
<b>Knotty Green</b>	
The Red Lion	Penn Rd, Knotty Green, Penn, Beaconsfield HP9 2TN
<b>Forty Green</b>	
The Royal Standard	Forty Green, Beaconsfield HP9 1XT
<b>Winchmore Hill</b>	
The Plough	The Hill, Winchmore Hill
The Potters Arms	Fagnall Lane, Winchmore Hill



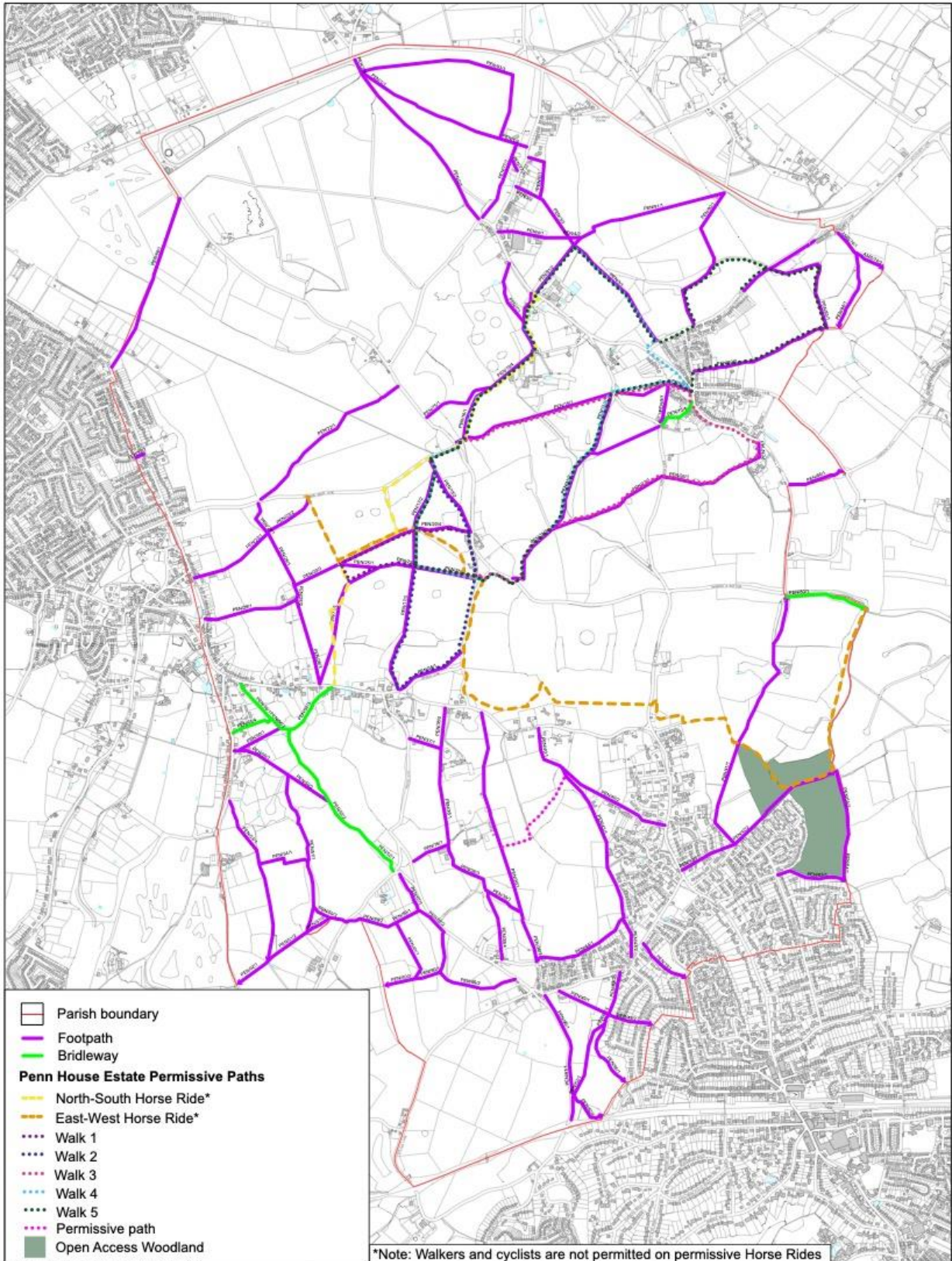
Public Houses in Penn Parish

## 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. 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. Proposals that will harm the functioning or connectivity of the network will not be supported.***

5.44 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. The aim is both to raise awareness of the routes to encourage safe and convenient use, and to identify future opportunities to improve their connectivity, in line with the spirit and intention of Core Strategy Policy CP26 'Requirements of new development' on this matter.

5.45 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 R: 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

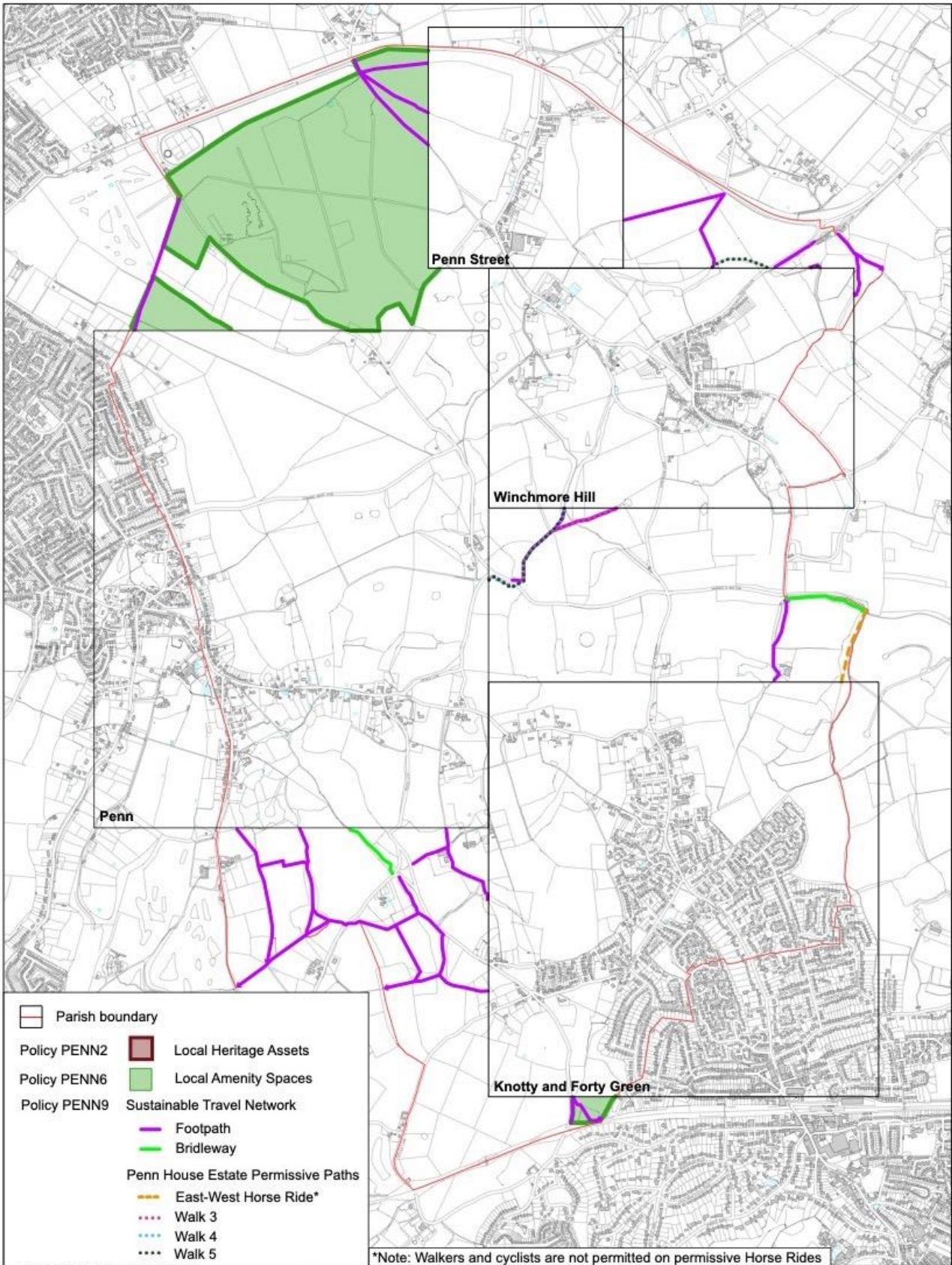
#### OTHER NON-PLANNING MATTERS

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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:

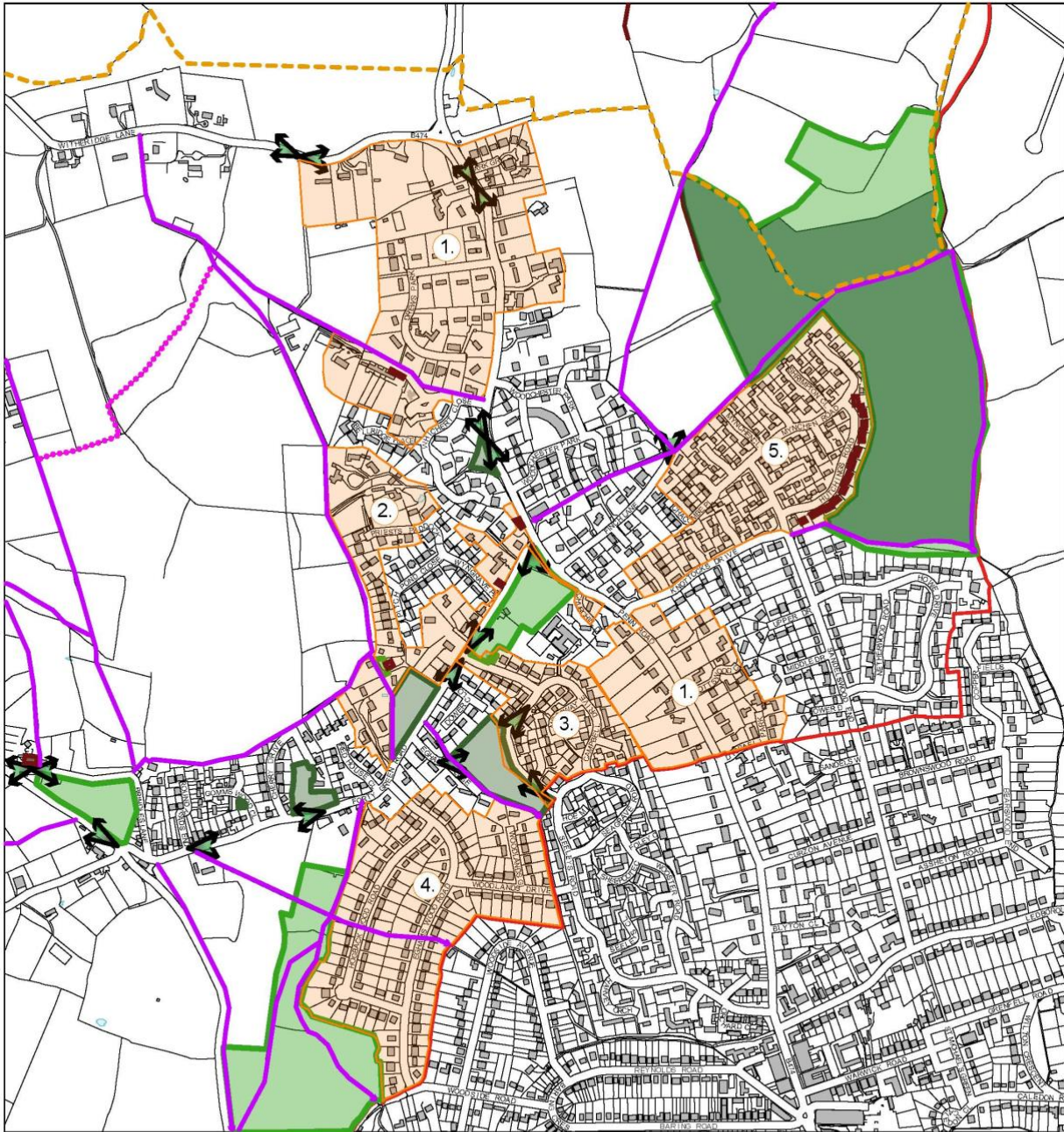
- General traffic calming in the Parish
- Work with local resident's associations to increase representation
- Making it easier to cross the B474 at Knotty Green
- Reduction of 'rat runs'
- Reinstatement of verges and discouragement of their use for parking
- Funding for promotion of active travel
- 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

# POLICIES MAPS & INSETS



Penn Parish Neighbourhood Plan  
Policies Map





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### 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 PENN9 Sustainable Travel Network

 Footpath

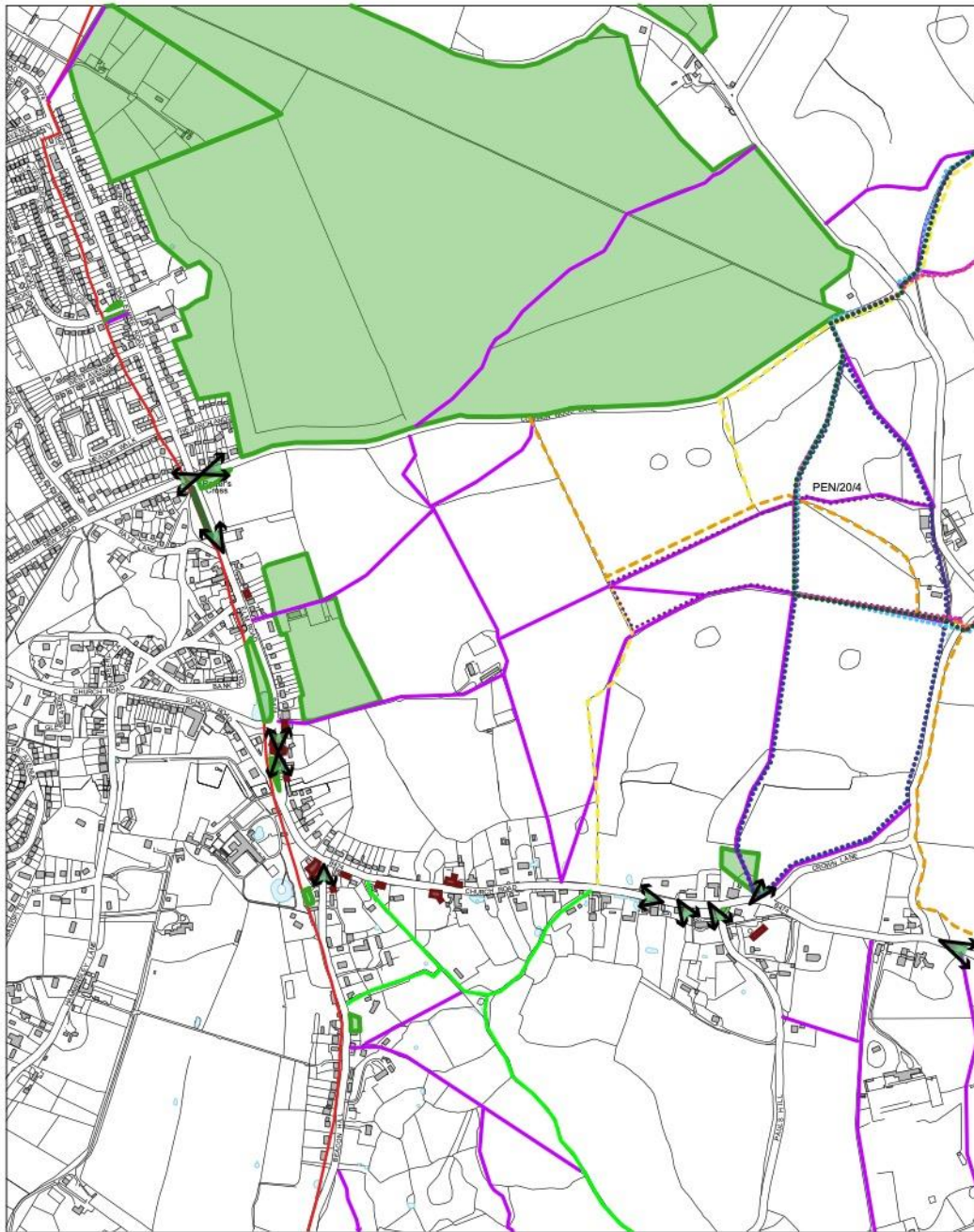
Penn House Estate Permissive Paths

 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

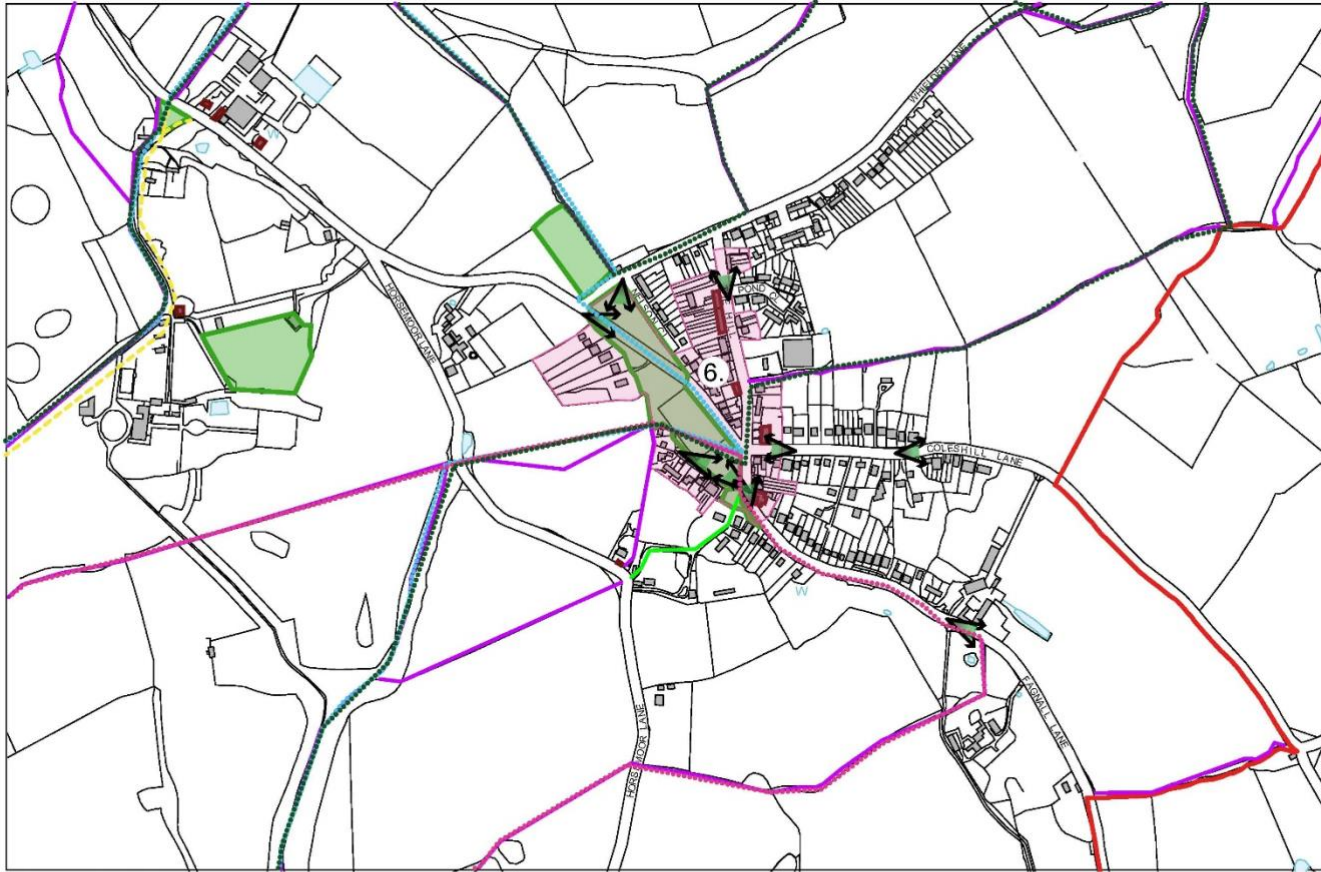
Policy PENN9

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

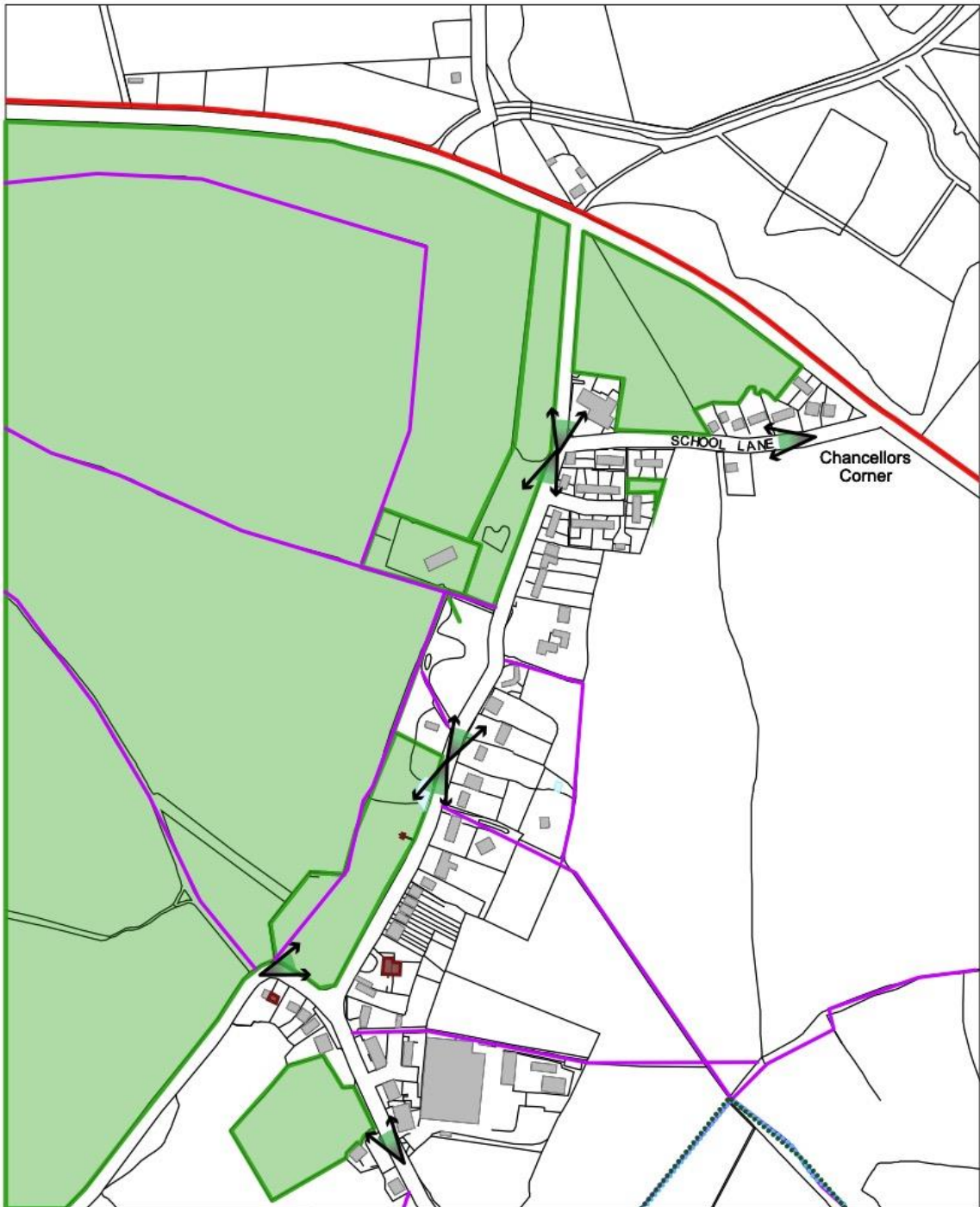




**Penn Parish Neighbourhood Plan  
Winchmore Hill Inset**

-  Parish boundary
- Policy PENN1  Local streetscape views
- Policy PENN2  Local Heritage Assets
- Policy PENN6  Local Green Space
-  Local Amenity Space
-  Area of Special Character  
6. Properties surrounding Winchmore Hill Common
- Policy PENN9 Sustainable Travel Network
  -  Footpath
  -  Bridleway
  - Penn House Estate Permissive Paths
    -  North-South Horse Ride\*
    -  Walk 3
    -  Walk 4
    -  Walk5

\*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 PENN9 Sustainable Travel Network

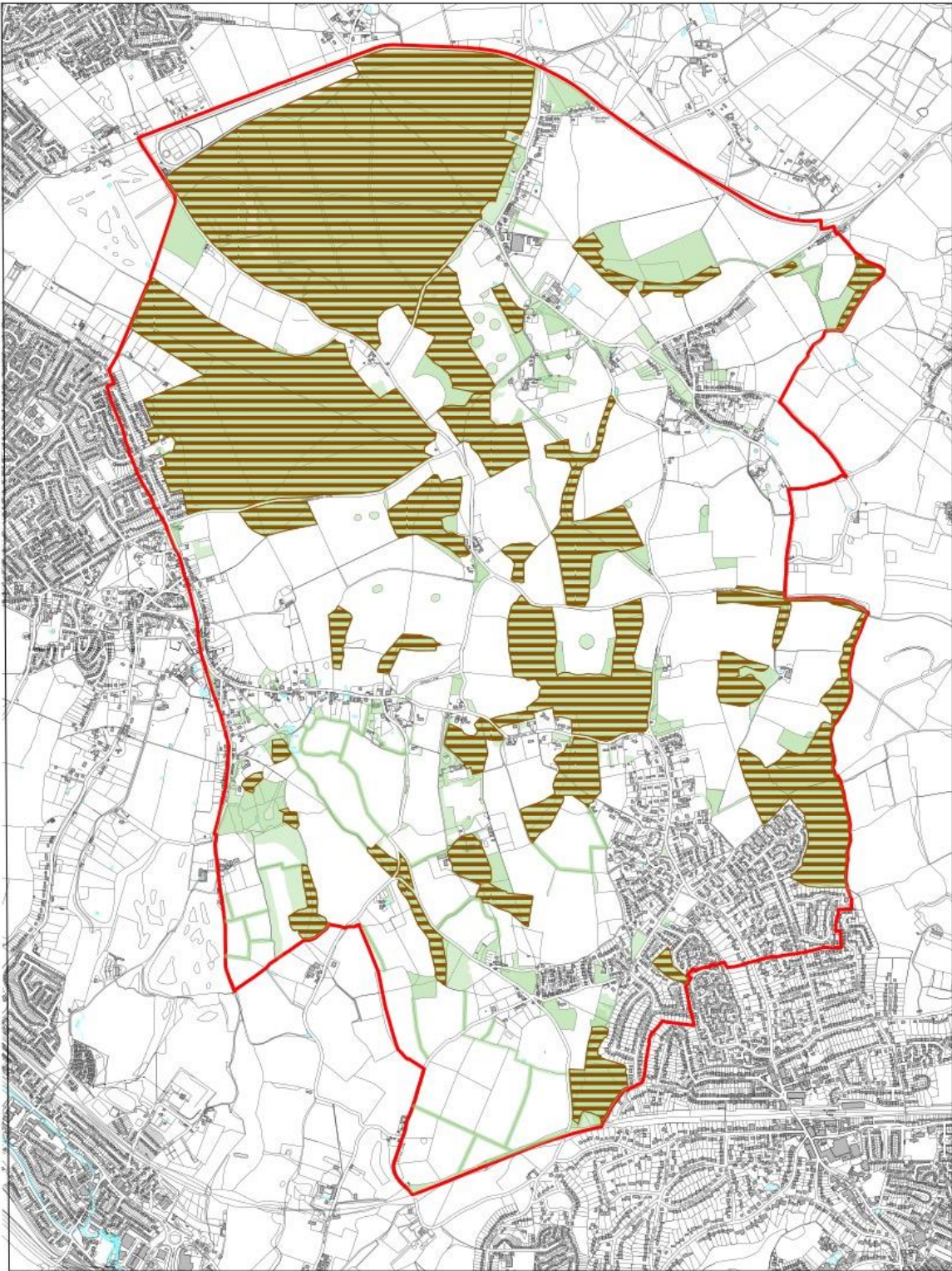
 Footpath

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 CODE

# Penn Parish

Design guidance and codes

**Final report**  
**March 2023**

## Quality information

Prepared by	Check by	Approved by
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<b>Colin Bannon</b>		
Associate		

## Revision History

Issue no.	Review date	Reviewed by	Issue Date	Issued by	Position
6	20/03/2023	Lorna Anadachee (Locality)	20/03/2023	Daniel Mather	Graduate Urban Designer
5	17/01/2023	Chris Granville (Penn Parish)	17/01/2023	Daniel Mather	Graduate Urban Designer
4	09/01/2023	Chris Granville (Penn Parish)	10/01/2023	Daniel Mather	Graduate Urban Designer
3	20/12/2022	Chris Granville (Penn Parish)	04/01/2023	Daniel Mather	Graduate Urban Designer
2	28/11/2022	Nicole Webster (Penn Parish)	13/12/2022	Daniel Mather	Graduate Urban Designer
1	15/10/2022	Nicole Webster (Penn Parish)	31/10/2022	Daniel Mather	Graduate Urban Designer

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Introduction

# 01

# 1. Introduction

Through the Department for Levelling Up, Housing and Communities (DLUHC) Programme led by Locality, AECOM was commissioned to provide design support to Penn Parish.

