



# Friends of Pinn Meadows

Dual Designation Debate | January 2015



**Concerned at suggestions from Officers that objections raised to proposals in the Council's Local Plan to remove the Green Chain designation from a number of key sites across the Borough are likely to be ignored, FoPM Chairman Rob Cousins wrote on 7 January to the responsible Cabinet Member, Councillor Philip Corthorne.**

He pointed out to Councillor Corthorne that other London boroughs have joint Green Chain and Metropolitan Open Land designated sites, and that Green Chain designation provides increased protection versus Metropolitan Open Land (MOL) status - especially with regard to bio-diversity.

According to Rob, it appeared that, despite Officers acknowledging the advantages of dual designation, there was a risk that the arguments put forward by FoPM, and endorsed by Ruislip Residents Association and Eastcote Conservation Panel, might not be taken into account prior to a recommended draft of the Plan being reported to the Council in March.

### **Putting the Point Directly**

Rob felt that it would be useful to provide Councillor Corthorne directly with information supporting the retention of Green Chain designation which might also be presented to the Planning Inspectorate during their inquiry into the Local Plan. This included a note showing that Hillingdon Council had been instructed following a previous Planning Inspection to reinstate sites which it had proposed to remove from the Green Chain.

A subsequent exchange of e-mails, shared with FoPM by Councillor Corthorne, made it clear that Officers remained adamant that designation as MOL alone would provide sufficient and effective protection for the sites in question, despite evidence provided by

FoPM as to the fallibility of this policy elsewhere in London.

### **"Protected" Sites at Risk from Test**

FoPM Vice-Chairman Mike Grimmel commented that the Officers should be asked to explain what protection MOL status would afford against an intrusive sport related development, such as those seen elsewhere on MOL "protected" sites, if the Very Special Circumstances Test provided for in the MOL designation were invoked.

A number of sports developments on MOL and even Green Belt in the Borough which had passed this Test and set a worrying precedent. Key sites in the current proposal would be very difficult to defend without Green Chain protection.

### **References for Green Chain or Metropolitan Open Land Discussion**

#### **Hillingdon Local Plan: Part 2**

The draft Local Plan Part 2 comprises Development Management Policies, Site Allocations and Designations and Policies Map. Once adopted it will deliver the detail of the strategic policies set out in the Local Plan Part 1: Strategic Policies (2012). Together they will form a comprehensive development strategy for the Borough. The Local Plan covers the period 2011 - 2026.

The draft [Local Plan Part 2](#) was published for public comment between 22 September and 4 November 2014. The consultation period has now closed. All comments received during this time are being considered. A 'Consultation Report' including responses to comments received and recommendations will be made to Cabinet in March 2015.

## **Development Management Policies**

The Consultation period for the Development Management Policies document, which forms part of the Proposed Submission Local Plan Part 2, ran from 22 September 2014 to 04 November 2014..

Although the closing date for Consultation is past, representations can still be made using the representation form referred to above, and/or via the responsible Council Cabinet Members, [Philip Corthorne](#) and [Jonathan Bianco](#) , or via your local [Ward Councillors](#).