London Borough of Hillingdon

# METROPOLITAN OPEN LAND AND GREEN CHAINS ASSESSMENT

Projects and Environmental Planning
Planning and Transportation Services
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## EXECUTIVE SUMMARY

1.1 The Metropolitan Open Land and Green Chains Assessment (the Assessment) has been undertaken to up-date the designation of Metropolitan Open Land and Green Chains throughout Hillingdon. The Assessment primarily seeks to evaluate Metropolitan Open Land and Green Chains in the borough against criteria for these open land designations to ensure that open land is appropriately designated in accordance with regional guidance, local needs and established best practice.

2.0 This assessment was anticipated during the 2nd UDP Inquiry (1997) when the Council noted the guidance of RPG3 (paragraph 7.11) that where Green Chains and their associated open spaces are of more than individual Borough significance, they should be designated as MOL. At the time the Council indicated its intention to investigate this matter fully in the forthcoming UDP review. The findings of the Assessment are to be carried through as part of the current review of the Hillingdon Unitary Development Plan (adopted in September 1998).

3.0 Four (4) key tasks, listed below, were undertaken as part of the assessment of the Metropolitan Open Land and Green Chains in Hillingdon. These tasks and their findings are explained in more detail below.

Task 1. Literature Review
Task 2. Survey
Task 3. Option Development & Selection
Task 4. Evaluation & Integration

***Task 1 - Literature Review***

4.0 Open land is valuable in providing a good quality of life and opportunities for all community members. It promotes the health of the environment and is essential to a sustainable future for all. Metropolitan Open Land and Green Chains form important components of the overall pattern of open land for the London metropolitan region.

5.0 A range of regional planning guidance has been issued over the past three decades with respect to open land planning in the Greater London Area including:

- Greater London Development Plan (Greater London Council 1976)
- Green Chains Policy Document (Green Chain Joint Committee 1977)
- Strategic Planning Guidance for London (London Planning Advisory Committee 1994)
- Regional Planning Guidance 3 – London (Government Office for London 1996)
- The draft London Plan – Draft Spatial Development Strategy for Greater London (Greater London Authority 2002)
- Mayor's Biodiversity Strategy (Greater London Authority 2002)

6.0 All of these regional plans provided varying forms of guidance on criteria for the designation of Metropolitan Open Land and Green Chains. More locally, the London Borough of Hillingdon Green Spaces Strategy contained themes, aims, and actions relevant to open space planning within Hillingdon.

7.0 Based on the policy context established in regional planning guidance, a series of criteria for classifying open land were established for use in the assessment of Metropolitan Open Land and Green Chains in Hillingdon. To obtain an overview of the different open land designations, and provide a context for this assessment of Metropolitan Open Land and Green Chains, criteria were identified for each of the open land designations now in common usage, including:

- Green Belt
- Metropolitan Open Land
- Green Chains
- Green Corridors
- Blue Ribbons
- Public Open Space
- Urban Green Space

8.0 The criteria for the designation of land as **Green Belt** include the following.

- To check the unrestricted sprawl of large built-up areas, or
- To prevent neighbouring towns from merging into one another, or
- To assist in safeguarding the countryside from encroachment, or
- To preserve the setting and special character of historic towns, or
- To assist in regeneration by encouraging the recycling of derelict and other urban land.

9.0 The criteria for the designation of land as **Metropolitan Open Land** include the following.

- To contribute to the physical structure of London by being clearly distinguishable from the built up area, or
- To include open air facilities, especially for leisure, recreation, sport, arts and cultural activities and tourism, which serve the whole or significant parts of London, or
- To contain features or landscapes of historic, recreational, nature conservation or habitat interest, of value at a metropolitan or national level, or
- To form part of a Green Chain and meet one of the above criteria

10.0 In contrast to Green Belt, Metropolitan Open Land will often form an island embedded in the urban fabric, which may be connected to Green Belt by a Green Chain.

11.0 Criteria for the designation of land as **Green Chains** include sites and areas which:

- are in public or private ownership, in use or previously in use for open land recreational purposes, and/or
- are recognised as having potential for open land recreational use, and/or
- form part of a link in a chain of open areas, and/or
- are of actual or potential landscape value, and/or
- link with open space in adjacent Boroughs, and/or
- link Green Belt or MOL, and/or
- are of sub-regional significance

12.0 Further to the above criteria, Green Chains can be described as comprising a series of elongated undeveloped green spaces linking broader areas of open land. Because of their London-wide significance, the open spaces within a green chain should be designated as Metropolitan Open Land.

13.0 In considering designation Green Chains it is worth noting the policy objectives of the original South East Green Chain set out below (GCWP 1977,p.6).

1. 'To improve and encourage the provision of suitable recreational facilities, with emphasis on those serving a wide area of south east London and/or requiring open land.
2. To safeguard the open land from built development and maintain its structural contribution in providing a visual break in the built up area of London.
3. To conserve and enhance the visual amenity and ecological aspects of the landscape.
4. To improve public access to and through the area.
5. To promote an overall identity for the area in order to increase public awareness of available recreational facilities.
6. To encourage the collaboration and cooperation of the various public and private agencies, owners, organisations, clubs etc. in the area to achieve the above objectives.'

14.0 Criteria for the designation of land as **Green Corridors** include sites and areas that:

- allow animals and plants to be found further into the built-up area than would otherwise be the case,
- provide an extension to the habitats of the sites they adjoin, and/or
- adjoin a transport corridor comprising roads, railways, walking and/or cycling routes, and protect and enhance the visual amenity of these routes, and/or
- incorporate a relatively continuous area of open space, leading through the built environment, which link sites to each other and to the Green Belt or MOL.

15.0 Criteria for the designation of land as **Blue Ribbons** include:

- areas of land identified in the draft London Plan as Blue Ribbons
- the River Thames, the canal network, the other tributaries, rivers, and streams within London and London's open water spaces such as docks, reservoirs and lakes (including culverted parts of rivers, canals or streams)
- areas and sites that form a relatively continuous area of water or waterside land

16.0 All of the above criteria highlight three particularly important aspects of open land that need to be considered in detail when assessing open land, that is:

- Landscape value
- Recreation value
- Nature conservation value

17.0 To assist in the assessment of **landscape values** of land, the following landscape typology was identified, derived from the Landscape Assessment Strategy for the M4/A4 SRB Green Corridors Partnership (Land Use Consultants 2002):

- Woodland
- Field
- Parkland
- Sporting Field / Recreation Ground
- Urban
- Boulevard
- Greenway

18.0 Accompanying this typology was a basic evaluation of landscape value based on the three levels of landscape quality adopted in the Landscape Assessment Strategy for the M4/A4 SRB Green Corridors Partnership (Land Use Consultants 2002, p.25).

- High
- Medium
- Low

19.0 With regard to **recreation**, the Hillingdon UDP (LB Hillingdon 1998,p.122) incorporates an Open Space Hierarchy for the Borough consistent with the hierarchy set out in regional guidance. However, PPG17 requires further detailed analysis of recreational needs and opportunities within the Borough to be conducted. This will be a significant piece of work to be conducted separately to this assessment of MOL and Green Chains. In the absence of such a detailed analysis, this assessment of open land in Hillingdon considered only the suitability of the current land use designations rather than proposing changes to recreation land uses.

20.0 The existing **nature conservations** classifications identified in the Hillingdon UDP (LB Hillingdon 1998, p.49-50), supplemented by the *Supplementary Planning Guidance - Changes to boundaries and gradings of Sites of Importance for Nature Conservation* (LB Hillingdon 1995), were used in the assessment of the nature conservation values of MOL and Green Chains. Further analysis of nature conservation values, to be considered as part of the emerging Hillingdon Biodiversity Action Plan (HBAP), will provide additional information which may be considered at a later date.

***Task 2 - Survey***

21.0 Surveys were conducted for the following sites as a part of this project:

Metropolitan Open Land

- Uxbridge Common, Uxbridge
- Cowley Recreation Group, Cowley
- Grassy Meadow and Town Hall Park, Hayes

Green Chains

- Eastcote – West Drayton, along line of the River Pinn
- Eastcote – Hayes, along line of Yeading Brook
- Ruislip Manor – West Drayton, through Hayes Park, Town Hall Park and Stockley Park
- Ickenham – West Drayton along line of the Fray's River
- Ruislip Manor – Harlington through Yeading, Minet Estate and Cranford Park.
- Other Sites - Colne Valley and Ruislip Woods

22.0 Assessment sheets, maps and photographic plates illustrating these sites were produced, describing the characteristics and qualities of the open land surveyed. The survey sought to collate information about the sites to enable an unbiased evaluation of the land later in the assessment process. The results of these surveys are presented in Appendix II (Supplementary Report).

***Task 3 – Option Development & Selection***

23.0 Prior to assessing all sites surveyed against the criteria for Metropolitan Open Land and Green Chains, all options for the designation of open land in Hillingdon were considered to refine a preferred framework for the final assessment and designation of sites.

24.0 In developing options for the designation of open land in Hillingdon, criteria for the designation of Metropolitan Open Land and Green Chains were considered in the local context of Hillingdon. Particular consideration was given to the designation of Green Chains within the extensive areas of Green Belt in Hillingdon. Noting that Green Belt, represents a significant open land designation itself, it was important that the application of Green Chains criteria did not simply reinforce Green Belt land use requirements, but distinguished

land within the designation through emphasis on enhancing their public accessibility and recreation function.

25.0 Options were developed and evaluated leading to the selection of a preferred option. The options considered were divided into two groups.

- Options for MOL & Green Chains outside the Green Belt

1. Maintain the 'Areas forming links in Green Chain' designation
2. Designate land within Green Chains, MOL according to the criteria
3. Designate land within Green Chains MOL and Public Open Space / Urban Green Space according to the criteria

- Options for MOL & Green Chains within the Green Belt

1. No Green Chains within the Green Belt
2. Indicative Green Chains within the Green Belt
3. Refined Green Chains within the Green Belt

26.0 In each case, the third option was identified as the preferred option. These preferred options were then developed into two strategies for the designation of open land:

Strategy 1: Outside the Green Belt, sites within the Green Chain were designated 'Metropolitan Open Land' or 'Public Open Space' / 'Urban Green Space' according to the assessment. A Green Chains overlay was used to illustrate the overall pattern of Green Chains across these sites.

Strategy 2: Within the Green Belt, Green Chains were refined and, in some cases, new Green Chains identified. These were illustrated on the Green Chains overlay

27.0 In addition, in a small number of instances MOL and 'Areas forming links in Green Chains' were considered for incorporation within the Green Belt, especially where they directly adjoined existing Green Belt designated land.

***Task 4 – Evaluation & Integration***

28.0 Based on the preferred strategies identified for the designation of Metropolitan Open Land and Green Chains in Hillingdon, changes to the Hillingdon Unitary Development Plan mapping and minor changes to the text were proposed. The key changes proposed to the Unitary Development Plan include:

- Removal of the 'Areas forming links in Green Chains' designation from the Proposals Map and replacement of this designation with either MOL or Public Open Space / Urban Green Space designations.
- Refinement of existing Green Chains within the Green Belt

- Removal of a small number of sites designated MOL and 'Areas forming links in Green Chains' from these designations and inclusion of these sites in the Green Belt designation
- Exclusion of privately owned open land from Green Chains, with the exception of existing recreational facilities and sites with realistic potential for recreational use
- Incorporation of a separate 'Green Chains' overlay map to clearly define Green Chains and their relationship with the underlying land use designations of Green Belt, MOL and Public Open Space / Urban Green Space

29.0 Open land designations proposed for the LB Hillingdon UDP review are outlined in the table below.

| Key Diagram | Proposals Map | Overlay Maps (accompanying UDP text) |
|---|---|---|
| • Green Belt<br>• Metropolitan Open Land<br>• Any large areas of Public Open Space / Urban Green Space | • Green Belt<br>• Metropolitan Open Land<br>• Public Open Space / Urban Green Space | • Green Chains overlay incorporating Green Chains and Green Chain Footpath Links, |

30.0 In Appendix I, findings of the site assessments are presented in detail. The assessments set out specific recommendations for the designation of all sites surveyed.

31.0 A comprehensive assessment of existing and potential MOL and Green Chains was conducted through this project. It is important that the findings of this assessment are used as the basis for the proposed Metropolitan Open Land and Green Chains designations within the Local Development Framework which will replace the UDP.

32.0 In addition, the next review of the Hillingdon Green Spaces Strategy should respond to the findings of this report. In particular, the Strategy should seek to enhance the visual and environmental continuity and accessibility of the Green Chains.

33.0 Future investigations that can build upon the findings of this assessment were also identified. These additional investigations include:

- A Recreation and Open Space Study
- A Borough Landscape Evaluation
- Assessment of other open land designations and areas including Blue Ribbons, Green Corridors, Public Open Space and Urban Green Space

# INTRODUCTION AND OVERVIEW

## 1.0 INTRODUCTION

1.1 The Metropolitan Open Land and Green Chains Assessment (the Assessment) has been undertaken to up-date the designation of Metropolitan Open Land and Green Chains throughout Hillingdon. The Assessment primarily seeks to evaluate Metropolitan Open Land and Green Chains in the borough against criteria for these open land designations to ensure that open land is appropriately designated in accordance with regional guidance, local needs and established best practice.

1.2 This assessment was anticipated during the 2nd UDP Inquiry (1997) when the Council noted the guidance of RPG3 (paragraph 7.11) that where Green Chains and their associated open spaces are of more than individual Borough significance, they should be designated as MOL. At the time the Council indicated its intention to investigate this matter fully in the forthcoming UDP review. The findings of the Assessment are to be carried through as part of the current review of the Hillingdon Unitary Development Plan (adopted in September 1998).

## 2.0 SCOPE

2.1 This Assessment seeks to provide a comprehensive and honest assessment of open land in the borough to determine the suitability of the Metropolitan Open Land and Green Chains open land designations for different sites. The Assessment is consistent with regional guidance and takes into account local requirements.

2.2 The assessment includes consideration of all sites currently designated Metropolitan Open Land and Green Chains as well as additional sites which satisfy the criteria for these designations.

## 3.0 METHODOLOGY

3.1 The purpose of the Green Chains and MOL Assessment Project is "To recommend, to the Cabinet of the London Borough of Hillingdon, how Green Chains and MOL should be addressed in the current review of the UDP for the Borough."

3.2 To achieve this purpose, the methodology comprises four main stages:

i) Literature Review
ii) Survey
iii) Option Development & Selection
iv) Evaluation & Integration

**Literature Review**

3.3 The concepts of Metropolitan Open Land and Green Chains have developed and evolved since they first emerged as part of the Greater London Development Plan of 1976. Chapter II tracks the development of this policy context within the overall framework of open land designations for London up to the current draft London Plan. From this policy context Chapter II identifies relevant criteria for the designation of Metropolitan Open Land and Green Chains consistent with regional guidance.

3.4 The Literature Review also considers other open land assessment projects to confirm the project methodology and reviews the sub-regional network of open land, including the London Borough of Hillingdon, to provide an understanding of the open land network in and around Hillingdon.

**Survey**

3.5 Chapter III outlines the process of surveying current and potential future Metropolitan Open Land and Green Chains throughout the borough. This chapter identifies the sites to which the criteria for Metropolitan Open Land and Green Chains were applied and provides an overview of the site attributes that were considered during the survey process. The survey sought to collate information about the sites to facilitate an unbiased evaluation of the land later on in the assessment process.

**Options Development & Selection**

3.6 Chapter IV outlines the process of considering options for the designation of Metropolitan Open Land and Green Chains in Hillingdon and the preferred option for the designation of Metropolitan Open Land and Green Chains is set out in this Chapter.

3.7 In considering options for the designation of open land in Hillingdon, local requirements were used to derive those most suitable for Hillingdon. Particular consideration was given to the designation of Green Chains within the extensive areas of Green Belt in Hillingdon. Noting that Green Belt, represents a significant open land designation in itself, it was important that the application of Green Chains criteria did not simply reinforce Green Belt land use requirements, but distinguished land within the designation through emphasis on enhancing their public accessibility and recreation function.

**Evaluation & Integration**

3.8 The final chapter, Chapter V, sets out how the preferred option is to be integrated into the Hillingdon Unitary Development Plan Review, including proposed changes to mapping and some smaller changes to the text. The evaluations of all sites surveyed against the preferred option developed in the previous chapter are set out as an appendix to this chapter. Chapter V also includes recommendations on how the findings of this Assessment should be incorporated into future reviews of the *Hillingdon Green Spaces Strategy* and opportunities for future projects to build on the findings of this Assessment.

# CHAPTER II – LITERATURE REVIEW

## 1.0 INTRODUCTION

1.1 The concepts of Metropolitan Open Land and Green Chains have developed and evolved since they first emerged as part of the Greater London Development Plan of 1976. This chapter tracks the development of this policy context within the overall framework of open land designations for London up to the current draft London Plan. Out of this policy context, relevant criteria for the designation of Metropolitan Open Land and Green Chains are identified consistent with regional guidance.

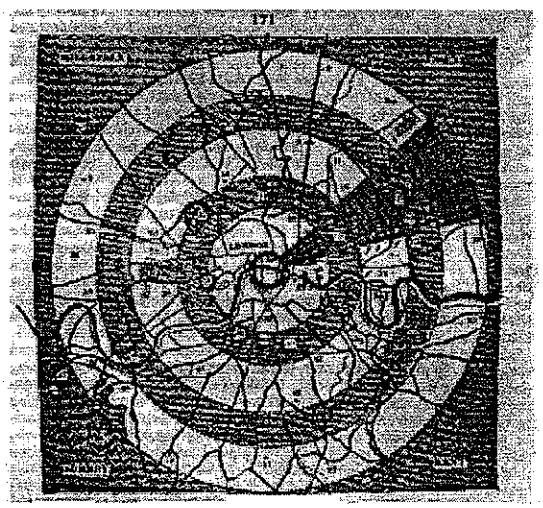
1.2 This Literature Review also considers other open land assessment projects to confirm the project methodology, and reviews the sub-regional network of open land. The findings of this chapter form the foundation of the Metropolitan Open Land and Green Chains Assessment.

1.3 This Literature Review incorporates:

- an outline of the history of 'Metropolitan Open Land' and 'Green Chains' designations as well as other open land designations
- criteria for 'Metropolitan Open Land' and 'Green Chains' as well as other relevant open land designations
- methodologies for assessing 'Metropolitan Open Land' and 'Green Chains'
- consideration of the open land network in adjoining local authority areas including LB Harrow, LB Hounslow, LB Ealing, Three Rivers District Council (DC), Spelthorne DC, South Bucks DC and Slough Borough Council

## 2.0 BACKGROUND – REGIONAL GUIDANCE & LOCAL STRATEGIES

2.1 Open land plays a great variety of roles. It is valuable in providing a good quality of life and opportunities for all community members. It promotes the health of the environment, the success of the economy and is essential to a sustainable future. MOL and Green Chains form important components of an overall pattern of open land for the London metropolitan region. This section provides an overview of regional planning guidance influencing open land planning as well as local strategies influencing open land planning. This overview provides the context for Section 3.0 which analyses this regional guidance in detail.



**John Claudius Loundon's 1829 plan for London in which green belts were a significant and recurrent theme.**

## *REGIONAL PLANNING GUIDANCE AND OPEN LAND PLANNING*

2.2 Planning for open land in London has a long history with significant contributions from John Claudius Loudon's 1829 plan for London, Ebenezer Howard's green belt proposals of the 1890s, the Greater London Regional Planning Committee proposals of 1929, the 1943 'Abercrombie Plan' for the County of London, and the London County Council Development Plan of 1951.

2.3 The first official proposal "to provide a reserve supply of public open spaces and of recreational areas and to establish a green belt or girdle of open space' was made by the Greater London Regional Authority Planning Committee in 1935 (PP2). The Greater London Development Plan (GLDP) 1976 forms the foundation of London's more recent open land planning regime.