## 1.1 About this report

Penn Parish has established a Neighbourhood Plan Steering Group (NPSG) in order to shape and influence development within their area. The NPSG is currently in the process of preparing their Draft Neighbourhood Plan. Locality is the national membership network for community organisations that brings local people together to produce Neighbourhood Plans. Through Locality's Government-funded support programme, AECOM have been appointed to prepare this Design Code document, which will form part of the evidence base for their Neighbourhood Plan on behalf of Penn Parish.

## 1.2 Aims and objectives

The purpose of this document is to provide an appreciation of Penn Parish's existing character, in order to create a set of design codes which will apply to any future housing development in the area. This will help to ensure that as any new development comes forward, it responds to its context and supports and enhances the quality of Penn Parish's existing character.



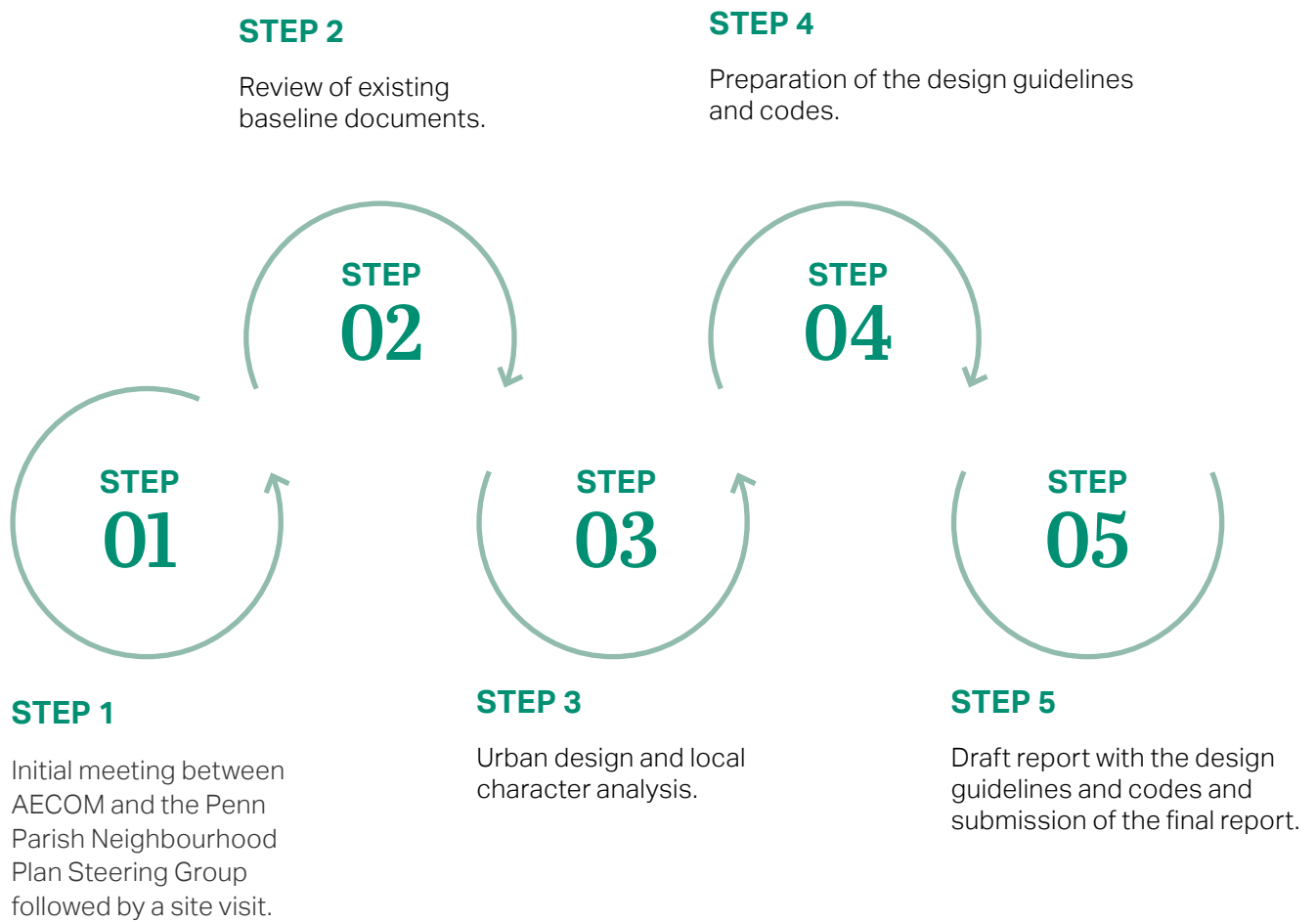
Figure 01: Penn House.

Figure 02: Winchmore Hill local history board, located on the village green.

Figure 03: Typical countryside view within the parish, Beacon Hill in Penn.

## 1.3 Process

The following steps were agreed with the Group to produce this report:



## 1.4 Area of study

Penn is a largely rural civil parish made up of five small villages and is located in the south-east of England, more specifically within the London Green Belt in between Beaconsfield and Amersham. The settlements are surrounded by Green Belt and eighty percent of the parish lies in Green Belt, Chilterns Area of Outstanding Natural Beauty (AONB) or both.

The area is well connected by the M40 which links it to both London to the south east and Birmingham to the north. It is also only half an hour from Heathrow airport via the M25. As well as this there are 3 railway stations nearby, the closest being Beaconsfield which is approximately 0.7 miles from Penn Parish. High Wycombe and Amersham (3.7 miles) are also nearby and within 5 miles from the parish. All of these stations provide links to London Marylebone and therefore make Penn an ideal place to live for a commuter as there are 3 options of stations to use.

The name of the place is Brythonic in origin, comparable with the modern Welsh toponym pen, and may mean "hill top" or "end". This is symbolic as the parish stands on a strong promontory of the Chiltern Hills. Host to many historical assets, Penn Parish is notable for the 'Holy Trinity' churches in Penn and Penn Street. Furthermore, there are over 77 listed buildings which further supports the historic status of the parish.

Holy Trinity, Penn Street is Grade II listed and Holy Trinity, Penn is Grade I listed and has strong links to Pennsylvania (William Penn) and the Quaker movement. Penn Parish

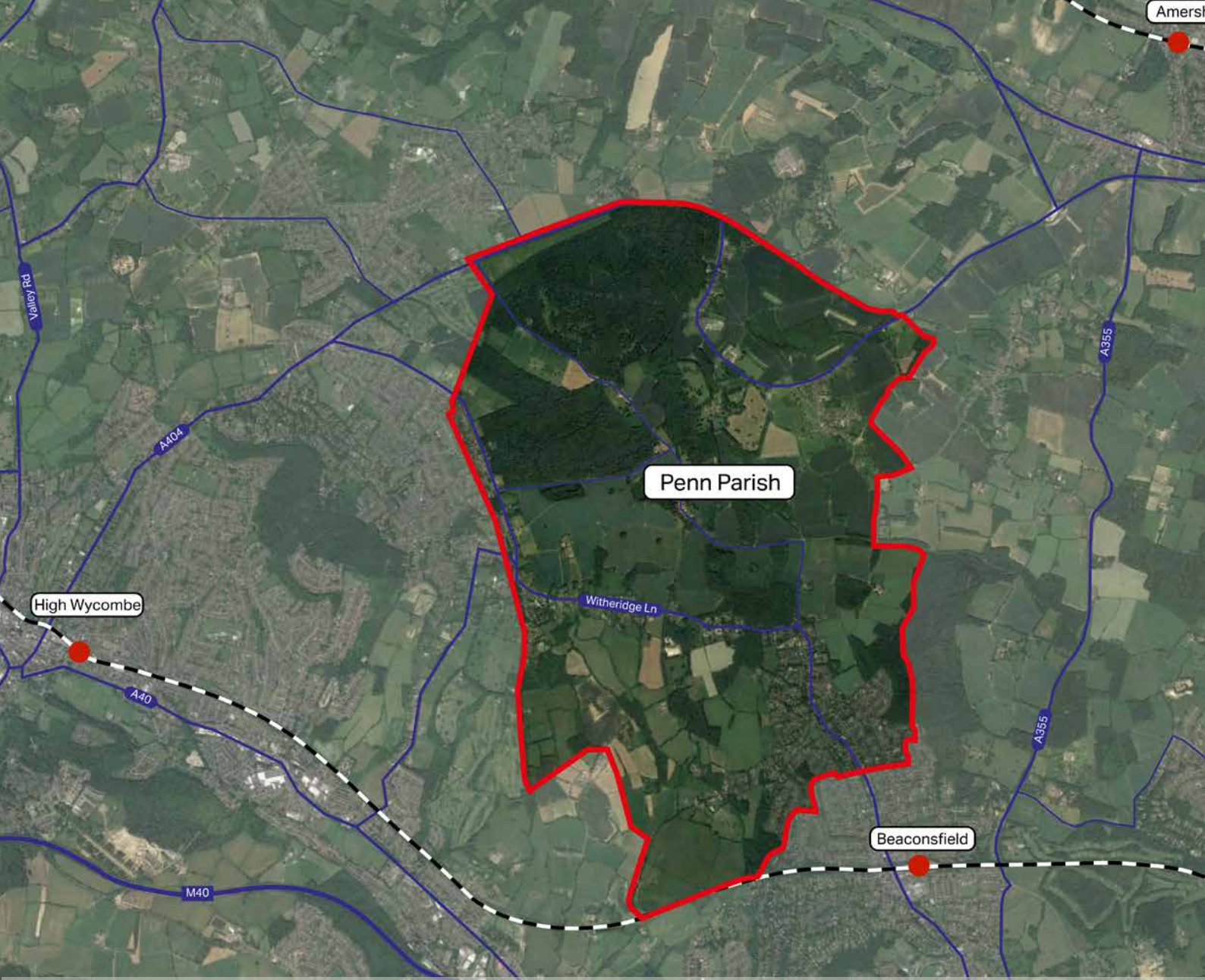
had historic industries such as tile and chair making; much of this history is available to read online via Penn & Tylers Green Residents Society (P&TGRS) and Amersham Museum.

The parish has a range of amenities for local people to utilise. Penn, Penn Street, Winchmore Hill and Knotty Green all have Commons or Village Greens. Local public houses are at the centre of each village; the Red Lion in Penn village faces the village Common, as does The Plough and Potters Arms in Winchmore Hill. The Red Lion in Knotty Green is proximate to the Village Green and Cricket Ground. Penn village also has the Crown, Penn Street has The Hit or Miss and The Squirrel and Forty Green has the Royal Standard of England.



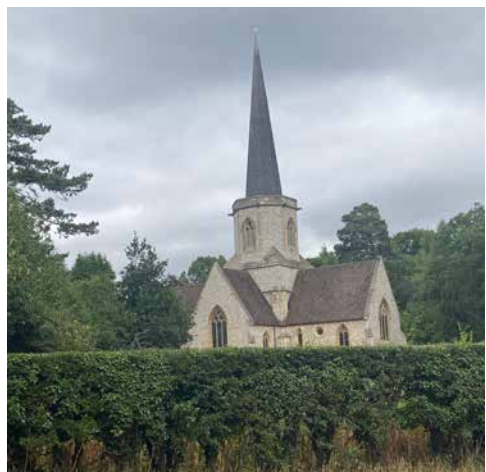
**Figure 04:** One of the many public footpaths throughout the parish which are organically formed and typically permeable.





**Figure 05:** Surrounding context of Penn Parish, including main roads and the railway line to the south.

- KEY**
- Boundary
  - Main Roads
  - National Railway
  - Railway Station



**Figure 06:** The Holy Trinity Church, Penn Street



**Figure 07:** Penn Church Hall (Holy Trinity)



**Figure 08:** Holy Trinity C of E Church, Penn



Policy context

02

## 2. Policy context

### 2.1 Introduction

The following documents have informed this report. Some of these guidelines have been produced at national level.

Any new development application should be familiar with these documents and make explicit reference to how each of them is taken into account in the design proposals.

#### **2021 - National Planning Policy Framework**

Department for Levelling Up, Housing and Communities (DLUHC)

Relevant national planning policy is contained within the National Planning Policy Framework (NPPF, July 2021). The NPPF was updated in July 2021 to include reference to the National Design Guide and National Model Design Code and the use of area, neighbourhood and site-specific design guides. Paragraph 126 states that:

*"the creation of high-quality buildings and places is fundamental to what the planning and development process should achieve and outlines that good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities".*

#### **2021 - National Model Design Code** Department for Levelling Up, Housing and Communities (DLUHC)

This report provides detailed guidance on the production of design codes, guides and policies to promote successful design. It expands on 10 characteristics of good design set out in the National Design Guide.

#### **2020 - Building for a Healthy Life** Homes England

Building for a Healthy Life (BHL) is the new (2020) name for Building for Life, the government-endorsed industry standard for well-designed homes and neighbourhoods. The BHL toolkit sets out principles to help guide discussions on planning applications and to help local planning authorities to assess the quality of proposed developments, but can also provide useful prompts and questions for planning applicants.

#### **2021 - National Design Guide**

Department for Levelling Up, Housing and Communities (DLUHC)

The National Design Guide illustrates how well-designed places that are beautiful, enduring and successful can be achieved in practice. The ten characteristics identified includes: context, identity, built form, movement, nature, public spaces, uses, homes and buildings, resources and lifespan. The Guide also reinforces the National Planning Policy Framework's objective in creating high quality buildings and places. The document forms part of the government planning practice guidance.

### **Local planning policy context**

Penn Parish lies within the newly formed Buckinghamshire Council and the new local planning authority has started the process of creating a new Local Plan for the area. The Chiltern and South Bucks Local Plan 2036 was withdrawn on 21st October 2020. Since then, four district councils have merged creating the new Buckinghamshire Council. Whilst the new Local Plan for Buckinghamshire is still in development, the 1997 Chiltern Local Plan remains the extant Local Plan, with the 2011 Chiltern Core Strategy specifying which policies were retained.

### **2017 and 2019 - Chiltern and South Bucks Townscape Character Study**

In 2017 and 2019 (additional settlements) Chiltern and South Bucks Councils undertook a Townscape Character Study (Part 3) for both districts, to inform the now withdrawn joint Local Plan. The purpose of the document was to develop an evidence base for developing a consistent Development Management policy approach to protecting the townscape character. The document identifies areas within the settlements that have potential for change, including those that are vulnerable to change or where density could be increased with the least harm to the townscape character. Lastly, the document provides planning and design principles to guide change within the different townscape character typologies.

### **2010 - Chilterns Buildings Design Guide**

The 2010 Chilterns Buildings Design Guide has been written to ensure that any development

within the AONB is both responsible and in keeping with the local character. The foreword on page 2 of the design guide states that:

*“The Design Guide has been supplemented by a series of Technical Notes on the use of flint, brick and roofing materials in the Chilterns. In addition environmental guidelines for the management of highways in the Chilterns have been produced. By disseminating this information the Board has done much to promote good design in the Chilterns over the past decade, and it is gratifying to see Design and Access Statements making reference to this advice and translating it into more carefully constructed and detailed buildings.”*



Neighbourhood Area  
context analysis

03

ELM COTTAGE

# 3. Neighbourhood Area context analysis

**This chapter describes the local context and key characteristics of Penn Parish related to history, built environment, streetscape, landscape and locally important views.**

## 3.1 Rural context

Penn Parish is nestled between the towns of Amersham and Beaconsfield. It is unusually structured in that the villages lie in a ring round the edge with open countryside at the core. This means its land and woodland face particular pressures, as amenity space.

Typically for land in the Chilterns AONB, much of this land is actively farmed. The mixture of small and large fields, often divided by large and ancient hedges, is also a key influence on landscape character of Penn.

The Chilterns Building Design Guide states that nearly all settlements in the Chilterns can be found in four types of location. These include: in valley bottoms, at the foot of the scarpface, on the ridges and plateau (where they are often associated with common land) and along the north bank of the River Thames. Penn Parish is on the ridges and plateau and indeed is heavily characterised by its village commons. These are located in Winchmore Hill, Penn Street, Penn and Knotty Green.

Winchmore Hill and Penn Street are the most rural of the settlements. Penn village shares a boundary with Tylers Green which is a village in its own right and a suburb of Wycombe. Knotty Green shares a boundary



Figure 09: Housing in Winchmore Hill

Figure 10: Houses in Penn

Figure 11: Green belt land in the parish

with Beaconsfield and is a village with a more suburban feel. Forty Green's boundary is with Knotty Green and it is smaller and far more rural in character than its neighbour.

The five villages are well connected by public footpaths and roads which allow for these communities to integrate. The footpaths are generally used recreationally and are not used to move between communities in 'everyday life'. The settlements are geographically separated by the rolling hills of the Chilterns and Green Belt. This helps give the area its rural feel despite being so close to the towns of Beaconsfield and Amersham.



**Figure 12:** View of the Green Belt and ancient woodland from the edge of Penn



**Figure 13:** Low scale housing from Winchmore Hill common

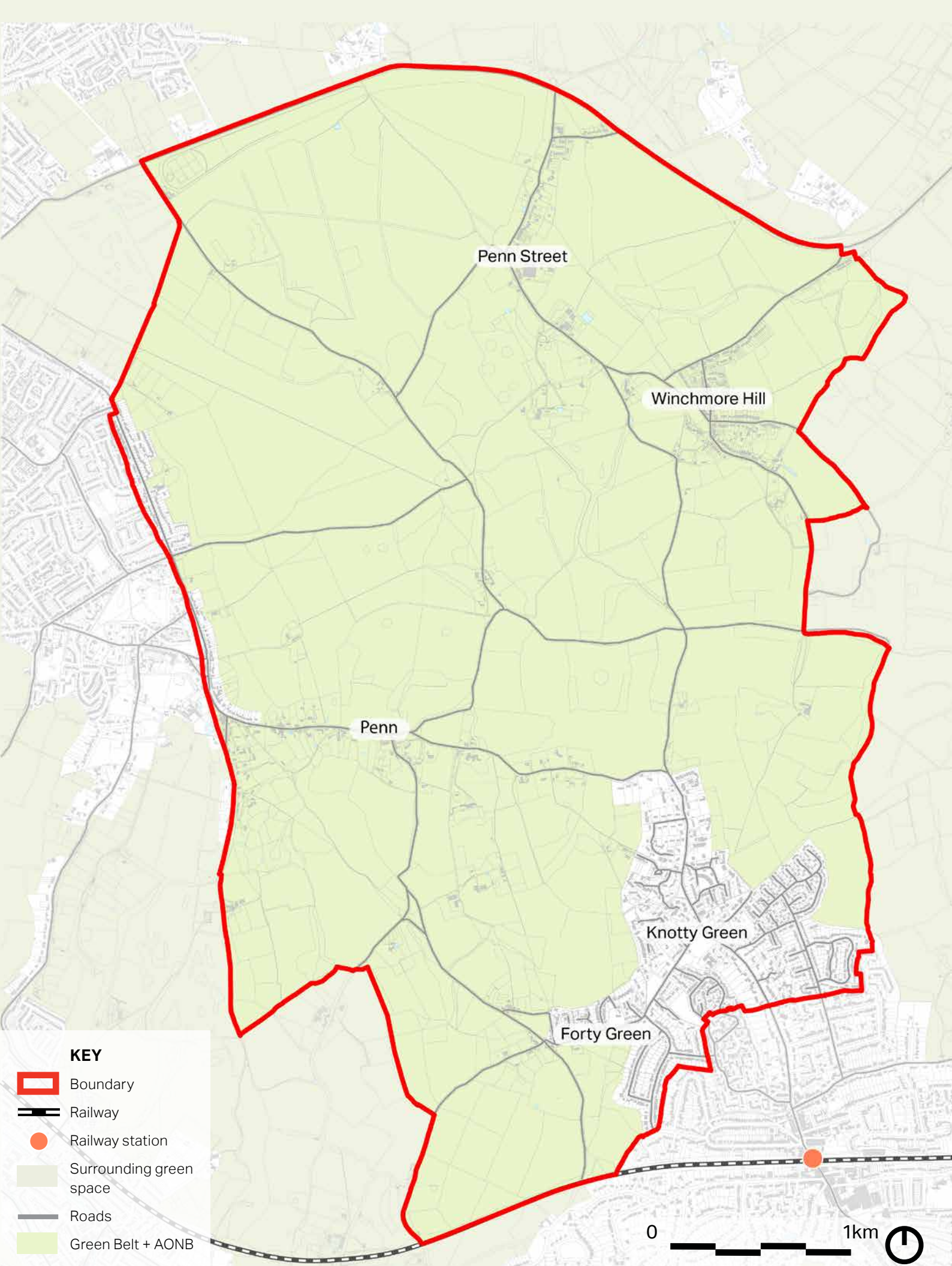


Figure 14: Map showing Penn Parish and the settlements within it.



### 3.2 Green infrastructure and views

The Chilterns is a landscape that is shaped by chalk hillsides, characterful villages, and dense woodland. As can be seen by the contour lines on the figure below, the undulating topography allows for several spots which offer stunning views of the countryside and the villages.

Much of the woodland in the parish is a combination of ancient and semi-natural woodland and ancient replanted woodland. Ancient woodlands are the richest and most complex terrestrial habitat in the UK, and they are home to more threatened species than any other. Given this, they should be respected and preserved by any future development. Much of the woodland includes footpaths which allows people to benefit from the natural beauty that surrounds them in their parish. There are also areas of land where there are woodland grant schemes which create incentives for farmers and landowners to invest in woodland creation as a mitigation measure for climate change.

In addition, there are also ancient orchards scattered throughout the parish, and allotments in Winchmore Hill, Beacon Hill in Penn and Knotty Green.



**Figure 15:** Open space to the east of Knotty Green

**Figure 16:** View from Penn into open Green Belt farmland

**Figure 17:** One of the many scenic footpaths in the parish from Winchmore Hill towards Penn Street

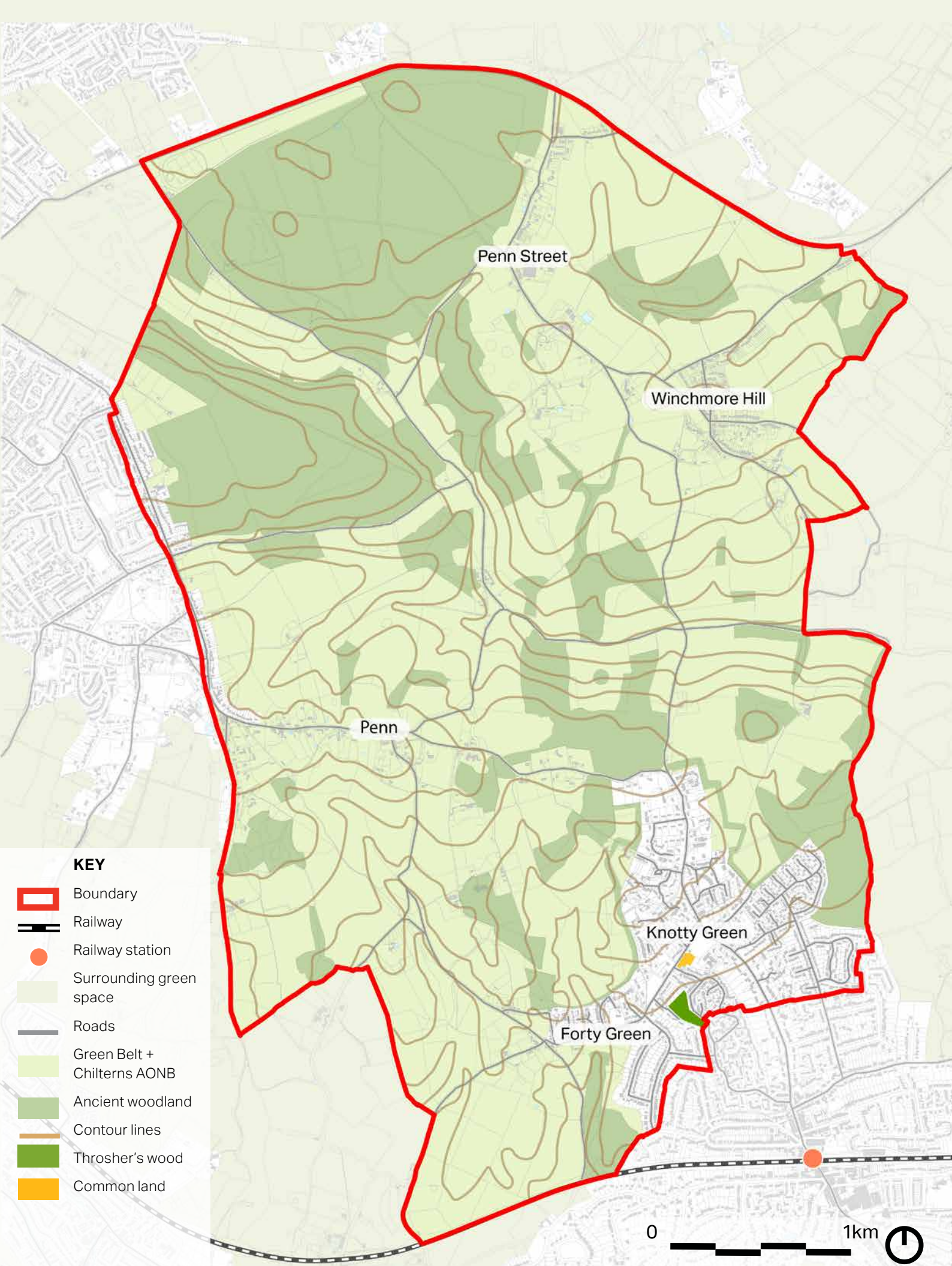


Figure 18: Map showing the green infrastructure assets within and surrounding Penn Parish.

### 3.3 Movement networks

The A404 provides direct access to the parish and Amersham and via the motorway network. Gravelly Way and Penn Street both have junctions with the A404 as does School Lane in Penn Street. Church Road and Common Wood Lane provide the west to east connectivity while the B474 rises to the south in Beaconsfield heading north into the parish. The latter provides the parish with an excellent link to the Beaconsfield railway station where there are further connections to London and Birmingham.

Most of the buildings in the parish are set along the primary, secondary and tertiary roads, with the few examples of cul-de-sacs being mainly in the more suburban areas of Knotty Green and Forty Green (in the south of the parish) with a few located in Penn village, Penn Street and Winchmore Hill. Smaller roads include: Gravelly Way, Whielden Lane, Fagnall Lane, Clay Street, Common Wood Lane and Church Road which link the villages. Many of the streets in the parish are single carriageways and are bordered by vegetation (trees and hedgerows) and residential uses.

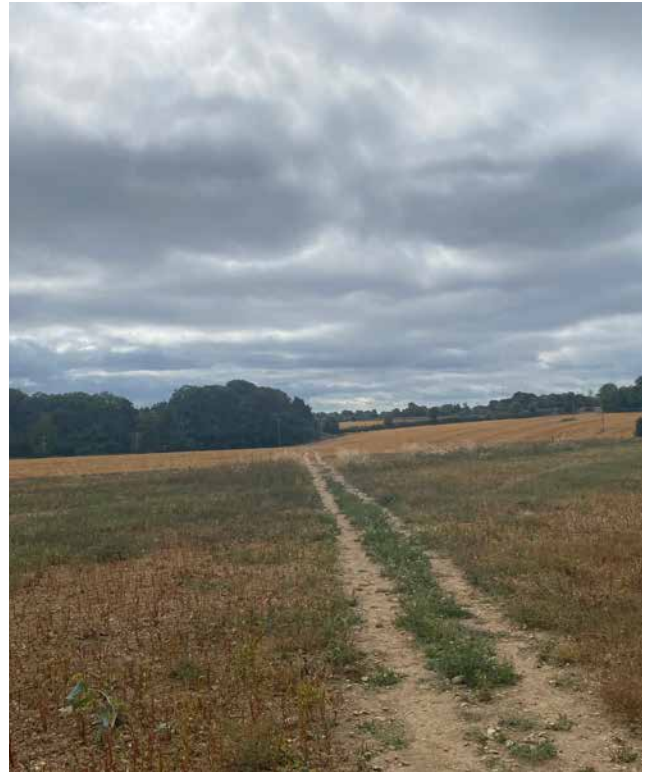


Figure 19: One of the many cross country footpaths in the parish



Figure 20: Penn Street, cutting through the ancient woodland in the north of the parish.

