

## **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





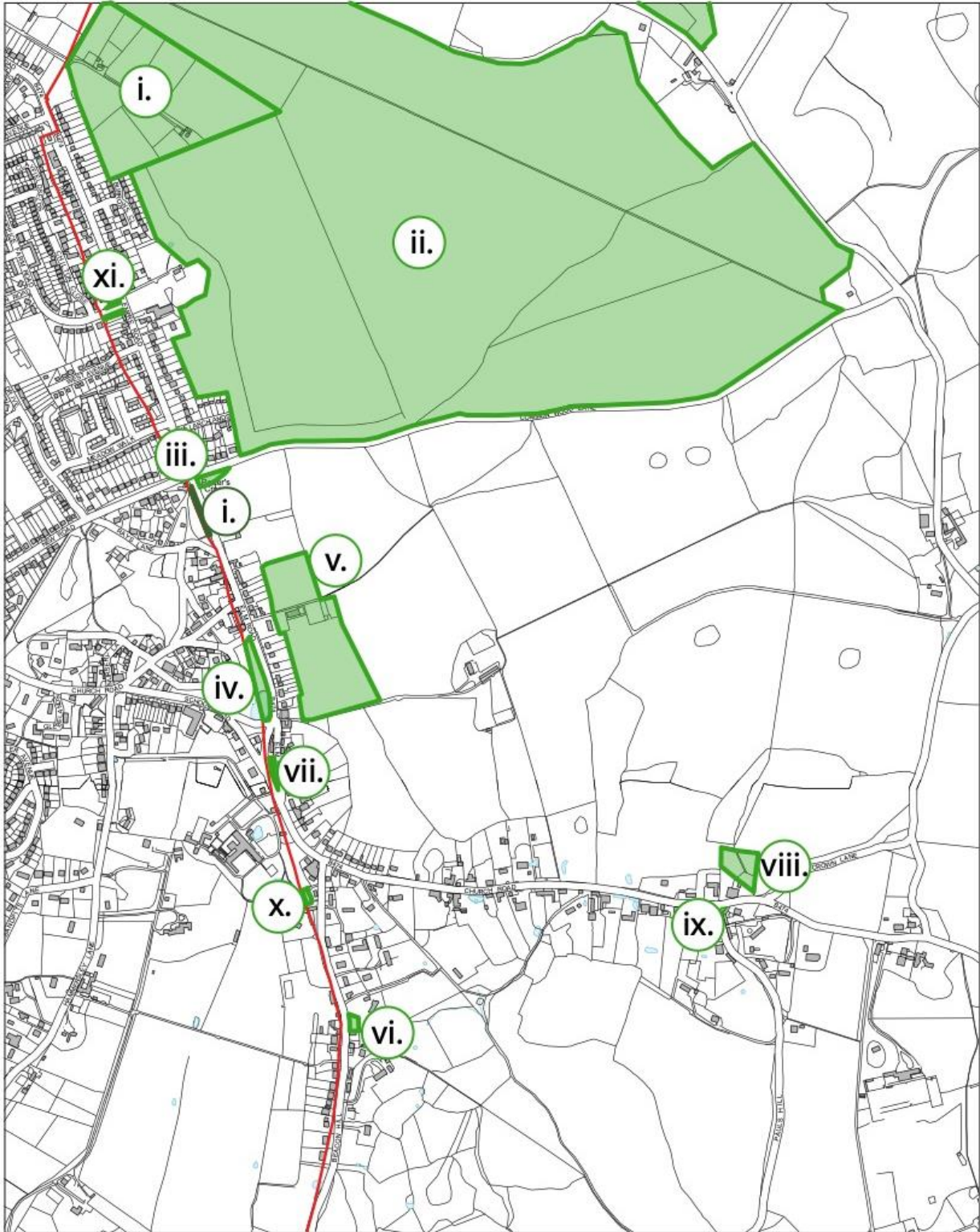
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**Penn Parish Neighbourhood Plan  
Knotty & Forty Green Inset**