### The Greater London Development Plan – Greater London Council

2.4 The GLDP (GLC 1976) was introduced as the first statutory development plan for the area of Greater London in 1976. The GLDP (GLC 1976, p.83) first introduced the concept of MOL to define open space. It highlighted the importance of the Green Belt and Metropolitan Open Land to London's regional strategy and emphasised the need for Borough Councils' to prepare their local plans consistent with the protection of these areas. The GLDP (1976) also identified the significant potential of the Thames, canals and other tributaries for recreation and enjoyment. It labelled the Thames as constituting *'perhaps the greatest of all London's areas of special character'*, although it did not go so far as to link these with the broader open spaces network.

2.5 The Layfield Inquiry into the GLDP provided significant comment on matters relating to Green Belt and MOL. With respect to Metropolitan Open Land, the Inquiry found such little difference with the concept of the Green Belt that it recommended the two designations be combined, or rather that reference to MOL be removed from the Plan. However, the Secretary of State did not support this view and MOL remained part of the green spaces network for Greater London.

### Green Chain Policy Document – Green Chain Working Party

2.6 The Green Chain concept emerged during the mid to late 1970s and followed on from the Greater London Development Plan. A joint working party was established in 1974 to coordinate policies and action in the Green Chain Area. The Green Chain Area incorporated a significant area of Metropolitan Open Land and an Area of Special Character of Metropolitan Importance identified in the GLDP.

2.7 Green Chains were first devised and implemented in South-East London as a number of public and private open spaces, largely in recreational use, extending in a virtually continuous arc through the four Boroughs of Bexley, Bromley, Greenwich and Lewisham in south-east London (GCWP 1977,p.1). The overall aim in designating this string of open spaces was to effectively safeguard them from further encroachment by built development, in order that the full recreational potential of the area could be exploited in a comprehensive and co-ordinated way, for the benefit of the population of south-east London as a whole (GCWP 1977,p.1). The Green Chain Policy Document established a series of criteria for use in identifying land suitable for designation as Green Chain as well as providing policies for the Green Chain in relation to recreation, land use, landscape, access, and consultation.

**Advice on Strategic Planning – London Planning Advisory Committee**

2.8 After the demise of the Greater London Council in 1986, the London Planning Advisory Committee (LPAC) was established. LPAC prepared 'Advice on Strategic Planning Guidance for London' (hereafter known as SPG London) (LPAC 1994), a significant regional planning document with implications for open land planning.

2.9 SPG London (LPAC 1994,p.93-106) recognised London's 'Green Framework' acknowledging the many elements of this framework, including:

- Green Belt
- Metropolitan Open Land
- Green Chains
- Green Corridors
- Public Open Space and Urban Green Space

2.10 The role of the River Thames and other water-courses and canals, within the open land network, is also recognised (LPAC 1994,p.88). SPG London proposes that the River Thames and its associated open spaces should be identified as London's '*premier Area of Special Character*', and that they be incorporated into a range of designations including potential Green Chains (1994,p.88). SPG London recommends that the open spaces within Green Chains be designated MOL because of their metropolitan significance (LPAC 1994,p.100). The role of open land in contributing to opportunities for leisure, sport and recreation are also highlighted in SPG London (1994,p.104-106).

**Regional Planning Guidance 3: Strategic Guidance for London Planning Authorities – Government Office for London**

2.11 In 1996 the Government Office for London revised RPG3. The 1996 RPG3 incorporated criteria for defining Green Belt, MOL, Green Chains and Green Corridors similar to SPG London. RPG3 also outlined how these issues were to be dealt with at a local level through Unitary Development Plans (UDPs).

**The draft London Plan – Greater London Authority**

2.12 The Greater London Authority, has now replaced the London Planning Advisory Committee and has responsibility for preparing a spatial development strategy for Greater London. Ultimately, RPG3 will be replaced by The London Plan – Spatial Development Strategy for Greater London (hereafter referred to as the London Plan), released in draft form for comment in June 2002. Policy 2A.10 of the draft London Plan proposes the latest plans for London's network of open spaces with reference to London's Green Belt, Metropolitan Open Land, and Green Corridors or Chains (GLA 2002, p.67-68). However, open spaces of local importance are also to form part of the wider network of open spaces for London.

2.13 London's network of open spaces are to be linked to the water spaces of the 'Blue Ribbon network', a reference to London's system of rivers, canals and water bodies.

2.14 The draft London Plan provides direction on how areas of open space should be identified, protected and used.

**The Mayor's Biodiversity Strategy – Greater London Authority**

2.15 The Mayor's Biodiversity Strategy (GLA 2002a,p.174) defines 'Green Corridors' with a focus on nature conservation issues. The Biodiversity Strategy is closely linked to the draft London Plan and makes reference to the role of London's Green Belt and Metropolitan Open Land in nature conservation. Green Chains are omitted from the Mayor's Biodiversity Strategy.

***LOCAL STRATEGIES INFLUENCING OPEN LAND PLANNING***

2.16 The regional spatial development guidance discussed above provides information on the development of London's open land network as well as direction on how matters of open land should be addressed at the local level. Locally, the LB Hillingdon Green Spaces Strategy (LHB 2002) incorporates actions relevant to the designation of open land.

**London Borough of Hillingdon Green Spaces Strategy**

2.17 The LB Hillingdon Green Spaces Strategy (2002) was prepared to '*...give direction to the improvement of the Borough's Green Spaces required to meet the needs and interests of the people who live, work and play in the Borough*'. Assessment of planning designations in the Borough needs to be consistent with the objectives and actions identified this the Green Spaces Strategy. Elements of this strategy relevant to this assessment are discussed below.

2.18 The scope of the Green Spaces Strategy includes parks, recreation grounds, children's play areas, allotments, cemeteries, war memorials, street trees, nature areas, open spaces and road-side verges that are managed by the

Borough (LBH 2002,p.4). It also includes other green spaces managed across departments and organisations, recognising the need to adopt a 'joined-up' approach to green spaces issues and to work collaboratively with community and other organisations (LBH 2002, p.4). This scope establishes that the Green Spaces Strategy incorporates a very broad definition of green spaces for the Borough.

2.19 In working towards a vision for the Borough's green spaces the Strategy (LBH 2002,p.5) states that:

*'It will be important to develop and enhance the existing borough wide network of green spaces, connecting routes and green links to maintain the attractive character of the borough.*

*Sites should be well managed by a variety of landowners. Some sites (such as those managed by LBH) will be open to the public, whilst others, although not necessarily open for public access will also contribute to the biodiversity and attractive green image of the area.'*

2.20 Some of the key actions arising out of the Green Spaces Strategy that need to be addressed in this assessment of open land include the need to:

- Support the development of a local access strategy and liaison with user groups and neighbouring boroughs re. Rights of Way (LBH 2002,p.7)
- Help maintain the network of statutory and non-statutory footpaths, bridleways and other link ways such as canals, streams, and rivers more effectively as part of the network of organisations with responsibility for these features (LBH 2002,p.8)
- Help establish appropriate routes for cyclists of all ages within and between appropriate green spaces, both to provide safer routes for young cyclists, to encourage healthy exercise and to help reduce traffic congestion on roads (LBH 2002,p.8)
- Value the conservation and amenity value of green spaces and manage them to optimise their attractiveness and wildlife value (LBH 2002,p.14)
- Ensure that public access, education, informal recreation and community involvement is developed and maintained to a good standard on sites of conservation value that are owned or cared for by the London Borough of Hillingdon (LBH 2002,p.14)

## 3.0 POLICY CONTEXT FOR OPEN SPACE DESIGNATIONS & ASSESSMENT CRITERIA

3.1 This section provides a more detailed examination of regional guidance as it relates specifically to the different open land designations. The purpose of this section is to identify relevant criteria for the designation of open land to be used in the assessment of existing and potential future MOL and Green Chains in LB Hillingdon.

## *GREEN BELT*

### Policy context

3.2 The **Greater London Development Plan** (GLC 1976,p.84) prepared by the Greater London Council (GLC) stated that *'Green Belt gives definition to the built-up area [of London] as a whole, limits urban sprawl and provides an area where open air recreational activities can take place. At the same time it plays an important role in the retention of areas of attractive landscape on London's fringes.'*. The Green Belt within the GLC area was defined in the Initial Development Plan for Hillingdon and illustrated in broad terms in the GLDP. Local authorities were expected to reflect the boundaries of the Green Belt in local plans with any minor amendments.

3.3 The GLDP also identified a key aim of the Green Belt as '*ensuring that agricultural land is kept in good agricultural condition.'* (GLC 1976,p.85).

3.4 The **Layfield Inquiry** (1973,p.568) into the GLDP identified two strands of thought with respect to the protection of Green Belt, that is:

- *'the idea of a green girdle of agricultural land encircling a discrete urban unit advocated by Ebenezer Howard; and*
- *the concept of a girdle of land to be used primarily to compensate for the lack of playing fields and public open spaces, put forward by Raymond Unwin'*

3.5 The Panel of Inquiry, in its final report, recommended greater emphasis be placed on '*...the recreational and amenity function of the land'* (GLC 1973,p.568). The Inquiry was particularly concerned with making sure that practical proposals for the better use of Green Belt were being progressed and that the Green Belt boundaries were not so fixed that, without significantly affecting the concept itself, they could not be amended to release significant amounts of land for other development.

3.6 **SPG London** (LPAC 1994,p.95), **revised PPG2** (ODPM 1995), and **RPG3** (GOL 1996,p.86) affirm the purposes for Green Belt as, to:

- Check the unrestricted sprawl of large built-up areas
- Prevent neighbouring towns from merging into one another
- Assist in safeguarding the countryside from encroachment
- Preserve the setting and special character of historic towns
- Assist in regeneration by encouraging the recycling of derelict and other urban land.

3.7 In addition, SPG London (LPAC 1994,p.95) recommended that 'Government and Boroughs should agree policies for the positive roles that London's Green Belt can play, including to:

- Maintain and improve the character and quality of the landscape
- Provide formal and informal public access, and outdoor sport and recreation
- Improve damaged and derelict land
- Secure nature conservation interests
- Retain land for agriculture, forestry and related purposes
- Enhance public health'

3.8 The **draft London Plan** (GLA 2002, p.67) defines the *'The Green Belt as an area of largely undeveloped land, including farmland, woodland and managed recreational land which bounds the built and urban areas of London.'*. The draft London Plan indicated that Boroughs should review any alterations to the Green Belt boundary through the UDP process, however no criteria for classifying Green Belt land are included in the draft London Plan.

**Assessment Criteria**

3.9 In summary, criteria for the designation of land as Green Belt include:

- To check the unrestricted sprawl of large built-up areas, or
- To prevent neighbouring towns from merging into one another, or
- To assist in safeguarding the countryside from encroachment, or
- To preserve the setting and special character of historic towns, or
- To assist in regeneration by encouraging the recycling of derelict and other urban land.

***METROPOLITAN OPEN LAND***

**Policy context**

3.10 The GLC first introduced the concept of Metropolitan Open Land (MOL) when preparing the **Greater London Development Plan (GLDP)**. The GLDP described MOL as areas of open land that 'are of significance for Greater London as a whole' (GLC 1976,p.84). *'They can provide useful and attractive breaks in the built areas, but are not appropriately situated for incorporation in the Green Belt, often forming islands embedded in the urban fabric'*.

3.11 In its evidence to the **Layfield Inquiry**, the GLC described the nature and purpose of MOL as follows: *'It consists of those open land which form part of the main structural divisions between settlement areas. Its protection will enable London to maintain and develop its variety and local characteristics in the face of pressures for development'* (LBH 1990,p.1). The GLDP emphasised the structural importance of MOL, but gave lesser recognition to its potential as a recreational resource (LBH 1990,p.1).

3.12 The Panel of Inquiry rejected the concept of MOL, concluding that policies relating to MOL conveyed little meaning beyond existing policies such as the Green Belt and that it would be no loss if the concept disappeared. However, the Secretary of State disagreed and gave statutory recognition to the concept when the GLDP was endorsed in 1976.

3.13 The GLDP provided no statutory policy guidance on MOL and called on Boroughs to define the boundaries in their local plans. Consequently, there was considerable variation between Boroughs regarding policy and boundaries over the purpose and status of MOL, particularly in relation to differences to the Green Belt.

3.14 In response, LPAC produced a more detailed definition of MOL using the criteria set out in **SPG London** (LPAC 1994,p.95). According to SPG London, MOL includes areas and sites that:

- Contribute to the physical structure or character of London
- Provide open air facilities (expressly for leisure, recreation, sport and tourism) for those living, working or visiting London – serving all or a significant part of London
- Accommodate features of landscape, historic, architectural, archaeological, or nature conservation value for the whole or part of London Borough of Hillingdon
- Form a Green Chain

3.15 SPG London also stated that MOL has the same importance as the Green Belt and accorded it the same status of protection (LPAC 1994,p.95).

*3.16* **RPG3** (GOL 1996,p.87) identified very similar criteria for MOL however further clarified that '*Where isolated pockets of Green Belt exist that are not part of a continuous pattern of open land surrounding London, authorities should consider whether it would be more appropriate to designate the land as MOL in recognition of its location and use, having regard to the guidance on MOL…*'.

3.17 The GLA, in the **draft London Plan** (2002,p.217), replicated the LPAC criteria. In addition, the GLA identified that MOL performs three valuable functions (GLA 2002, p.67-68) in:

- protecting open space to provide a clear break in the urban fabric and contribute to the green character of London
- protecting open space to serve the needs of Londoners outside their local area
- protecting open space that contains a feature or landscape of national or regional significance

**Assessment Criteria**

3.20 In summary, criteria for the designation of land as MOL includes land that (GLA 2002,p.216-217):

- Contributes to the physical structure of London by being clearly distinguishable from the built up area, or
- Includes open air facilities, especially for leisure, recreation, sport, arts and cultural activities and tourism, which serve the whole or significant parts of London, or
- Contains features or landscapes of historic, recreational, nature conservation or habitat interest, of value at a metropolitan or national level, or
- Forms part of a Green Chain and meets one of the above criteria

3.21 In contrast to Green Belt, MOL may often form an island embedded in the urban fabric, potentially connected to Green Belt by a Green Chain.

***GREEN CHAINS***

**Policy context**

3.22 The Green Chain concept was first devised and implemented in South-East London, across the four Boroughs of Bromley, Bexley, Greenwich and Lewisham. The general policy objectives of the **Green Chains Policy Document** include (GCWP 1977,p.6):

1. 'To improve and encourage the provision of suitable recreational facilities, with emphasis on those serving a wide area of south east London and/or requiring open land.
2. To safeguard the open land from built development and maintain its structural contribution in providing a visual break in the built up area of London.
3. To conserve and enhance the visual amenity and ecological aspects of the landscape.
4. To improve public access to and through the area.
5. To promote an overall identity for the area in order to increase public awareness of available recreational facilities.
6. To encourage the collaboration and cooperation of the various public and private agencies, owners, organisations, clubs etc. in the area to achieve the above objectives.'

3.23 A number of criteria were used in the South East London project to identify appropriate sites for inclusion in a Green Chain, including (GCWP 1977,p.3):

- Sites and areas in public or private ownership, in use or previously in use for open land recreational purposes
- Areas recognised as having potential for open land recreational use
- Areas which define or separate built-up areas
- Areas which clarify and accentuate the physical land form

- Sites which form part of a link in a chain of open areas
- Sites which offer open views across London from significant points
- Sites of actual or potential landscape value

3.24 The concept of Green Chains was taken up by the LPAC in **SPG London** (1994,p.100) with the recommendation that Green Chains should be extended throughout London. LPAC (1994,p.100) describes Green Chains as linking open spaces with waymarked footpaths and other pedestrian routes. Some significant issues raised by SPG London with respect to Green Chains include (LPAC 1994,p.100) the fact that:

- Green Chains are not the same as green corridors
- The integrity of a green chain can only be maintained if all its component parts are protected from development
- Because of their London-wide significance, the open spaces within a green chain should be designated as Metropolitan Open Land

3.25 **RPG3** reflects the policy guidance provided in the Green Chains Policy Document and SPG London with the following additional characteristics discussed (GOL 1996,p.88):

- Green Chains comprise a series of elongated undeveloped green spaces linking broader areas of open land
- Green Chains might also serve as wildlife corridors which provide a network of open spaces enhancing local ecological diversity

3.26 The **draft London Plan** describes Green Chains and Corridors together but with less detail than earlier policy documents. The draft London Plan clarifies that '*In some cases Green Corridors may not be accessible to the public, but may contribute to landscape quality and promote the movement of animals and plants*' but this characteristic of limited public access does not apply to Green Chains (GLA 2002 p.217).

**Assessment Criteria**

3.27 In summary, the criteria for the designation of land as Green Chains, include sites and areas which:

- are in public or private ownership, in use or previously in use for open land recreational purposes, and/or
- are recognised as having potential for open land recreational use, and/or
- form part of a link in a chain of open areas, and/or
- are of actual or potential landscape value, and/or
- link with open space in adjacent Boroughs, and/or
- link Green Belt or MOL, and/or
- Are of sub-regional significance

3.28 Further to the above criteria, Green Chains can be described as comprising a series of elongated undeveloped green spaces linking broader areas of open

land. Because of their London-wide significance, the open spaces within a Green Chain should be designated as Metropolitan Open Land.

3.29 In designating land 'Green Chain' the original objectives of this land use designation are also considered, that is:

1. To improve and encourage the provision of suitable recreational facilities, with emphasis on those serving a wide area of south east London and/or requiring open land.
2. To safeguard the open land from built development and maintain its structural contribution in providing a visual break in the built up area of London.
3. To conserve and enhance the visual amenity and ecological aspects of the landscape.
4. To improve public access to and through the area.
5. To promote an overall identity for the area in order to increase public awareness of available recreational facilities.
6. To encourage the collaboration and cooperation of the various public and private agencies, owners, organisations, clubs etc. in the area to achieve the above objectives.
(GCWP 1977,p.6)

***GREEN CORRIDORS***

**Policy context**

3.30 The first regional guidance on Green Corridors is provided in **SPG London** (LPAC 1994,p.102) which defines Green Corridors as '*near continuous areas of open space that might link sites and act as conduits for plans and animals, and which might also serve amenity, landscape and access roles*'.

3.31 The description of Green Corridors was modified in **RPG3** (GOL 1996, p.89) to include '*extensive contiguous areas of trees and open land which straddle the major road, rail and river/canal routes in London*'.

3.32 The **draft London Plan** (GLA 2002,p.217) indicates that there are many similarities in the form and role of Green Chains and Green Corridors. According to the draft London Plan (GLA 2002,p.217) Green Corridors, like Green Chains, promote the use, enjoyment and movement through London's urban and open environment for people, plants and animals. Green Corridors are also described in the draft London Plan (GLA 2002,p.217) as being '*the verges alongside road and rail routes or waterways, a series of linked open spaces (also described as Green Chains), or a landscaped route for pedestrians and cyclists*'.

3.33 The key difference between Green Chains and Green Corridors identified in the draft London Plan is that in some cases Green Corridors '*may not be accessible to the public*' (GLA 2002,p.217).