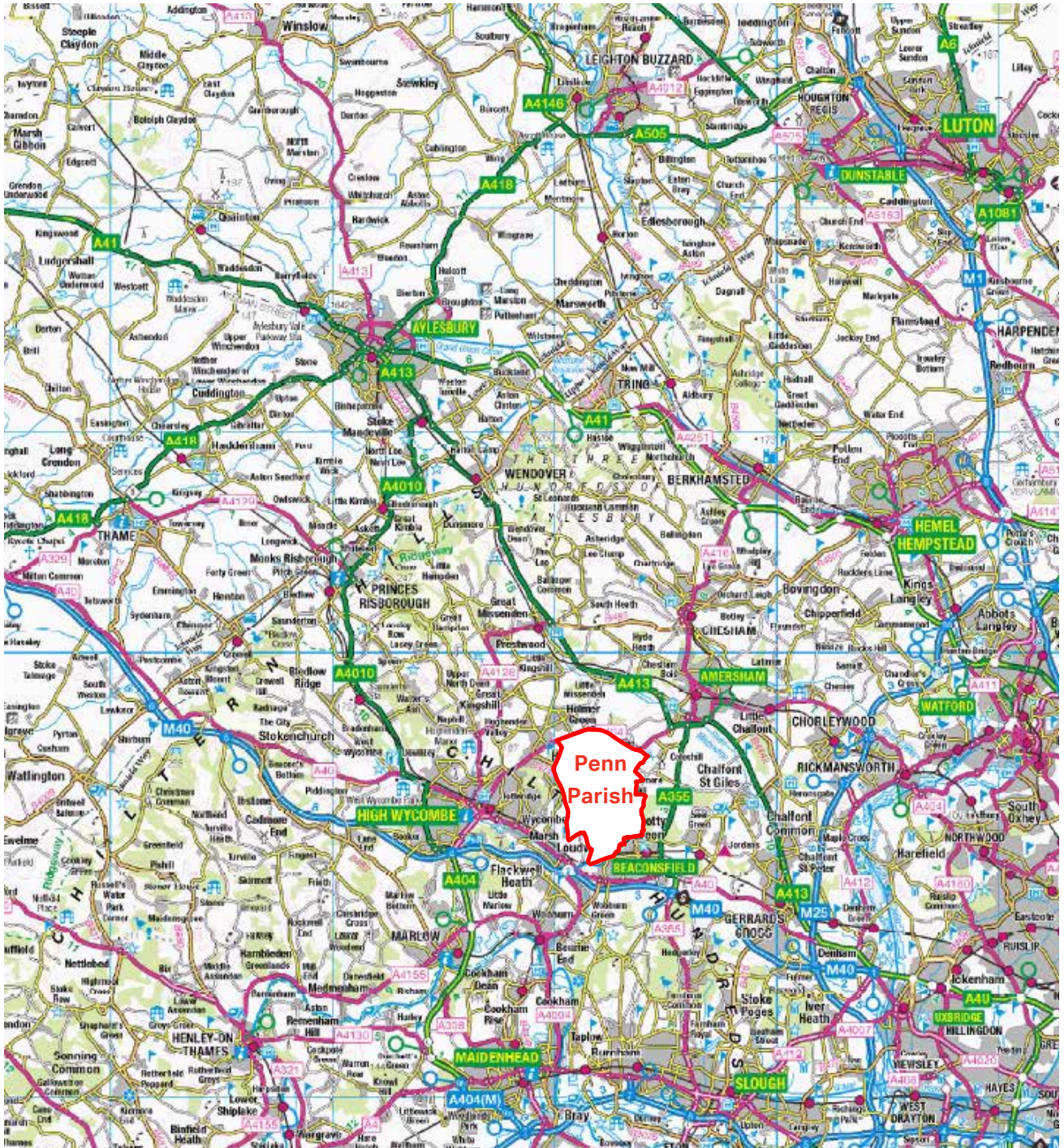


Figure 21: Penn wider connections, map using OS mapping

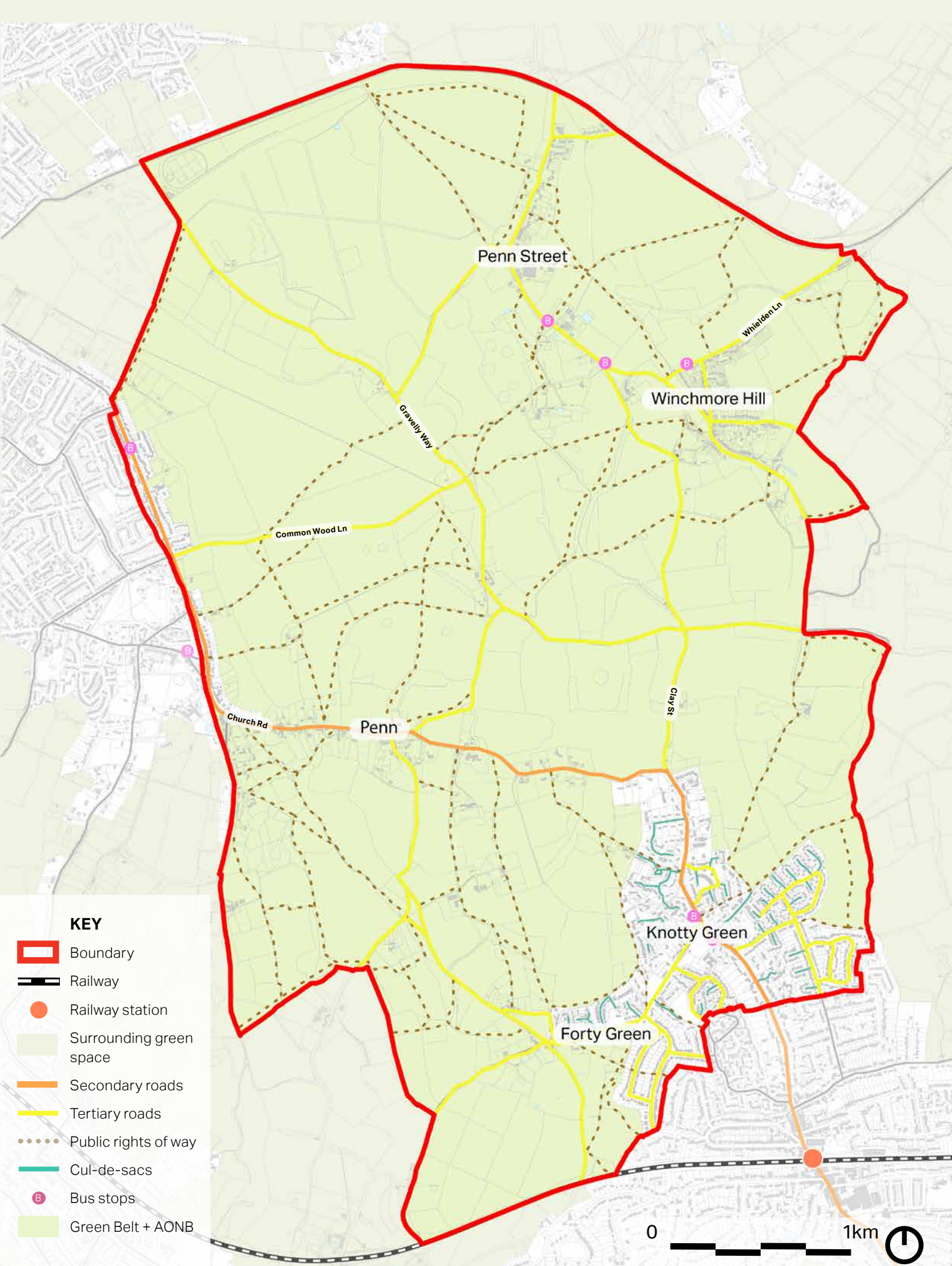


Figure 22: Map showing the movement network within and surrounding Penn Parish.

### 3.4 Heritage

The parish has 77 listed buildings. The majority of these are grade II listed with three grade II\* buildings. The only grade I listed building is the Holy Trinity Church which is in Penn village.

Winchmore Hill, located in the north east of the parish, developed around a common. The village has 4 Grade II listed buildings.

Penn Street is in the north of the parish and has a very linear feel to it. It also has a common as well as ancient woodland. There are 16 listed buildings in the area, the most significant of which being the Church of Holy Trinity which is Grade II\* listed (Figure 23).

Penn, in the centre of the parish also has a linear feel to it and gets more rural as it moves south and eastwards towards Knotty Green. Penn has over 30 listed buildings including both a Grade II\* and Grade I listed buildings, thus highlighting the historic relevance of the area.

Knotty Green in the south of the parish has a more suburban feel to it. It has 5 listed buildings.

Forty Green which has a rural feel to it and just one listed building which is the Hill Farm Cottage and Barn.

As well as this there are 2 Conservation Areas within the parish. One in Penn Street and one in Penn. This shows that the areas have rich history which must be protected from any future development. Some of the historic buildings are listed below:



Figure 23: Holy Trinity Church, Penn Street



Figure 24: Listed building 'Holy Mount'

### Listed Buildings (examples)

Church of the Holy Trinity, grade II\*. 1849 by Benjamin Ferrey. Flint with stone dressings. Some local sarsen or greyweather, some imported limestone. Decorated style. Cruciform plan with central octagon tower above square stage and capped by shingled spire. Concrete tiled roofs (see Figure 23).

April Cottage, grade II. C17 origin: front elevation C18 and early C19. Two storeys, red brick with purple headers. Two 3-light leaded casements. Brick eaves cornice. Old tile roof with ridge at higher level on right. Two stacks. Basically, timber framed.

Holy Mount, grade II\*. C20 built of roughcast with stone dressings, tarred plinths and green slate roof with 2 roughcast chimneystacks. Two storeys; 3 windows (see Figure 24).

Church Cottages, grade II. C18 refronting of C17 timber framed structure with exposed timbers at rear and internally. Flint rubble, red brick dressings, old tile roof; 2 storey, 5 bays. Three right hand bays with paired wood mullions casements; 2 left bays with modern 3 light casements.

Hill Farm Cottage, grade II. Late C16 or early C17. Two storeys. Timber frame, brick infill. Old tile roof with 2 gables. Letter L-plan; 2 casements (see Figure 25).

Fagnall Farmhouse, grade II. C17. Two storeys. Timber frame, brick ground floor and infill to first floor, 3 casements. Old tile roof (see Figure 26).



Figure 25: Listed building 'Hill Farm Cottage'



Figure 26: Listed building 'Fagnall Farmhouse'

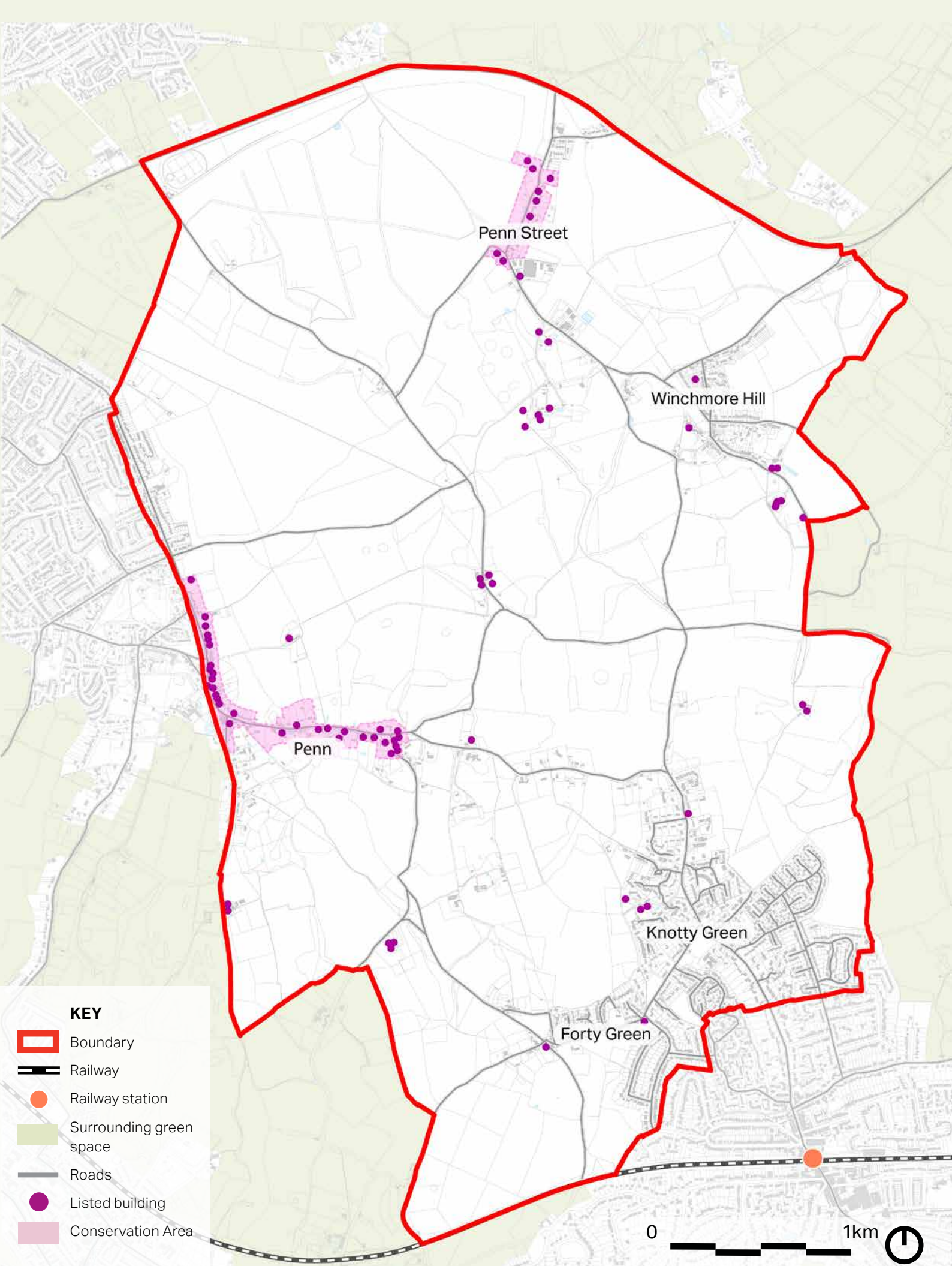


Figure 27: Map showing the historic assets within and surrounding Penn Parish.





Character area study

04

## 4. Character area study

**This chapter provides character area assessment for five character areas identified.**

### 4.1 Defining the character areas

Following on from the analysis set out above, this chapter focuses on the different character areas within the parish. The different areas are characterised by variations in topography, movement, views and landmarks, green space and landscape cover, public realm and streetscape, built form and architectural details. Principally, they are defined by the existing villages. Penn, Winchmore Hill and Knotty Green are all discussed in the Chiltern and South Bucks Townscape Study.

The parish has character areas (See Figure 28), which have been defined with the Neighbourhood Plan Steering Group, and are as follows:

- Character Area 1: Winchmore Hill
- Character Area 2: Penn Street
- Character Area 3: Penn
- Character Area 4: Knotty Green
- Character Area 5: Forty Green

**CA1- Winchmore Hill**

**CA2- Penn Street**

**CA3- Penn**

**CA4- Knotty Green**

**CA5- Forty Green**

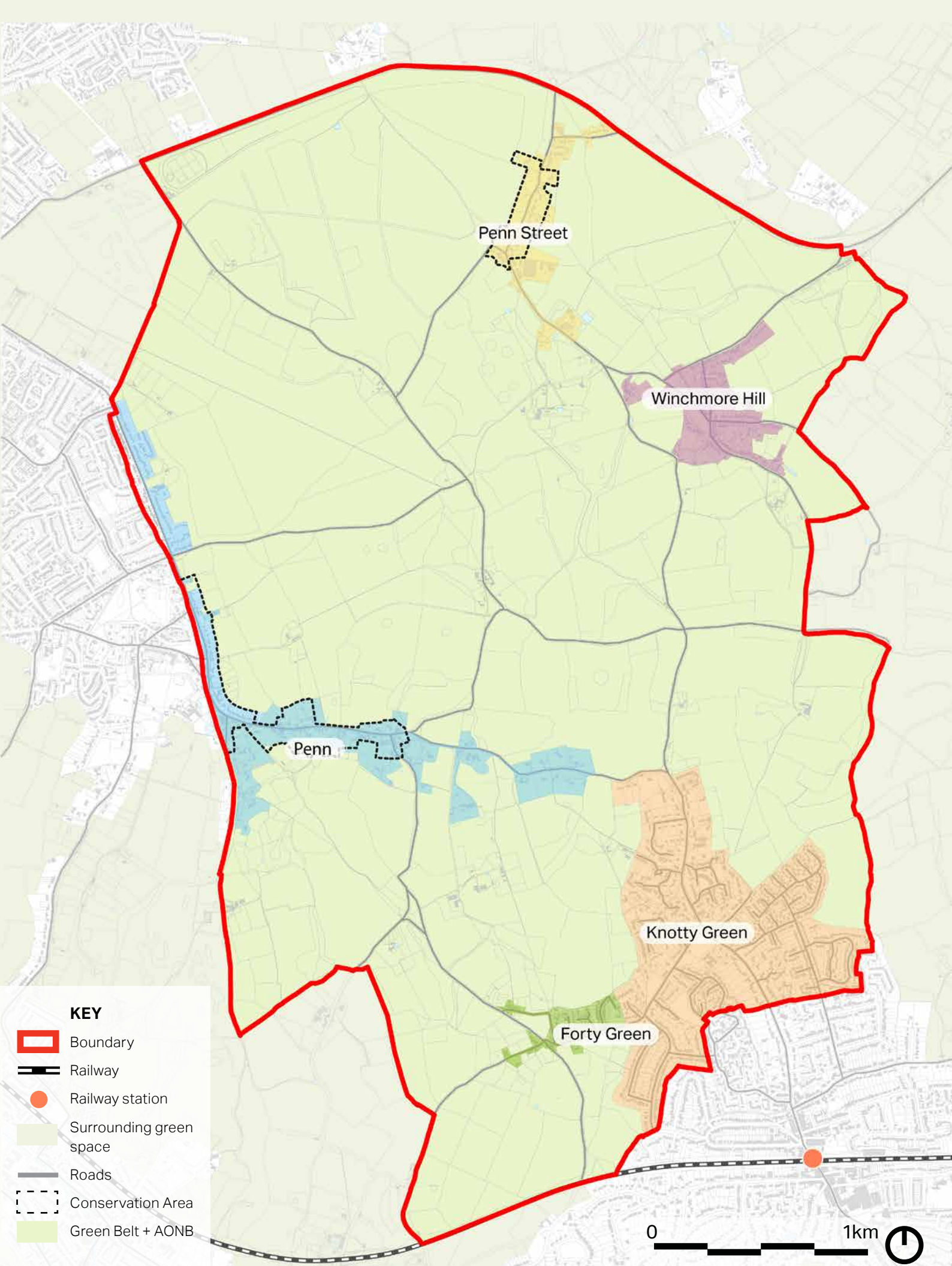


Figure 28: Map showing the character area boundaries in Penn Parish.

## CHARACTER AREA BACKGROUND

### WINCHMORE HILL

Winchmore Hill is a rural settlement in the north of the parish which is surrounded by stunning Green Belt and AONB countryside. It is characterised by its low scale housing and the central common, which is the focal point of the village. Houses are of typical Chilterns construction at 1.5 to 2 storeys with low roof and dormers, constructed from locally made red brick, flint and clay tiles, sometimes with an oak timber frame. These are historic Chilterns materials which are highlighted in the Chilterns Building Design Guide. As well as this, footpaths in Winchmore Hill are generally unmade, which adds to the rural feel of the area. Winchmore Hill is also within the Chiltern and South Bucks Townscape Study.

### PENN STREET

Penn Street is in the north of the parish, was originally built on common land and probably settled in between the 12th and the 13th centuries when Earl Howe's ancestors moved their manor house from Penbury to the site of the current Penn House. The historic value of Penn Street is supported by the Conservation Area which covers the village centre. This area has a pleasant rural feel to it which is derived from; the age and Chilterns design of the buildings; the common which is an attractive green space and focus for the area; and the many trees and hedges within the Conservation Area (many of which are designated as ancient woodland).

### PENN

Penn is located on the western boundary of the parish. It has significant historic assets which are protected by the Penn Conservation Area which stretches from the common area to the Holy Trinity C of E church. Locally distinctive features include Landmark historic buildings such as, a 17th century Public House, and a 17th century Old Bank House, which has distinctive Dutch gables. As well as this there is a typically

Chiltern coherent mix of vernacular architectural styles, including handmade red bricks with brown clay roof tiles, brick and flint walking and white painted weatherboarding. This is supported by the Chiltern and South Bucks Townscape Study.

### KNOTTY GREEN

Knotty Green is the largest of the settlements and is where approximately 50% of the parish's population live. It shares a boundary with Beaconsfield and therefore has a much more suburban feel to it. In the Chiltern and South Bucks Townscape Study it was found that Knotty Green has 4 areas of special character. These are Penn Road, Forty Green Road, Seeley's Estate and Hogback Road to Woodlands Drive. We now propose that the Mynchen's Estate is also considered as an Area of Special Character given the distinctive open plan nature of residential estates with consistent pattern of unusual architectural buildings (e.g. the Anglo-Scandinavian chalet style architecture).

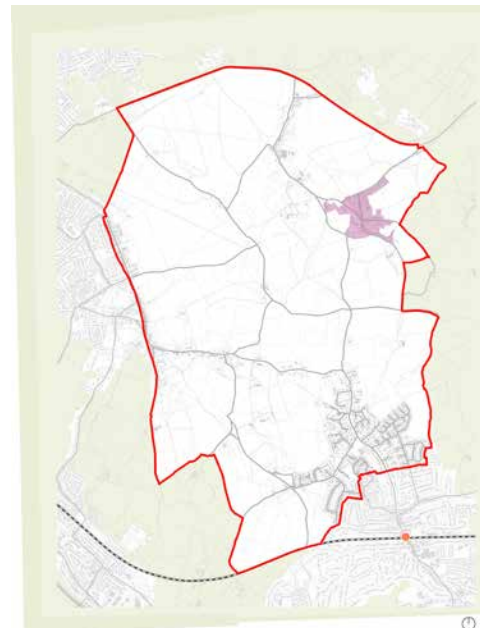
The Chiltern and South Bucks Townscape Study also found that Knotty Green has a distinctive garden suburb influence in places, including a coherent street pattern of elegant, winding residential drives, grass verges and front gardens. As well as this there are lots of mature trees which are mostly located in the exceptionally large private gardens.

### FORTY GREEN

Forty Green is a small settlement which borders Knotty Green. Forty Green Road and much of the character area is characterised by heavy vegetation in the form of high rising hedgerows and trees which creates a rural and enclosed feel to the public realm. The density of housing is low with the exception of Gomms Wood Close, where it is a little higher. Forty Green provides a soft transition between the built environment and the Green Belt and AONB, something which any future development should look to replicate.

# CA1- Winchmore Hill

Winchmore Hill is located in the north-east of the parish and is one of the larger settlements in the area. As the name suggests it is at the top of one of the rolling hills in the Chilterns and therefore has stunning views of the parish and the rest of the green belt. The character within Winchmore Hill makes it feel like a rural village, as is explained below.



<p><b>Land Use</b></p>	<p>The majority of Winchmore Hill is made up of residential uses as well as there being two pubs (The Plough and Potter’s Arms) in the centre of the village near the green and the village hall. Furthermore, there is a small industrial site on The Hill which is currently owned by Securon which is a valuable employment site.</p>
<p><b>Pattern Of Development</b></p>	<p>The settlement is predominantly made up of linear roads with rows of housing either side, which is typical for a rural village of Winchmore Hill’s size. There are some instances of cul-de-sac infill developments such as Pond Close and the newer Long Meadow Close. There is a village common which is surrounded by historic buildings. Historic maps indicate that the settlement may have originated from here and expanded. This is an area that local people would like to see become one of special character.</p>
<p><b>Building Line/Plot Arrangement</b></p>	<p>Buildings are typically well setback from the road in Winchmore Hill with the exception of the terraced houses along The Hill, which leads to parking issues along that road. However, most of the dwellings in the area have large gardens and driveways, with a grass verge before the property boundary to further create a rural feel.</p>
<p><b>Boundary Treatment</b></p>	<p>Nearly all the boundaries are hedged, with wide verges, and there are very few examples of timber fences. Walls where they exist tend to be low and made of brick and flint.</p>
<p><b>Heights &amp; Roofline</b></p>	<p>Buildings in Winchmore Hill are mostly 2 storeys in height, although there are a couple of slightly taller properties on Fagnall Lane which are 2.5 storeys.</p>
<p><b>Materials</b></p>	<p>The most common materials in Winchmore Hill are red brick, flint and white render with red clay peg tiles. These are characteristic of Chiltern villages. There are also some barn conversions which use dark coloured timber for their facades.</p>
<p><b>Public Realm</b></p>	<p>The main public space in Winchmore Hill is The Common in the centre of the settlement. As well as this there are communal allotments which allows locals to produce their own food. Existing roads are narrow often with limited visibility and not suited to on street parking creating a safety hazard<sup>28</sup> for traffic and an obstacle for farm machinery and commercial vehicles.</p>

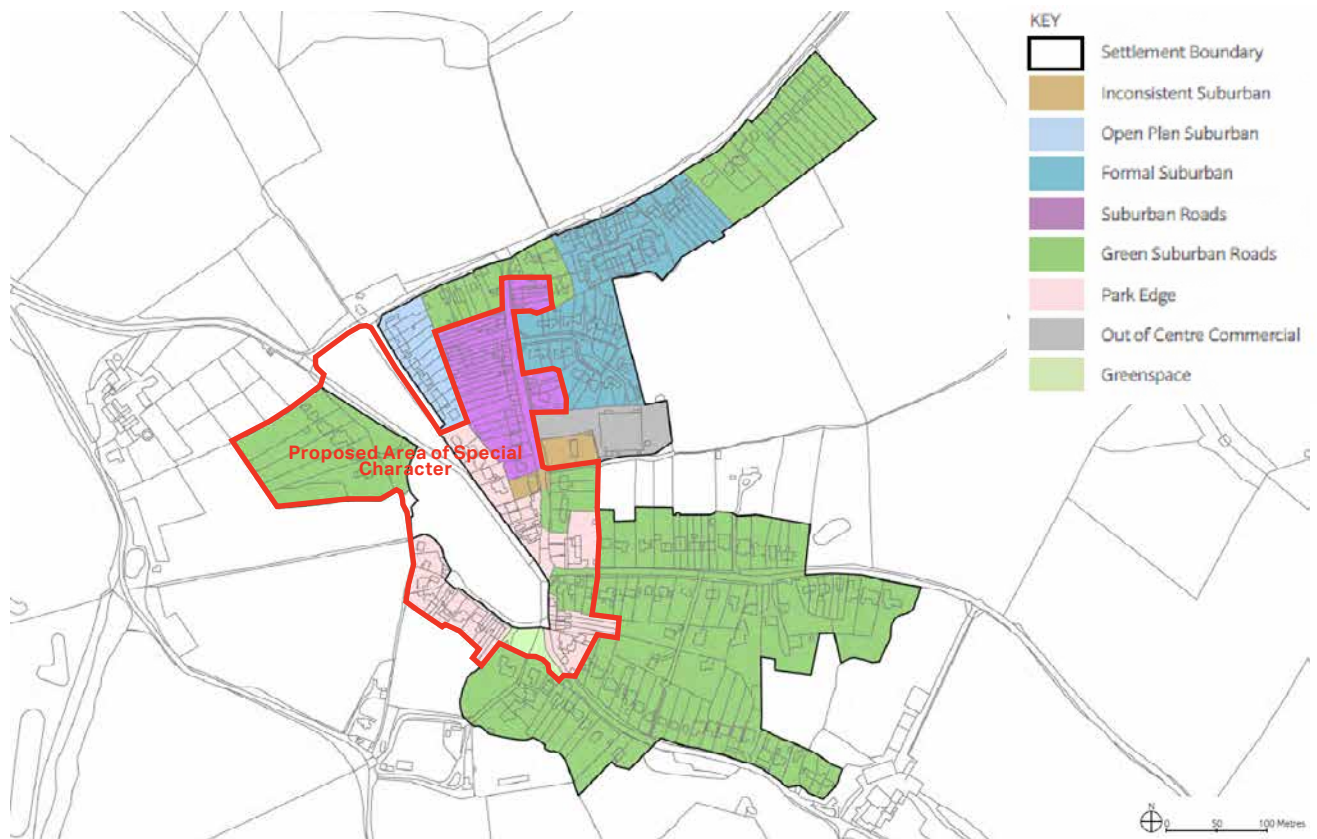


Figure 29: Winchmore Hill Character Typology from the Chiltern and South Bucks Townscape Study.