- 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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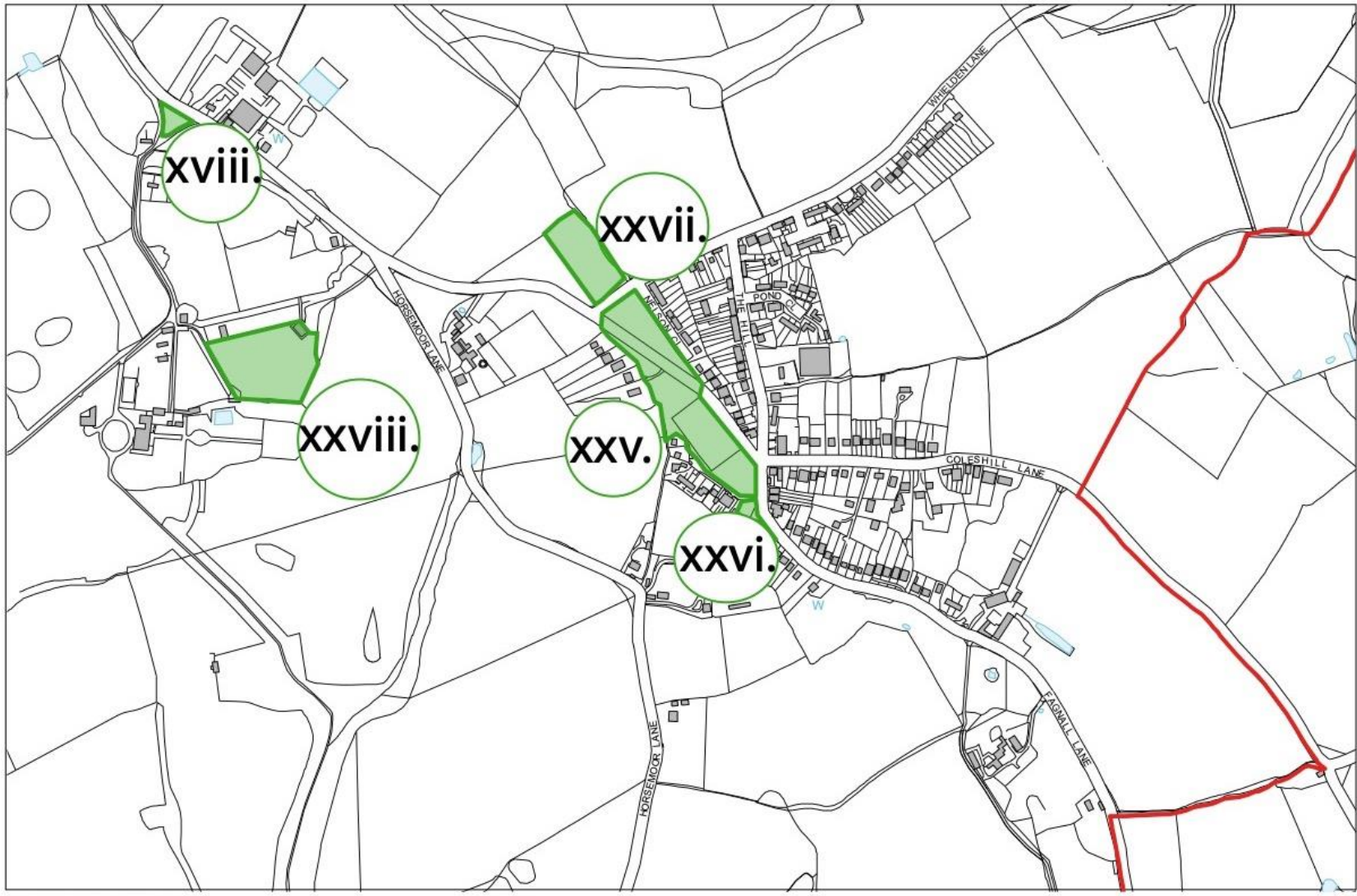
**Penn Parish Neighbourhood Plan**