3.34 The most detailed definition of the term Green Corridors is provided in the recently released **Mayor's Biodiversity Strategy** (GLA 2002a, p.174) which describes Green Corridors as *'...relatively continuous areas of open space leading through the built environment, which may link sites to eachother and to the Green Belt or Metropolitan Open Land. They often consist of railway embankments and cuttings, roadside verges, canals, parks, playing fields and rivers. They may allow animals and plants to be found further into the built-up area than would otherwise be the case and provide an extension to the habitats of the sites they join.'*

3.35 The Mayor's Biodiversity Strategy states that the 'prime purpose' of Green Corridors is *'the promotion of the movement of wildlife as recommended in the EU Habitats Directive'*, although their use was extended to include landscape and aesthetic elements and routes for cycles and pedestrians in 1991 (GLA 2002,p.45). According to the Mayor's Biodiversity Strategy (GLA 002,p.119) there are special criteria for the recognition of land as part of a corridor network. These are detailed in the London Ecology Unit's Advisory Note 6. In summary the essential tests are habitat composition and near continuity (GLA 2002, p.119). It is also noted that Green Corridors also include similar designations such as Wildlife Corridors (GLA 2002,p.140).

**Assessment Criteria**

3.36 Consistent with the above discussion, criteria for the designation of land as Green Corridors include sites and areas that:

- Incorporate a relatively continuous area of open space, leading through the built environment, which link sites to each other and to the Green Belt or MOL, and/or
- Allow animals and plants to be found further into the built-up area than would otherwise be the case
- Provide an extension to the habitats of the sites they adjoin.
- Adjoin a transport corridor comprising roads, railways, walking and/or cycling routes, and
- Protect and enhance the visual amenity of these routes

***BLUE RIBBONS***

**Policy Context**

3.37 The **draft London Plan** introduces the concept of Blue Ribbons, which builds on the work of the GLC (1976) and LPAC (1994,p.88)(1996) in the promotion of the Thames, and other waterways, as elements of the London's open space and recreation network. The **Mayor's Biodiversity Strategy** also recognises the Thames and its banks, together with its tidal tributaries, as London's largest nature reserve and as a Site of Metropolitan Importance for Nature Conservation (GLA 2002,p.55).

3.38 According to the draft London Plan, *'The Blue Ribbon Network includes the River Thames, the canal network, the other tributaries, rivers and streams*

*within London and London's open water spaces such as docks, reservoirs and lakes. The Blue Ribbon Network includes culverted (or covered over) parts of rivers, canals or streams. London's 'lost rivers' are not part of the Blue Ribbon Network.....'* (GLA 2002, p.303). The draft London Plan includes diagrams illustrating some of the main elements of the Blue Ribbon Network, although, not every tributary or water body is included. London Boroughs are required to include other water courses and water bodies when reviewing their UDPs.

**Assessment Criteria**

3.39 Criteria for the designation of land as Blue Ribbons include:

- Areas of land identified in the draft London Plan as Blue Ribbons
- The River Thames, the canal network, the other tributaries, rivers, and streams within London and London's open water spaces such as docks, reservoirs and lakes (including culverted parts of rivers, canals or streams)
- Areas and sites that form a relatively continuous area of water or waterside land

***PUBLIC OPEN SPACE & URBAN GREEN SPACE***

3.40 Public Open Space is described in **SPG London** (LPAC 1994,p.98) as: *Public parks, commons, heaths and woodland and other open spaces with established and unrestricted public access and capable of being classified according to the open space hierarchy (though not necessarily publicly owned) which meets recreational and non-recreational needs within the urban area.*

3.41 Urban Green Space is described in **SPG London** (LPAC 1994,p.98) as: *Open space to which public access is restricted or not formally established but which meets or is capable of meeting recreational or non-recreational needs within the urban area.*

3.42 Public Open Space and Urban Green Space are considered to be open spaces of local importance. These designations may be appropriate in circumstances where open land is not of regional or sub-regional significance but still requires protection from a local perspective.

***LAND TENURE AND OPEN SPACE***

3.43 Open space can be both publicly and privately owned. Metropolitan Open Land and Green Belt may play a role in the provision of adequate public open space while private open space should be protected where it forms part of an area of Metropolitan Open Land or Green Belt. The question of land tenure should have little bearing on the classification of land for open space in terms of function. However, land tenure may have cost and policy implications for the authority and should be carefully considered as an element of this project.

## 4.0 OPEN LAND AND LANDSCAPES, RECREATION, AND NATURE CONSERVATION

4.1 As is evident from the criteria for open land identified in Section 3, landscape, recreation and nature conservation values all form important characteristics of open land at different times and in different locations. For this reason, existing assessments of landscape, recreation and nature conservation values in Hillingdon have been considered to assist in the assessment of open land.

### *LANDSCAPE ASSESSMENT*

4.2 The GLDP (GLC 1997,p.63-68) identified 'Areas of Special Character' throughout London which were regarded as landscape areas of great metropolitan importance. These areas were selected for conservation and enhancement. In the LB Hillingdon UDP the '*Green Belt in the extreme north-west of the Greater London area containing the Ruislip Lido and the village of Harefield*' was identified as an 'Area of Special Character'.

4.3 Areas of Special Character identified in the GLDP were selected based on the '*presence of areas of architectural and historic interest...* [as well as being] *the most important central areas precincts and districts, major open spaces of high landscape value, and the most outstanding old town and village centres*' (GLC 1997,p.63). At the same time, London Boroughs were expected to enlarge upon the policy of protection for these 'Areas of Special Character' and identify other 'Areas of Special Character' of local importance and '*produce policies as appropriate for the preservation, restoration and enhancement of their character*' (GLC 1997,p.69). However, additional Areas of Special Character have not been identified in Hillingdon following completion of the GLDP and existing MOL and Green Chains in the LB Hillingdon have generally not been the subject of a detailed landscape assessment.

4.4 Over time, the importance placed by regional guidance on designating 'Areas of Special Character' has declined. The **Green Chain Policy Document** (GCJC 1977,p.32) included significant 'Areas of Special Character' of metropolitan significance within the South East Green Chain. The balance of the Green Chain was considered to be 'Areas of Special Character' of local significance (GCJC 1977,p.33) to be included as 'Areas of Special Character of Metropolitan Significance' in any review of the GLDP (GCJC 1977,p.33). **SPG London** (LPAC 1994,p.111-112) also maintained the designation of 'Areas of Special Character' consistent with the GLDP and requested that Boroughs take a more consistent approach to the identification of 'Areas of Special Character'.

4.5 However, while **RPG3** (GOL 1996) recognises the landscape value of open land and green spaces and identifies the need to consider these values in the identification and protection of open land, 'Areas of Special Character' are not mentioned. Similarly, the **draft London Strategy** (GLA 2002), does not include 'Areas of Special Character'. Nor does it deal in any significant way

with the landscape values of open land other than recognising that open land contributes to landscape values and amenity and that these qualities need to be protected and enhanced.

4.6 In the absence of an existing assessment of the landscape values of open land in Hillingdon, a basic assessment process has been identified, derived for this assessment, from the Landscape Assessment Strategy for the M4/A4 SRB Green Corridors Partnership (Land Use Consultants 2002, p.31).

4.7 The Landscape Assessment Strategy for the M4/A4 SRB Green Corridors Partnership (Land Use Consultants 2002, p.31) devised a landscape typology to apply to landscapes within the corridor. These typologies include (adapted from Land Use Consultants 2002,p.26-27):

- Woodland – The typology of 'Woodland' describes tree cover forming the majority landscape feature and land use of a particular area.

- Field – The main feature of this typology is an open agricultural landscape divided by hedges, fences, paths and occasionally trees.

- Parkland – Typical of the 18th Century landscape garden this typology comprises a perimeter woodland enclosing a combination of open land, smaller woods and avenues. 'Parkland' represents a meeting of natural and manmade landscape.

- Sporting Field / Recreation Ground – the main feature of this typology is large areas of grassland, cut short and maintained for the purpose of formal recreation. Often surrounded by hedges or strips of trees or shrubs.

- Urban – The dominant landscape feature of this typology is the built form of settlement. Most open space within it is enclosed and private, the public realm is limited, to the street and small parks and squares. Buildings are generally 2 to 3 storeys high and the land use is primarily residential. There are few natural features and any plating is generally formal and a minor part of the landscape.

- Boulevard – Is a transport corridor with tree planting and other landscaping treatment appropriate to the adjacent typology provided to form a green line.

- Greenway – A network of minor roads and lines comprising of pedestrian and cycle routes with some provision for bridleways. Treatment of the greenway is sympathetic with adjoining landscape typologies.

4.8 Accompanying these typologies is an evaluation of the value of the landscape based on the three levels of landscape quality adopted in the Landscape Assessment Strategy for the M4/A4 SRB Green Corridors Partnership (Land Use Consultants 2002, p.25). These levels of landscape quality are:

- High: Where existing character should be conserved.
- Medium: Where the restoration of underlying character is possible and desirable
- Low: Where these is either a lack of character or a character of poor landscape quality

4.9 The limitations of this landscape assessment methodology are noted, including, the relatively subjective nature of the assessment and the absence of community involvement in the assessment. Many examples of more comprehensive landscape assessments exist. However, given the limitations on time and financial resources, this approach has been adopted. The need for a more comprehensive assessment of landscapes in the Hillingdon is highlighted as a finding of this project.

***RECREATION NEED***

4.10 Open land plays a significant role in meeting the recreation needs of the community. For this reason, it is important that community need for recreation space is considered in this assessment of open land.

4.11 The **GLDP** (GLC 1976,p.83) adopted a hierarchy for the types and accessibility of public open space, as a standard approach to satisfying community need for open space. The Layfield Inquiry (DoE 1973,p.567) identified shortfalls in this approach, but acknowledged that in the absence of a better one, the hierarchy system should be applied. A similar hierarchy approach to recreation space provision was adopted in **SPG London** (LAPC 1994,p.104) (see Table 1 overleaf) and the **draft London Plan** in 2003. . In addition the draft London Plan recommends that '*Assessments of local need should be undertaken to refine the identification of priorities.*' (GLA 2002a,p.214). This approach is enshrined in PPG17 (Planning for Open Space, Sport and Recreation).

4.12 **RPG3** (GOL 1996,p.91) provides limited detail on recreation and open space standards. Rather RPG3 directs Boroughs to PPG17, London Sport's *The Sporting Capital: The Regional Recreation Strategy for London* (1994), London Sport's *A Playing Fields Strategy for London* (1990), and the Sport's Council's *The Playing Pitch Strategy* (1991) to determine their own recreation requirements.

4.13 **PPG17** was revised and re-released in July 2002. Less prescriptive than previous approaches, PPG17 encourages Boroughs to identify local standards for open space provision using a process of assessing community needs and opportunities. A detailed outline of how to determine local standards for open space is provided in 'Assessing Needs and Opportunities:

A Companion Guide to PPG17' (ODPM 2002b). This process is outlined in Figure 1.

**Figure 1: 'Assessing Needs and Opportunities: A Companion Guide to PPG17' recommends the following approach to local assessments of open space, sport and recreation (ODPM 2002b)**

| | |
|---|---|
| Step 1: Identify Local Needs | Review the implications of existing strategies.<br>Review existing policies and provision standards.<br>Consult local communities and prepare a vision. |
| Step 2: Audit Local Provision | Decide the scope of the audit and identify existing information.<br>Plan and undertake the audit.<br>Analyse the audit. |
| Step 3: Set Provision Standards | Determine quantity standards.<br>Determine quality standards.<br>Determine accessibility standards.<br>Determine minimum acceptable size standards.<br>Determine site area multipliers<br>Determine normalised costs.<br>Determine design standards. |
| Step 4: Apply the Provision Standards | Identify deficiencies in accessibility.<br>Identify deficiencies in quality.<br>Identify surpluses and deficiencies in quantity. |
| Step 5: Draft Policies | Identify strategic options.<br>Evaluate the strategic options.<br>Draft policy.<br>Consult relevant stakeholders. |

## Table 1. – Types of Publicly Accessible Open Space in London

| Type and Main Function | Approx size and distance from home | Characteristics |
|---|---|---|
| REGIONAL PARKS AND OPEN SPACE (Linked Metropolitan Open Land and Green Belt Corridors) Weekend and occasional visits by car or public transport | 400 hectares 3.2-8 km | Large areas and corridors of natural heathland, downland, commons, woodlands and parkland also including areas not publicly accessible but which contribute to the overall environmental amenity. Primarily providing for informal recreation with some non-intensive active recreation uses. Car parking at key locations. |
| METROPOLITAN PARKS Weekend and occasional visits by car or public transport | 60 hectares 3.2 km or more where the park is appreciably larger | Either: i. natural heathland, downland, commons, woodlands, etc. or ii. formal parks providing for both active and passive recreation. May contain playing fields, but at least 40 hectares for other pursuits. Adequate car parking. |
| DISTRICT PARKS Weekend and occasional visits by foot, cycle, car and short bus trips | 20 hectares 1.2 km | Landscape setting with a variety of natural features providing for a wide range of activities, including outdoor sports facilities and playing fields, children's play for different age groups, and informal recreation pursuits. Should provide some car parking. |
| LOCAL PARKS Pedestrian visits | 2 hectares 0.4 km | Providing for court games, children's play, sitting-out areas, nature conservation areas. |
| SMALL LOCAL PARKS AND OPEN SPACES Pedestrian visits, especially by old people and children; particularly valuable in high density areas. | Under 2 hectares less than 0.4 km | Gardens, sitting-out areas, children's play spaces or other areas of a specialist nature, including nature conservation areas. |
| LINEAR OPEN SPACES Pedestrian visits | Variable. Wherever feasible | The Thames, canals, other waterways and associated open spaces and towpaths; paths; disused railways; nature conservation reas; and other routes which provide opportunities for informal recreation. Often characterised by features or attractive areas which are not fully accessible to the public but contribute to the enjoyment of the space. |

(LPAC 1994,p.92)

4.14 PPG17 states that *'Existing open space, sports and recreational buildings and land should not be built on unless an assessment has been undertaken which has clearly shown the open space or the buildings and land to be surplus to requirements.'* (ODPM 2002a,p.4).

4.15 The Hillingdon Unitary Development Plan (UDP) (LB Hillingdon 1998, p.122) outlines the 'Open Space Hierarchy' for the Borough based on LPAC's hierarchy of open spaces set out in SPG London (LPAC 1994, p.92). Table 3 overleaf is an extract from the Hillingdon UDP. This open land assessment was based on the open spaces hierarchy defined in SPG London, and is consistent with the standards set out in the draft London Plan. In addition, the Hillingdon UDP identifies residential areas more than 400m from open space (LB Hillingdon 1998,p.133). However, no detailed analysis of recreational needs and opportunities was conducted in the identification of open spaces in the Hillingdon UDP as recommended by PPG17.

4.16 Conducting a proper detailed analysis of recreation needs and opportunities for the borough is a significant piece of work and one which will be conducted separately to this MOL and Green Chains Assessment. In the absence of this detailed analysis, it is considered inappropriate to recommend that the area of land identified as open space in the borough be either increased or decreased. Rather, this assessment of open land in Hillingdon will consider only the suitability of the current land use designations. The need for a more comprehensive assessment of recreation need and opportunity in LB Hillingdon will be highlighted as a finding of this project.

***NATURE CONSERVATION***

4.17 Designated areas of open land often have the potential to provide a nature conservation function. This is reflected in the existing Hillingdon UDP where the majority of Nature Reserves and Sites of Specific Scientific Interest fall within an open land designation. The existing nature conservation classifications identified in the Hillingdon UDP, supplemented by the *Supplementary Planning Guidance - Changes to boundaries and gradings of Sites of Importance for Nature Conservation* (LB Hillingdon 1995), will be used in this assessment to identify the nature conservation values of MOL and Green Chains.

4.18 This matter will be addressed in further detail in the London Borough of Hillingdon Biodiversity Action Plan to be completed during 2003, for consideration in the current review of the Hillingdon UDP.

**Table 3: LB Hillingdon Open Space Hierarchy (extract from LB Hillingdon UDP 1998,p.122)**

| Open Space Category | Approximate size, characteristics and function | Provision in Hillingdon |
|---|---|---|
| Regional Parks | 400ha (1000 acres)<br>Large areas and corridors of natural heathland, downland, commons, woodlands and parkland also including areas not publicly accessible but which contribute to the overall environmental amenity. Primarily providing for informal recreation with some non-intensive active recreation uses. Mainly weekend and other occasional visits by car or public transport by people living up to 8 km away. Car parking at key locations. | Colne Valley Park |
| Metropolitan Parks | 60ha (150 acres)<br>Natural heathland, downland, commons, wetlands etc. or formal parks providing for both active and passive recreation. May contain playing fields, but at least 40 hectares for other pursuits. Mainly weekend and other occasional visits by car or public transport by people living up to 3.2km away. | • Ruislip Woods (313ha in total): including Bayhurst Wood Country Park (40ha), Copse Wood and Ruislip Common (70ha), Mad Bess Wood (75ha), Park Wood (97ha), Ruislip Lido (31ha)<br>• Stockley Park (under construction) (91ha)<br>• Hillingdon House Farm (58ha)<br>• Yeading Brook Open Space (85ha) |
| District Parks | 20ha (50acres)<br>Landscape setting with a variety of natural features providing for a wide range of activities including outdoor sports facilities and playing fields, children's play for different age groups and informal recreation pursuits. Mainly weekend and other occasional visits by foot, cycle and short car or bus trips for people living up to 1.2km away. Should provide some car parking. | • Breakspear Road (29ha)<br>• King's College Playing Fields, Ruislip (22ha)<br>• Hillingdon Court Park (23ha)<br>• Pole Hill Open Space (19ha)<br>• Kingston Avenue Playing Fields (20ha)<br>• Cranford Park (45ha)<br>• Minet Park (proposed) (39ha) |

## 5.0 METHODOLOGIES FOR ASSESSING OPEN LAND

5.1 This section provides a review of methodologies for assessing MOL and Green Chains applied previously in LB Hillingdon and in LB Harrow to ensure a broadly accepted approach is adopted.

5.2 LB Ealing and LB Hounslow have not conducted any recent reviews of open land. LB Ealing have indicated that they will commence a review of their open land in the near future as part of their UDP review (Conversation with Pat Cox – Planning Officer LB Ealing - December 2002).

### *METROPOLITAN OPEN LAND AND GREEN CHAINS IN HILLINGDON (1990)*

5.3 In January 1990, LB Hillingdon completed an assessment of MOL and Green Chains in the Borough as part of the preparation of the Borough UDP. The methodology adopted included the following stages:

1. Literature review
2. Establishment of criteria
3. Evaluation of potential sites
4. Recommendations

5.4 Criteria used for MOL and Green Chains during this 1990 assessment are outlined below.

5.5 Sites proposed as MOL must either:

a. contribute to establishing London's special identity; or
b. help to separate and/or define London's distinctive communities; or
c. create a positive and significant open space experience when used, passed or crossed by Londoners or visitors; or
d. accommodate sites of Metropolitan importance in terms of landscape, buildings, structures, natural features and ecology; or special events of importance to London or a sector of London because of their rarity, special quality, historical association, importance to tourism, or attracting large numbers of participants; or
e. provide leisure or recreation amenities or facilities with a national, regional, London wide or sector of London catchment; or
f. form a 'Green Chain' of related open spaces and linking footpaths, bridleways, riverside and canalside walks, and tow-paths.

5.6 Sites proposed as Green Chains must include:

a. Sites and areas in public or private ownership, in use or previously in use for open land recreational purposes
b. Areas recognised as having potential for open land recreational use
c. Areas which define or separate built-up areas
d. Sites which form part of a link in a chain of open areas
e. Sites of actual or potential landscape value

f. Sites which link with open space in adjacent Boroughs
g. Sites which link Green Belt or MOL
h. Sites of nature conservation importance

5.7 The following sites were considered during this assessment.

MOL sites considered:

- River Pinn Corridor
- Yeading Brook Corridor

Green Chains sites considered:

- Eastcote to West Drayton
- Ruislip Manor to West Drayton
- Ickenham to West Drayton

5.8 The above methodology is similar to that proposed for this assessment, however the scope was strictly limited to assessment of MOL and Green Chains. The emergence of new designations such as Blue Ribbons and Green Corridors invites consideration of these new types of open land. In addition, the previous assessment was conducted in the absence of a Green Spaces Strategy. Recommendations of the Green Spaces Strategy for Hillingdon have been considered in the current analysis.