**Figure 30:** Example of semi-detached houses in Winchmore Hill



**Figure 31:** Typical street with grass verges in front of plots creating a rural feel to the area



**Figure 32:** Local signage also showing the typical vegetated boundaries in Winchmore Hill



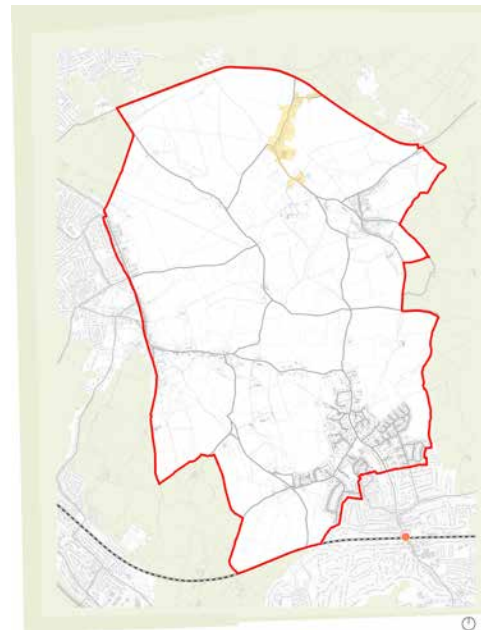
**Figure 33:** One of the two local pubs in the village



**Figure 34:** Winchmore Hill common

## CA2- Penn Street

Penn Street is a small settlement located in the north of the parish, just off the A404 and is comprised mostly of linear housing along Penn Street, surrounded by ancient woodland. This gives it a different, more enclosed feel to the other settlements. Much of the settlement around the village green is engulfed by the Penn Street Conservation Area, highlighting its beauty and historic importance to the parish.



<p><b>Land Use</b></p>	<p>Residential uses predominate. 100 years ago, almost 50 percent of the village worked on or was connected to Penn House Estate. There are a couple of pubs (The Squirrel and The Hit or Miss), a village hall, the Listed Holy Trinity Church, offices, a small industrial estate and the primary school. There is also the employment sites of De Havilland Court and Penn Street Works. Finally there is arable farming which goes on in the surrounding fields (Penn House Estate).</p>
<p><b>Pattern Of Development</b></p>	<p>Penn Street is a very linear settlement with much of the development occurring on one side of the road, allowing these properties to have views on to green space and woodland. The village green is surrounded by heritage buildings, many of which are listed, suggesting that this is an original part of Penn Street. Historic maps indicate that the settlement may have originated from here and expanded.</p>
<p><b>Building Line/Plot Arrangement</b></p>	<p>Buildings are generously set back from the road, with large front and back gardens which increases the green feel of the area. The only exception to this is a row of terraced housing facing the common, which has a much shorter setback.</p>
<p><b>Boundary Treatment</b></p>	<p>The boundary of properties is typically defined by hedges and wide verges which soften the feel of the area as well as creating rural sense of place.</p>
<p><b>Heights &amp; Roofline</b></p>	<p>Buildings in Penn Street are mostly 2 storeys in height with buildings such as the church being slightly taller. Nevertheless, the surrounding ancient woodland is taller than all of these buildings and therefore shields the settlement from the outside.</p>
<p><b>Materials</b></p>	<p>Penn Street’s Buildings are typically built using red brick, flint, render, clay tiles and other key Chiltern materials.</p>
<p><b>Public Realm</b></p>	<p>The central area is the Village Green, which is opposite the pub The Squirrel (home of the local cricket team) and the Village Hall.</p>





**Figure 35:** The Holy Trinity Church surrounded by ancient woodland



**Figure 36:** An example of detached housing which is facing onto the green



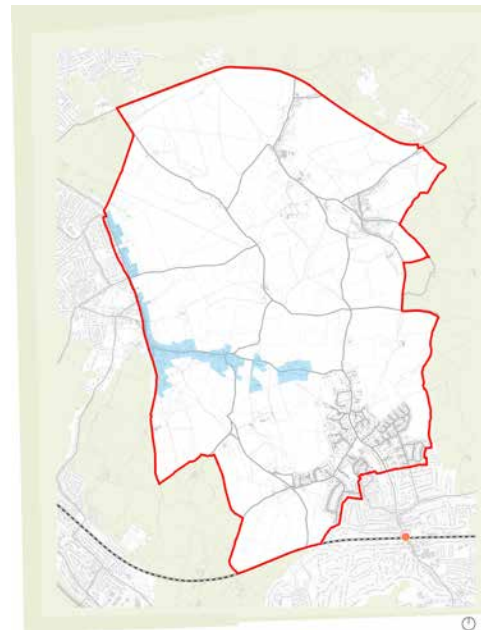
**Figure 37:** An example of terraced housing on Penn Street where there are less distinctive boundaries



**Figure 38:** Local pub opposite the common

# CA3- Penn

The northern part of Penn runs along a boundary with Tylers Green which has a more suburban feel to it, then moving down into the centre of the parish where it is engulfed by the Green Belt and feels very rural. The Penn Conservation Area runs down Elm Road and Church Road, including most of the settlement, thus highlighting the significance of the linear development that has happened.



<p><b>Land Use</b></p>	<p>Like the other character areas, Penn is firstly a residential area made up of predominantly detached housing. As well as this there are a couple of pubs (The Crown and the Red Lion opposite Penn Common), a church, a village hall and the Slades Garage which hosts a range of classic and modern motor cars. There are also employment sites on Elm Road (Winters Garage) and on Hazlemere Road (Penn Motors &amp; Gleasons Butchers, Monitran works).</p>
<p><b>Pattern Of Development</b></p>	<p>Plots in Penn are arranged in a linear fashion either side of the street. Development in the area originated from the Common (shared by Penn and Tylers Green) area and further down surrounding the Holy Trinity church. Since then historic maps suggest that the gaps have been filled in between with infill housing. There are also some examples of infill development that has taken place in more recent years.</p>
<p><b>Building Line/Plot Arrangement</b></p>	<p>Most of the buildings in the village are well set back with generous front gardens and driveways, the building line is consistent. The large setbacks allow for on plot parking which keeps parked cars off the road and benefits movement. Properties have large back gardens facing the green belt, providing the rear side of these houses with spectacular views.</p>
<p><b>Boundary Treatment</b></p>	<p>Boundaries in Penn are mainly hedges as well as some instances of low brick walls, stone walls and fencing.</p>
<p><b>Heights &amp; Roofline</b></p>	<p>The majority of the houses in Penn village are 2 storeys in height which creates a uniform roofline, however there are some instances of slightly taller houses which break up this roofline. The church is also an example of a building that is an outlier.</p>
<p><b>Materials</b></p>	<p>Materials which are the most common in Penn are red brick, render and flint with slate and clay peg roof tiles. This is typical for houses in the Chilterns AONB.</p>
<p><b>Public Realm</b></p>	<p>In the southern part of the parish, Penn Common is a green public space that is free to use. The B474 is lined with vegetation and has pavement on at least one side of the road to allow for safe pedestrian travel through the settlement.</p>

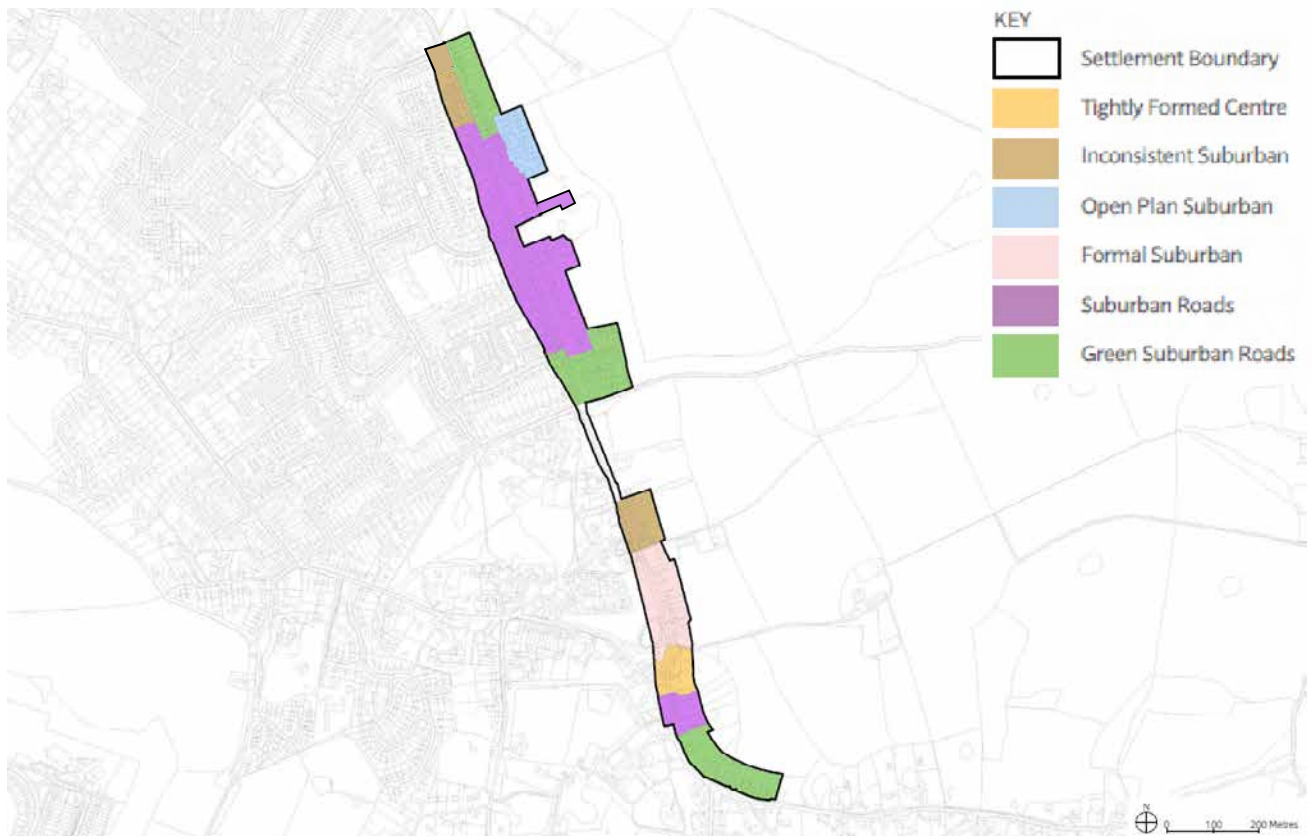


Figure 39: Penn Character Typology from the Chiltern and South Bucks Townscape Study.



**Figure 40:** Old local music shop located in the centre of Penn



**Figure 41:** Example of a low stone wall defining the boundary between public and private places



**Figure 42:** Detached house with a generous set back in Penn



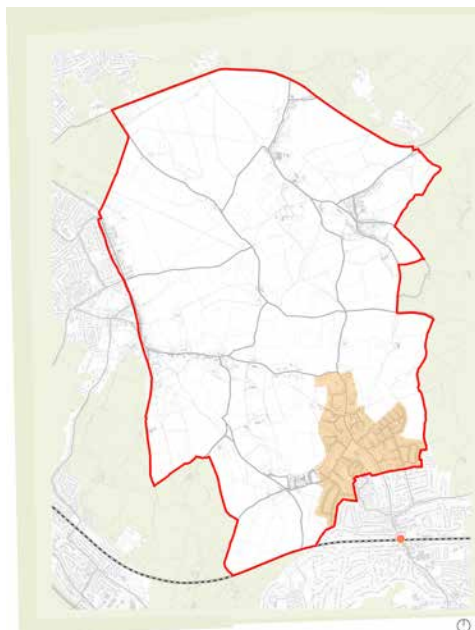
**Figure 43:** Vintage car show room located opposite the garage in Penn



**Figure 44:** View down the original Penn High Street where there used to be a mix of uses and is now predominantly residential

## CA4- Knotty Green

Knotty Green shares a boundary with Beaconsfield and is in the south of the parish. It is made up of several neighbourhoods focused on large, detached housing, developed over a period. This is the largest of the character areas and has the least rural feel to it. Within Knotty Green 4 areas have been identified as Areas of Special Character (Penn Road, Forty Green Road, Seeleys and Hogback Wood Road to Woodlands Drive) Another area The Mynchen estate has distinctive Anglo Scandinavian architecture.



<p><b>Land Use</b></p>	<p>Other than residential uses, the village is centred round a Village Green, there is an active Cricket Club, pub (The Red Lion) and a well-tended, large allotment site. There is an elderly care home and disability care facility, as well as a special school (Alfriston).</p>
<p><b>Pattern Of Development</b></p>	<p>The Chiltern and South Bucks Townscape Study notes that Knotty Green has a distinctive garden suburb influence in places, including a coherent street pattern of elegant, winding residential drives, grass verges and front gardens. On the east side of the Penn Road there has been considerable development of executive flats replacing single large houses on large plots of land. The west side of the Penn Road remains as single large houses within large plots with green borders of trees and hedges or wooden fences maintaining the green woodland road typology.</p>
<p><b>Building Line/Plot Arrangement</b></p>	<p>The building line is fairly consistent throughout the area. The Townscape Study noted that there are substantial detached houses, set back within large garden plots and contain mature trees, which contribute to a semi-rural streetscape character. Plots are arranged back-to-back where possible to ensure active edges and therefore natural surveillance in Knotty Green. As well as this there are parts of the settlements where open plan frontages are present such as the Seeleys and the Mynchen estates.</p>
<p><b>Boundary Treatment</b></p>	<p>The most common form of boundary treatment is hedges and other vegetation. As well as this timber fences and brick walls are frequently used. This helps give the area a leafy feel.</p>
<p><b>Heights &amp; Roofline</b></p>	<p>Buildings are typically between 2 and 2.5 storeys in height. The roofline is often disturbed by trees and other forms of vegetation. The Scandinavian architecture in the Mynchen estate means that the roofs are tall and in some cases take up 2 storeys. There are single storey garages and the housing is low density which allows for views towards the woodland to be retained.</p>
<p><b>Materials</b></p>	<p>Materials which are the most common in Knotty Green are red brick, render and flint with slate and clay peg roof tiles. Windows are typically coloured white which blends well with the red brick, flint and render walling materials.</p>

# CA4- Knotty Green

## Public Realm

Public realm within this character area is constrained to the Public Rights of Way network which links the surrounding settlements and Beaconsfield. Knotty Green has previously had 4 areas identified as Areas of Special Character (Penn Road, Forty Green Road, Seeleys, Hogback Wood Road to Woodlands Drive), thus supporting the idea that the public realm is characterful and worth protecting from insensitive development. There are also a significant number of paths through the estates, especially Seeleys estate, which make for easy navigation. Furthermore, north, east and west Knotty Green abuts Green Belt/AONB and ancient woodland and the footpaths allow easy access from the village to the open countryside.

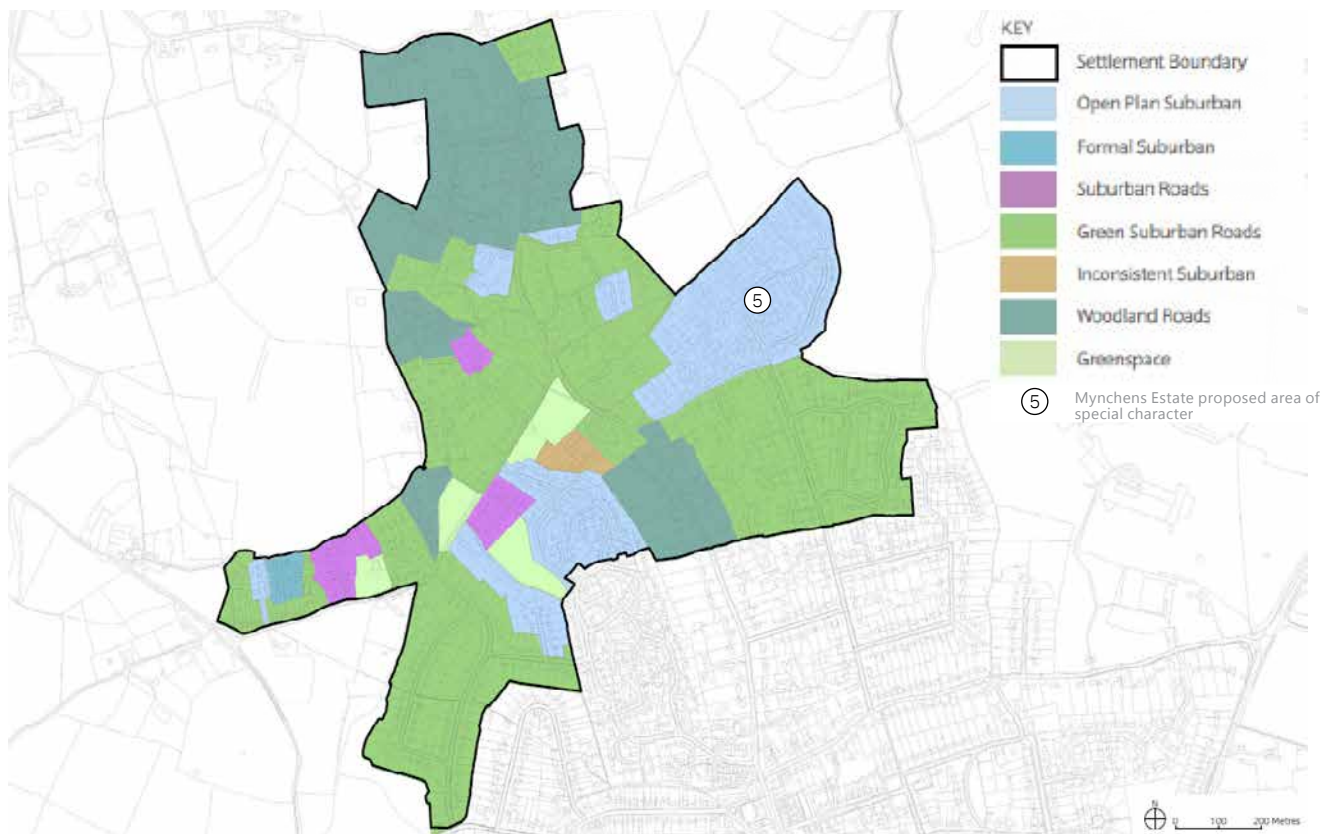


Figure 45: Knotty Green Character Typology from the Chiltern and South Bucks Townscape Study.

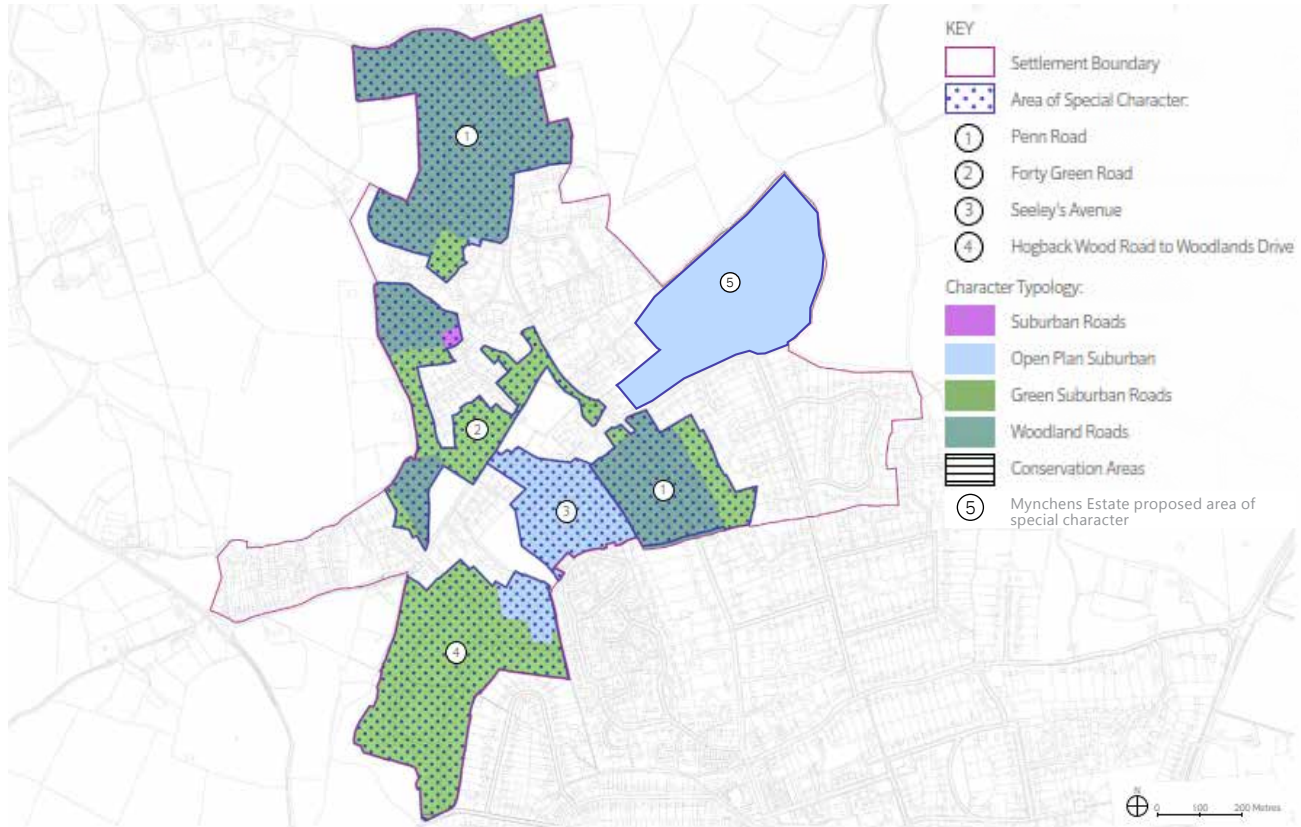


Figure 46: Knotty Green Special Character Areas map from the Chiltern and South Bucks Townscape Study.



**Figure 47:** Example of late 20th century large detached mock Tudor house on the western side of Knotty Green



**Figure 48:** House on the Mynchen estate with distinctive pitched roof



**Figure 49:** Example of one of the footpaths from Knotty Green providing quick access to the countryside

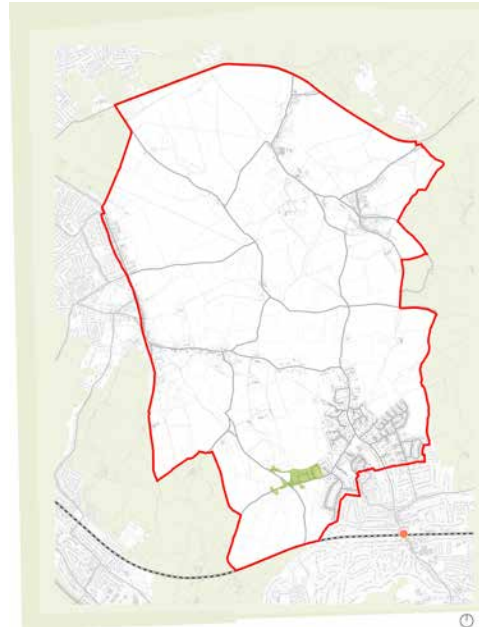


**Figure 50:** Local street displaying beech hedging as a popular boundary treatment in the local area, allowing it to keep its rural feel



## CA5- Forty Green

Forty Green is a tiny hamlet located in the south of the parish and just west of Knotty Green. It is made up of mostly private housing but is also host to a pub and agricultural land uses. It is also the most rural feeling settlement.



<p><b>Land Use</b></p>	<p>Forty Green is predominantly made up of residential uses with the single pub. Gomms Wood Close, a denser former social housing cul-de-sac as well as the Forty Green Community Hall, with a popular Day Nursery and numerous classes and a small village play area. There are also a couple of agricultural buildings within the character area.</p>
<p><b>Pattern Of Development</b></p>	<p>Forty Green is separated from Knotty Green by a small wooded area and apart from the neighbouring character area, it is isolated and surrounded by arable fields. It has evolved over the last 2 centuries largely developed from several farms, retaining the rural outlook especially to the northern boundary. Housing density is low, with exception to Gomms Wood Close which has a greater housing density than the rest of the settlement.</p>
<p><b>Building Line/Plot Arrangement</b></p>	<p>Properties are often well set back from the road in a linear fashion with large front gardens which adds to the rural feel to the area. Houses also often have panoramic countryside views from the back of the property.</p>
<p><b>Boundary Treatment</b></p>	<p>The typical boundary treatment in the area is vegetation in the form of hedges and other shrubs which helps create a rural and leafy feel to the place.</p>
<p><b>Heights &amp; Roofline</b></p>	<p>The majority of residential properties (including farmhouses) within this character area are two-storeys. The predominant roof styles are hipped and open-gabled.</p>
<p><b>Materials</b></p>	<p>Red brick, flint, timber cladding, red pantiles, black glazed pantiles as are used throughout as is typical within most Chiltern villages.</p>
<p><b>Public Realm</b></p>	<p>Public realm within this character area is constrained to the Public Rights of Way network which links the surrounding settlements and Beaconsfield.</p>



**Figure 51:** Terraced housing within Gomms Wood Close.



**Figure 52:** Sign for the Royal Standard Pub in Forty Green.



**Figure 53:** View westwards up Brindle Lane



**Figure 54:** The listed Hill Farm Cottage and Barn

Design guidance and  
codes

# 05



# 5. Design guidance and codes

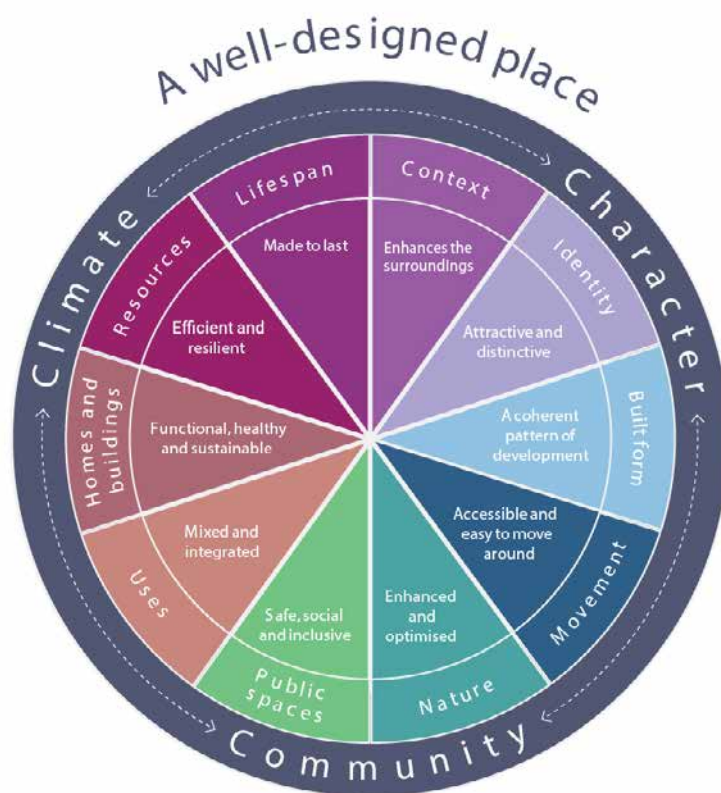
**This chapter provides guidance on the design of development, setting out the expectations that applicants for planning permission in the Parish will be expected to follow.**

## 5.1 Introduction

The following section describes a set of design codes that have been put together based on the existing context of Penn Parish.

These codes will aim to guide any changes or development within the parish to ensure the local character is respected whilst allowing space for innovation within the built environment.