**Penn Inset**

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



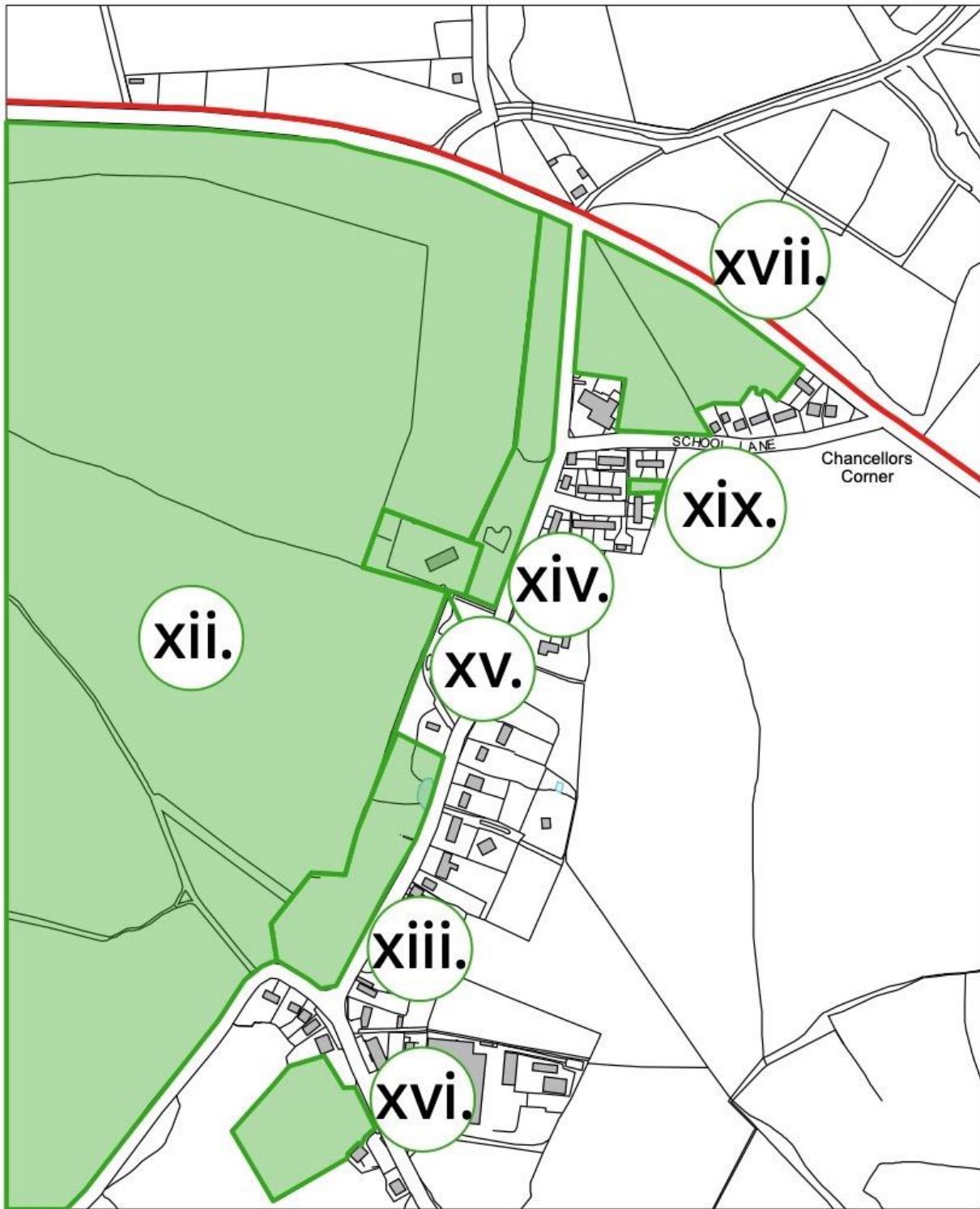
**Plan O: Penn Local Green and Amenity Spaces**



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**