***LONDON BOROUGH OF HARROW – PROPOSALS FOR NEW AREAS OF MOL AND GREEN BELT DESIGNATIONS (2002)***

5.9 In January 2000, the London Borough of Harrow conducted a review of MOL and Green Belt designated land. The purpose of the review was to consider land in the Borough for possible designation as MOL and Green Belt.

5.10 Green Belt land was defined by the purposes set out in PPG2. MOL was defined by the criteria set out in SPG London.

5.11 Land being considered for each designation was scored against these criteria as having fulfilled the criteria, partially fulfilled the criteria, or not fulfilled the criteria. The LB Harrow study also involved discussions with adjoining Borough Councils to determine the validity of cross-Borough links.

## 6.0 REGIONAL CONTEXT FOR OPEN LAND

6.1 In this review of open land consideration was given to the overall open land pattern within the study area where designated land crosses Borough boundaries and links with adjoining areas. Figure 2 illustrates the regional pattern of open land in and around LB Hillingdon.

6.2 Authorities adjoining the London Borough of Hillingdon comprise:

- London Borough of Harrow
- London Borough of Ealing
- London Borough of Hounslow
- Three Rivers District Council
- South Bucks District Council
- Spelthorne Borough Council
- Slough Borough Council

### *LINKS WITH LONDON BOROUGH OF HARROW*

6.3 The London Borough of Harrow Unitary Development Plan Key Diagram identifies the following elements within the Borough green spaces network (LB Harrow 2002):

- Areas of Special Character
- Green Belt
- Metropolitan Open Land
- Green Chains

6.4 The LB Harrow UDP also identifies a number of Green Corridors, a Countryside Conservation Area, and the Watling Chase Community Forest.

6.5 Some MOL (also designated Green Chain and Green Corridor) within LB Harrow links with Green Chains in LB Hillingdon, notably the link between Roxbourne Park and Field End Recreation Ground. Similarly, the River Pinn forms the central element of a Green Chain linking open land in LB Harrow with open land in LB Hillingdon.

6.6 However, Green Corridors within LB Harrow along the London Underground line entering at Eastcote and the British Rail line entering at Yeading are both discontinued upon entering the London Borough of Hillingdon. There may be opportunities to improve these links.

### *LINKS WITH LONDON BOROUGH OF EALING*

6.7 LB Ealing UDP Strategic Land Use Map identifies Major Open Areas and Green Corridors as the main elements within the Borough green spaces network (LB Ealing 2002). The Borough's Green Space map (ie Sheet 2) incorporates the following land classifications:

- Public Open Space
- Green Belt
- Community Open Space
- Green Corridor
- Metropolitan Open Land
- Heritage Land

6.8 Footpaths and cycle route systems are also illustrated in the LB Ealing UDP.

6.9 Green Chains in Hillingdon following Yeading Brook link with open land in the Ealing.

6.10 As with LB Harrow, LB Ealing includes Green Corridors along the British Railway line at Hayes, the Parkway entering at Yeading and adjoining Broadmead Road, Yeading. However, these Green Corridors discontinue at the boundary with the London Borough of Hillingdon. There may be opportunities to improve these links.

***LINKS WITH LONDON BOROUGH OF HOUNSLOW***

6.11 The Hounslow UDP Proposals Map identifies the following elements within the Borough green spaces network (LB Hounslow 2001):

- Green Belt
- Metropolitan Open Land
- Local Open Spaces

6.12 In addition to the Proposals Map, the Green Chains and Green Corridors map (Part 2: Map ENV-N4) identifies the following additional elements of the Borough's green spaces network.

- Green Chains
- Green Chain Link
- Green Corridors

6.13 Walking routes and waterways are also identified in the LB Hounslow UDP.

6.14 The south-eastern corner of LB Hillingdon borders with LB Hounslow. In this area, Cranford Park Green Chain in Hillingdon links with Green Chains in Hounslow. An area of land designated Industrial and Business severs the potential green link between the north-western corner of LB Hounslow and Minet Estate. This break separates a significant continuous link of green space between the Boroughs.

6.15 Cycle links between the Boroughs occur along the A4 Bath Road, the Parkway and the Grand Union Canal. The Grand Union Canal also forms an important Blue Ribbon linking London Borough of Hillingdon and the London Borough of Hounslow.

### *LINKS WITH THREE RIVERS DISTRICT COUNCIL*

6.16 The Three Rivers Local Plan Proposals Map identifies the following elements within the District green spaces network (Three Rivers DC 2002):

- Metropolitan Open Land
- Areas of Outstanding Natural Beauty
- Chilterns Landscape Area
- Central River Valleys Landscape Area
- South Herts Plateau Landscape Area

6.17 Land within Three Rivers District, bordering LB Hillingdon is designated Metropolitan Open Land, with the exception of a small section adjoining Drayton Ford. This Metropolitan Open Land adjoins and links with significant areas of Green Belt within LB Hillingdon and has the potential to form part of a Green Chain.

6.18 The Colne Valley Trail provides a recreational link between the Three Rivers District and LB Hillingdon to both the north and west and is identified as part of the cycle network and London Orbital Bridle Route in the Three Rivers Local Plan (Three Rivers DC 2002).

6.19 The Grand Union Canal, also forms an important recreational link between Three Rivers District and the London Borough of Hillingdon.

### *LINKS WITH SOUTH BUCKS DISTRICT COUNCIL*

6.20 The South Bucks Local Plan Proposals Map identifies the following elements within the District green spaces network (South Bucks DC 2002):

- Green Belt
- Areas of Outstanding Natural Beauty
- Areas of Attractive Landscape
- Local Landscape Areas
- River Thames Setting
- Historic Parks or Gardens
- Colne Valley Park
- Green Spaces

6.21 Land within South Bucks District, bordering the London Borough of Hillingdon is almost entirely classified Green Belt. This Green Belt land links with significant areas of Green Belt within LB Hillingdon along the length of the Colne Valley, except one section near Uxbridge, and has potential to form part of a Green Chain.

6.22 The Grand Union Canal, forms an important recreational link between South Bucks District and the London Borough of Hillingdon.

### *LINKS WITH SPELTHORNE BOROUGH COUNCIL*

6.23 The Spelthorne Local Plan Proposals Map identifies the following elements within the District green spaces network (Spelthorne BC 2001):

- Green Belt
- Plotland Areas
- River Thames Area of Special Character
- Areas of Special Landscape Character
- Protected Urban Open Space Sites

6.24 Significant areas of Green Belt land within Spelthorne Borough adjoin Green Belt on the southern boundary of LB Hillingdon. The River Colne and adjoining Green Belt land represents a significant open land link between Spelthorne and Hillingdon Boroughs and may be a potential Green Chain.

### *LINKS WITH SLOUGH BOROUGH COUNCIL*

6.25 The Slough Borough Council Proposals Map identifies the following elements within the District green spaces network (Slough BC 1999):

- Green Belt
- Public Open Space / Allotments

6.26 Green Belt land in Slough adjoins Green Belt land in Hillingdon along the entire length of the short border between the two Local Authority areas. Both sides of the border are also included in the Colne Valley Regional Park which links open land across the boroughs' boundaries.

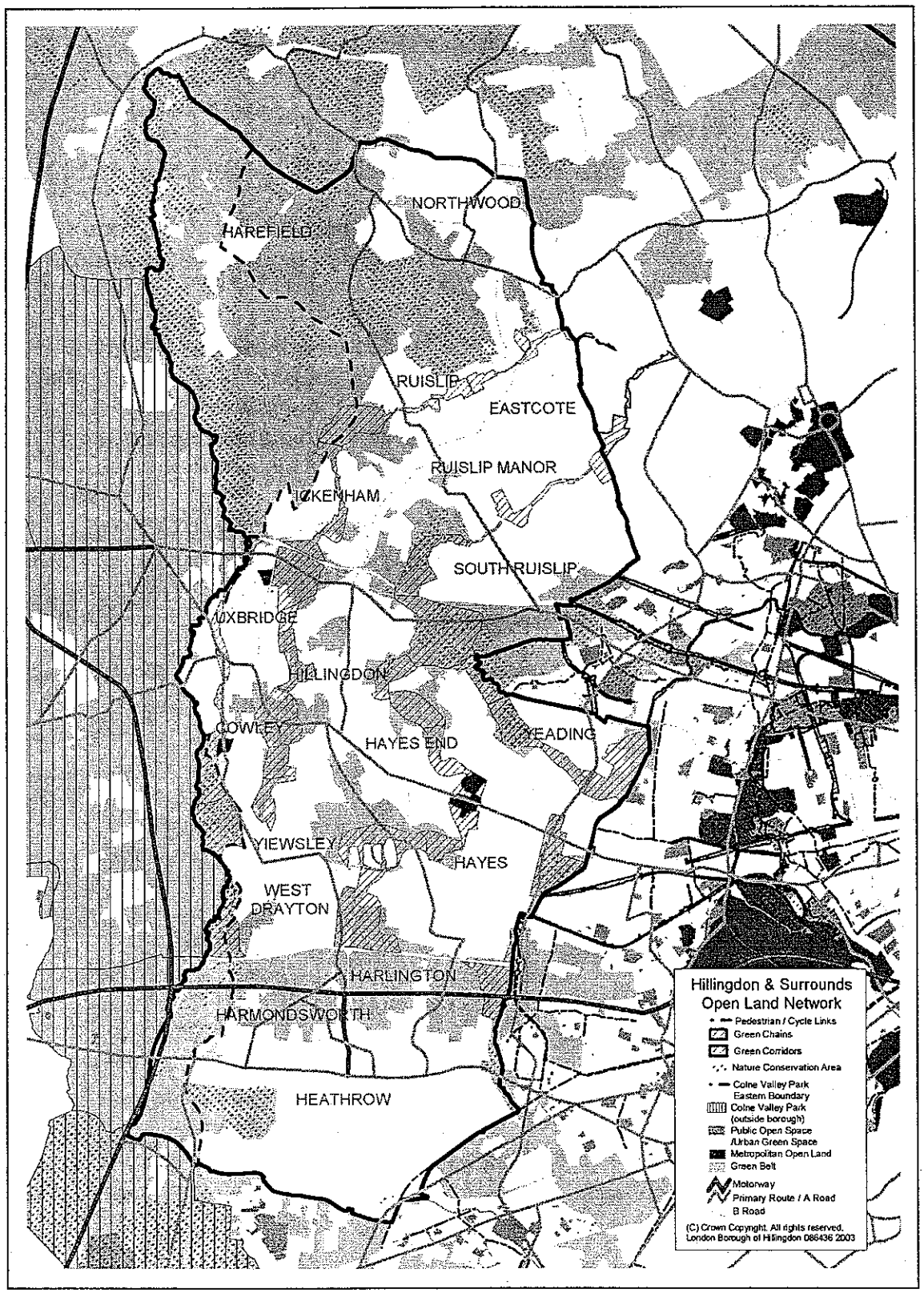



**Figure 2:** **Open land network throughout the London Borough of Hillingdon and surrounding local authorities.**

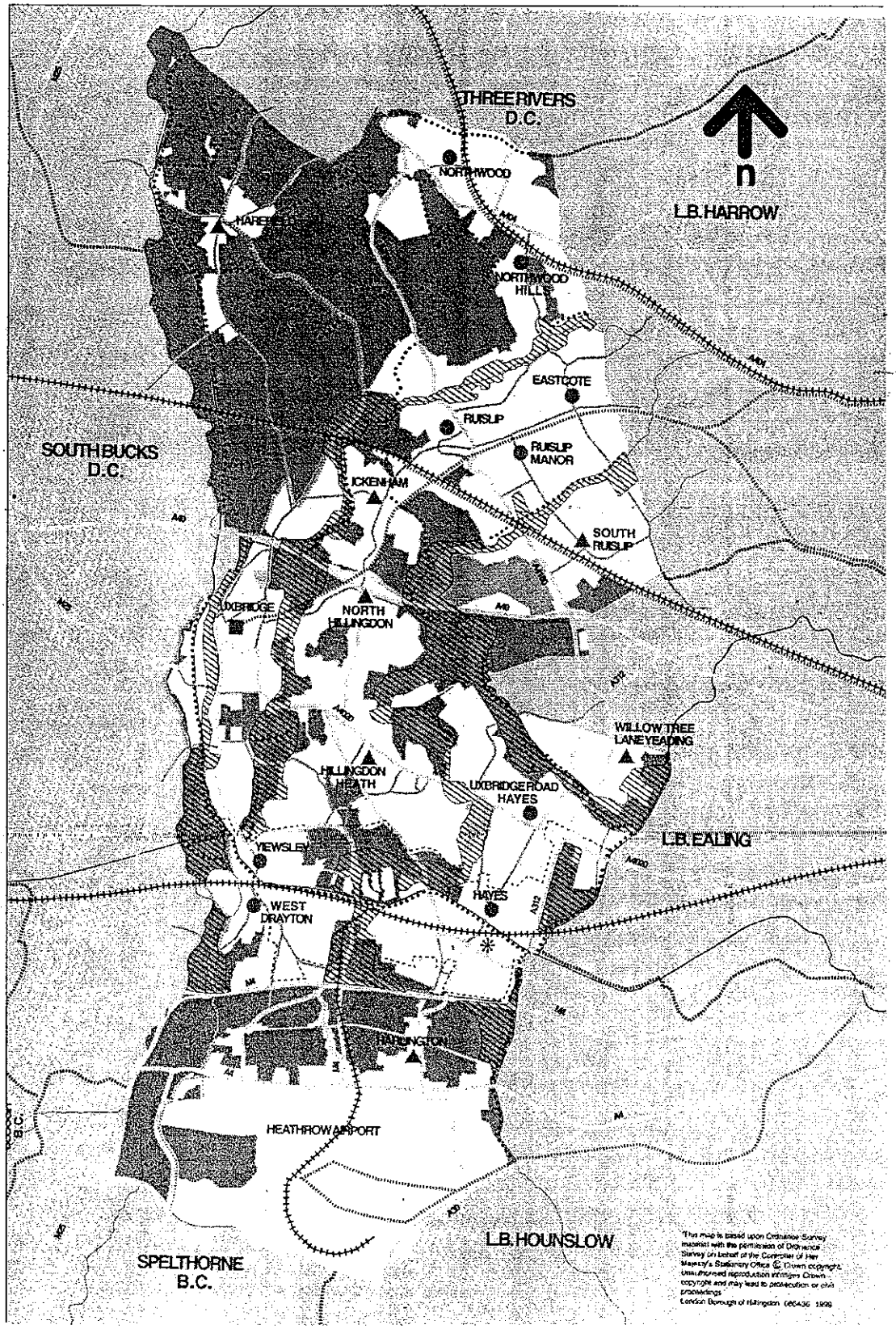



**Figure 3.2: Key Diagram – Hillingdon Unitary Development Plan. This diagram shows the location of Metropolitan Open Land in pale green and Green Chains in black hatching. All MOL and Green Chains identified were surveyed as part of the Assessment.**

## 3.0 SITE CHARACTERISTICS

3.1 Survey information about open land sites within the borough was collected in relation to a number of open land characteristics. These open land characteristics were derived from the criteria for Green Belt, MOL, Green Chains, Green Corridors, and Blue Ribbons identified in the Literature Review for this project and were used in the evaluation of how well individual sites meet the criteria for MOL and Green Chains in the next stage of the project. The open land characteristics addressed are identified below, including that the site:

- Provides links between larger Green Belt and MOL areas
- Represents a part of a series of open spaces linking together to form open land which extends across the Borough boundaries
- Represents a part of a chain of parks
- Represents a part of a series of narrow strips of open land such as corridors, roads, railways, canals, and rivers which link major open areas
- Contributes to the physical structure of the area by being clearly distinguishable from the built up area, for example, linear parks through developed areas or simply breaks in the urban fabric
- Limits urban sprawl; defines built-up areas, prevents neighbouring towns from merging into one another, assists in safeguarding the countryside from encroachment, and/or preserves the setting and special character of historic towns
- Includes, previously included, or has the potential to include, open air facilities, especially for leisure, recreation, sport, arts and cultural activities and tourism and/or provide recreational links throughout the urban area and/or from urban areas to the open countryside
- Allows animals and plants to be found further into the built-up area than would otherwise be the case and/or provides an extension to the habitats of the sites they adjoin. These sites will generally be identified in the Hillingdon Unitary Development Plan as one of the following designations:
    - National Nature Reserve
    - Sites of Special Scientific Interest
    - Nature Conservation Sites of Metropolitan or Borough Grade I Importance
    - Nature Conservation Sites of Borough Grade II or Local Importance
    - Nature Reserve
    - Eastern Boundary of Colne Valley Park

- Retains attractive landscapes, and enhances landscapes, near to where people live

- Is identified in the draft London Plan as Blue Ribbon (for example the River Thames, the canal network including Grand Union Canal, or the other tributaries, rivers and streams within London and London's open water-spaces such as docks, reservoirs and lakes (including culverted parts of rivers, canals or streams)) and forms a relatively continuous area of water or waterside land?

- Retains land in agricultural, forestry and related uses

- Is accessible to the general public

3.2 Landscape value was assessed using the following typology and evaluation systems:

*Landscape typology* –

- Woodland – The typology of 'Woodland' describes tree cover forming the majority landscape feature and land use of a particular area.

- Field – The main feature of this typology is an open agricultural landscape divided by hedges, fences, paths and occasionally trees.

- Parkland – Typical of the 18th Century landscape garden this typology comprises a perimeter woodland enclosing a combination of open land, smaller woods and avenues. 'Parkland' represents a meeting of natural and manmade landscape.

- Sporting Field / Recreation Ground – the main feature of this typology is large areas of grassland, cut short and maintained for the purpose of formal recreation. Often surrounded by hedges or strips of trees or shrubs.

- Urban – The dominant landscape feature of this typology is the built form of settlement. Most open space within it is enclosed and private, the public realm is limited to the street and small parks and squares. Buildings are generally 2 to 3 storeys high and the land use is primarily residential. There are few natural features and any planting is generally formal and a minor part of the landscape.

- Boulevard – Is a transport corridor with tree planting and other landscaping treatment appropriate to the adjacent typology provided to form a green line.

- Greenway – A network of minor roads and lines comprising of pedestrian and cycle routes with some provision for bridleways.

Treatment of the greenway is sympathetic with adjoining landscape typologies.

*Landscape Evaluation -*

- High: Where existing character should be conserved
- Medium: Where the restoration of underlying character is possible and desirable
- Low: Where there is either a lack of character or a character of poor landscape quality

# CHAPTER IV – OPTION DEVELOPMENT & SELECTION

## 1.0 INTRODUCTION

1.1 This Chapter outlines the process of considering options for the designation of Metropolitan Open Land and Green Chains in Hillingdon involving three stages:

1. The identification of parameters for the development of options for designation of open land in Hillingdon UDP.
2. Development of options followed by option evaluation and selection.
3. Recommendations for designation of open land based on the application of the preferred option.

1.2 In considering options for the designation of open land in Hillingdon, criteria for the designation of Metropolitan Open Land and Green Chains are considered in the local context of Hillingdon. Particular consideration is given to the designation of Green Chains within the extensive areas of Metropolitan Green Belt in Hillingdon. Noting that Metropolitan Green Belt, represents a significant open land designation itself, the application of Green Chains criteria on these sites was tempered by emphasis on enhancing the public accessibility function of identified sites.