The design codes have been split into five categories. The first four sections are relevant to the whole parish, while the fifth section introduces design codes for each of the identified character areas. It is important to note that codes specific to a certain character area may not be applicable to the whole parish. Both national and local guidance, as outlined in chapter 2, should be read in conjunction with these codes. These codes act as a support to these documents and should not be considered in isolation.



**Figure 55:** The 10 characteristics of well-designed places. (Source: National Design Guide, page 8).

## The importance of good design

As the NPPF (paragraph 126) notes, “good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities”.

Research, such as for the Government’s Commission for Architecture and the Built Environment (now part of the Design Council) has shown that good design of buildings and places can:

- Improve health and well-being;
- Increase civic pride and cultural activity;
- Reduce crime and anti-social behaviour; and
- Reduce pollution.

This document seeks to harness an understanding of how good design can make future development as popular as the best of what has gone before.

## Placemaking and design codes

These design codes are underpinned by a set of placemaking principles that should influence the design of future development areas, public realms, homes and green spaces, and the interfaces between them.

What designers and planners call ‘placemaking’ is about creating the physical conditions that residents and users find

attractive and safe, with good levels of social interaction and layouts that are easily understood.

The placemaking principles set out in the following pages should be used to assess the design quality of future development or regeneration proposals. These key principles should be considered in all cases of future development as they reflect positive placemaking and draw on the principles set out in many national urban design best practice documents.

The guidelines developed in this part focus on residential environments. However, new housing development should not be viewed in isolation, but considerations of design and layout must be informed by the wider context.

The local pattern of lanes and spaces, building traditions, materials and the natural environment should all help to determine the character and identity of a development.

It is important with any proposal that full account is taken of the local context and that the new design embodies the ‘sense of place’.

Reference to context means using what is around, shown in the first three chapters, as inspiration and influence and it could be a contemporary solution that is in harmony with the surroundings.

## **5.2 How this document relates to the Chilterns Buildings Design Guide**

Considering that much of the parish is located within the Chilterns AONB, development in the area is already subject to following a design guide. The Chilterns Buildings Design Guide contains practical advice for planners, architects and house owners on how to build or restore properties in keeping with the special qualities of the Chilterns AONB. It covers such topics as the setting of buildings, the design of vernacular features and the use of traditional local materials. By promoting the use of the Guide ensures consistency of design and materials across the Chilterns AONB.

The design guidance and codes in this document support the Chiltern Buildings Design Guide in general throughout the parish while going into finer detail in terms of the subtle differences of each of the character areas and therefore offer place specific guidance for each village.

## 5.3 General design guidance and codes

Based on the understanding gained in the previous chapters, this section will identify design codes for future development to adhere to. As identified in the diagnostic report, the following design codes have been created to apply to the whole parish.

Theme	Code	Title
<b>Settlement Layout (SL)</b>	SL 01	Patterns of development
	SL 02	Layout of buildings
<b>Streets and parking (SP)</b>	SP 01	Active travel
	SP 02	Car parking
	SP 03	Safeguard trees, landscaping and views
	SP 04	Street lighting and dark skies
<b>Built form (BF)</b>	BF 01	Overlook public space
	BF 02	Define front and back gardens
	BF 03	Maintain a consistent building line
	BF 04	Desired height profile
	BF 05	Establish a consistent property boundary
	BF 06	Extensions
	BF 07	Infill developments
	BF 08	Architectural details, materials and colour palette
<b>Environmental and Energy Efficiency (EE)</b>	EE 01	Features in dwellings
	EE 02	Wildlife friendly features

# SL. Settlement layout

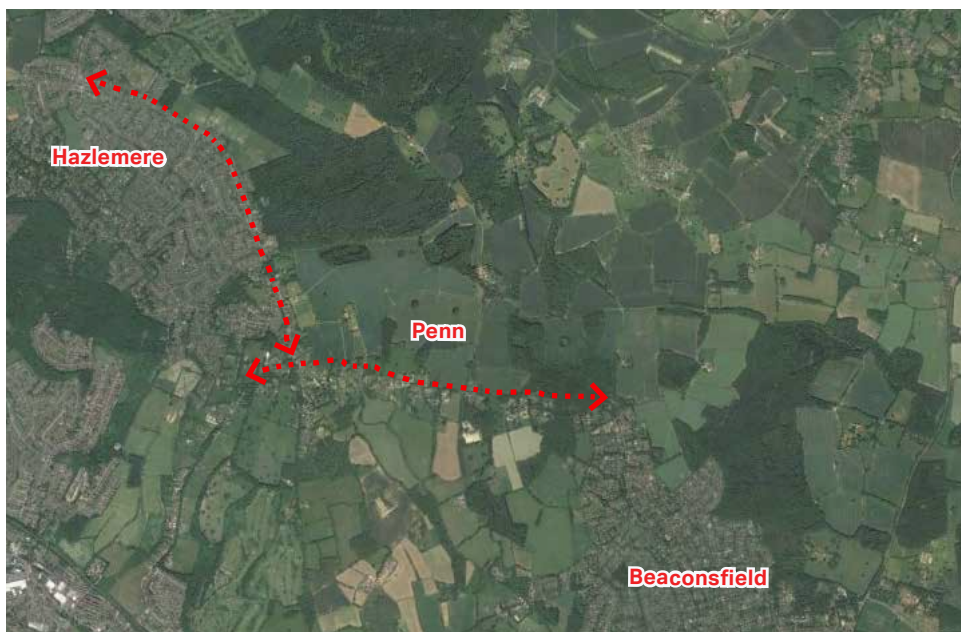
## SL 01 PATTERNS OF DEVELOPMENT

The settlements in Penn Parish have typically originated from village greens which have expanded over time. Any new development should respect the following principles:

- Any development should be sympathetic to and appropriate in its context, with appropriate density, mass and scaling when compared to surrounding buildings, and its variety and style should reflect the Chilterns vernacular, styles, set out in the Chilterns Buildings Design Guide;
- Treatment of main road frontages should include hedges and trees, in preference to wooden fencing (which should be forward planted) if used. Brick and flint walls are preferred to red brick, and large gate piers and solid gated entrances are undesirable and out of keeping with the area; open wooden, or wrought iron

gates, which provide view through to open country are preferable;

- Linear pattern settlement almost always orientates inwards towards the main road and turns its back towards the landscape to the rear. Building frontages should consider this where possible; and
- Boundary treatments can vary, from low walls to soft landscaped edges on the periphery of the settlement. Residential development with a hard edge which imposes an abrupt transition from the settlement to the surrounding countryside should be avoided.



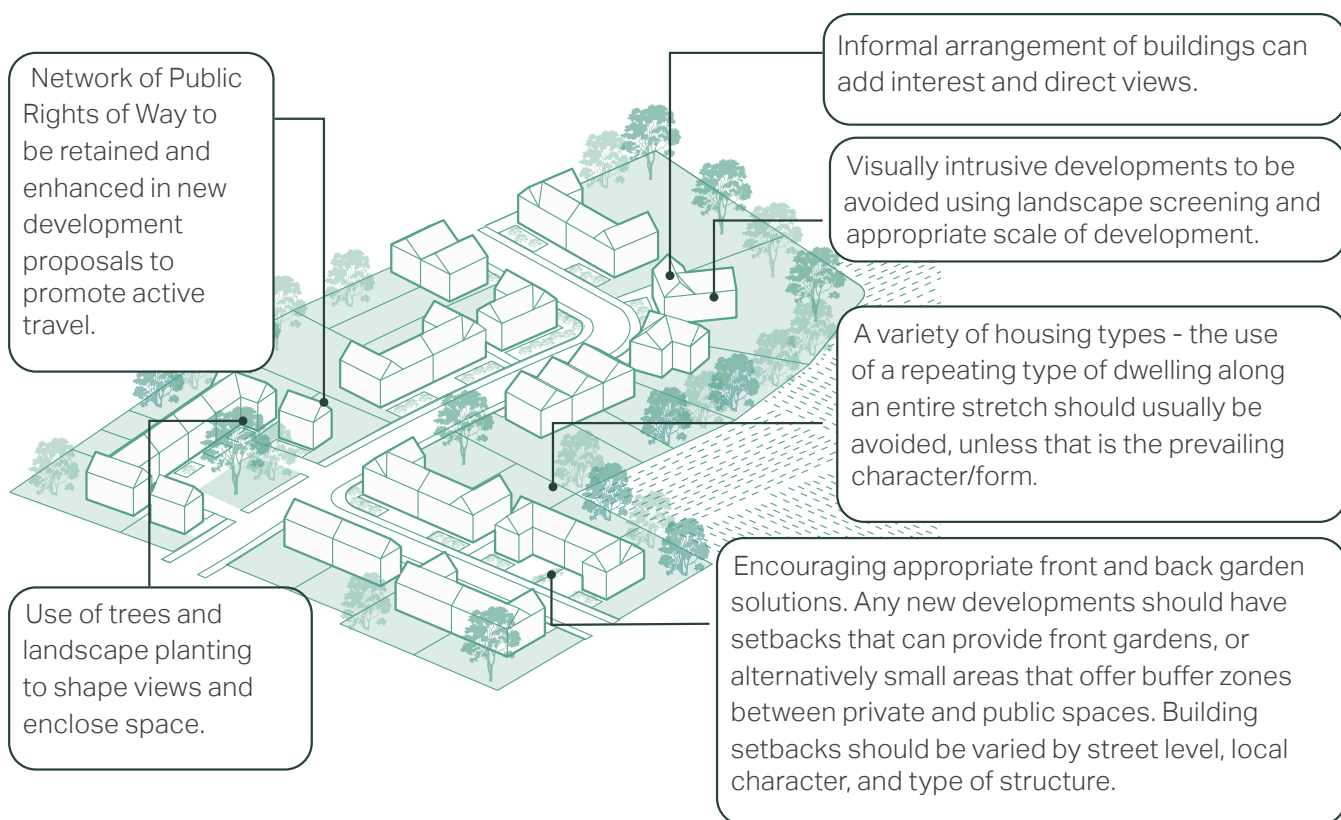
**Figure 56:** Penn's pattern of development. The development is formed between Beaconsfield and Hazlemere.



## SL 02 LAYOUT OF BUILDINGS

Penn Parish owes much of its character to its historic evolution of its buildings and settlements. New developments should respect the particular building patterns of each settlement in order to contribute positively to their character. In particular:

- Development should adopt the enclosure characteristics demonstrated in each community. New development should knit in with the existing settlement morphology by adopting similar characteristics;
- Development should be considered strategically at the settlement level and should not be considered in isolation;
- New development should be planned to be permeable, promoting active travel. at all times, providing plentiful non-vehicular connections;



**Figure 57:** Diagram showing layout of building elements such as enhancing PRow networks, respecting views and front and back garden solution which could positively contribute to local character

- Layout, density, clustering and massing should take precedent from the best examples of development within the surrounding context. Figures 58, 59 and 60 show some precedent examples from the parish; and
- New development should respond to site specific micro-climates and sun paths and use these as key design drivers to increase the environmental comfort for building users, both internally and externally.



**Figure 58:** Linear development in Winchmore Hill, with an appropriate setback for the parish.



**Figure 59:** Terraced housing in Penn.



**Figure 60:** Example of a detached house in Knotty Green.

## Development affecting the Conservation Areas and listed assets

Penn Parish has a rich history which defines the character of the area and is illustrated by the heritage buildings including Grade 1, Grade 2 and Grade 2\* listed buildings throughout the Parish. Penn and Penn Street have Conservation Areas to protect their unique linear character and their proximity to open countryside. Therefore, design guidelines should be in place to guide development in close proximity to the above assets. Those guidelines are:

- New development in close proximity to designated and non-designated heritage assets must propose green screenings to mitigate any unpleasant visual impact;
  - New development proposals should not be visually intrusive or block key views to and from heritage assets. This should be achieved through the appropriate scale and design including screening where appropriate;
  - New development should retain the existing open spaces, vegetation and trees to preserve the historic form and pattern of development in the parish;
  - The scale and massing of new development should be sensitive to the surrounding heritage assets;
  - Gaps between buildings, open views and vistas should be respected and aim to demonstrate the significance of the asset; and
- Any development within the Conservation Areas must be in line with that Conservation Area's appraisal (Penn and Tylers Green + Penn Street Conservation Area planning appraisals).



**Figure 61:** The Holy Trinity Church, located within the Penn Street Conservation Area.



**Figure 62:** Penn House, located in the north of the parish.

## SP. Streets and Parking

The following pages set out policies to consider when developing both existing and new development within the parish. They are generic design codes that apply to all areas of the parish and therefore any future development or redevelopment.

### SP 01 ACTIVE TRAVEL

Increasing the number of residents walking and cycling around the parish is an important part of improving health and the quality of their experience.

- Where there is a choice, new development in Penn Parish should be selected where it would generate the least amount of car movements and be within a comfortable distance of local services. Car dependent development or re-development should be avoided. This will help to promote active travel, an important feature in 'liveable' neighbourhoods;
- New development should ensure that pedestrian and cycle routes are incorporated into new designs to incentivise modes of active travel,
- These routes should link to key services in the villages, Beaconsfield and other existing routes to form a network of walkable areas;
- Users of public and private space are varied and include disabled users, parents/carers with buggies and young children. It is important for these users to be catered for when designing new development; and
- Walking routes along a roadway should provide safety from vehicles on the road. This requires a footway, grass verge or pavement that is wide enough to ensure pedestrians do not conflict with vehicles. Where development or redevelopment of a site is sought, cycle routes and a footway should be provided. Footpaths should also be made from a permeable surface.



**Figure 63:** Public footpath on the edge of Knotty Green going into the countryside.

**Figure 64:** Public footpath within Penn Street.

## SP 02 CAR PARKING

Parking areas are a necessity of modern development. However, they do not need to be unsightly or dominate views towards the house. Parking provision should be undertaken as an exercise of placemaking.

- When placing parking at the front of a property, the area should be designed to minimise visual impact and to blend with the existing streetscape and materials. The aim is to keep a sense of enclosure and to break the potential of a continuous area of car parking in front of the dwellings. This can be achieved by means of walls, hedging, planting, and the use of quality paving materials;
- When needed, residential car parking can be translated into a mix of on-plot side, front, garage, and courtyard parking, with minimal on-street parking;
- For family homes, cars should be placed at the side (preferably) or front of the property. For small pockets of housing, a rear court is acceptable;
- New development should look to allocate at least one parking space per bedroom in the house;
- Car parking design should be combined with landscaping to minimise the presence of vehicles; and
- Parking areas and driveways should be designed to improve impervious surfaces, for example, through the use

of permeable paving. 1 or 2 bedroom dwellings should provide at least 1.5 on-plot parking space. Dwellings with 4 or more bedrooms should provide at least 3 on-plot parking spaces (including garages).

## On-Plot Side or Front Parking

Providing off street car parking should be a condition of any development/ re-development, including conditions to ensure that garages are used for car parking, and to conditions attached to prevent conversion to residential use, unless alternative parking is provided.

- On plot or side parking in our view any minimum front garden length should be determined in relation to neighbouring properties and the village context, and be consistent with the surrounding properties, and density.
- Parking provided on driveways directly in front of dwellings should be restricted due to the visual impact that cars have on the street. Therefore, a maximum of 2 dwellings in a row will be permitted to provide parking in this way. Front gardens should be a minimum depth of 6m to allow movement around parked vehicles and also be well screened with hedgerows when providing parking space to the front of a dwelling;
- Parking being provided on a driveway to the side of a dwelling should be of sufficient length (8m minimum) so that a car can park behind the frontage line of the dwelling. This will reduce the visual impact that cars will have on the street scene. When parking is provided to the side of a dwelling a minimum front garden depth of 5-6m should be provided. As well as this permeable surfaces should be used in forecourts;
- The inclusion of EV charging points into street furniture in Penn, Penn Street, Forty Green or Winchmore Hill will be difficult as there is no street lighting.

For further information regarding the parking standards within the parish, please consult the Penn Parish Neighbourhood Plan.



**Figure 65:** Typical example of on-plot parking in the parish.



**Figure 66:** Generous front courtyard with on-plot parking within the parish. Knotty Green.

### Garage Parking

Parking being provided in a garage to the side of a dwelling should be in line with, or slightly set back from the frontage line of the existing dwelling, which is in keeping with the character of the existing parish and will reduce the visual impact of cars on the street. Garages should also provide sufficient room for cars to park inside them as well as providing some room for storage.

Garages and provided parking should meet the minimum parking standard. The minimum internal dimensions of a garage should therefore be 6m x 3m.



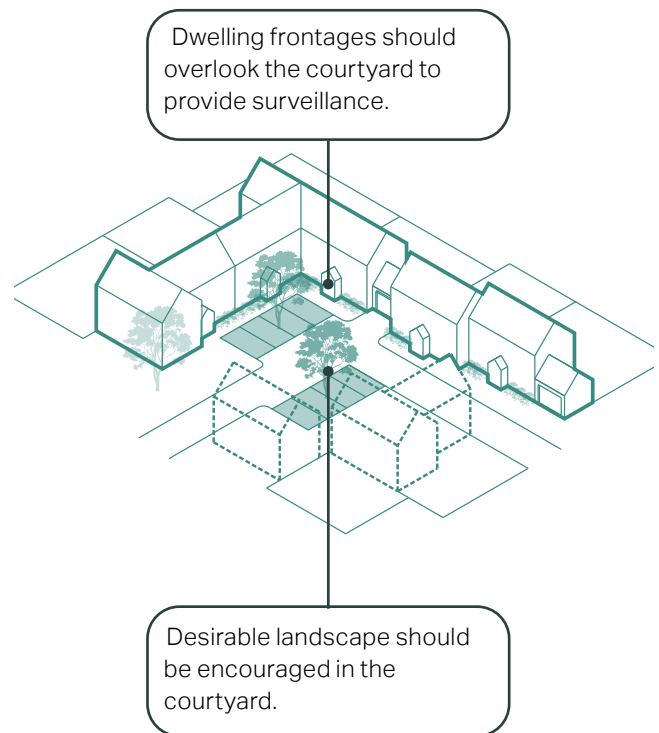
Figure 67: Garage built into modern property in Knotty Green.



Figure 68: Garage set in line with a building in the parish.

## Parking courtyard

- This parking arrangement can be appropriate for a wide range of land uses. It is especially suitable for terraces fronting busier roads where it is impossible to provide direct access to individual parking spaces;
- Ideally all parking courts should benefit from natural surveillance;
- Parking courts should complement the public realm; hence it is important that high-quality design and materials, both for hard and soft landscaping elements, are used; and
- Parking bays must be arranged into clusters with groups of 4 spaces as a maximum. Parking clusters should be interspersed with trees and soft landscaping to provide shade, visual interest and to reduce both heat island effects and impervious surface areas.



**Figure 69:** Illustrative diagram showing an indicative layout of parking courtyards



### SP 03 SAFEGUARD TREES, LANDSCAPING AND VIEWS

The abundance of trees is one of the parish's greatest assets. They provide shading and cooling, absorb carbon dioxide, act as habitats and green links for species, reduce air pollution and assist water attenuation and humidity regulation. For people, they help alleviate stress and anxiety, help with recovery from ill-health and create a sense of positive mental health and well-being. In addition, they add life to the landscape and help shape and add character to open spaces.

There are several green spaces which need to be protected such as the Ancient woodland, 4 Commons/village greens and numerous pieces of Common, the Chilterns AONB. The playground, cricket pitch, the allotment space, the land adjacent to Forty Green Road and Penn Road as well as Throshers Wood in Knotty Green also need to be protected.

The following guidelines focus on the design aspects and appearance of planting and trees in private gardens as well as public open spaces and streets.



**Figure 70:** An indicative diagram showing green spaces and landscape planting

### Planting standard

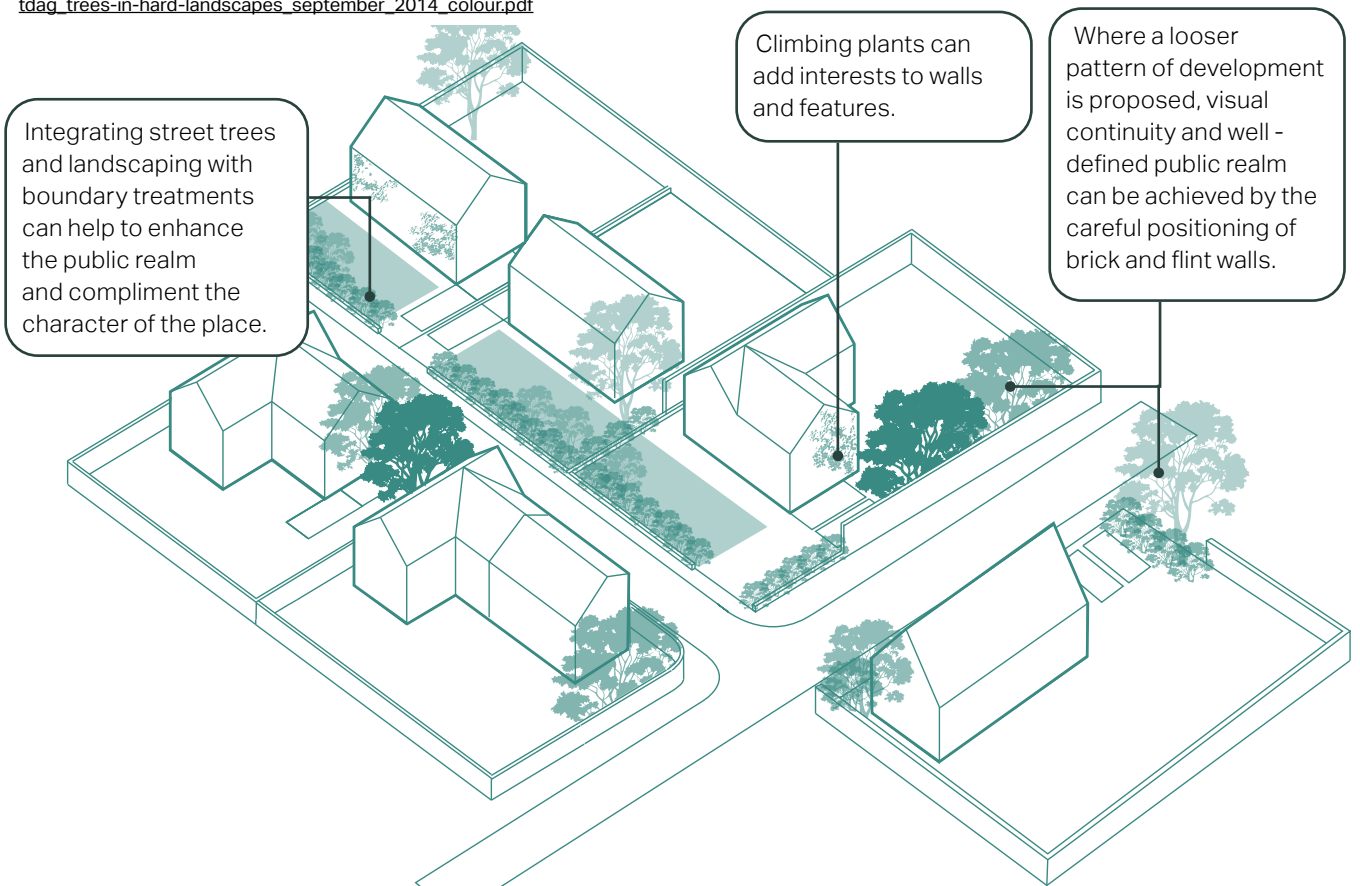
- Preserve existing native mature trees, incorporating them into the new landscape design and using them as accents and landmarks, where appropriate;
- Much of the parish is within the Chilterns AONB where there is woodland, chalk grassland, chalk streams, commonland and parkland. It appears even more heavily wooded because of the number of small copses, hedges, hedgerow and field trees and trees in gardens and villages. The 'hanging' beech woods on the upper slopes of the valley sides are particularly characteristic of the Chilterns. Any future development should preserve this characteristic.
- Consider canopy size when locating trees; reducing the overall number of trees but increasing the size of trees is likely to have the greatest positive long-term impact;
- Tree root zones should be protected to ensure that trees can grow to their mature size. Root barriers must be installed where there is a risk of damaging foundations, walls and underground utilities;
- New trees should be integrated into the design of new developments from the outset, especially within back gardens to help even 'leafy' suburban housing estates to mellow and blend into the Chilterns landscape.

- To ensure resilience and increase visual interest, a variety of tree species is preferred over a single one. Tree species should be chosen to reflect the prevailing character of the landscape, soil conditions and the associated mix of native species, but should also have regard to climate change, environmental/habitat benefits, size at maturity and ornamental qualities;
- Regulations, standards, and guidelines relevant to the planting and maintenance of trees are listed below:
- Trees in Hard Landscapes: A Guide for Delivery;<sup>1</sup>

- Trees in the Townscape: A Guide for Decision Makers;<sup>2</sup>and
- Tree Species Selection for Green Infrastructure.
- Existing mature trees should be preserved as they contribute hugely to the character of the parish. Ancient woodland and tree protection orders within the parish support this.

<sup>2</sup> Trees & Design Action Group (2012). *Trees in the Townscape: A Guide for Decision Makers*. Available at: [http://www.tdag.org.uk/uploads/4/2/8/0/4280686/tdag\\_treesinthetownscape.pdf](http://www.tdag.org.uk/uploads/4/2/8/0/4280686/tdag_treesinthetownscape.pdf)

<sup>1</sup> Trees & Design Action Group (2012). *Trees in Hard Landscapes: A Guide for Delivery*. Available at: [http://www.tdag.org.uk/uploads/4/2/8/0/4280686/tdag\\_trees-in-hard-landscapes\\_september\\_2014\\_colour.pdf](http://www.tdag.org.uk/uploads/4/2/8/0/4280686/tdag_trees-in-hard-landscapes_september_2014_colour.pdf)



**Figure 71:** Diagram showing trees and landscaping that complement the public realm and create a sense of enclosure

- BS 8545:2014 Trees: from nursery to independence in the landscape - Recommendations.<sup>1</sup>

### **Give spatial enclosure, provide screening and privacy**

The use of hedges, hedgerows trees and walls contribute to the strong character of the area and create a sense of enclosure. To respect the existing context, both the building and the boundary treatment should be consistent with the prevailing character, although there should be some allowance for some variation to provide added visual interest.

- Existing hedgerows, trees and walls should, wherever appropriate, be retained to contribute to this sense of enclosure. Additional or replacement hedges and trees should be planted to maintain the continuity of existing hedges providing continuity of hedge and hedgerow tree cover; and
- Where appropriate and feasible, any new developments should have setbacks that allow for front gardens or else a small area to provide a planted buffer zone between the private space and public space. As well as this, native hedge boundaries should be a matter of course in front of all developments/ re-developments. Where trees are removed, a native replacement should be planted.

### **Complement public realm and enhance built environment and local identity**

Planting can make an appreciable difference to the appearance of an area, as well as adding to the local identity.

- New development should use boundary features which are complementary to the street and enhance the character of the parish. The use of trees, hedges and planting in publicly visible areas, including edges and interfaces, should be encouraged;
- Climbing plants are good at screening features such as garages, blank walls and fences; and
- The village greens are a key feature to the settlements and are a big part of their history. Therefore, any development should seek to preserve and enhance the character of the village greens that are located in Winchmore Hill, Penn Street, Penn and Knotty Green.

### **Form focal points and frame views**

In addition to the intrinsic value of trees, they can also have a practical use value. In a small-scale open space, trees provide a focal point of interest.

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<sup>1</sup> British Standards Institution (2014). *BS 8545:2014 Trees: from nursery to independence in the landscape - Recommendations*. Available at: <https://shop.bsigroup.com/ProductDetail/?pid=000000000030219672>

## Character area street types that should be respected:

### Winchmore Hill

Roads are of a width that can fit cars going both directions with grass verges on either side of the highway. These provide relief for pedestrians and create a leafy feel.

### Penn Street

The road Penn Street is lined with vegetation and linear housing developments which give it its unique character which is protected by the Conservation Area legislation. Where trees are removed, a native replacement should be planted and the same goes for hedgerows

### Penn

Church Road has a linear feel both inside and outside the Conservation Area. It is lined with trees and a wide verge and pedestrian 'pavement' on the north side. Other streets that come off Church Road have a more rural feel and have no pavement on either side of the highway.