## 2.0 PARAMETERS FOR OPTION DEVELOPMENT AND SITE ASSESSMENTS

2.1 In developing options for the designation and identification of Metropolitan Open Land and Green Chains in the London Borough of Hillingdon the following matters were taken into consideration:

- Criteria for open land designations including:
  - Metropolitan Open Land and/or Green Chains (as the focus of this piece of work)
  - Public Open Space / Urban Green Space
  - Green Belt
- Surveys of land currently identified or which has potential as Metropolitan Open Land and/or Green Chains

2.2 The criteria, identified during Task 1 – Literature Review for this project, are outlined below in detail along with consideration of how the criteria were used in assessing the suitability of each land designation. A brief comment on the survey process supporting this work is also provided.

**Criteria for Open Land**

2.3 Criteria for the designation of land as **Metropolitan Open Land** include:

a. Land that contributes to the physical structure of London by being clearly distinguishable from the built up area, or

b. Land that includes open air facilities, especially for leisure, recreation, sport, arts and cultural activities and tourism, which serve the whole or significant parts of London, or

c. Land that contains features or landscapes of historic, recreational, nature conservation or habitat interest, of value at a metropolitan or national level, or

d. Land that forms part of a Green Chain and meets one of the above criteria

2.4 For land to be suitable for designation as Metropolitan Open Land, it must satisfy one or more of criteria a, b, or c identified above as a minimum.

2.5 Criteria for the designation of land as **Green Chains** include sites and areas which include:

a. land in public or private ownership, in use or previously in use for open land recreational purposes, and/or

b. land recognised as having potential for open land recreational use, and/or

c. land that forms part of a link in a chain of open areas, and/or

d. land with actual or potential landscape value, and/or

e. land that links with open space in adjacent Boroughs, and/or

f. land that links Green Belt or MOL, and/or

g. land of sub-regional significance

2.6 For land to be suitable for designation as part of a Green Chain it was determined that it must satisfy criteria 'b.' and 'c.', as a minimum. If both of these criteria were not satisfied, then the land was not considered to be part of a Green Chain as it did not contribute to the objectives of Green Chains, particularly '*To improve and encourage the provision of suitable recreation facilities*' and '*To improve public access to and through the area*'. In meeting criteria 'c' the potential for an open land site to provide an active and accessible link was considered a priority. Privately owned open land, where future community access for recreation was considered either unlikely or unsuitable, did not satisfy this criteria.

2.7 **Public Open Space** has been identified as public parks, commons, heaths and woodland and other open spaces with established and unrestricted public access. It should be capable of being classified according to the open space hierarchy (though not necessarily publicly owned) and meet recreational and non-recreational needs within the urban area.

2.8 **Urban Green Space** has been identified as open space to which public access is restricted or not formally established but which meets or is capable of meeting recreational or non-recreational needs within the urban area.

2.9 Public Open Space and Urban Green Space designations were applied on land within the Green Chain which did not meet the criteria for MOL. These designations were applied to highlight that land within the Green Chain is worthy of protection even if it does not satisfy the criteria for MOL.

2.10 In a small number of circumstances, MOL and 'Areas forming links in Green Chains' may be considered more suitably included with the Green Belt, particularly where it is located directly adjoining other Green Belt land. In these circumstances the criteria for the identification of Green Belt land will be considered. Criteria for the designation of land as **Green Belt**, in line with PPG2, include sites and areas which:

- Check the unrestricted sprawl of large built-up areas, or
- Prevent neighbouring towns from merging into one another, or
- Assist in safeguarding the countryside from encroachment, or
- Preserve the setting and special character of historic towns, or
- Assist in regeneration by encouraging the recycling of derelict and other urban land.

2.11 Other open land designations including Green Corridors and Blue Ribbons were initially considered as part of this assessment. However, the focus of this assessment was Metropolitan Open Land and Green Chains. Consideration of the role of Green Corridors and Blue Ribbons in Hillingdon was deferred to a latter study. This is reflected in the recommendations arising from this assessment.

**Surveys of Metropolitan Open Land and/or Green Chains**

2.12 Detailed surveys were conducted for all sites identified in the Borough as either Metropolitan Open Land or Green Chains. Surveys were also conducted for potential Green Chains land in the Borough. The survey results are collated in the Task 2 Report – Survey Findings which contains maps illustrating the sites referred to in this report.

2.13 This ground-survey work was used to determine how each site satisfies the criteria outlined above.

## 3.0 OPTION DEVELOPMENT, EVALUATION & SELECTION

3.1 As can be seen in reviewing the UDPs of other London Boroughs, there are a variety of different ways to designate open land. Prior to completing the site assessments for each site surveyed using the above criteria, it was necessary to consider options for the designation of open land in Hillingdon to define the preferred framework for the assessment and designation of that open land.

3.2 Two groups of options were identified as part of the option development process:

1. Green Chains and Metropolitan Open Land outside the Green Belt
2. Green Chains within the Green Belt

3.3 While it was not the overall intention of this project to assess the suitability of the Green Belt designation, a small number of MOL and Green Chain sites were considered for incorporation into the Green Belt, largely due to their proximity to the Green Belt. This approach was incorporated into the preferred option for the assessment of MOL and Green Chains.

3.4 Consideration of options was based on the premise that open land will generally be designated with an underlying land use designation such as Green Belt, Metropolitan Open Land, Public Open Space, or Urban Green Space and that Green Chains represent an overlaying designation as reflected in the Key Diagram of the Hillingdon UDP.

**Options for Metropolitan Open Land and Green Chains outside the Green Belt**

3.5 Three options were identified for the designation of MOL and Green Chains outside the Green Belt. These options and the arguments for and against them are outlined in Table 1.

**Table 1. Options identified for designation of Metropolitan Open Land and Green Chains outside the Green Belt**

| OPTION | ARGUMENTS FOR | ARGUMENTS AGAINST |
|---|---|---|
| **Option 1:**<br>For MOL, designate sites MOL according to the relevant criteria.<br><br>For sites within Green Chains, maintain the existing 'Areas Forming Links in the Green Chain' designation, and use a Green Chain overlay to illustrate the overall | • This option highlights that the land forms part of a Green Chain as well as emphasising its importance in linking areas of accessible open land alluded to in the title<br>• This option indicates that the land should generally be protected from development<br>• Community members are familiar with this existing designation | • The 'Areas forming links in the Green Chain' designation shown on the Proposals Map can be can be confused with the overall Green Chain concept illustrated in the Key Diagram in the Hillingdon UDP<br>• This option is not entirely consistent with regional guidance that indicates that suitable sites within the Green Chain should be |

| OPTION | ARGUMENTS FOR | ARGUMENTS AGAINST |
|---|---|---|
| to illustrate the overall pattern of Green Chains. | | designated Metropolitan Open Land<br>• Review of the 'Areas Forming Links in Green Chains' designation was recommended during the last UDP inquiry in response to submissions received |
| **Option 2:**<br>Designate sites MOL according to the relevant criteria, including appropriate sites within the Green Chain. Remove the underlying designation from the balance of the Green Chain. Use a Green Chain overlay to illustrate the overall pattern of Green Chains. | • Designation of all relevant open land as Metropolitan Open Land will provide greater statutory protection to these areas from built development<br>• This approach is more consistent with regional guidance and with the UDPs of other London Boroughs | • Removal of an underlying designation from the Green Chain may make it more vulnerable to development pressure.<br>• Community members may be concerned that changes in open land designations may detract from the level of protection accorded to some sites under the UDP |
| **Option 3:**<br>Designate sites MOL according to the relevant criteria. For sites within the Green Chain that do not satisfy MOL criteria, designate land 'Public Open Space' / 'Urban Green Space'.<br><br>Use a Green Chain overlay to illustrate the overall pattern of Green Chains. | • Designation of all relevant open land as Metropolitan Open Land will provide greater statutory protection to these areas from built development<br>• For land in the Green Chain that does not satisfy the criteria for MOL, the inclusion of an underlying designation is likely to provide greater protection from development pressure<br>• This methodology is more consistent with other London Boroughs, including the adjoining Boroughs of Harrow, Hounslow and Ealing | • Community members may be concerned that changes in open land designations may detract from the level of protection accorded to some sites under the UDP |

3.6 Based on an assessment of the arguments presented above, Option 3 was selected as the preferred option. This option will bring the land use designations used in the Hillingdon UDP in line with designations in other London Boroughs and regional guidance, as well as affording more appropriate levels of protection to open land areas within the Green Chain. In addition, a Green Chain overlay will illustrate the overall pattern of Green Chains across the borough including Green Chains affecting land designated Green Belt, Metropolitan Open Land and Public Open Space/Urban Green Space.

## Options for Green Chains within the Green Belt

3.7 Three options were identified for the designation of Green Chains within the Green Belt. These options and arguments for and against each option are outlined in Table 2.

**Table 2. Options for Green Chains within the Green Belt**

| OPTION | ARGUMENTS FOR | ARGUMENTS AGAINST |
|---|---|---|
| **Option 1:** No Green Chains within the Green Belt | • The Green Belt designation provides a presumption against development and the addition of the Green Chain designation cannot increase this level of safeguard.<br>• Having a single land use designation is simple and minimises confusion | • A Green Chains overlay will reinforce the safeguarding of the areas included from built development<br>• A Green Chains overlay will highlight areas where formal and informal public access, and outdoor sport and recreation uses are intended<br>• Green Chains are intended to increase public access to open land. This is not an objective of the Green Belt and public access may not be enhanced if Green Chains are not identified<br>• A Green Chains overlay will highlight Green Chains as an area of priority for landscape improvements |
| **Option 2:** Indicative Green Chains within the Green Belt illustrated as part of a Green Chains Overlay | • Showing the Green Chains in the Green Belt will generally indicate the Borough's priority for enhancing public access and potentially landscape improvements within the Countryside<br>• A Green Chains overlay will reinforce the safeguarding of the areas from built development. | • Showing indicative Green Chains may be misleading in terms of areas for public access and landscape improvements, particularly where these are shown on privately owned land where public access is not available or foreseen<br>• The Green Belt designation provides a presumption against development and the addition of the Green Chain designation cannot increase this level of safeguard.<br>• Overlaying additional land use designations can be confusing |
| **Option 3:** Refined Green Chains within the Green Belt illustrated as part of a Green Chains Overlay | • Careful identification of Green Chains within the Green Belt can focus attention in areas where public access and landscape improvements within the Green Belt are considered a priority<br>• A Green Chains overlay will reinforce safeguards from built development as well as highlighting that acceptable open land uses within these areas will need to incorporate recreation opportunities and improved public access | • The Green Belt designation provides a presumption against development and the addition of the Green Chain designation cannot increase this level of safeguard.<br>• Overlaying additional land use designations can be confusing |

3.8 Based on an assessment of the arguments presented above, Option 3 was considered the preferred option. This option provides a closer examination of the value that can be added by the identification of Green Chains within the Green Belt. The Green Belt generally provides for the protection of open land values. However, overlaying Green Chains within the Green Belt will provide the additional dimension of recreation and community access to these areas of open land as well as identifying priorities for landscape improvements.

3.9 This approach is consistent with the approach adopted by LB Hounslow. Significant sections of Green Chains within the LB Hounslow occur within the Green Belt. According to the LB Hounslow UDP (Revised Deposit) '*Green Chains play a vital role in the urban environment by providing visual, and environmental links and extended access routes for the public between open spaces both through and beyond the Borough*' (2001,p.102). In addition, '*in implementing its Green Strategy* [LB Hounslow] *intends to enhance the visual and environmental continuity of these Green Chains, by promoting planting and landscaping schemes incorporating footpaths, and where they can be accommodated without undue harm to the environment, cycleways.*' (LB Hounslow 2001,p.101).

## 4.0 RECOMMENDATIONS

4.1 The preferred options identified in Section 3 - Options Evaluation & Assessment resulted in two strategies for the designation of MOL and Green Chains open land:

Strategy 1: Outside the Green Belt, sites within the Green Chain were designated 'Metropolitan Open Land' or 'Public Open Space' / 'Urban Green Space' according to the assessment. A Green Chains overlay was used to illustrate the overall pattern of Green Chains across these sites.

Strategy 2: Within the Green Belt, Green Chains were refined and, in some cases, new Green Chains identified. These were illustrated on a Green Chains overlay

4.2 In a small number of instances MOL and 'Areas forming links in Green Chains' were considered for incorporation within the Green Belt, especially where they directly adjoin existing Green Belt designated land.

# CHAPTER V – EVALUATION & INTEGRATION

## 1.0 INTRODUCTION

1.1 This final chapter sets out how the preferred options identified in Chapter IV are to be integrated into the Hillingdon Unitary Development Plan Review, including proposed changes to mapping and some smaller changes to the text. Evaluations of all sites surveyed, against the preferred option developed in the previous chapter, are set out as an appendix to this chapter (see Appendix I). This Chapter also includes recommendations on how the findings of this Assessment should be incorporated into future reviews of the *Hillingdon Green Spaces Strategy* and opportunities for future projects to build on the findings of this Assessment.

## 2.0 INTEGRATION OF THE METROPOLITAN OPEN LAND & GREEN CHAINS ASSESSMENT WITH THE LB HILLINGDON UNITARY DEVELOPMENT PLAN

2.1 The findings of this MOL and Green Chains Assessment Project should be incorporated into the overall UDP Review Process. A comprehensive assessment of existing and potential MOL and Green Chains has been conducted as a part of this project, consistent with the view set out in the Hillingdon UDP Inspectors Report January 1998 – Proposed Modifications, that a review of Green Chains should await the UDP review (para 3.59).

*'The Council notes the guidance of RPG3 (paragraph 7.11) that where Green Chains and their associated open spaces are of more than individual Borough significance, they should be designated as MOL. It intends to investigate this matter fully in the forthcoming UDP review'.* (Hillingdon UDP Inspectors Report 1998 para 3.61).

2.2 It is important that the findings of this assessment are used as the basis for the proposed MOL and Green Chains designations within the Local Development Framework which will replace the UDP.

2.3 When integrated with the overall UDP Review, the findings of the MOL and Green Chains Assessment Project will enable the designation of MOL and Green Chains to be more consistent with regional guidance and the policies of surrounding London Boroughs. It will also afford appropriate levels of protection to open land areas according to their regional significance, guide policy on landscape improvement projects, and guide policy on public access to open land areas.

**Recommendations for Changes to the LB Hillingdon UDP**

2.4 The process of option development and evaluation set out in Chapter 3 – Evaluation resulted in the selection of two strategies for the designation of MOL and Green Chains in the LB Hillingdon UDP review.

Strategy 1: Outside the Green Belt, sites within the Green Chain were designated 'Metropolitan Open Land' or 'Public Open Space' / 'Urban Green Space' according to the assessment. A Green Chains overlay was used to illustrate the overall pattern of Green Chains across these sites.

Strategy 2: Within the Green Belt, Green Chains were refined and, in some cases, new Green Chains identified. These were illustrated on the Green Chains overlay

2.5 In a small number of instances MOL and 'Areas forming links in Green Chains' were considered for incorporation within the Green Belt, particularly where they directly adjoin existing Green Belt designated land.

2.6 These strategies for MOL and Green Chains in LB Hillingdon represent a change from the current approach to designation of Metropolitan Open Land and Green Chains in the LB Hillingdon UDP.

**Proposed Changes to the LB Hillingdon UDP**

2.7 The 1998 LB Hillingdon UDP has two main elements: (i) the written policies and supporting text; and (ii) a series of maps. The proposed changes to MOL and Green Chains will require amendments to the maps and some minor amendments to policy and supporting text in a revised UDP/Local Development Framework to reflect the incorporation of a new Green Chains Overlay Map.

2.8 The 1998 LB Hillingdon UDP incorporates 4 general types of maps. These are the Key Diagram, the Proposals Map, a series of overlay maps, and a series of local centre maps. The overlay maps provide a level of detail which cannot be easily accommodated in the main Proposals Map. Designation of open land is presently illustrated on the Key Diagram and the Proposals Map. Table 1 identifies the open land designations on each of these maps.

**Table 1 – Open land designations on the 1998 LB Hillingdon UDP Key Diagram and Proposals Map**

| Key Diagram | Proposals Map |
|---|---|
| • Green Belt<br>• Metropolitan Open Land<br>• Green Chains<br>• Green Chain Footpath Links | • Green Belt<br>• Metropolitan Open Land<br>• Areas forming Links in Green Chains |

2.9 The strategies proposed for the designation of MOL and Green Chains in this assessment involve modification of this existing arrangement. In summary, the main changes proposed to mapping in the UDP are:

- Removal of the 'Areas forming links in Green Chains' designation from the Proposals Map and replacement of this designation with either MOL or Public Open Space / Urban Green Space designations.
- Refinement of existing Green Chains within the Green Belt
- Removal of a small number of sites designated MOL and 'Areas forming links in Green Chains' from these designations and inclusion of these sites in the Green Belt designation
- Exclusion of privately owned open land from Green Chains, with the exception of existing recreational facilities and sites with realistic potential for recreational use
- Incorporation of a separate 'Green Chains' overlay map to clearly define Green Chains and their relationship with the underlying land use designations of Green Belt, MOL and Public Open Space / Urban Green Space

2.10 The proposed new arrangement for the designation of open land through the UDP review is outlined in Table 2 below.

**Table 2 – Open land designations proposed for the LB Hillingdon UDP review**

| Key Diagram | Proposals Map | Overlay |
|---|---|---|
| • Green Belt<br>• Metropolitan Open Land<br>• Large areas of Public Open Space / Urban Green Space | • Green Belt<br>• Metropolitan Open Land<br>• Public Open Space / Urban Green Space | • Green Chains overlay - incorporating Green Chains and Green Chain Footpath Links |

2.11 It is yet to be determined if the revised UDP (or Local Development Framework) will incorporate a Key Diagram, however removal of the Key Diagram would not have a significant impact on the way open land is proposed to be represented in the revised document. Most importantly, the preferred option involves a new 'Green Chains' overlay map to be incorporated into the body of the revised document in a similar manner to the overlay maps in the existing UDP. This overlay will illustrate the entire Green Chains network on one map and could be accompanied by a definitive list of Green Chains and their locations. The Proposals Map would then be modified to remove the 'Areas forming links in Green Chains' designation, which has created some confusion, and replace this designation with the MOL and Public Open Space / Urban Green Space designations. The Public Open Space / Urban Green Space designations could also be applied to other locally significant areas of open land and recreation space. The Green

Chains overlay is intended to include reference to two items: Green Chains and Green Chain Footpath Links.

2.12 Appendix I of the Task 3 Report, sets out in detail the findings of site assessments conducted for all MOL and Green Chain sites, based on the strategies for MOL and Green Chains summarised in para 2.4 above. These assessments include specific recommendations for the designation of all sites surveyed. The recommendations are broken down separately into (i) those relating to Metropolitan Open Land, and (ii) those relating to Green Chains. A summary of recommendations from Appendix I – Site Assessments is provided below representing the key findings of this project.

**Final Recommendations relating to Metropolitan Open Land**

2.13 Recommendations relating to Metropolitan Open Land are separated into three categories. These categories and affected sites are outlined in Table 3.

**Table 3 – Recommendations relating to Metropolitan Open Land**

| RECOMMENDATION | AFFECTED SITES |
|---|---|
| **Existing sites to be retained as Metropolitan Open Land on the Key Diagram and Proposals Map** | • Grassy Meadow and Town Hall Park (excluding the Chestnuts, Barra Hall), Uxbridge Road, Hayes |
| **Sites to be removed from the Metropolitan Open Land designation and included in the Green Belt designation on the Key Diagram and Proposals Map** | • Uxbridge Common - Park Road, Uxbridge<br>• Cowley Recreation Ground - Cowley Road, Uxbridge |
| **Sites to be removed from the 'Areas forming links in Green Chains' designation and included in the Metropolitan Open Land designation on the Key Diagram and Proposals Map** | • Haydon Hall Park, Eastcote House Gardens and Cheney Street Parkway – High Road Eastcote, Eastcote Village<br>• Kings College Playing Fields – Kings College Road, Ruislip<br>• Manor Farm and Winston Churchill Hall on Pinn Way, Ruislip<br>• Falling Lane Recreation Ground, Yiewsley<br>• Field End Recreation Ground, Ruislip Manor<br>• Torcross Road and Mount Pleasant Parkway, Ruislip Manor<br>• Sidmouth Drive Recreation Grounds, Sidmouth Drive, Ruislip |

## Final Recommendations relating to Green Chains

2.14 Recommendations relating to Green Chains are separated into five categories. These categories and affected sites are outlined in Table 4.

**Table 4. Recommendations relating to Green Chains**

| RECOMMENDATION | GREEN CHAIN SITES | PROPOSED UNDERLYING DESIGNATION |
|---|---|---|
| **Existing Green Chains identified in the Key Diagram to be maintained or modified and included on a Green Chains overlay map** | • Haydon Hall Park, Eastcote House Gardens and Cheney Street Parkway – High Road Eastcote, Eastcote Village | *Metropolitan Open Land* |
| | • High Road Eastcote River Pinn Greenway, High Road Eastcote – Eastcote Village | *Public Open Space / Urban Green Space* |
| | • Kings College Playing Fields – Kings College Road, Ruislip | *Metropolitan Open Land* |
| | • Manor Farm and Winston Churchill Hall on Pinn Way, Ruislip | *Metropolitan Open Land* |
| | • Bury Street River Pinn Greenway, Bury Street, Ruislip | *Public Open Space / Urban Green Space* |
| | • Ruislip Golf Course, Ruislip | *Metropolitan Open Land* |
| | • Mad Field Covert and Copthall Road River Pinn Greenway, West Ruislip | Green Belt (existing) |
| | • Swakeleys Road River Pinn Greenway, Ickenham | Green Belt (existing) |
| | • Swakeley's House River Pinn Green Way, Ickenham | Green Belt (existing) |
| | • Park Wood and Common Plantation, Woodstock Drive, Ickenham | Green Belt (existing) |
| | • Uxbridge Common and Hillingdon House Farm, Uxbridge | *Green Belt (existing and proposed)* |
| | • RAF Station Athletics Ground | Green Belt (existing) |
| | • RAF Station Sports Ground | Green Belt (existing) |
| | • Hillingdon Golf Course, Hillingdon Hill, Hillingdon | Green Belt (existing) |
| | • Brunel University, Hillingdon | Green Belt (existing) |
| | • Brunel University Playing Fields, Church Road, Cowley | Green Belt (existing) |

| RECOMMENDATION | GREEN CHAIN SITES | PROPOSED UNDERLYING DESIGNATION |
|---|---|---|
| | • Brunel University Fields, Church Road, Cowley | Green Belt (existing) |
| | • Manor Farm and Philpots Bridge, High Street, Yiewsley | Green Belt (existing) |
| | • Falling Lane Recreation Ground, Yiewsley | *Metropolitan Open Land (proposed)* |
| | • Field End Recreation Ground, Ruislip Manor | *Metropolitan Open Land (proposed)* |
| | • Torcross Road and Mount Pleasant Parkway, Ruislip Manor | *Metropolitan Open Land (proposed)* |
| | • New Pond Playing Fields, Sidmouth Drive Recreation Grounds, and West End Road Open Space, Ruislip | *Metropolitan Open Land* |
| | • West End Road Green Way, West End Road, Ruislip Gardens | *Public Open Space / Urban Green Space* |
| | • Ickenham Marsh and Freezeland Covert, Ruislip Gardens | Green Belt (existing) |
| | • Gutteridge Wood, Cutthroat Wood, the Gourse and Ten Acres Nature Reserve, North Hillingdon | Green Belt (existing) |
| | • Home Covert and Recreation Ground, North Hillingdon | Green Belt (existing) |
| | • Field House, Hayes Shrub, Hayes Park, Home Farm and The Paddocks Farm, Hayes End | Green Belt (existing) |
| | • Uxbridge Road Recreation Ground and Rosedale Park, Wood End Green | *Public Open Space / Urban Green Space* |
| | • Grassy Meadow and Town Hall Park (excluding the Chestnuts, Barra Hall), Hayes | Green Belt (existing) |
| | • Lake Gardens, Lake Farm, Botwell Common and Stockley Park, Hayes | **Green Belt (proposed and existing)** |
| | • Yeading Brook Reserve and Grosvenor Playing Fields, Yeading | Green Belt (existing) |
| | • Recreation Ground and Belmore Playing Fields, Yeading | Green Belt (existing) |

| RECOMMENDATION | GREEN CHAIN SITES | PROPOSED UNDERLYING DESIGNATION |
|---|---|---|
| | • Playing fields and recreation grounds adjoining The Parkway, Yeading | Green Belt (existing) |
| | • Willow Tree Park Recreation Ground and Playing Fields and Grand Union Canal, Yeading | Green Belt (existing) |
| | • North Cranford Park, Cranford | Green Belt (existing) |
| | • South Cranford Park, Cranford | Green Belt (existing) |
| | • Fray's Farm Nature Reserve, Uxbridge | Green Belt (existing) |
| | • Cowley Recreation Ground, Old Mill Farm and Little Britain, CowleY | Metropolitan Open Land (existing) and Green Belt (existing) |
| | • Open land along Fray's River near Trout Road, Yiewsley | Green Belt (existing) |
| | • Fray's Island and Mabey's Meadow, Mayfield Lake and Open Land adjoining Wraysbury River, West Drayton | Green Belt (existing) |
| **Proposed new Green Chains to be shown on the Key Diagram and included on a Green Chains overlay map** | • Springwell Lake and Stockers Lake along the Grand Union Canal, Hill End | Green Belt (existing) |
| | • Savay Lake and North Lake , Fray's Valley Nature Reserve, Ickenham | Green Belt (existing) |
| | • Middle Lake, Widows Cruise Covert, Flagmoor Covert and Cowmoor Covert, Fray's Valley Nature Reserve, Ickenham | Green Belt (existing) |
| | • Wildfowl Lake, St John's Covert, Denham Lock and Denham Park Golf Course, Fray's Valley Nature Reserve, Ickenham | Green Belt (existing) |
| | • Harmondsworth Moore, Harmondsworth | Green Belt (existing) |
| | • Hillingdon Court Park, Court Drive, Hillingdon | Green Belt (existing) |
| | • Park Wood and Ruislip Lido, Ruislip Common | Green Belt (existing) |
| | • Copse Wood, Ruislip Common | Green Belt (existing) |
| | • Northwood Golf Course, Haste Hill Golf Course, Northwood Hills | Green Belt (existing) |

| RECOMMENDATION | GREEN CHAIN SITES | PROPOSED UNDERLYING DESIGNATION |
|---|---|---|
| | • Bayhurst Wood Country Park and Mad Bess Wood, North Riding Wood, Young Wood and Ducks Hill Cottages, Ruislip Common | Green Belt (existing) |
| **Sites to be removed from the Green Chains shown on the Key Diagram (but with underlying designations to ensure protection)** | • Stockley Close Shrub, Bourne Farm Playing Field, Frogs Ditch Farm, and Sam Philp Recreation Ground, Hayes | Green Belt (existing) |
| | • Minet Estate, The Parkway, Southall | Green Belt (existing) |
| | • Fassnidge Park and Rockingham Recreation Ground, Uxbridge | *Public Open Space / Urban Green Space* |
| | • Fray's River Corridor and Coach Station, Uxbridge | *Public Open Space / Urban Green Space* |

## 3.0 INTEGRATION WITH THE LB HILLINGDON GREEN SPACES STRATEGY

3.1 The main focus of this project has been the assessment of MOL and Green Chains as part of the LB Hillingdon UDP review. However, the findings of this work also have implications for the LB Hillingdon Green Spaces Strategy. As such it is considered appropriate that the next review of the Hillingdon Green Spaces Strategy by the Green Spaces Division responds to the findings of this report. Particularly it is recommended that the Green Spaces Strategy should include actions designed to enhance the visual and environmental continuity and accessibility of the Green Chains. Special attention should be addressed to improving continuous north to south pedestrian access through Green Chains following the River Pinn and Yeading Brook.

## 4.0 FUTURE PROJECTS

4.1 During the course of this project opportunities for further work to build upon the findings of this assessment have become apparent.

4.2 It is proposed that a **Recreation and Open Space Study** be conducted for the Borough both to guide future policies and decisions relating to open land, and to inform the UDP Review. The study should be conducted consistent with the requirements of Planning Policy Guidance 17 (PPG17) – Planning for Open Space, Sport and Recreation and its companion guide, *Assessing Needs and Opportunities, A Companion Guide to PPG17,* which calls for the completion of an audit of open space, sport and recreation facilities, an assessment of community need for these facilities, and the development of strategies to meet community needs. Without this assessment there is a risk that important recreation and open spaces may be eroded by demand from competing land uses.

**4.3** The relative limitations of the **landscape evaluation** conducted as a part of this project highlights the benefits of conducting additional work with respect to landscape values in the Borough. Future assessments of open land would be enhanced by better quality landscape assessment information.

**4.4** Finally, in addition to identifying Green Belt, Metropolitan Open Land, and Green Chains, this project has highlighted a need to recognise **other open land areas and designations** in the LB Hillingdon UDP review. Other open land areas and designations include Blue Ribbons and Green Corridors identified in the draft London Plan and Mayor's Biodiversity Strategy as well as Public Open Space and Urban Green Space that highlight locally significant open land. Some of the potential additional designations throughout Hillingdon are identified below based on regional guidance and consideration of the open land networks of adjoining Boroughs and District Councils.

**4.5** Blue Ribbons in LB Hillingdon may include:

- Grand Union Canal
- River Colne
- River Pinn
- Ruislip Lido
- Yeading Brook
- Wraysbury River

4.6 Green Corridors in LB Hillingdon may include corridors along the following transportation routes:

- Grand Union Canal
- A30
- M4
- A312
- Railway Corridors
- A4
- A4020
- A4180
- A40
- M25
- A3044

4.7 Public Open Space / Urban Green Space in LB Hillingdon may include the following types of sites:

- Allotments
- Cemeteries
- Sporting pitches
- Local parks and open spaces
- Others

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www.colnevalleypark.org.uk

www.greencorridor.org.uk

http://www.groundwork-tv.org.uk/

# APPENDIX I – SITE ASSESSMENTS

## METROPOLITAN OPEN LAND – SITE ASSESSMENTS

- EXISTING METROPOLITAN OPEN LAND SITES TO BE RETAINED
- EXISTING METROPOLITAN OPEN LAND SITES TO BE UPGRADED TO GREEN BELT
- PROPOSED NEW METROPOLITAN OPEN LAND

## GREEN CHAINS SITE ASSESSMENTS

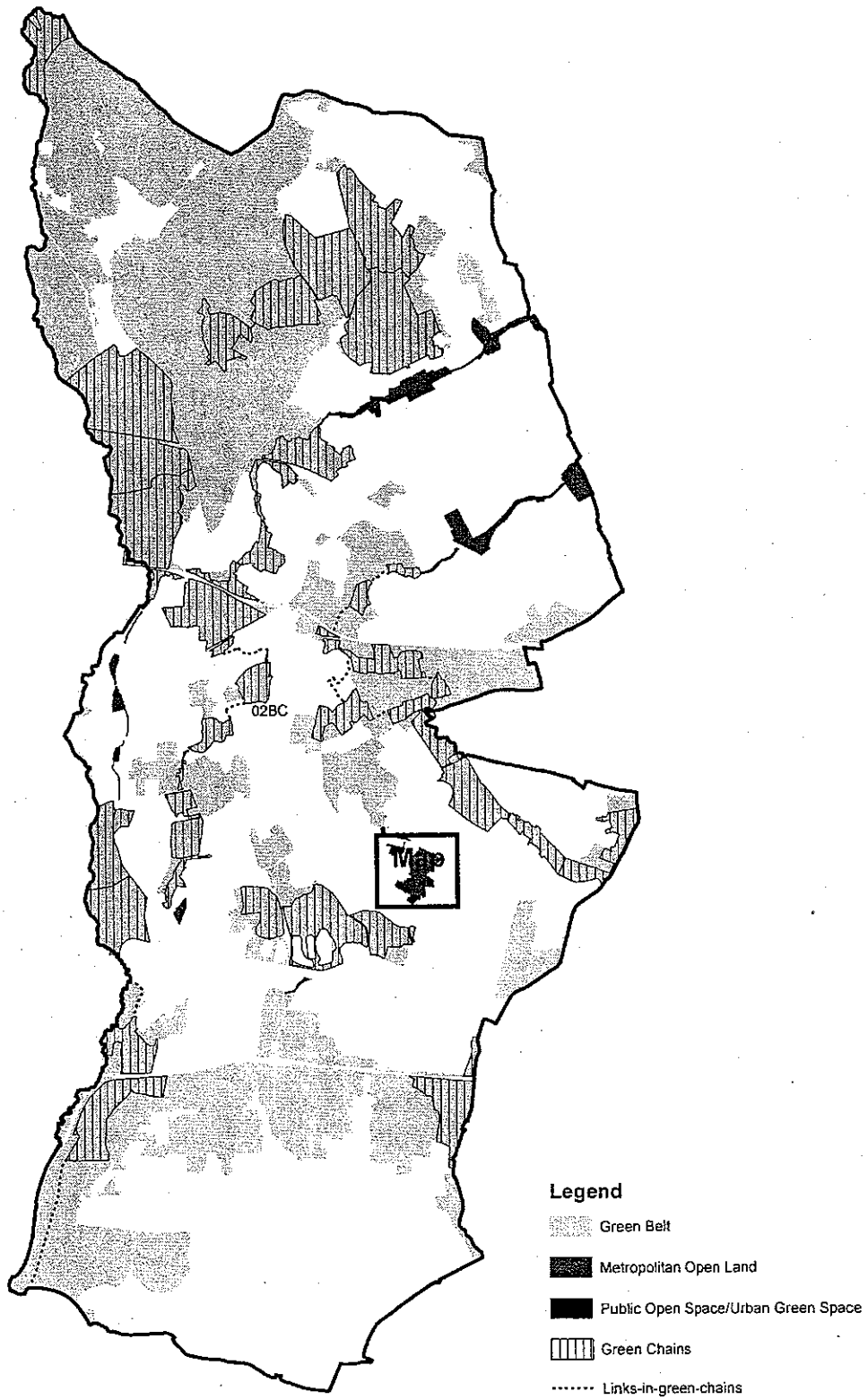
- EXISTING GREEN CHAINS TO BE MAINTAINED OR MODIFIED
- SITES TO BE DELETED FROM GREEN CHAINS
- PROPOSED NEW GREEN CHAINS
- EXISTING 'AREAS FORMING LINKS IN GREEN CHAIN' TO BE INCLUDED IN THE GREEN BELT

# METROPOLITAN OPEN LAND – SITE ASSESSMENTS

## EXISTING METROPOLITAN OPEN LAND SITES TO BE RETAINED

- Map 1 - Grassy Meadow and Town Hall Park, Wood End, Hayes (excluding the Chestnuts, Barra Hall) (RMWD10)

# EXISTING METROPOLITAN OPEN LAND SITES TO BE RETAINED
## Locality Map

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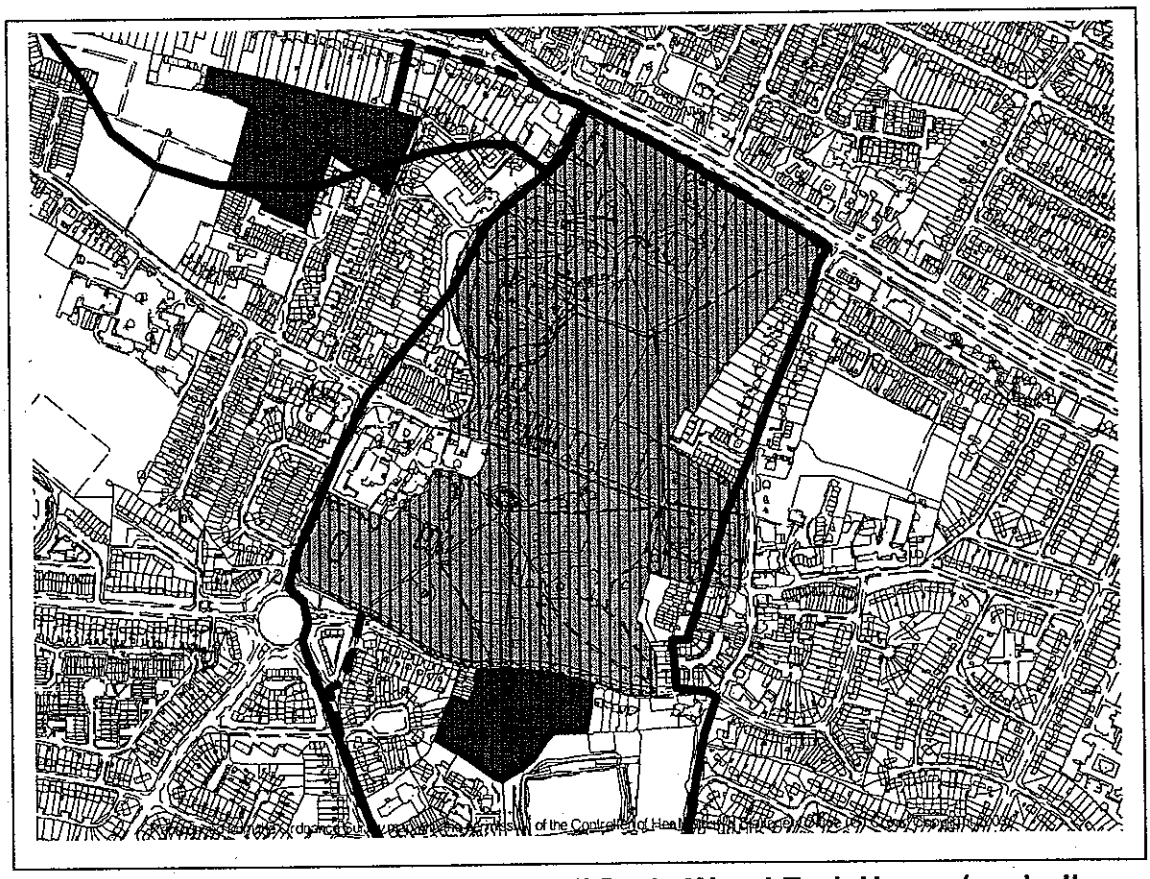


**Map 1 - Grassy Meadow and Town Hall Park, Wood End, Hayes (excluding the Chestnuts, Barra Hall) (RMWD10)**

**LEGEND**

| Proposed Green Chains | Proposed Green Chain Footpath Links | Green Belt | Metropolitan Open Land | Public Open Space / Urban Green Space | Green Chains (Hillingdon UDP 1998) |
|---|---|---|---|---|---|

**Metropolitan Open Land Assessment**

This site meets the following criteria for Metropolitan Open Land as being:

a. Land that contributes to the physical structure of London by being clearly distinguishable from the built up area
b. Land that includes open air facilities, especially for leisure, recreation, sport, arts and cultural activities and tourism, which serve the whole or significant parts of London
c. Land that contains features or landscapes of historic, recreational, nature conservation or habitat interest, of value at a metropolitan or national level

**Recommendation:**

- **Retain Metropolitan Open Land designation**
- **Cross Reference: Map 39 – Retain this site within the Green Chain designation consistent with current policy however represent this information on a separate Green Chain overlay map, rather than on a Key Diagram Map or Proposals Map.**
- **Include a portion of this site in the Public Open Space / Urban Green Space designation(s)**