### Knotty Green

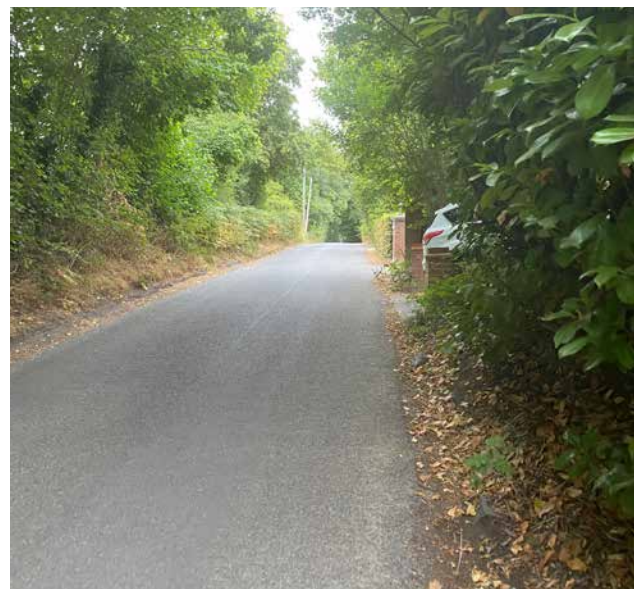
In the Chiltern & South Bucks Townscape Character Study, the roads in Knotty Green are described as woodlands roads and green suburban roads. They are of a cul de sac typology and have footpaths either side of the road.

### Forty Green

Forty Green's roads are typically narrow with no pavements. Grass verges and woodland lines the road, creating a rural sense of enclosure to the streetscape.



**Figure 72:** The view from the village green at Winchmore Hill showing how trees and other green infrastructure is used to frame the built environment in the parish.



**Figure 73:** Local example illustrating how trees in the area create enclosure.

## **SP 04 STREET LIGHTING AND DARK SKIES**

The 'dark skies' character of the countryside should be protected. Dark skies benefit both people and wildlife.

Any new development should minimise impact on the existing 'dark skies' within the settlements and reduce light pollution that disrupts the natural habitat and human health.

The following guidelines aim to ensure there is enough consideration given at the design stage:

- Domestic and industrial external security lighting should be motion detected and/or timed to protect dark skies;
- Street lighting should be avoided within areas of public realm, in line with existing settlement character; and
- Any new developments and house extensions designs should encourage the use of natural light sources.

# BF. Built Form

The following section outlines policies that should be considered by developers when creating new development within Penn Parish. Some of the following guidance is directed at development on existing plots, such as extensions, though many can be applied to both new and existing development.

In general, infill developments in all of the settlements have generous size plots with extensive external spaces. While this is appropriate when development or redevelopment occurs in those areas, other, newer, areas should be developed in a coherent form with modern best practice. That is, there should be a proportional relationship between size of plot, dwelling and spaces between the dwellings. In general however, Penn Parish exhibits a low density with heights averaging 2 storeys and a generous space between dwellings. The following illustrative diagrams show this intention and new proposals would need to demonstrate that this has been observed.

As well as this it is important to recognise that Penn, Penn Street and Winchmore Hill lie in GB4 and GB5 areas as per the Chiltern Local Plan. This impacts certain developments within these areas.

The structure of the following codes generally starts with policies on a larger scale and subsequently moves to codes related to specific built form details.



Figure 74: 2 storey terraced housing located within the parish.

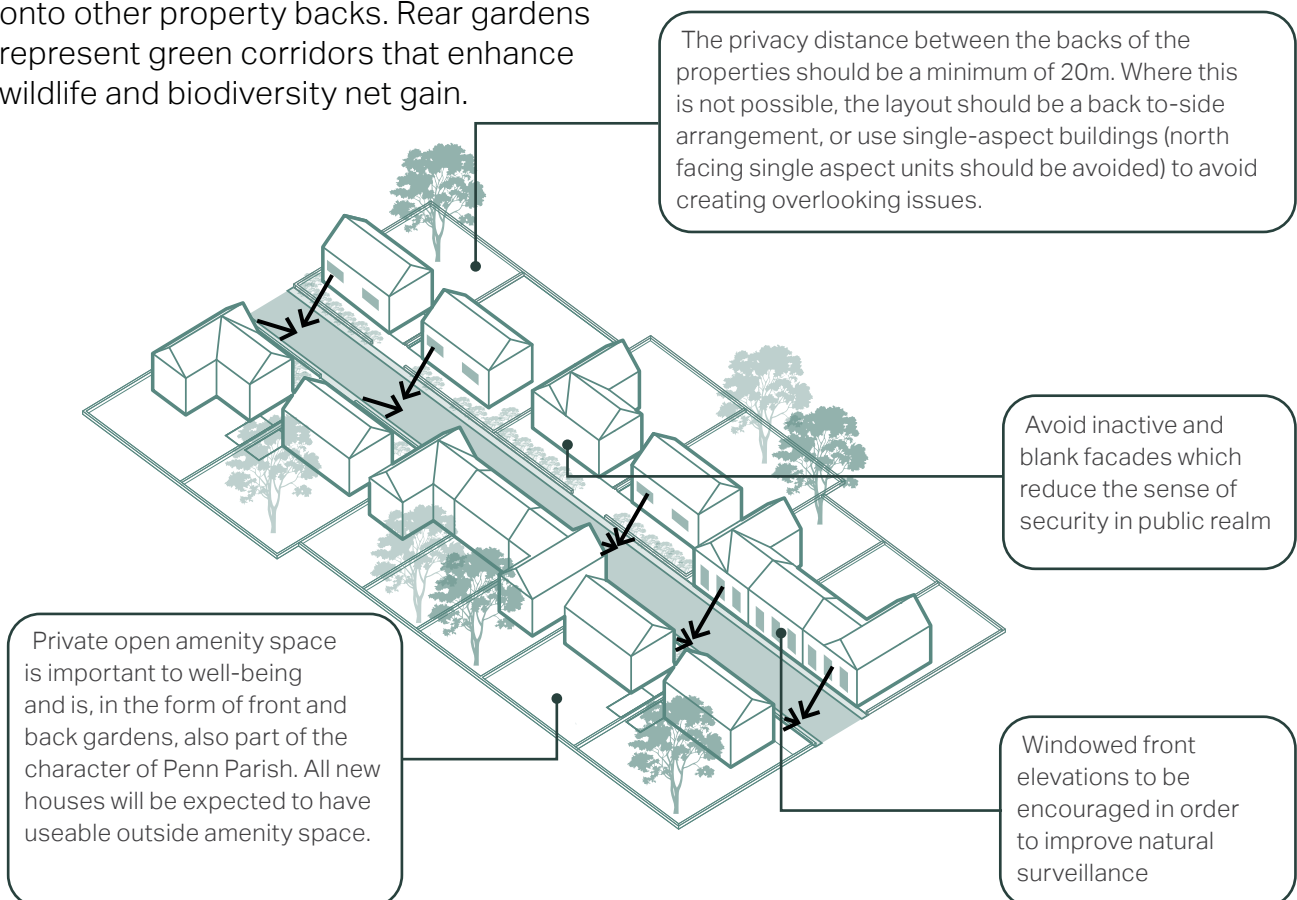


Figure 75: Detached flint house located in Penn Street.

## BF 01- OVERLOOK PUBLIC SPACE

In order to provide a sense of security and natural surveillance, the windowed front elevation of a dwelling should face the street where this is in keeping with local character. The rear boundaries facing the street should be avoided as this has a negative impact on the character of a street and reduces levels of security and natural surveillance. Rear boundaries should provide a soft transition into the natural environment such as at the settlement edge in Knotty Green, or back onto other property backs. Rear gardens represent green corridors that enhance wildlife and biodiversity net gain.

The density and appropriate size of front and rear gardens should be commensurate with the surrounding properties, and enhance and fit in with the local vernacular and this should be demonstrated by future proposals.



**Figure 76:** Diagram to highlight the importance of natural surveillance to improve security and sense of safety

## **BF 02- DEFINE FRONT AND BACK GARDENS**

The ratio of garden space to built form within the overall plot is exceptionally important to ensure that the sense of openness and green space within the parish is maintained.

Front gardens should be a minimum of 5-6 metres.

Back gardens should be a minimum depth of 10m and provide a minimum area of 50m<sup>2</sup> of useable amenity space.

North facing back gardens should exceed 10m in length to ensure sunlight is maximised.



### **BF 03- MAINTAIN A CONSISTENT BUILDING LINE**

The use of continuous building lines and setback distances contribute to the overall character of the area and the sense of enclosure of the streets and public spaces. Continuous building lines with a minimum gap create a strong distinction between public and private spaces, and provide definition to the public realm. Where buildings are more generously set back from the carriageway, the threshold spaces should be well landscaped.

- To ensure sufficient street enclosure, private front thresholds should have a modest depth and accommodate a small garden or area for planting;
- Low to medium densities in residential areas can vary setbacks in order to respond to the landscape context and the more open character of the area; and
- Front gardens can be much deeper where the topography requires so or to respond to the existing character area. It also helps to create a softer transition between countryside, green spaces and built environment.



**Figure 77:** Subtle changes in building lines within Penn village.



**Figure 78:** Building lines align in the cul de sac in Penn Street.

## BF 04- DESIRED HEIGHT PROFILE

- Development building heights should accord with the settlement character of one and two-storey dwellings;
- Roofs in the village tend to be generally traditionally pitched, with some hipped examples. New roof types and pitch should reflect this. The use of red pantile and plain clay tile is widespread and should be the main roofing material for new development in the parish along with other appropriate roof materials;
- Innovation which explores the integration of green roofs and solar tiles should be encouraged;
- Where they do not take away from the character of the settlements innovations such as solar panels and green roofs should be explored;
- The scale of the roof should always be in proportion to the dimensions of the building itself. Flat roofs for buildings, extensions, garages and dormer windows should be avoided; and
- Chimney type and height should be congruent with the typical parish chimney precedent examples.



**Figure 79:** 2 storey semi-detached building with a pyramid hip roof style and a large chimney stack.



**Figure 80:** Scandinavian style 2 storey detached building located in Knotty Green.

## BF 05- ESTABLISH A CONSISTENT PROPERTY BOUNDARY

- Buildings should ordinarily front onto streets. The building line can have subtle variations in the form of recesses and protrusions, but will generally follow a consistent line;
- Buildings should be designed to ensure that streets and/or public spaces have good levels of natural surveillance from adjacent buildings. This can be achieved by placing ground floor habitable rooms and upper floor windows facing the street; and

- Natural boundary treatments should reinforce the sense of continuity of the building line and help define the street, appropriate to the character of the area. Hedges should be preferred to fencing or boundary walls, which should be made of sustainable local materials, and front planted wherever possible.

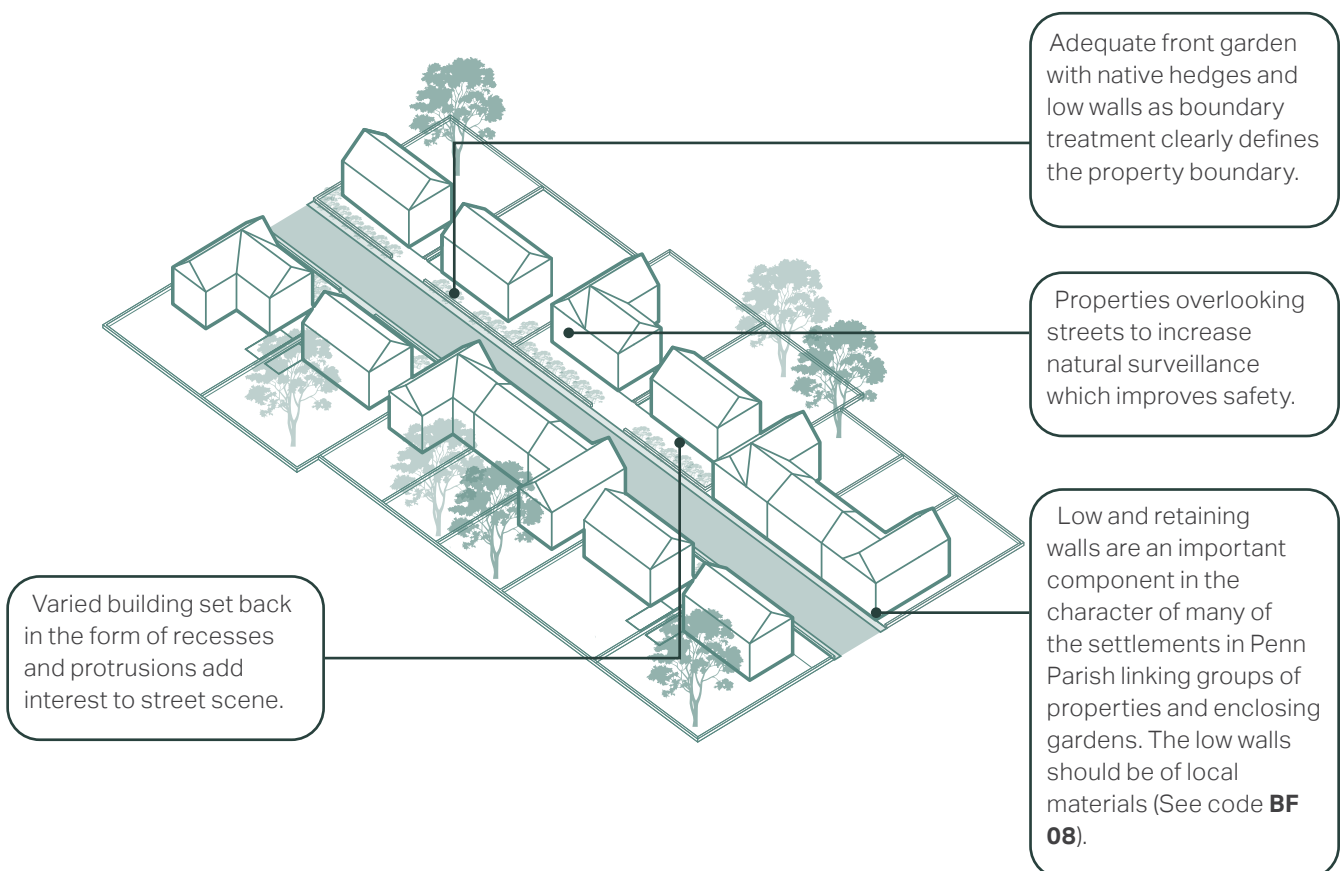


Figure 81: Illustrative diagram showing boundary treatments

- Front gardens/soft planted shallow setbacks should be provided in most instances, although it is recognised that there are some parts of Penn Parish where the prevailing character and form is one where buildings sit to the back of the footway/ highway;
- If placed on the property boundary, waste storage should be integrated as part of the overall design of the property. Landscaping could also be used to minimise the visual impact of bins and recycling containers; and
- Locally distinctive landscape features and planting, such as low wall boundary and hedges of native species should be used in new development to define boundaries. Any material that is not in keeping with the local character should be avoided.



**Figure 83:** Vegetation is a common boundary in the parish and this is an example in Penn.



**Figure 82:** Low timber fencing creates a soft boundary to The Plough pub in Winchmore Hill.



**Figure 84:** A combination of a red brick wall, hedgerows and other vegetation within the parish.

## BF 06- EXTENSIONS

There are a number of principles that residential extensions and conversions should follow to maintain character:

- Many household extensions are covered by permitted development rights and therefore do not need planning permission;
- The original building should remain the dominant element of the property
- Extensions should not result in a significant loss to the privacy of the surrounding dwellings for example from overlooking; and
- Designs that wrap around the existing building and involve overly complicated roof forms should be avoided.

regardless of the scale or number of extensions. The newly built extension should not overwhelm the building from any given viewpoint;

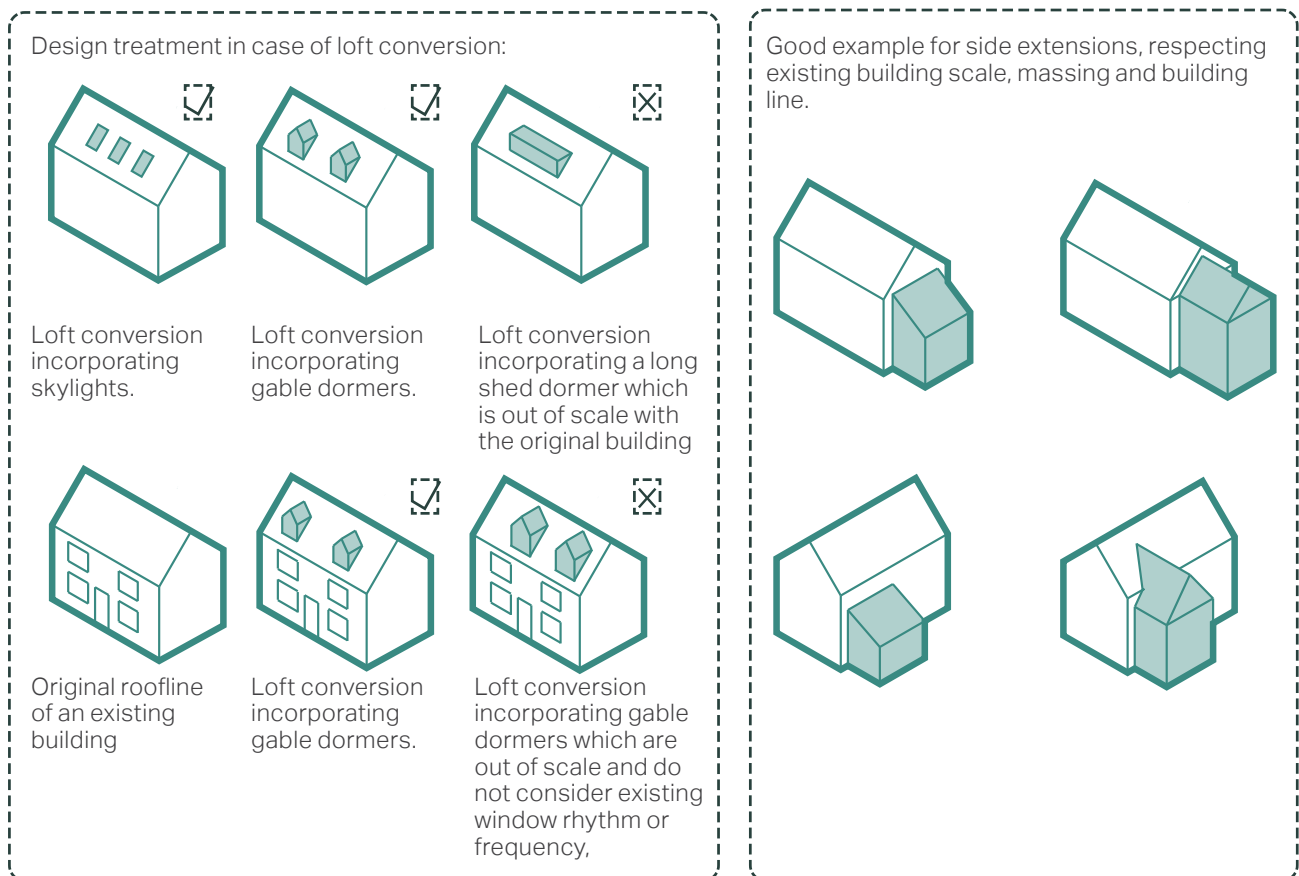


Figure 85: Some examples for different type of building extensions

## BF 07- INFILL DEVELOPMENTS

Infill sites will vary in scale, context and location within a settlement. Any new infill can have significant impact on the character and appearance of the built environment. The following principles should be applied in any future infill site:

- Infill development should complement the street scene into which it will be inserted. It does not need to mimic the existing styles but its scale, massing and layout need to be in general conformity with the existing (this is particularly ridge/eave heights, especially for terraced or dense groupings of buildings);
- The building line of new development should be in conformity with the existing. Very often, with terraced or dense groupings, the building line will be exactly the same, but in other cases it might be acceptable that it closely aligns with the existing arrangement of buildings where there is an irregular, meandering building line;
- The density of any new infill development should reflect its context and its location in the village (centre or edge), or in a smaller settlement nestled in a wider landscape. The optimum density will respond to its surroundings.
- Where there are opportunities for infill development, proposals should demonstrate that existing views and vistas between buildings and along view corridors have been considered and the aim should be that they are retained,

wherever possible. The sight lines, light and views between buildings is crucial to retaining character where infill development is proposed.

Penn, Penn Street and Winchmore Hill lie in GB4 and GB5 areas as per the Chiltern Local Plan which has the following ramifications on infill development:

- The width of the development site is closely similar to the widths of existing adjoining sites as assured along the row of dwellings and other substantial buildings;
- The curtilage for each dwelling is of a size and shape comparable to existing adjoining development; and
- The siting, scale and appearance of each dwelling is compatible with the character of existing dwellings in the vicinity of the development site.

## BF 08- ARCHITECTURE DETAILS, MATERIALS AND COLOUR PALETTE

Whilst much of Penn Parish’s housing stock was built in the 20th century, and there are numerous examples of earlier 17th and 18th century buildings. In particularly sensitive locations traditional materials should be employed in ways that are locally distinctive. These are especially important in the Conservation Areas in both Penn and Penn Street.

When deciding the type and colour of materials to use for a new building it will be important to study older buildings nearby. The aim should be to ensure that the new building complements the character of nearby buildings and integrates well into the landscape. This means that the design of new buildings in Knotty Green may be different to those in Penn Street.

Some buildings have modern extensions and alterations. New developments should respond to its surroundings and is sympathetic with its Chiltern village context while seeking opportunities to deliver decentralised energy systems powered by a renewable or low carbon source and associated infrastructure, including community-led initiatives.



**Figure 86:** Red brick house with grey tiles on the roof and red tiles on the facade.



**Figure 87:** New housing in Winchmore Hill using red brick and flint which are common materials throughout the Chilterns.



**Figure 88:** Semi-detached house with white render and red clay peg tiles.

New developments should strive for good quality design that meets climatic targets for CO2 emissions and that can be constructed sustainably, maximising opportunities for recycling.

The special character of buildings in the historic Penn, Penn Street and Winchmore Hill character areas arises from the mixture of red brick, lime render, flint and weatherboarding. This is supported by the Conservation Areas in Penn Street and Penn as well as the various special areas of character across the parish.

Informed by the local vernacular, the following pages illustrate acceptable materials and detailing for future housing developments in the parish. The use of traditional construction finishes should be specified for all new development

and repair work. Material specification, quality for repair, replacement and modern developments should be maintained. The requirement for additional housing in the parish should not trump architectural quality and character of the area.

Future developments should carefully apply this code to avoid creating a pastiche of the existing local vernacular. Detailing can be interpreted using contemporary methods to avoid this.

**Figure 89:** Traditional timber framed red brick building in the parish.



**Figure 90:** Black weatherboarding is used on Penn Street business park to try to create a barn aesthetic.





In the case of a conversion of an existing historic building into a residential use, this should look to preserve and enhance any existing heritage features, to maintain the integrity of the original building. Any new fenestration should be positioned carefully to maintain the character and balance of the building and reflect the existing design through use of complementary materials and finishes. These buildings create the opportunity to provide large single dwellings or can be split into a series of smaller dwellings.

### Wall materials

For centuries, locally produced 'red' bricks were the basic building blocks used in the Chilterns. Flint has also been a building material for centuries but it was only towards the end of the eighteenth and into the nineteenth centuries, that it was much more commonly used. Within the parish wall materials used include: red brick, flint, white render, stone and timber cladding .

### Fenestration materials

There are various materials and styles used for windows and doors in the parish such as sash, casement, wall dormer and bay windows, and apex pitched and flat porch roofs. In the Chilterns, windows are typically coloured white which matched well with the typical red brick and flint walling materials. Some windows have additional detailing. For example, above window detailing is a characteristic of Penn Street.

Poor examples of uPVC windows exist within the parish and it is important to match the profiles of historic windows as best as possible. For this reason inappropriate choice such as zinc cladding should not be permitted with new developments.

### Roofs

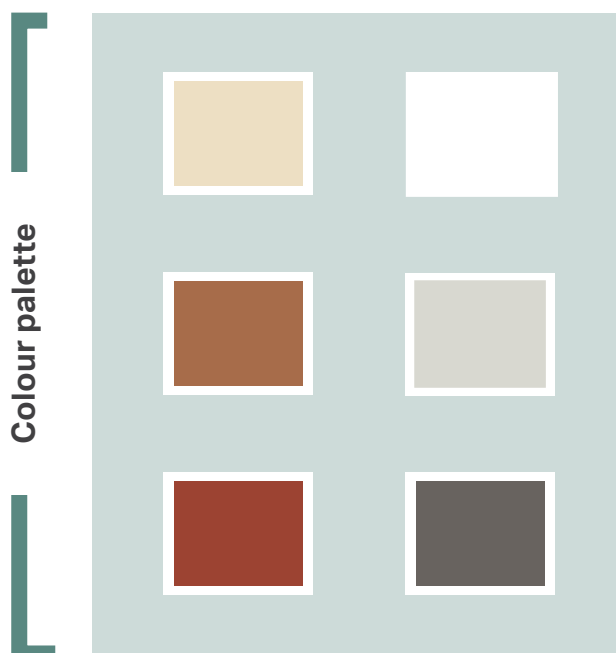
Of those roof materials in the parish, red pantile and plain brown tile are more often used. The Chilterns Building Design Guide states that pitch of a roof should where practicable be chosen to complement local examples, although, as a general rule, a lower pitch will reduce the visual impact of a large modern building.

### Ground surface materials

Generally gravel, grass and cement are used in majority of ground surfaces within the parish.

### Boundary treatment materials

There are a wide variety of boundary treatments in the village such as hedgerows, mature trees, low walls with red brick, soft landscaping and fencing.



Wall



Red brick



Timber framed render



Light colours of render



Red brick and flint (found parish wide)



Timber/ weatherboarding



Yellow brick

Fenestration



Casement window



Bay window



Sash windows



Coloured windows



Muntin detailing



Roof dormer



Apex porch



Flat door canopy

Roof



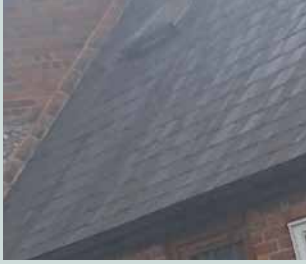
Thatched (scattered parish wide)



Red pantile (parish wide)



Plain brown tile (parish wide)



Slate (parish wide)



Corrugated iron (employment sites)



Dutch brick work and red pantile (Penn)

Ground surface



Tarmac



Gravel



Grass verge



Mix of gravel and paving



Herringbone brick paving



Cobblestone

## **EE. Environmental and energy efficiency**

Design codes in the following section apply to the whole parish. They contain important policies that will help to reduce our collective impact on the planet while allowing the natural environment in and around Penn Parish to flourish.

They include general guidance that apply to both new and existing development as some of the policies can be used to modify existing dwellings to become more environmentally sustainable.

Owing to the area's rich green space character, it is hoped that more of these policies are adopted in the future to help preserve and sustain this distinct character.

## EE 01- FEATURES IN DWELLINGS

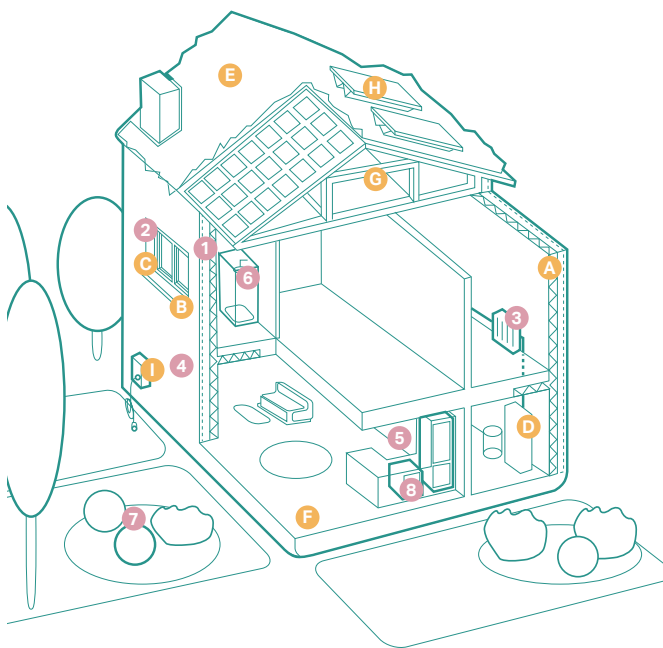
The following section elaborates on energy efficient technologies that could be incorporated in buildings and at broader Parish scale as principles.

Use of such principles and design tools should be encouraged in order to contribute towards a more sustainable environment.

Energy efficient or eco-design combines all around energy efficient appliances

and lighting with commercially available renewable energy systems, such as solar electricity and/or solar/ water heating and electric charging points.

These features will contribute towards the Neighbourhood Plan policies on net zero.