# METROPOLITAN OPEN LAND – SITE ASSESSMENTS

## EXISTING METROPOLITAN OPEN LAND SITES TO BE UPGRADED TO GREEN BELT

- Map 2 - Uxbridge Common - Park Road, Uxbridge (ECWD11)
- Map 3 - Cowley Recreation Ground - Cowley Road, Uxbridge (IWD4)

INSERT MAP

## Map 2 - Uxbridge Common - Park Road, Uxbridge (ECWD11)

**LEGEND**

| Proposed Green Chains | Proposed Green Chain Footpath Links | Green Belt | Metropolitan Open Land | Public Open Space / Urban Green Space | Green Chains (Hillingdon UDP 1998) |
|---|---|---|---|---|---|

**Green Belt Assessment**

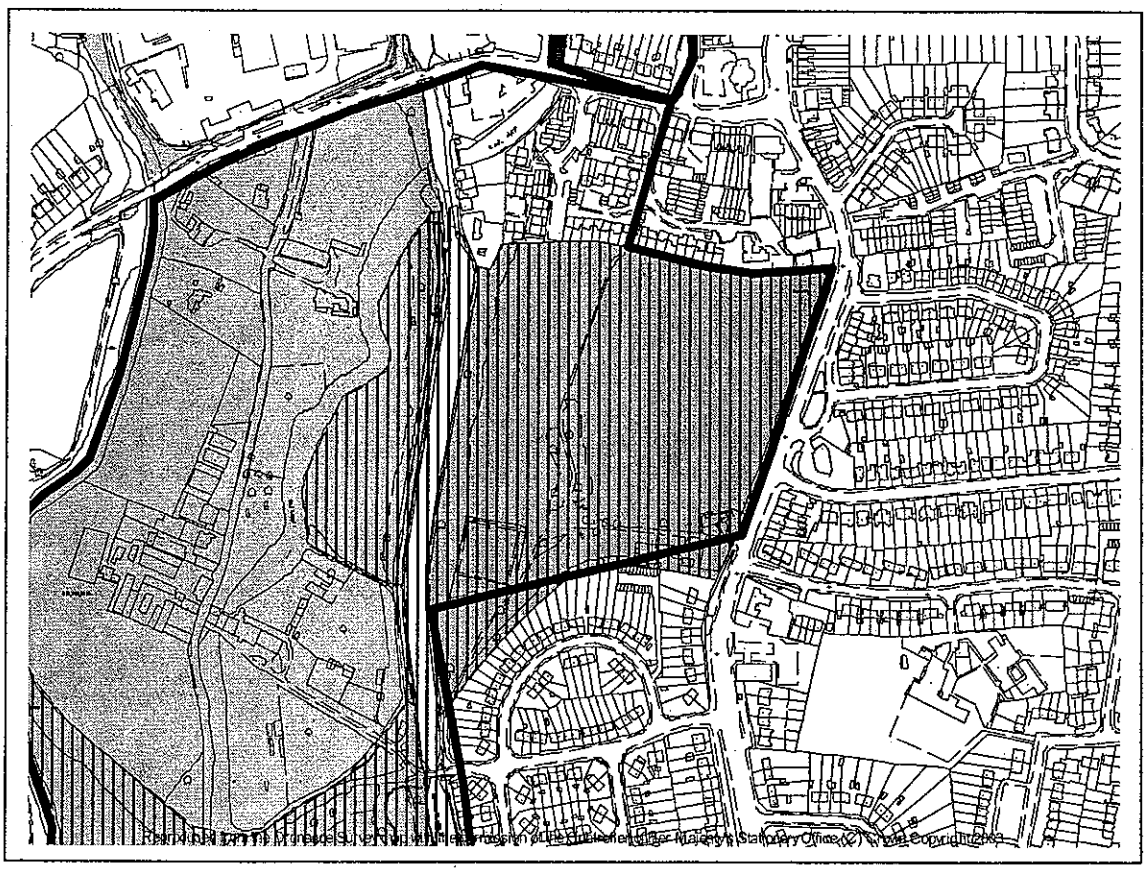
This site meets the following criteria for Green Belt Land as being a site or areas that::

a. Checks the unrestricted sprawl of large built-up areas
b. Prevents neighbouring towns from merging into one another
c. Assist in safeguarding the countryside from encroachment

**Recommendation:**

- **Remove this site from the Metropolitan Open Land designation and incorporate it in the Green Belt designation**
- **Cross Reference: Map 21 – Retain this site within the Green Chain designation consistent with current policy. However, modify the Green Chain designation in accordance with the area shown in Map 21 and represent this information on a separate Green Chain overlay map, rather than on a Key Diagram Map or Proposals Map**

**Reason for Recommendation:** The Layfield Inquiry identified many similarities between Metropolitan Open Land and Green Belt. One of the main distinguishing features of MOL in contrast to Green Belt, is that MOL will often form an island embedded in the urban fabric, potentially connected to Green Belt by a Green Chain, though not necessarily. As the subject site directly adjoins Green Belt land and does not represent 'an island embedded in the urban fabric' it is considered more appropriate to amend its designation to Green Belt.



## Map 3 - Cowley Recreation Ground - Cowley Road, Uxbridge (IWD4)

**LEGEND**

| Proposed Green Chains | Proposed Green Chain Footpath Links | Green Belt | Metropolitan Open Land | Public Open Space / Urban Green Space | Green Chains (Hillingdon UDP 1998) |
|---|---|---|---|---|---|

**Green Belt Assessment**

This site meets the following criteria for Green Belt land:

a. Land that checks the unrestricted sprawl of large built-up areas
b. Land that prevents neighbouring towns from merging into one another
c. Land that assists in safeguarding the countryside from encroachment

**Recommendation:**

- **Remove this site from the Metropolitan Open Land designation and incorporate it in the Green Belt designation**
- **Cross reference: Map 48 – Retain this site within the Green Chain designation consistent with current policy. However, modify the Green Chain designation in accordance with the area shown in Map 48 and represent this information on a separate Green Chain overlay map, rather than on a Key Diagram Map or Proposals Map**

**Reason for Recommendation:**

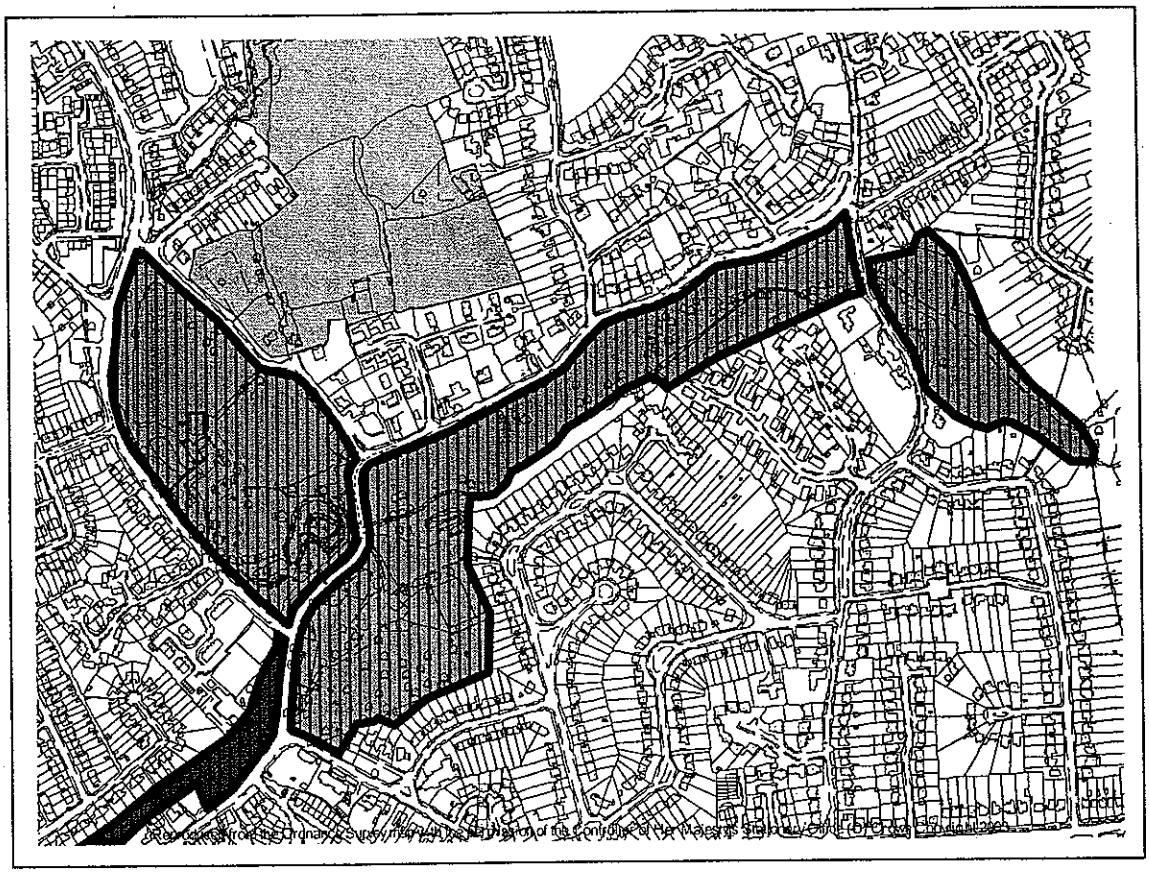
The Layfield Inquiry identified many similarities between Metropolitan Open Land and Green Belt. One of the main distinguishing features of MOL in contrast to Green Belt, is that MOL will often form an island embedded in the urban fabric, potentially connected to Green Belt by a Green Chain, though not necessarily. As the subject site directly adjoins Green Belt land and does not represent 'an island embedded in the urban fabric' it is considered more appropriate to amend its designation to Green Belt.

# METROPOLITAN OPEN LAND – SITE ASSESSMENTS

## PROPOSED NEW METROPOLITAN OPEN LAND

- Map 4 - Haydon Hall Park, Eastcote House Gardens and Cheney Street Parkway – High Road Eastcote, Eastcote Village (ECWD1)
- Map 5 - Kings College Playing Fields – Kings College Road, Ruislip (ECWD3)
- Map 6 - Manor Farm and Winston Churchill Hall on Pinn Way, Ruislip (ECWD4)
- Map 7 - Falling Lane Recreation Ground, Yiewsley (ECWD19)
- Map 8 - Field End Recreation Ground, Ruislip Manor (RMWD1)
- Map 9 - Torcross Road and Mount Pleasant Parkway, Ruislip Manor (RMWD2)
- Map 10 – New Pond Playing Fields, Sidmouth Drive Recreation Grounds, and West End Road Open Space, Ruislip (RMWD3)

INSERT MAP



## Map 4 - Haydon Hall Park, Eastcote House Gardens and Cheney Street Parkway – High Road Eastcote, Eastcote Village (ECWD1)

**LEGEND**

| Proposed Green Chains | Proposed Green Chain Footpath Links | Green Belt | Metropolitan Open Land | Public Open Space / Urban Green Space | Green Chains (Hillingdon UDP 1998) |
|---|---|---|---|---|---|

**Metropolitan Open Land Assessment**

This site meets the following criteria for Metropolitan Open Land as being:

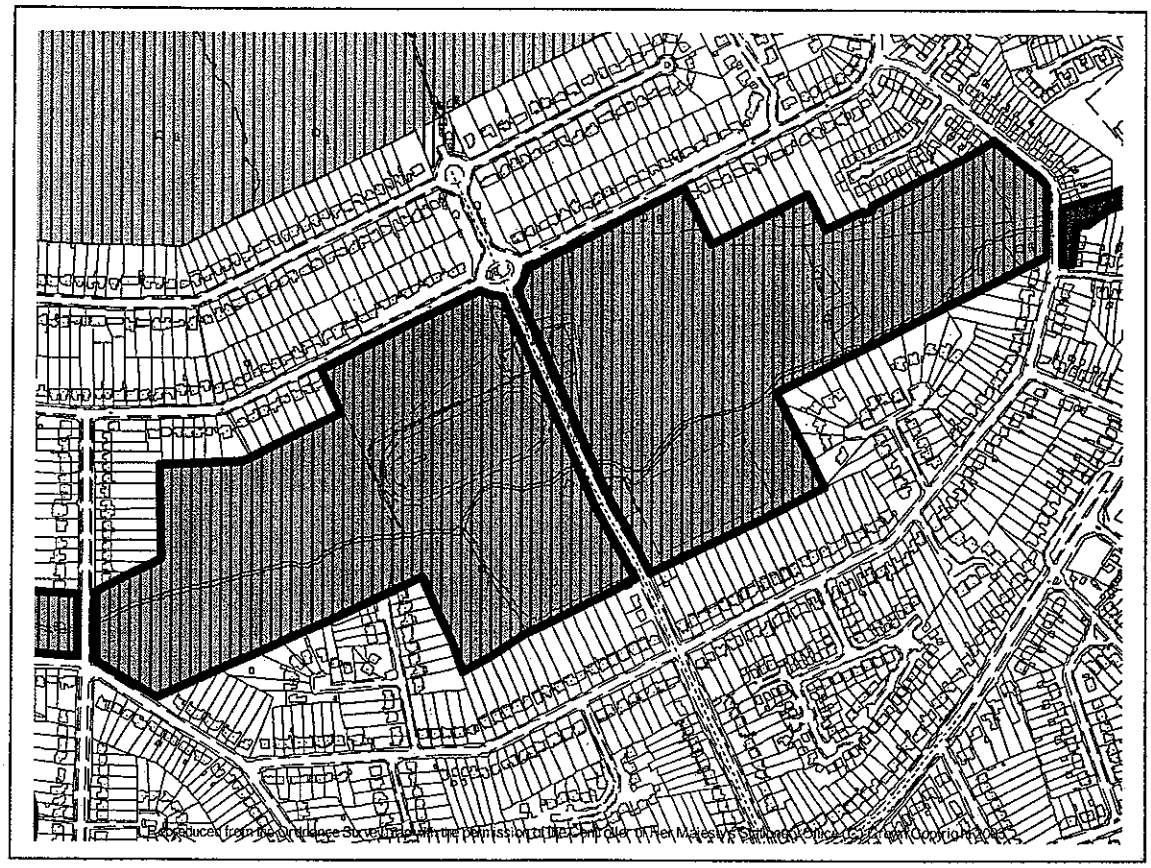
a. Land that contributes to the physical structure of London by being clearly distinguishable from the built up area
b. Land that forms part of a Green Chain and meets one of the above criteria

**Recommendation:**

- **Remove the site from the designation 'Areas forming links in a Green Chain' and include it in the Metropolitan Open Land designation**
- **Cross-reference: Map 11 - Retain this site within the Green Chain designation consistent with current policy however represent this information on a separate Green Chain overlay map, rather than on a Key Diagram Map or Proposals Map.**

**Reasons for Recommendation:**

The preferred option for representing Metropolitan Open Land and Green Chains within the Hillingdon UDP recommends that the designation 'Areas forming links in a Green Chain' be replaced with the designations of Metropolitan Open Land, Public Open Space or Urban Green Space, according to how well the sites meet the criteria for these open land designations. The subject site meets more than one of the criteria for Metropolitan Open Land and as such should be included within this designation.




## Map 5 - Kings College Playing Fields – Kings College Road, Ruislip (ECWD3)

**LEGEND**

| Proposed Green Chains | Proposed Green Chain Footpath Links | Green Belt | Metropolitan Open Land | Public Open Space / Urban Green Space | Green Chains (Hillingdon UDP 1998) |
|---|---|---|---|---|---|

**Metropolitan Open Land Assessment**

This site meets the following criteria for Metropolitan Open Land as being:

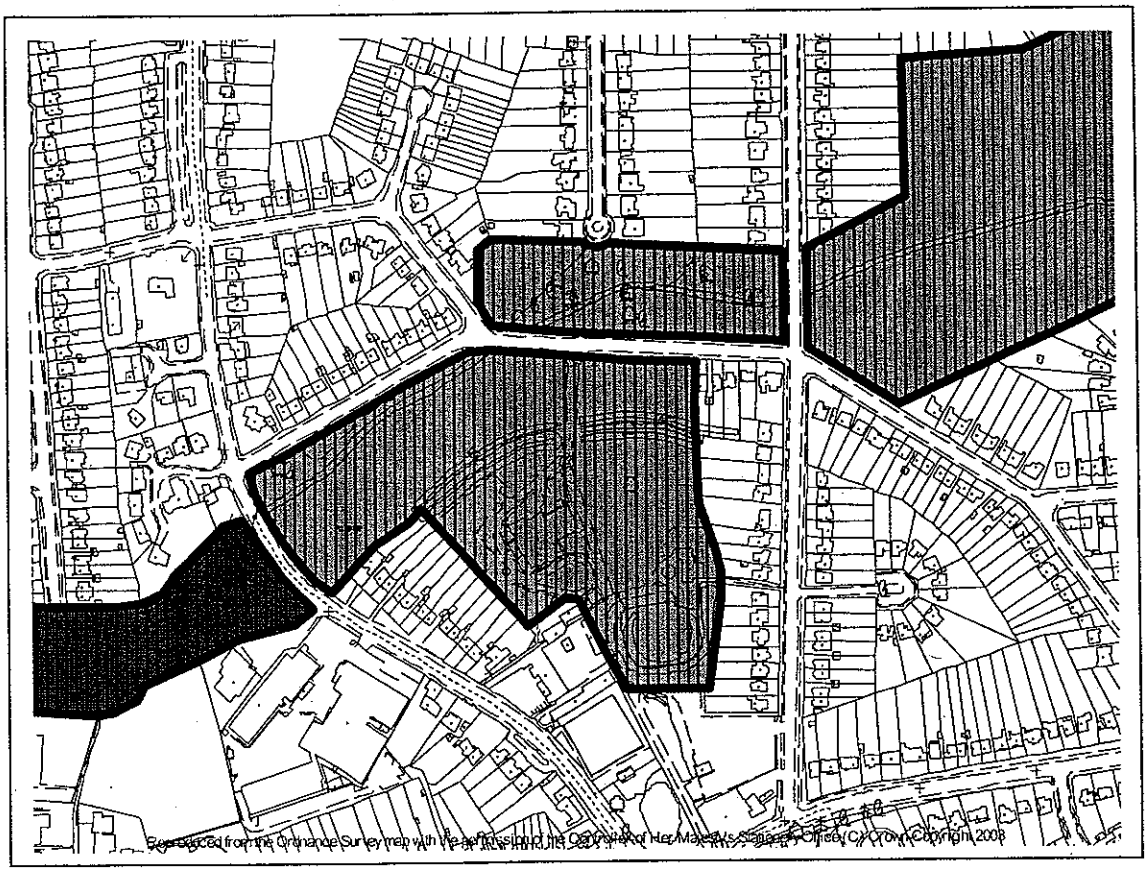
a. Land that contributes to the physical structure of London by being clearly distinguishable from the built up area
b. Land that includes open air facilities, especially for leisure, recreation, sport, arts and cultural activities and tourism, which serve the whole or significant parts of London
d. Land that forms part of a Green Chain and meets one of the above criteria

**Recommendation:**

- **Remove the site from the designation 'Areas forming links in a Green Chain' and include it in the Metropolitan Open Land designation**
- **Cross-reference: Map 13 - Retain this site within the Green Chain designation consistent with current policy however represent this information on a separate Green Chain overlay map, rather than on a Key Diagram Map or Proposals Map.**

**Reasons for Recommendation:**

The preferred option for representing Metropolitan Open Land and Green Chains within the Hillingdon UDP recommends that the designation 'Areas forming links in a Green Chain' be replaced with the designations of Metropolitan Open Land, Public Open Space or Urban Green Space, according to how well the sites meet the criteria for these open land designations. The subject site meets more than one of the criteria for Metropolitan Open Land and as such should be included within this designation.