**Figure 91:** Diagram showing low-carbon homes in both existing and new build conditions.

### Existing homes

- 1  **Insulation**  
in lofts and walls (cavity and solid)
- 2  **Double or triple glazing with shading**  
(e.g. tinted window film, blinds, curtains and trees outside)
- 3  **Low-carbon heating**  
with heat pumps or connections to district heat network
- 4  **Draught proofing**  
of floors, windows and doors
- 5  **Highly energy-efficient appliances**  
(e.g. A++ and A+++ rating)
- 6  **Highly waste-efficient devices**  
with low-flow showers and taps, insulated tanks and hot water thermostats
- 7  **Green space (e.g. gardens and trees)**  
to help reduce the risks and impacts of flooding and overheating
- 8  **Flood resilience and resistance**  
with removable air back covers, relocated appliances (e.g. installing washing machines upstairs), treated wooden floors

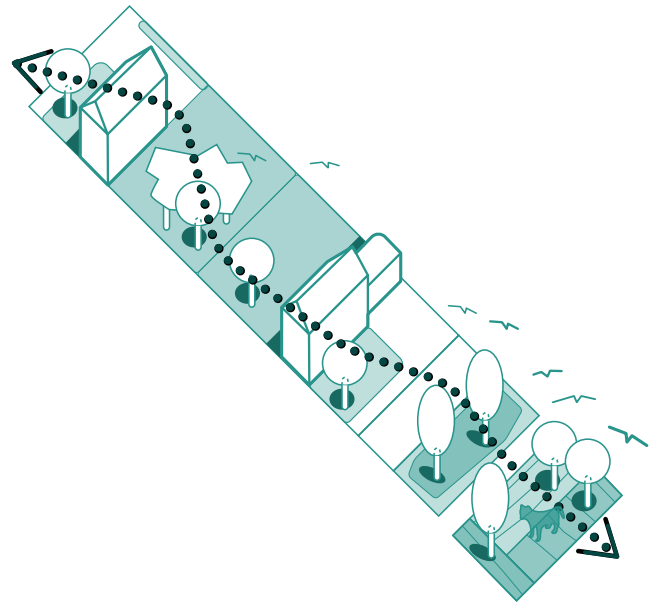
### Existing and new build homes

- A  **High levels of airtightness**
- B  **Triple glazed windows and external shading**  
especially on south and west faces
- C  **Low-carbon heating**  
and no new homes on the gas grid by 2025 at the latest
- D  **More fresh air**  
with mechanical ventilation and heat recovery, and passive cooling
- E  **Water management and cooling**  
more ambitious water efficiency standards, green roofs and reflective walls
- F  **Flood resilience and resistance**  
e.g. raised electrical, concrete floors and greening your garden
- G  **Construction and site planning**  
timber frames, sustainable transport options (such as cycling)
- H  **Solar panels**

## EE 02- WILDLIFE FRIENDLY FEATURES

Biodiversity and woodlands should be protected and enhanced where possible.

- Roadside verges, hedges, and trees should act as natural buffers and should be protected when planning new developments;
- Abrupt edges to development with little vegetation or landscape on the edge of the settlement should be avoided and, instead, comprehensive landscape buffering should be encouraged;
- New developments and building extensions should aim to strengthen biodiversity and the natural environment;
- Ensure habitats are buffered. Widths of buffer zones should be wide enough and based on specific ecological function;



**Figure 92:** Diagram to highlight the importance of creating wildlife corridors.

**Figure 93:** Examples of a bughouse decorating rear gardens or public green spaces.

**Figure 94:** Examples of a frog habitat decorating rear gardens or public green spaces.



- New development proposals should include the creation of new habitats and wildlife corridors such as planting wildflowers and bulbs on the village green spaces, meadows and verges. This could be by aligning back and front gardens or installing bird boxes or bricks in walls and improve habitat at ponds. Wildlife corridors should be included to enable local wildlife to travel to and from foraging areas and their dwelling area;
- Avoid low maintenance gardens which are harmful to wildlife by reducing hard landscaping.; and
- The loss of any tree and garden should be discouraged. Encourage permeable pavement and gardens which is beneficial to biodiversity net gain.



**Figure 95:** The ancient woodland in the parish should be protected along with other important green spaces.

## 5.4 How to apply design codes to character areas

This section illustrates how the codes introduced above might be applied in each of the character areas presented in chapter 4. This does not mean that all of the codes should not be considered throughout the parish. The codes ensure that crucial characteristics of the settlements such as the village greens, listed buildings and ancient woodland are not harmed by any future development. These should be read jointly with the previous codes.

Developers seeking to build in these areas should refer to these sections when considering the street layout, placemaking and architectural features of new development.

**CA1- Winchmore Hill**

**CA2- Penn Street**

**CA3- Penn**

**CA4- Knotty Green**

**CA5- Forty Green**



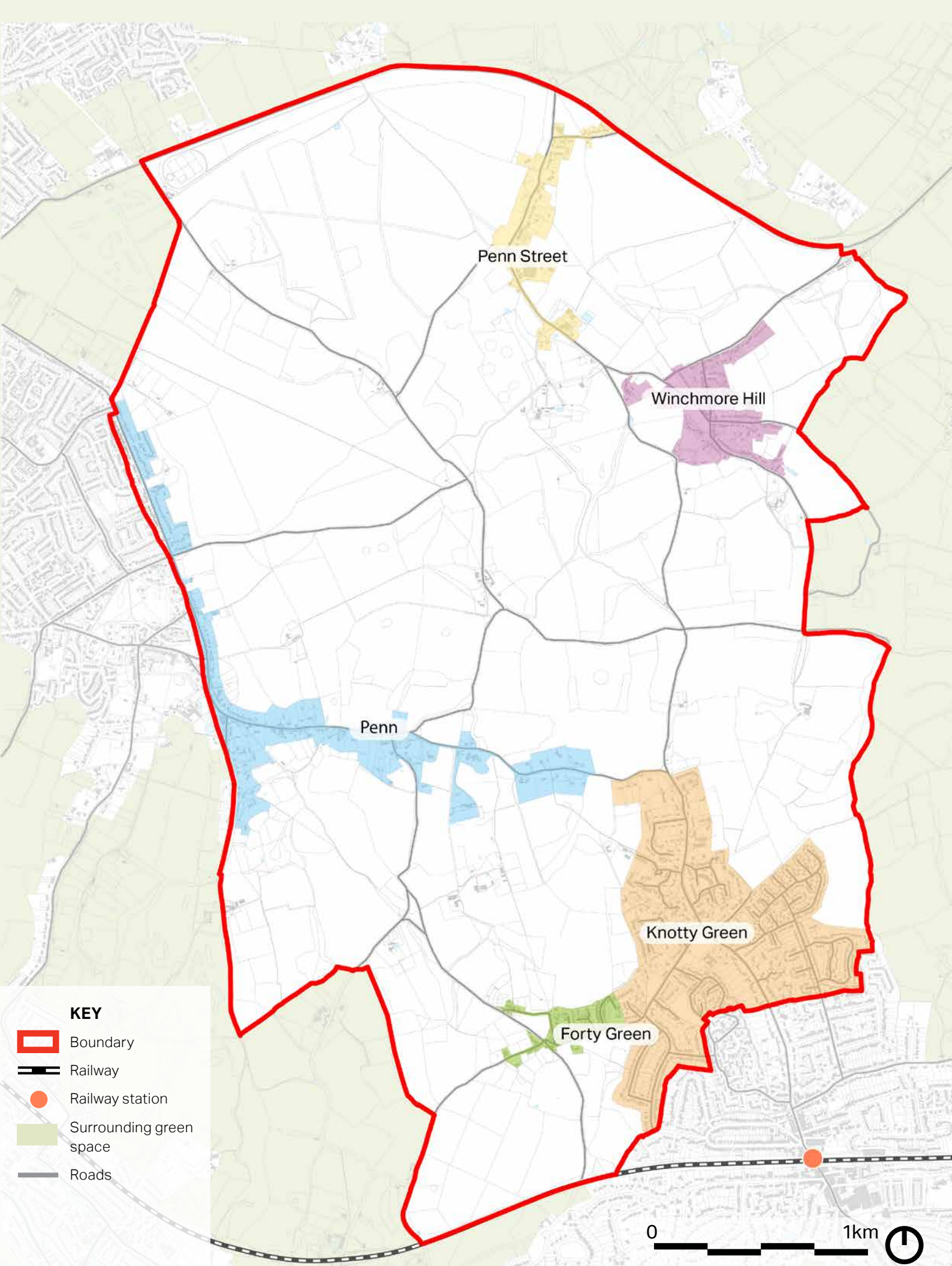


Figure 96: Map showing the character area boundaries in Penn Parish.

## CA1- Winchmore Hill

### EXISTING CHARACTERISTICS

- Residential, community and leisure uses;
- A mix of permeable roads with some cul-de-sacs developments provide a compact layout with average front and back gardens, although some properties have wider gardens;
- Footpath provision is not continuous, limited and not level as a result residents tend to walk on the road or verges;
- The village common is the focal point where there are both pubs and low rise housing which creates an emphasis on the surrounding greenness;
- Grass verges are common on streets throughout the village which help create a rural feel; and
- Detached houses with generous set backs are a feature in this village.

### PROPOSED CHARACTER

- Protect the local character and retain the history of properties through similar use of materials and colour palette. Use the array of red brick, flint, clay tiles, red pantiles, white rendering and wooden cladding. The use of just one material should be avoided if possible;
- Protecting the landscape features such as the village common, allotments, the pond and other green spaces to preserve the natural character of Winchmore Hill;
- Provision of the same boundary treatments such as hedges and verges. Low wall and fencing is acceptable when used in conjunction with green features; and
- Encourage active travel by proposing new footpaths which are laid out of permeable materials to connect the existing Public Rights of Way to different parts of the parish.

# CA1- Winchmore Hill

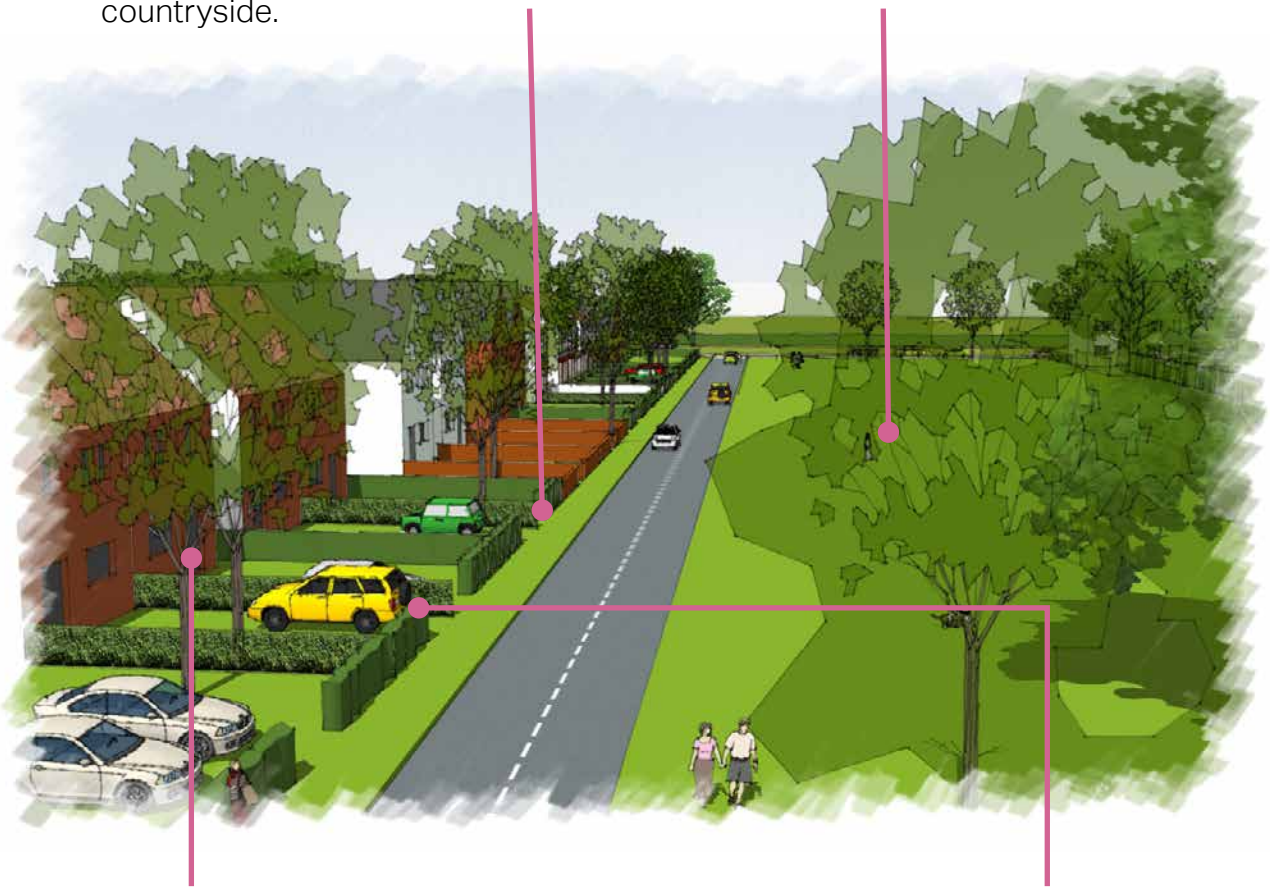
Code	Applying the code to Winchmore Hill
<p><b>SP.01</b> Active travel</p>	<ul style="list-style-type: none"> <li>• There are few examples of pavement within Winchmore Hill, instead there are grass verges which add to the rural character of the area. Therefore, grass verges should be respected by any future development in Winchmore Hill.</li> <li>• Footpaths that connect the village with the Green Belt and AONB countryside should be preserved and well linked up with the centre of the settlement.</li> </ul>
<p><b>SP.03</b> Trees and landscaping</p>	<ul style="list-style-type: none"> <li>• Hedgerows, trees and other forms of vegetation are present throughout Winchmore Hill. These help create a rural feel to the area while providing the predominantly detached properties with an element of privacy. Given this, any new development should provide a similar amount of landscaping in order for it to fit in with the character of the rest of the village.</li> <li>• Any development in the common area should mirror the low scale housing that surrounds it.</li> </ul>
<p><b>SL.02</b> Layout of buildings</p>	<ul style="list-style-type: none"> <li>• Buildings should be well set back with generous front gardens to allow the settlement to have a rural feel. As well as this the front garden space allows local people to do their own planting, which leads to a pleasant variety to look at from the street.</li> <li>• New buildings should respect the heights within Winchmore Hill to protect views towards the countryside and the open feel to the area.</li> </ul>
<p><b>BF.05</b> Establish a consistent boundary</p>	<ul style="list-style-type: none"> <li>• Given the rural feel of Winchmore Hill is partly down to the hedges and grass verges on the boundary of properties, its is crucial that any future development looks to implement hedges for boundary treatment. Where this is not possible, timber fences and low brick and flint walls may be acceptable.</li> </ul>

**SP 01 Active travel**

Encourage active travel modes such as walking and cycling by proposing new footpaths which linking the existing PRowWs to other part of the parish and the wider countryside.

**SP 03 Trees and landscaping on streets**

Respect the existing landscape features such as the village common, verges, and integrate trees and vegetation in order to improve biodiversity net gain.



**SL 02 Layout of buildings**

Development should be at a comparable density to the surrounding area.

**BF 05 Establish a consistent boundary**

The boundary should be defined predominantly by vegetation with grass verges on the side of the road to retain the rural feel.

**Figure 97:** 3D model showing an ideal concept for the Winchmore Hill common area.

## CA2- Penn Street

### EXISTING CHARACTERISTICS

- Multiple uses such as residential, commercial and light industrial;
- Much of the settlement around the village green is engulfed by the Penn Street Conservation Area, highlighting its beauty and historic importance to the parish;
- Sections of continuous frontages along a linear road pattern (Penn Street);
- On-street car parking on Penn Street creates a chaotic street scene;
- Pavements on both or one side of the road;
- Low density throughout most of the settlement, although the Chancellors development is slightly higher density;
- The majority of properties are detached with generous front gardens and open space facing rear gardens. The density is slightly higher in the Chancellors cul-de-sac development.
- 1-2 storey properties in this character area; and
- Red brick, flint red pantiles and clay tiles are used in residential properties (in a Chiltern style) and wooden cladding, red brick, flint and corrugated metal roofs used in commercial and light industrial units.

### PROPOSED CHARACTER

- Protect the local character such as the village green and retain the history of the commercial and residential areas using the same materials, especially within the Conservation Area;
- Respect the existing building line;
- Properties should face into the roads providing a natural surveillance;
- On-street car parking should be discouraged;
- Future development should normally not exceed 2 storeys in height;
- The roofs should be built in gabled or hipped roof styles; and
- Density of development existing in the village should be respected by any new development.
- Architectural detailing should resemble what is already existing in the character area, using brick, flint and other materials that are highlighted in the Chilterns Buildings Design Guide.

# CA2- Penn Street

Code	Applying the code to Penn Street
<p><b>BF.01</b> Overlook public space</p>	<ul style="list-style-type: none"> <li>Any new development should reflect the density that is existing in the surrounding area and front onto the public realm. This creates an element of natural surveillance on public spaces such as the common.</li> <li>Green spaces both large (the common) and small (grass verges) are located throughout Penn Street and this is something that should be replicated by any future development to preserve the rural Chilterns village feel to the character area.</li> </ul>
<p><b>BF.05</b> Establish a consistent property boundary</p>	<ul style="list-style-type: none"> <li>Like many Chilterns villages, hedges and grass verges on the boundary of properties are very common. This is why it is crucial that any future development looks to implement hedges for boundary treatment to preserve the rural feel of the area. Where this is not possible, timber fences and low brick and flint walls may be acceptable.</li> </ul>
<p><b>SP.02</b> Car parking</p>	<ul style="list-style-type: none"> <li>Penn Street is a linear settlement with much of the development happening along one street, therefore it is important that any future development has sufficient on-plot parking in order to limit on-street parking (which hinders accessibility).</li> </ul>
<p><b>SP.03</b> Safeguard trees, landscaping and views</p>	<ul style="list-style-type: none"> <li>Ancient woodland surrounds the settlement of Penn Street and is a massive contributor to its secluded rural character. It is important that the woodland remains a focal point for the settlement and therefore views towards it from existing properties, the street and public spaces (such as the common) should be protected from any future development.</li> <li>Landscape features such as grass verges and the common are typical for historic Chiltern villages located in the Ridge and Plateau area, therefore they should be retained and any development should not take away from the historic rural landscape of Penn Street.</li> </ul>

**BF 01** **Overlook public space**

Improve sense of security and natural surveillance by facing the front elevation of a dwelling to the street and utilise the village green.

**BF 05** **Establish a consistent property boundary**

The use of well-kept front gardens, low wooden fencing, hedges and red brick walls as boundary treatment should be encouraged.



**SP 02** **Car parking**

On-plot parking should be encouraged in this area and on-street parking should be avoided unless designed into the street layout.

**SP 03** **Safeguard trees, landscaping and views**

The ancient woodland surrounding Penn Street should be protected as well as views towards it.

**Figure 98:** 3D model showing an ideal concept for the Penn Street built environment.

## CA3- Penn

### EXISTING CHARACTERISTICS

- The Penn Conservation Area runs down Elm Road and Church Road, including most of the settlement, thus highlighting the significance of the linear development that has happened.
- Tree lined streets creates a leafy feel to the area as well as a sense of enclosure when traveling down Church Road;
- Detached houses are the main typology;
- Spacious front and back gardens with big plot sizes;
- Narrow streetscape with pavement all the way along Elm Road and Church Road, however this is sometimes only on one side of the street;
- Thin verges along Church Road; and
- There are numerous footpaths connecting the villages together.

### PROPOSED CHARACTER

- Retain and enhance the rural character and linear pattern of development, most importantly in the areas that fall within the Conservation Area where the character of Penn is heavily protected by policy;
- Architectural detailing should resemble what is already existing in the character area, using brick, flint and other materials that are highlighted in the Chilterns Buildings Design Guide.
- Establish a consistent boundary treatment such as low and well-manicured hedgerows. These provide a degree of privacy and visual interest;
- Look to prevent inappropriate development in the Green Belt and changes to residential curtilages which damage the Green Belt boundary, for example houses with large gardens annexing the Green Belt;
- Protect the views towards the arable land; and
- Respect the existing local character in terms of density, plot parcels and heights, especially within the Conservation Area.



# CA3- Penn

Code	Applying the code to Penn
<p><b>SL.01</b> Pattern of development</p>	<ul style="list-style-type: none"> <li>• Penn has a very linear feel to it and buildings almost always orientates inwards towards the main road and turn their backs towards the Green Belt countryside to the rear. Any new building should front onto the street, reinforcing the linear feel and back gardens should be generous, allowing for a buffer between the built environment and the open countryside.</li> <li>• The low density in Penn allows for gaps between properties, leading to views towards the countryside in places. This, the scale of housing and the typical plot arrangements in Penn should be respected by any future development.</li> </ul>
<p><b>BF.03</b> Maintain a consistent building line</p>	<ul style="list-style-type: none"> <li>• Buildings in Penn are typically well set back from the road with the boundary being dominated by hedges and other forms of vegetation. Any future development should not significantly stray from the building line as that would take away from the leafy Chiltern feel to the area.</li> </ul>
<p><b>EE.02</b> Wildlife friendly features</p>	<ul style="list-style-type: none"> <li>• Roadside verges, hedges and trees in Penn act as natural buffers and add to the green network. They also provide both habitats and shelter for wildlife. This is another reason why the natural features within Penn should be protected from any form of future development.</li> <li>• New developments or extensions in Penn should aim to strengthen biodiversity and the natural environment, especially in sensitive areas close to the Green Belt and Chilterns AONB border.</li> </ul>
<p><b>BF.08</b> Architectural details, materials and colour palette</p>	<ul style="list-style-type: none"> <li>• Buildings in Penn are typically made from red brick and flint walls with pitched roofs. These are typical Chiltern materials and therefore any new development or extension should respect these materials to not take away from the character of the area. This is especially the case within the Conservation Area.</li> </ul>

**SL 01** **Pattern of development**

Preserve the linear pattern of the development. New buildings need to conform to the existing building line along The Green and protect the views toward the countryside.

**BF 03** **Maintain a consistent building line**

The use of well-kept front gardens, low wooden fencing, hedges, brick and flint as boundary treatment should be encouraged.



**EE 02** **Wildlife friendly features**

Comprehensive landscape buffering should be encouraged to define the edge of the settlement.

**BF 08** **Architectural details, materials and colour palette**

Development should use or be influenced by the local vernacular.

**Figure 99:** 3D model showing an ideal concept for the Penn built environment.

## CA4- Knotty Green

### EXISTING CHARACTERISTICS

- There is a defined village centre round the village green, and Cricket Club on Forty Green Road. As well as this there is a locally important allotment site with a further common to the rear;
- Mostly residential with a school and pub off Penn Road;
- The area is characterised by large houses on substantial plots;
- The 2017 Chiltern Townscape Study found that there are 4 different types of street characteristics in Knotty Green and these are: suburban roads, open plan suburban, green suburban roads and woodland roads.
- Boundaries should be hedged, in preference to fencing or brick walls;
- On several roads there are 2/2.5 storey homes and this is established.
- The Seeleys Estate and Mynchen Estate both have their own special character which should be respected. As well as this, any development should look to add to the good flow of connectivity in the area;
- The existing local materials are red brick, white rendering, clay ridged tiles and red pantiles; and
- Public footpaths that connect the area with both the countryside and the centre of Beaconsfield.

### PROPOSED CHARACTER

- Protect the local character and retain the history of the character area through similar use of materials and colour palette. Use the array of red brick, flint clay tiles, red pantiles, white rendering, wooden cladding and others which are highlighted within the Chilterns Buildings Design Guide;
- Respect the build form in terms of scale and massing in the 4 different areas of special character, the Mynchen Estate and the rest of Knotty Green;
- The Mynchen Estate which has distinctive architecture may merit Special Character designation.
- Follow the consistent building line and respect the portion of front and back gardens;
- Building heights should not exceed 2.5 storeys in height; and
- Protect the rural character of the area and respect the views towards arable land.

# CA4- Knotty Green

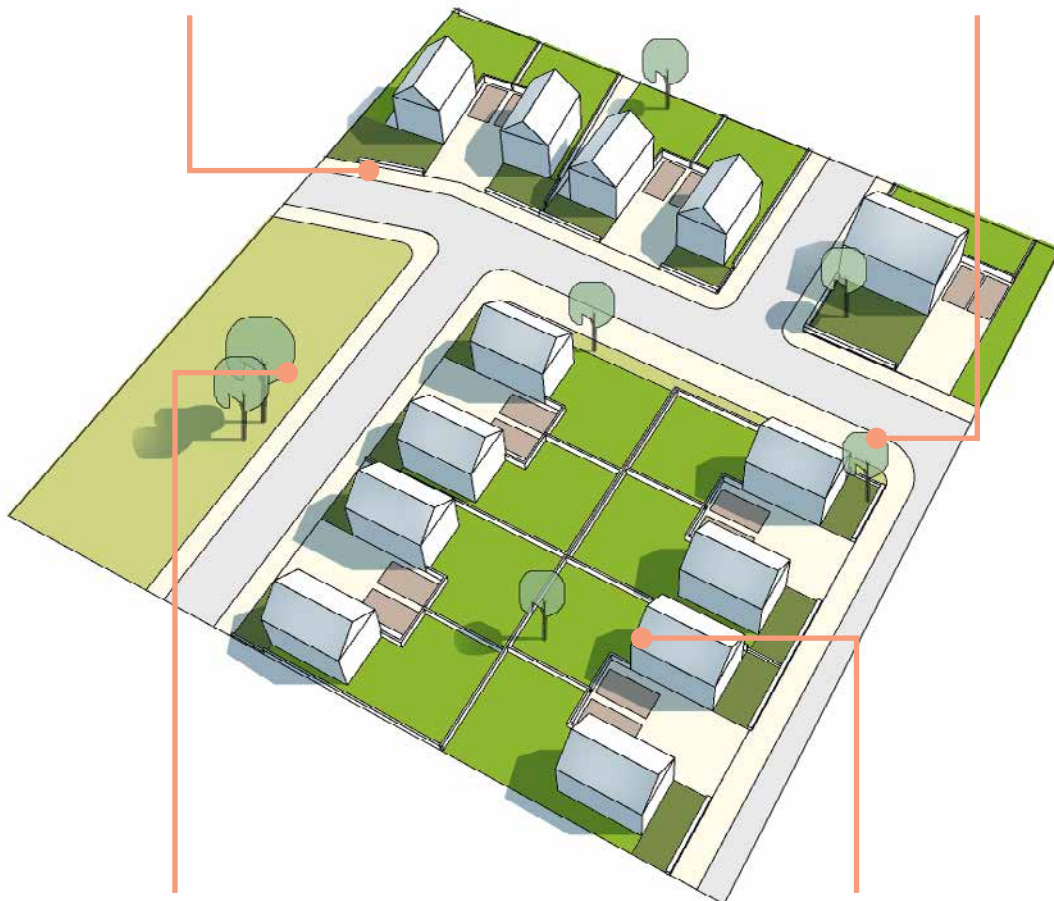
Code	Applying the code to Knotty Green
<p><b>SP.01</b> Active travel</p>	<ul style="list-style-type: none"> <li>Knotty Green is well connected by public footpaths which also provide good access to the centre of Beaconsfield. Any new development should look to preserve these whilst adding further pedestrian and cycle links of their own.</li> </ul>
<p><b>SP.03</b> Trees, landscaping and views</p>	<ul style="list-style-type: none"> <li>Knotty Green has many trees: within public spaces, in peoples back gardens and lining the streets creating a sense of enclosure. As well as this it is home to Throsher’s Wood. Development of any sort should protect existing trees while being considerate with its own landscaping so that it fits in with the character of the area.</li> <li>Other than the common area, it does not have a large green space but lots of smaller green spaces which usually form the corners of the street. Furthermore, due to the lack of boundary treatments there is a less formal divide between front gardens and public space. The informal nature of these green spaces should be retained.</li> <li>Penn Road provide routes from Beaconsfield to the surrounding countryside and the wooded character of the streets create a green transition from the countryside to the town. This green transitional area should be retained by ensuring mature trees, hedges and other planting both on the street and in front gardens are retained and enhanced.</li> </ul>
<p><b>BF.01</b> Overlook public space</p>	<ul style="list-style-type: none"> <li>Like most of the other settlements within the parish, houses in Knotty Green often look out onto some form of green space or landscaping (such as the cricket club ground). This is a clear characteristic that is used throughout the parish and therefore any development should look to replicate this in its design.</li> </ul>
<p><b>BF.02</b> Define front and back gardens</p>	<ul style="list-style-type: none"> <li>Knotty Green plots are typified by large front and back gardens with heavy vegetation. This gives it a rural feel as you move north from the centre of Beaconsfield towards the Green Belt. As well as this it allows for a good level of privacy. New developments should respect this characteristic in the case of any future infill.</li> <li>Buildings should have a generous setback from the street in order to maintain high levels of openness along the street.</li> </ul>

**SP 01 Active travel**

Encourage active travel mode such as walking and cycling by proposing a new footpath which connect this character area to the existing footpath network.

**SP 03 Trees, landscaping and views**

Retain existing native trees and integrate new trees into the design of new development. Preserve gaps and respect the views towards the countryside.



**BF 01 Overlook public space**

Use structural landscape, such as greens, to bring amenity and biodiversity to neighbourhoods.

**BF 02 Define front and back gardens**

Front and back gardens should reflect what is surrounding in the character area. Gardens on both sides should be generous enough to add to the wildlife and green corridors in Knotty Green.

**Figure 100:** 3D model showing an ideal concept for the Knotty Green built environment.

## CA5- Forty Green

### EXISTING CHARACTERISTICS

- Undulating landscape, predominantly agricultural;
- Narrow rural lanes run through this character area;
- Vegetation dominates the boundary line throughout the character area;
- Large setbacks from the rural lanes with generous front and back gardens;
- The majority of properties are two storey;
- Housing density is low, with exception to Gomms Wood Close which has a greater housing density than the rest of the settlement.

### PROPOSED CHARACTER

- The future development should respect the local materials used in this area. Use the array of red brick, flint clay tiles, red pantiles, white rendering, wooden cladding and others which are highlighted within the Chilterns Buildings Design Guide;
- Propose local boundary treatments such as wooden fencing, low red brick walls and dense hedgerows which provide a very rural character;
- Retain and enhance the hedges, trees and other landscape features;
- Connect the existing footpaths to different parts of the parish; and
- Provision of wildlife friendly corridors to respect the biodiversity and existing habitats.

# CA5- Forty Green

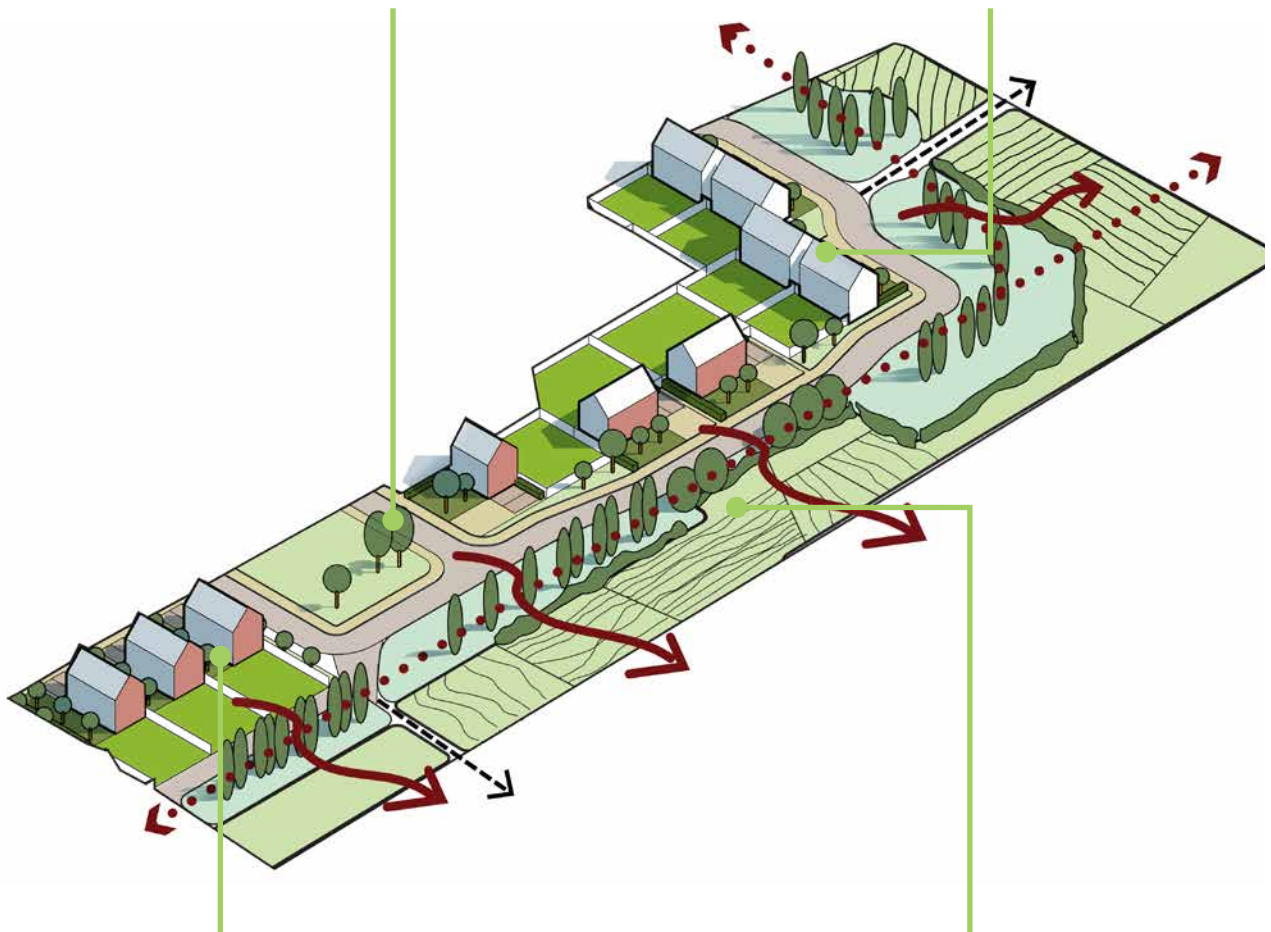
Code	Applying the code to Forty Green
<p><b>BF.04</b> Desired height profile</p>	<ul style="list-style-type: none"> <li>Buildings in Forty Green are typically between 1 and 2 storeys in height and at a low density. This allows for the treetops to dominate the skyline creating a rural feel when in the hamlet. As well as this, it means that houses are less visible from other parts of the parish and therefore Forty Green does not obstruct countryside views. For this reason, it is important that any development within the area sticks to existing height profiles of buildings that are there.</li> </ul>
<p><b>SP.03</b> Trees and landscaping</p>	<ul style="list-style-type: none"> <li>Forty Green acts as a buffer between the suburban area of Knotty Green and the Green Belt. Heavy vegetation and wooded areas are a huge contributor to this characteristic. Given this, it is important that any future development looks to protect and enhance the hedgerows and woodland areas.</li> <li>Native Woodland and hedgerows should be implemented on streets and in back gardens where possible to help strengthen the green networks between Forty Green, Knotty Green and the Green Belt.</li> </ul>
<p><b>BF.08</b> Architectural details, materials and colour palette</p>	<ul style="list-style-type: none"> <li>Like the other character areas, many of the older buildings in Forty Green are made in a Chiltern style and use materials such as red brick, flint, and pantiles. Any new builds or extensions should look to use these materials and be of an architectural style that is both sympathetic to the existing property as well as the surrounding properties.</li> </ul>
<p><b>EE.02</b> Wildlife friendly features</p>	<ul style="list-style-type: none"> <li>Given its rural nature, Forty Green is the perfect place for wildlife and habitats to thrive, for example birds can nest in the woodland and feed on the various plants that grow on the hedgerows. Any form of development that poses a significant risk to wildlife will not be accepted.</li> </ul>

**SP 03** **Trees and landscaping**

Trees and hedgerows provide the opportunity for biodiversity to flourish by creating wildlife corridors.

**BF 04** **Desired height profile**

Roof styles should be open-gabled or hipped roof. The building heights should not exceed 2 storey to ensure they are in keeping with the existing local character.



**BF 08** **Architecture details, material and colour palette**

Preserve the history and architectural details of existing properties using materials such as brick, flint and other Chiltern architectural styles.

**EE 02** **Wildlife friendly features**

Comprehensive landscape buffering should be encouraged to provide a buffer between development and the countryside.



## 5.5 Checklist

As the design guidance and codes in this document cannot cover all design eventualities, this chapter provides a number of questions based on established good practice against which the design proposal should be evaluated. The aim is to assess all proposals by objectively answering the questions below. Not all the questions will apply to every development. The relevant ones, however, should provide an assessment as to whether the design proposal has considered the context and provided an adequate design solution.

As a first step there are a number of ideas or principles that should be present in all proposals. These are listed under 'General design guidance for new development'. Following these ideas and principles, questions are listed for more specific topics on the following pages.

# 1

## General design guidelines for new development:

- New development will integrate with existing paths, streets, circulation networks and patterns of activity;
- Reinforce or enhance the established settlement character of streets, greens, and other spaces;
- Harmonise with and enhance the existing settlement in terms of physical form, architecture and land use;
- Relate well to local topography and landscape features, including prominent vegetation and long-distance views;
- Reflect, respect, and reinforce local architecture and historic distinctiveness;
- Retain and incorporate important existing features into the development;
- Respect surrounding buildings in terms of scale, height, form and massing;
- Adopt contextually appropriate materials and details;
- Provide adequate open space for the development in terms of both quantity and quality;
- Incorporate necessary services and drainage infrastructure without causing unacceptable harm to retained features;
- Ensure all components e.g. buildings, landscapes, access routes, parking and open space are well related to each other;
- Make sufficient provision for sustainable waste management (including facilities for kerbside collection, waste separation, and minimisation where appropriate) without adverse impact on the street scene, the local landscape or the amenities of neighbours;
- Positively integrate energy efficient technologies;
- Adopt a similar housing density to surrounding properties, and sit well in the village context;
- Ensure that places are designed with management, maintenance and the upkeep of utilities in mind; and
- Seek to implement passive environmental design principles by, firstly, considering how the site layout can optimise beneficial solar gain and reduce energy demands (e.g. insulation), before specification of energy efficient building services and finally incorporate renewable energy sources.

# 2

## Local green spaces, views & character:

- What are the particular characteristics of this area which have been taken into account in the design; i.e. what are the landscape qualities of the area?
- Does the proposal maintain or enhance any identified views or views in general?
- How does the proposal affect the trees on or adjacent to the site?
- Can trees be used to provide natural shading from unwanted solar gain? i.e. deciduous trees can limit solar gains in summer, while maximising them in winter.
- Has the proposal been considered within its wider physical context?
- Has the impact on the landscape quality of the area been taken into account?
- In rural locations, has the impact of the development on the tranquillity of the area been fully considered?
- How does the proposal impact on existing views which are important to the area and how are these views incorporated in the design?
- Can any new views be created?
- Is there adequate amenity space for the development?
- Does the new development respect and enhance existing amenity space?
- Have opportunities for enhancing existing amenity spaces been explored?
- Will any communal amenity space be created? If so, how this will be used by the new owners and how will it be managed?
- Is there opportunity to increase the local area biodiversity?
- Can green space be used for natural flood prevention e.g. permeable landscaping, swales etc.?
- Can water bodies be used to provide evaporative cooling?
- Is there space to consider a ground source heat pump array, either horizontal ground loop or borehole (if excavation is required)?

# 3

## Street grid and layout:

- Does it favour accessibility and connectivity? If not, why?
- Does it adopt a similar housing density to surrounding properties, and sit well in the village context?
- Do the new points of access and street layout have regard for all users of the development; in particular pedestrians, cyclists and those with disabilities?
- What are the essential characteristics of the existing street pattern; are these reflected in the proposal?
- How will the new design or extension integrate with the existing street arrangement?
- Do the points of access conform to the statutory technical requirements?
- Is the development car dependent? What modes of public transport are available?

# 4

## Gateway and access features:

- What is the arrival point, how is it designed?
- Does the proposal maintain or enhance the existing gaps between settlements?
- Does the proposal affect or change the setting of a listed building or listed landscape?
- Is the landscaping to be hard or soft?

# 5

## Buildings layout and grouping:

- What are the typical groupings of buildings?
- How have the existing groupings been reflected in the proposal?
- Are proposed groups of buildings offering variety and texture to the townscape?
- What effect would the proposal have on the streetscape?
- Does the proposal maintain the character of dwelling clusters stemming from the main road?
- Does the proposal overlook any adjacent properties or gardens? How is this mitigated?
- Subject to topography and the clustering of existing buildings, are new buildings oriented to incorporate passive solar design principles, with, for example, one of the main glazed elevations within 30° due south, whilst also minimising overheating risk?
- Can buildings with complementary energy profiles be clustered together such that a communal low carbon energy source could be used to supply multiple buildings that might require energy at different times of day or night? This is to reduce peak loads. And/or can waste heat from one building be extracted to provide cooling to that building as well as heat to another building?
- Is the low carbon energy source sufficiently quiet, in the context?

## 6

### Building line and boundary treatment:

- What are the characteristics of the building line?
- How has the building line been respected in the proposals?
- Has the appropriateness of the boundary treatments been considered in the context of the site?

## 7

### Building heights and roofline:

- What are the characteristics of the roofline?
- Have the proposals paid careful attention to height, form, massing and scale?
- If a higher than average building(s) is proposed, what would be the reason for making the development higher?
- Will the roof structure be capable of supporting a photovoltaic or solar thermal array either now, or in the future?
- Will the inclusion of roof mounted renewable technologies be an issue from a visual or planning perspective? If so, can they be screened from view, being careful not to cause over shading?

## 8

### Household extensions:

- Does the proposed design respect the character of the area and the immediate neighbourhood?
- What is the impact of the proposed changes/extension on the surrounding environment, including green space and parking/pedestrian access?
- Is the roof form of the extension appropriate to the original dwelling?
- Do the proposed materials match those of the existing dwelling?
- In case of side extensions, does it retain important gaps within the street scene and avoid a 'terracing effect'?
- Are there any proposed dormer roof extensions set within the roof slope?
- Does the proposed extension respond to the existing pattern of window and door openings?
- Is the side extension set back from the front of the house?
- Does the extension offer the opportunity to retrofit energy efficiency measures to the existing building?
- Can any materials be re-used in situ to reduce waste and embodied carbon?
- What is the impact of the proposed changes/extension on the surrounding environment, including green space and parking/pedestrian access?

# 9

## Building materials & surface treatment:

- What is the distinctive material in the area?
- Does the proposed material harmonise with the local materials?
- Does the proposal use high-quality materials?
- Have the details of the windows, doors, eaves and roof details been addressed in the context of the overall design?
- Does the new proposed materials respect or enhance the existing area or adversely change its character?
- Are recycled materials, or those with high recycled content proposed?
- Has the embodied carbon of the materials been considered and are there options which can reduce the embodied carbon of the design? For example, wood structures and concrete alternatives.
- Can the proposed materials be locally and/or responsibly sourced? E.g. FSC timber, or certified under BES 6001, ISO 14001 Environmental Management Systems?

# 10

## Car parking:

- What parking solutions have been considered?
- Is there sufficient off-street parking to meet the parking requirement standards ? One space per bedroom ?
- Are the car spaces located and arranged in a way that is not dominant or detrimental to the sense of place?
- Has planting been considered to soften the presence of cars?
- Does the proposed car parking compromise the amenity of adjoining properties?
- Have the needs of wheelchair users been considered?
- Can electric vehicle charging points be provided?
- Can secure cycle storage be provided at an individual building level or through a central/ communal facility where appropriate?
- If covered car ports or cycle storage is included, can it incorporate roof mounted photovoltaic panels or a biodiverse roof in its design?
- Has adequate off road parking been provided for each dwelling?
- Does the proposed parking arrangement provide sufficient security and deter anti-social behaviour/crime?
- Is there sufficient off-street parking to meet the needs?

# 11

## Architectural details and design:

- Does the proposal harmonise with the adjacent properties? This means that it follows the height massing and general proportions of adjacent buildings and how it takes cues from materials and other physical characteristics.
- Does the proposal maintain or enhance the existing landscape features?
- Has the local architectural character and precedent been demonstrated in the proposals?
- If the proposal is a contemporary design, are the details and materials of a sufficiently high enough quality and does it relate specifically to the architectural characteristics and scale of the site?
- Is it possible to incorporate passive environmental design features such as larger roof overhangs, deeper window reveals and/or external louvres/shutters to provide shading in hotter months?
- Can the building designs utilise thermal mass to minimise heat transfer and provide free cooling?
- Can any external structures such as balconies be fixed to the outside of the building, as opposed to cantilevering through the building fabric to reduce thermal bridge?
- Is the design compliant with the Chilterns Buildings Design Guide ?

Delivery

06



## 6. Delivery

**The Design Guidelines & Codes will be a valuable tool in securing context-driven, high quality development in Penn Parish. They will be used in different ways by different actors in the planning and development process, as summarised in the table.**

Actors	How they will use the design guidelines
<b>Applicants, developers, &amp; landowners</b>	As a guide to community and Local Planning Authority expectations on design, allowing a degree of certainty – they will be expected to follow the Guidelines as planning consent is sought.
<b>Local Planning Authority</b>	As a reference point, embedded in policy, against which to assess planning applications.  The Design Guidelines should be discussed with applicants during any pre-application discussions.
<b>Parish Council</b>	As a guide when commenting on planning applications, ensuring that the Design Guidelines are complied with.
<b>Community organisations</b>	As a tool to promote community-backed development and to inform comments on planning applications.
<b>Statutory consultees</b>	As a reference point when commenting on planning applications.

## About AECOM

AECOM is the world's trusted infrastructure consulting firm, delivering professional services throughout the project lifecycle — from planning, design and engineering to program and construction management. On projects spanning transportation, buildings, water, new energy and the environment, our public- and private-sector clients trust us to solve their most complex challenges. Our teams are driven by a common purpose to deliver a better world through our unrivaled technical expertise and innovation, a culture of equity, diversity and inclusion, and a commitment to environmental, social and governance priorities. AECOM is a *Fortune 500* firm and its Professional Services business had revenue of \$13.2 billion in fiscal year 2020. See how we are delivering sustainable legacies for generations to come at [aecom.com](http://aecom.com) and [@AECOM](https://www.instagram.com/AECOM).

## 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

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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 Code 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	
<b>Penn</b>					
<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 <sup>th</sup> century façade and is known to have had 15 <sup>th</sup> 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 <sup>th</sup> Earl Howes 3 <sup>rd</sup> 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 <sup>nd</sup> 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	
<p>Penn and especially around the top of Beacon Hill was the centre of the English tile industry in the 14<sup>th</sup> century, and tile manufacturing became so important that the nearby open space called Garret Green was renamed Tylers End Green. (only in the late 18<sup>th</sup> 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.</p> <p>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.</p>					
7	Slades garage	Near junction of Beacon Hill and Church Road	Buildings  A,H	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. 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. After building Cardens Garage he converted the	



				<p>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 18<sup>th</sup> 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 18<sup>th</sup> 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	<p>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.</p>	








					
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	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.	 Old Stores Cottage

					 <p>The Granary</p>  <p>Emilys Cottage</p>  <p>Woodbridge Cottage</p>
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 <sup>th</sup> 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 <sup>th</sup> and 19 <sup>th</sup> 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 <sup>th</sup> 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 Green	Building A,H	This old cottage dates back to before the 1900's. The Perfect family well known locally lived here. The rear	

	Orchard Way	allotments. (The allotments were part of the Enclosure Act plots and originally part of the Open 13 ½ acre green)		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.	
<b>Forty Green</b>					







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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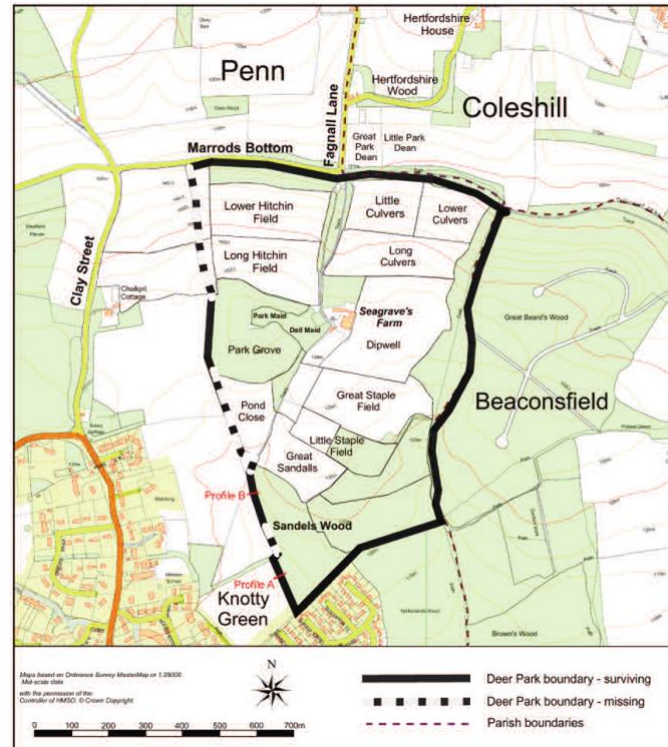
### Winchmore Hill

Winchmore Hill first mentioned in the 12<sup>th</sup> 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 A1, 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 on the Hill. The Chapel on the Hill was built on land	





				<p>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 12<sup>th</sup> or 13<sup>th</sup> 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 12<sup>th</sup>-13<sup>th</sup> 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 <sup>th</sup> 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 <sup>th</sup> 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.	



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**Penn Parish Neighbourhood Plan**

**Penn Inset**

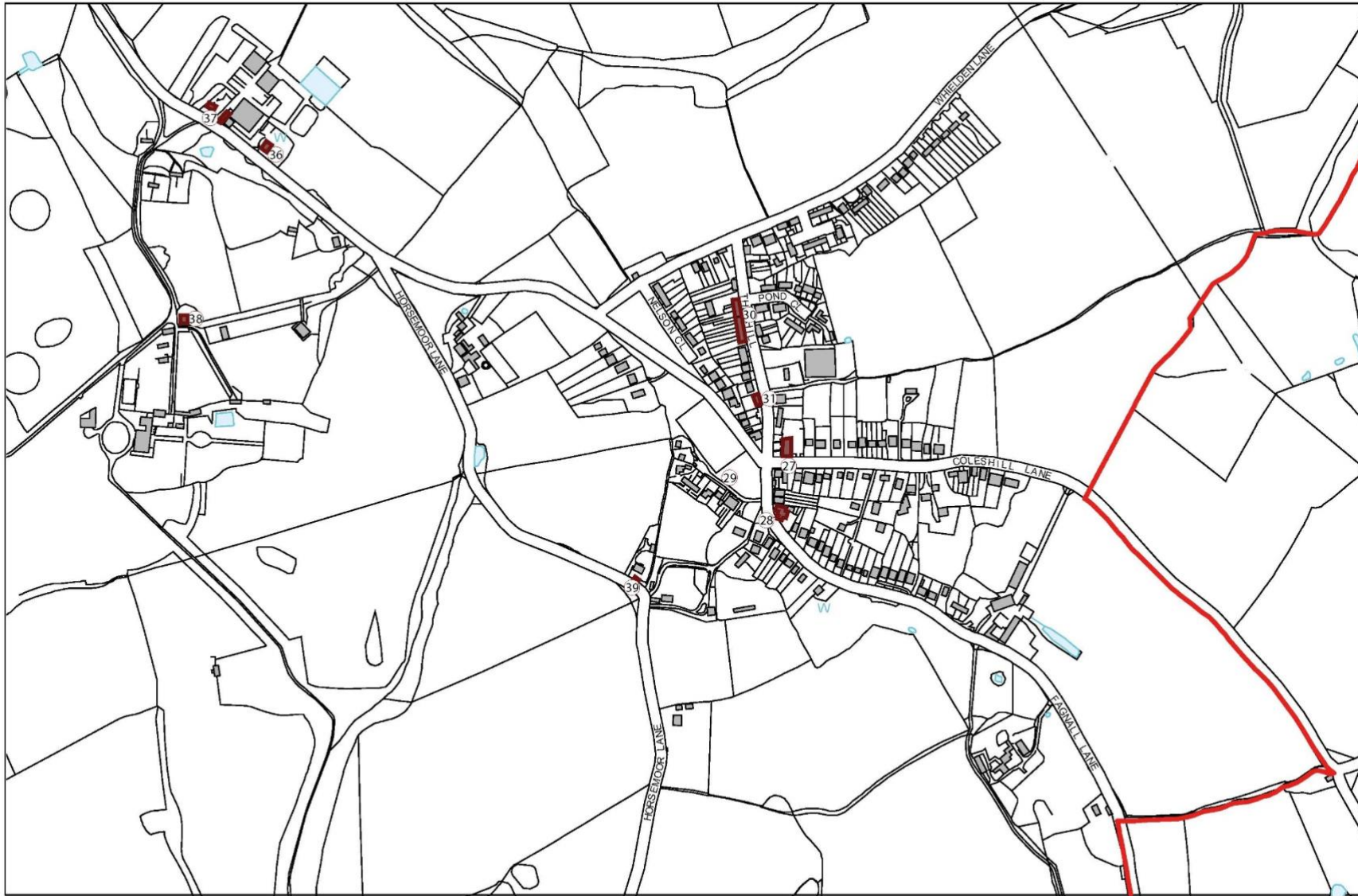
 Parish boundary

Policy PENN2  Local Heritage Assets









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**Penn Parish Neighbourhood Plan**

**Winchmore Hill Inset**

- Parish boundary
- Policy PENN2
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**Penn Parish Neighbourhood Plan**  
**Penn Street**

 Parish boundary

Policy PENN2  Local Heritage Assets



## APPENDIX C – POST OCCUPANCY EVALUATION GUIDANCE NOTE

This guidance note sets out how Post-Occupancy Evaluation (POE) should be undertaken and is derived from published guidance and best practice.

C1. Post-Occupancy Evaluation (POE) is the method of obtaining feedback on a building's energy performance 'in use', to ensure it measures up to the commitments made by the team that designed and built it. It offers significant potential to address the performance gap and occupant satisfaction.

C2. Where a monitoring regime to ensure the 'as designed' building performance targets are achieved in practice for all new and refurbished buildings is required, it is important that data is collected robustly, following good practice POE principles. It is therefore recommended that for residential development the POE methodology in section 11.4 of the Home Quality Mark ONE: Technical Manual: England, Scotland & Wales SD239 (2018)58, or as updated, is used as a guide for meeting this requirement. For non-residential buildings the BSRIA Soft Landings and Design for Performance framework (BG 76/2019), or as updated, may be used.

C3. Applicants are required to set out in their Energy Statement how their monitoring regime, based on the HQM, BSRIA or similar methodology, will work in practice and be independently verified by a third party. The Energy Statement to be submitted with the planning application.

C4. As each new or refurbished building comes into use, the developer must ensure performance monitoring and data collection for all relevant parameters for one whole year is carried out once the building is substantially occupied, in line with good POE practice for residential or non-residential uses. This verification process should entail, after appropriate commissioning has taken place, comparison of the 'as designed' parameters (energy, carbon, air quality and overheating risk) to monitoring data under the same categories, to assess and compare actual performance.

C5. In order to account for seasonality, a minimum of 12 months monitoring data is required. On the other hand, to account for actual weather, the modelling results can be adjusted with degree days for the relevant year. A 'performance gap metric', which will compare designed and actual performance (e.g. a percentage difference) for each of the 4 required parameters (energy, carbon, air quality and overheating risk) should be issued at POE stage. This needs to be issued for both the 'central' scenario and the 'lowest acceptable performance /reasonable worst-case scenario' as a minimum, with multiple scenarios considered if at all possible. The process and reporting methodology used for the POE will need to be repeatable, so that performance can be monitored for at least 2 annual space heating cycles.

C6. A report will then be required to be submitted to both building owners/occupiers and to Buckinghamshire Council, which states the performance gap metric and identifies any reasons for deviation from predicted energy usage, carbon emissions, indoor air quality

and overheating performance, as well as recommendations for reasonable corrective action that will be taken to reduce or eliminate the performance gap.

C7. The submission of the monitoring report to owners/occupiers and the council must be secured by planning condition, to be determined at the time of application based on case-specific factors. The applicant must demonstrate that the reasonable corrective actions committed to in the monitoring report, and subsequently agreed by Buckinghamshire Council, have been implemented through another annual heat cycle before the condition will be discharged.



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