## Map 6 - Manor Farm and Winston Churchill Hall on Pinn Way, Ruislip (ECWD4)

**LEGEND**

| Proposed Green Chains | Proposed Green Chain Footpath Links | Green Belt | Metropolitan Open Land | Public Open Space / Urban Green Space | Green Chains (Hillingdon UDP 1998) |
|---|---|---|---|---|---|

**Metropolitan Open Land Assessment**

This site meets the following criteria for Metropolitan Open Land as being:

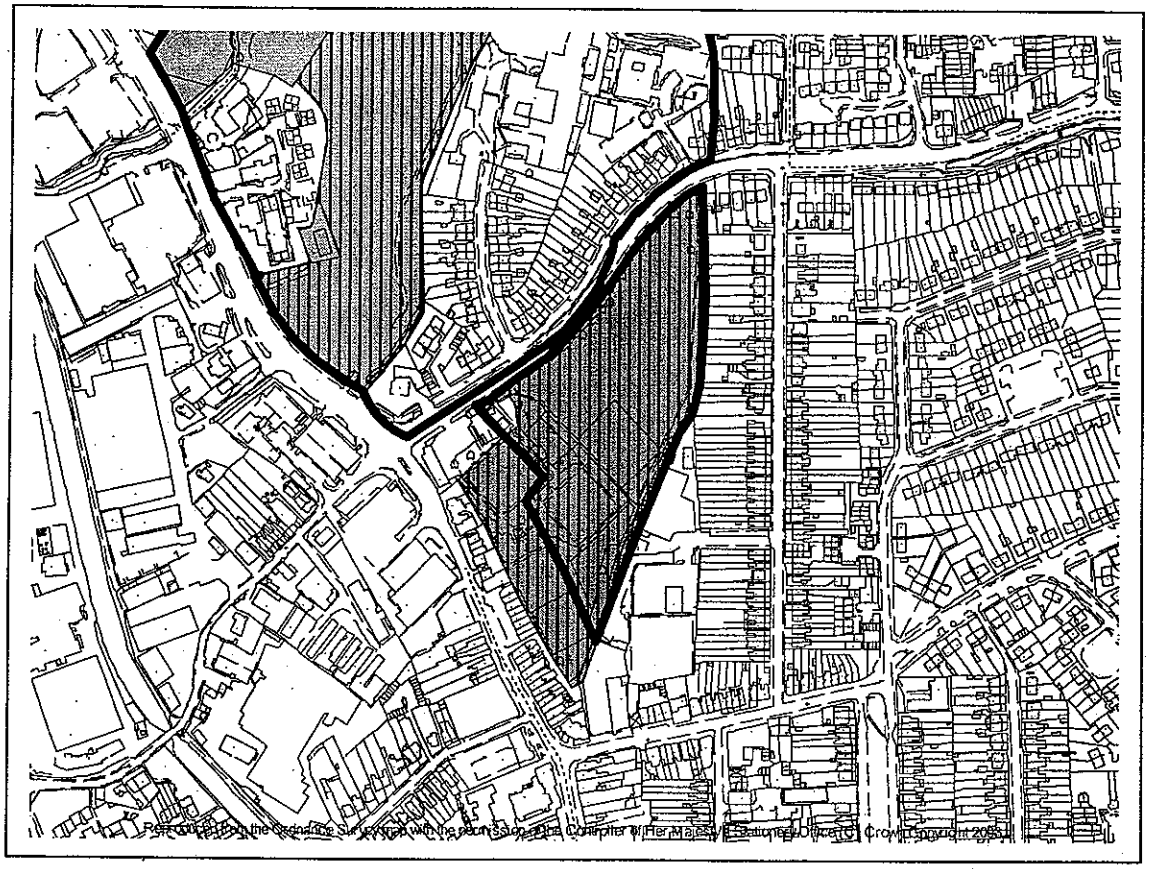
a. Land that contributes to the physical structure of London by being clearly distinguishable from the built up area
d. Land that forms part of a Green Chain and meets one of the above criteria

**Recommendation:**

- **Remove the site from the designation 'Areas forming links in a Green Chain' and include it in the Metropolitan Open Land designation**
- **Cross-reference: Map 14 - Retain this site within the Green Chain designation consistent with current policy however represent this information on a separate Green Chain overlay map, rather than on a Key Diagram Map or Proposals Map.**

**Reasons for Recommendation:**

The preferred option for representing Metropolitan Open Land and Green Chains within the Hillingdon UDP recommends that the designation 'Areas forming links in a Green Chain' be replaced with the designations of Metropolitan Open Land, Public Open Space or Urban Green Space, according to how well the sites meet the criteria for these open land designations. The subject site meets more than one of the criteria for Metropolitan Open Land and as such should be included within this designation.



## Map 7 - Falling Lane Recreation Ground, Yiewsley (ECWD19)

**LEGEND**

| Proposed Green Chains | Proposed Green Chain Footpath Links | Green Belt | Metropolitan Open Land | Public Open Space / Urban Green Space | Green Chains (Hillingdon UDP 1998) |
|---|---|---|---|---|---|

**Metropolitan Open Land Assessment**

This site meets the following criteria for Metropolitan Open Land as being:

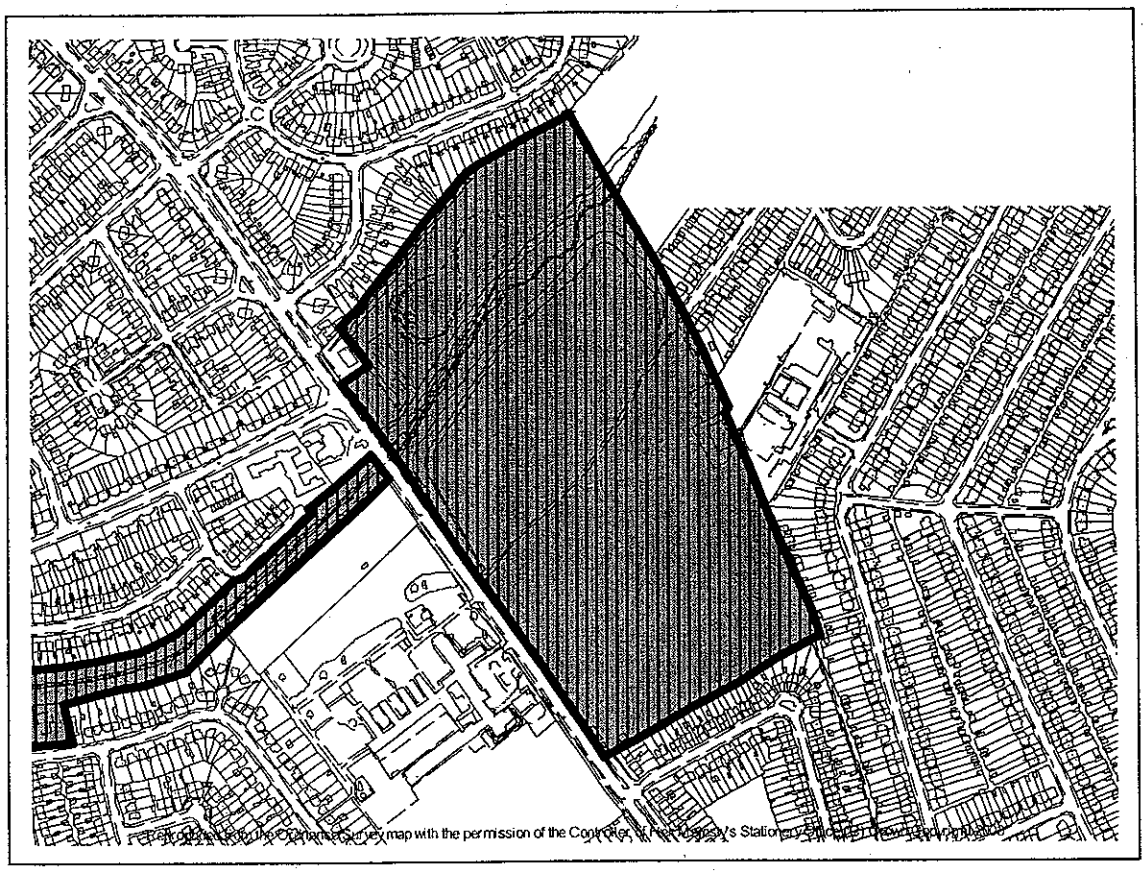
a. Land that contributes to the physical structure of London by being clearly distinguishable from the built up area
d. Land that forms part of a Green Chain and meets one of the above criteria

**Recommendation:**

- **Remove the site from the designation 'Areas forming links in a Green Chain' and include it in the Metropolitan Open Land designation**
- **Cross-reference: Map 29 - Retain this site within the Green Chain designation consistent with current policy however represent this information on a separate Green Chain overlay map, rather than on a Key Diagram Map or Proposals Map.**

**Reasons for Recommendation:**

The preferred option for representing Metropolitan Open Land and Green Chains within the Hillingdon UDP recommends that the designation 'Areas forming links in a Green Chain' be replaced with the designations of Metropolitan Open Land, Public Open Space or Urban Green Space, according to how well the sites meet the criteria for these open land designations. The subject site meets more than one of the criteria for Metropolitan Open Land and as such should be included within this designation.



## Map 8 - Field End Recreation Ground, Ruislip Manor (RMWD1)

**LEGEND**

| Proposed Green Chains | Proposed Green Chain Footpath Links | Green Belt | Metropolitan Open Land | Public Open Space / Urban Green Space | Green Chains (Hillingdon UDP 1998) |
|---|---|---|---|---|---|

**Metropolitan Open Land Assessment**

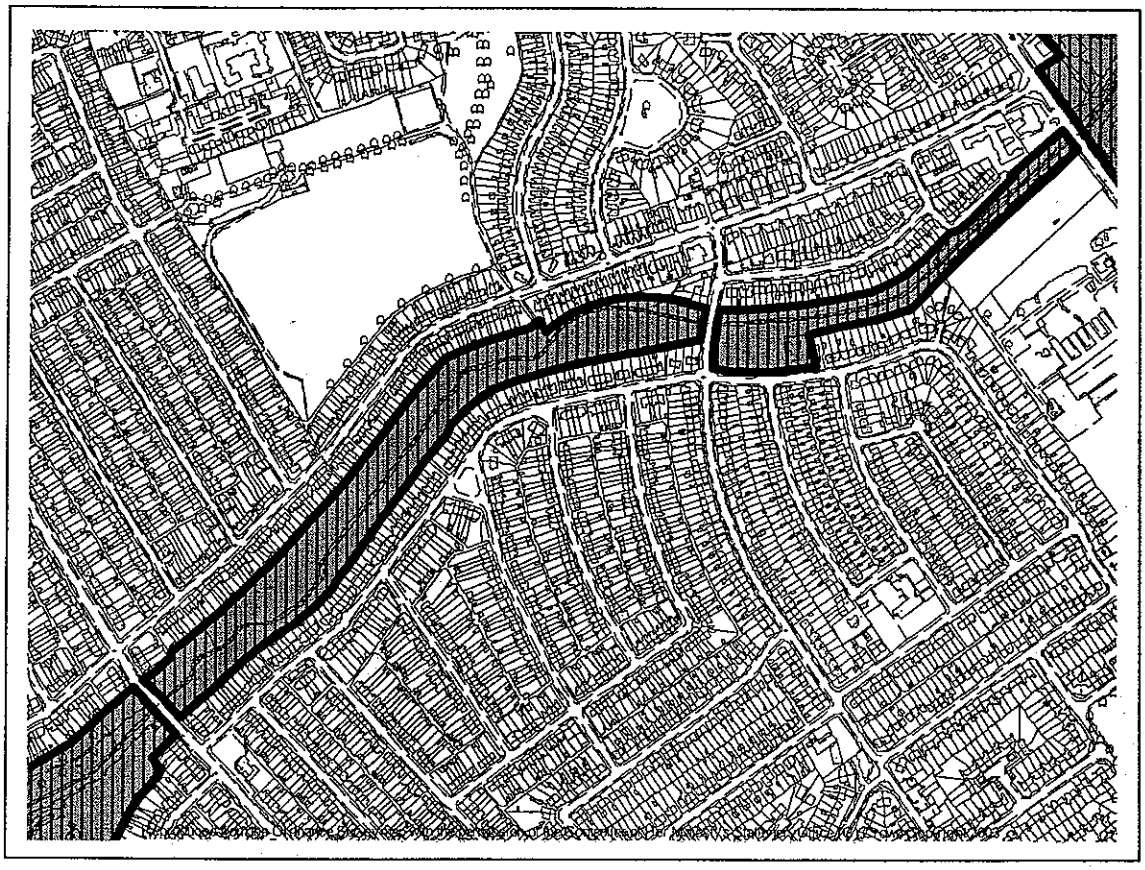
This site meets the following criteria for Metropolitan Open Land as being:

a. Land that contributes to the physical structure of London by being clearly distinguishable from the built up area
b. Land that includes open air facilities, especially for leisure, recreation, sport, arts and cultural activities and tourism, which serve the whole or significant parts of London
d. Land that forms part of a Green Chain and meets one of the above criteria

**Recommendation:**

- **Remove the site from the designation 'Areas forming links in a Green Chain' and include it in the Metropolitan Open Land designation**
- **Cross-reference: Map 30 - Retain this site within the Green Chain designation consistent with current policy however represent this information on a separate Green Chain overlay map, rather than on a Key Diagram Map or Proposals Map.**

**Reasons for Recommendation:** The preferred option for representing Metropolitan Open Land and Green Chains within the Hillingdon UDP recommends that the designation 'Areas forming links in a Green Chain' be replaced with the designations of Metropolitan Open Land, Public Open Space or Urban Green Space, according to how well the sites meet the criteria for these open land designations. The subject site meets more than one of the criteria for Metropolitan Open Land and as such should be included within this designation.



## Map 9 - Torcross Road and Mount Pleasant Parkway, Ruislip Manor (RMWD2)

**LEGEND**

| Proposed Green Chains | Proposed Green Chain Footpath Links | Green Belt | Metropolitan Open Land | Public Open Space / Urban Green Space | Green Chains (Hillingdon UDP 1998) |
|---|---|---|---|---|---|

**Metropolitan Open Land Assessment**

This site meets the following criteria for Metropolitan Open Land as being:

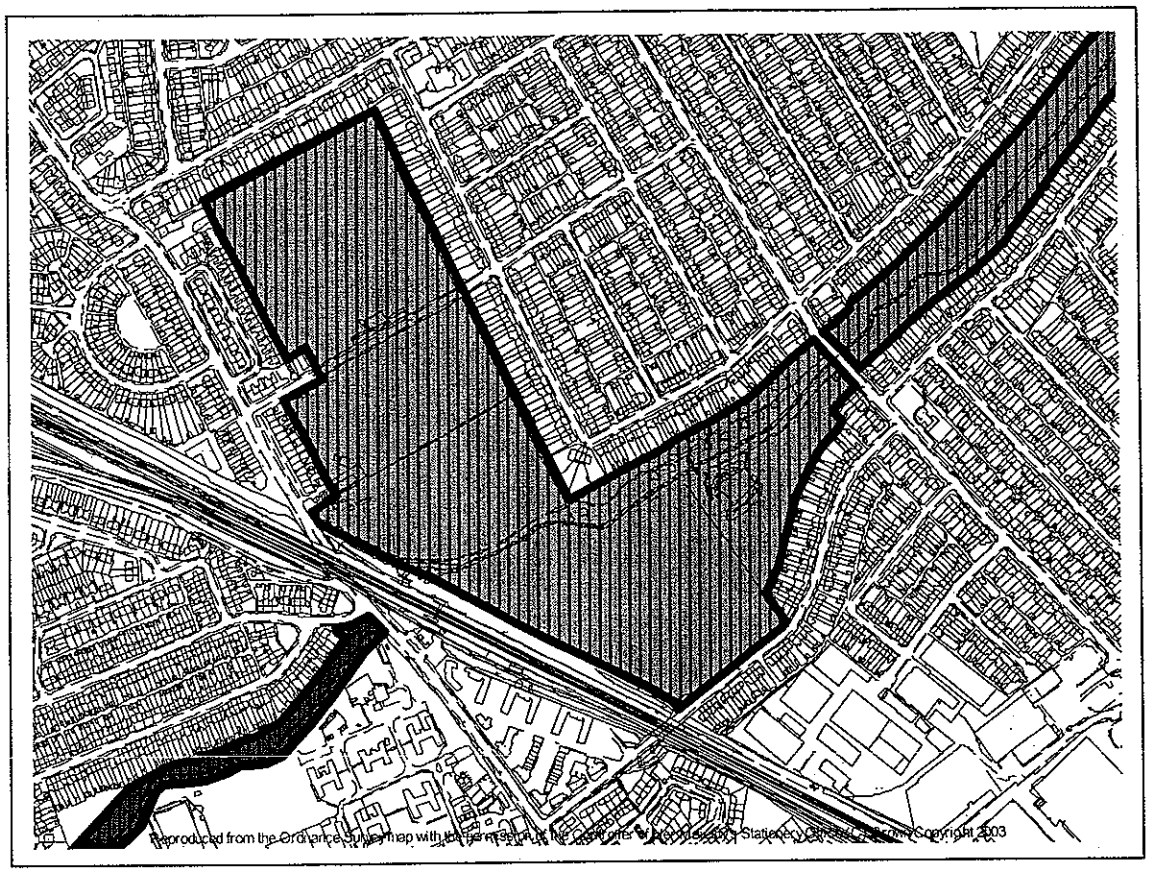
a. Land that contributes to the physical structure of London by being clearly distinguishable from the built up area
d. Land that forms part of a Green Chain and meets one of the above criteria

**Recommendation:**

- **Remove the site from the designation 'Areas forming links in a Green Chain' and include it in the Metropolitan Open Land designation**
- **Cross-reference: Map 31 - Retain this site within the Green Chain designation consistent with current policy however represent this information on a separate Green Chain overlay map, rather than on a Key Diagram Map or Proposals Map.**

**Reasons for Recommendation:**

The preferred option for representing Metropolitan Open Land and Green Chains within the Hillingdon UDP recommends that the designation 'Areas forming links in a Green Chain' be replaced with the designations of Metropolitan Open Land, Public Open Space or Urban Green Space, according to how well the sites meet the criteria for these open land designations. The subject site meets more than one of the criteria for Metropolitan Open Land and as such should be included within this designation.




## Map 10 – New Pond Playing Fields, Sidmouth Drive Recreation Grounds, and West End Road Open Space, Ruislip (RMWD3)

**LEGEND**

| Proposed Green Chains | Proposed Green Chain Footpath Links | Green Belt | Metropolitan Open Land | Public Open Space / Urban Green Space | Green Chains (Hillingdon UDP 1998) |
|---|---|---|---|---|---|

**Metropolitan Open Land Assessment**

This site meets the following criteria for Metropolitan Open Land as being:

a. Land that contributes to the physical structure of London by being clearly distinguishable from the built up area
b. Land that includes open air facilities, especially for leisure, recreation, sport, arts and cultural activities and tourism, which serve the whole or significant parts of London
d. Land that forms part of a Green Chain and meets one of the above criteria

**Recommendation:**

- **Remove the site from the designation 'Areas forming links in a Green Chain' and include it in the Metropolitan Open Land designation**
- **Cross Reference Map 32 - Retain the site within the Green Chain designation consistent with current policy however represent this information on a separate Green Chain overlay map, rather than on a Key Diagram Map or Proposals Map.**

**Reasons for Recommendation:**

The preferred option for representing Metropolitan Open Land and Green Chains within the Hillingdon UDP recommends that the designation 'Areas forming links in a Green Chain' be replaced with the designations of Metropolitan Open Land, Public Open Space or Urban Green Space, according to how well the sites meet the criteria for these open land designations. The subject site meets more than one of the criteria for Metropolitan Open Land and as such should be included within this designation.

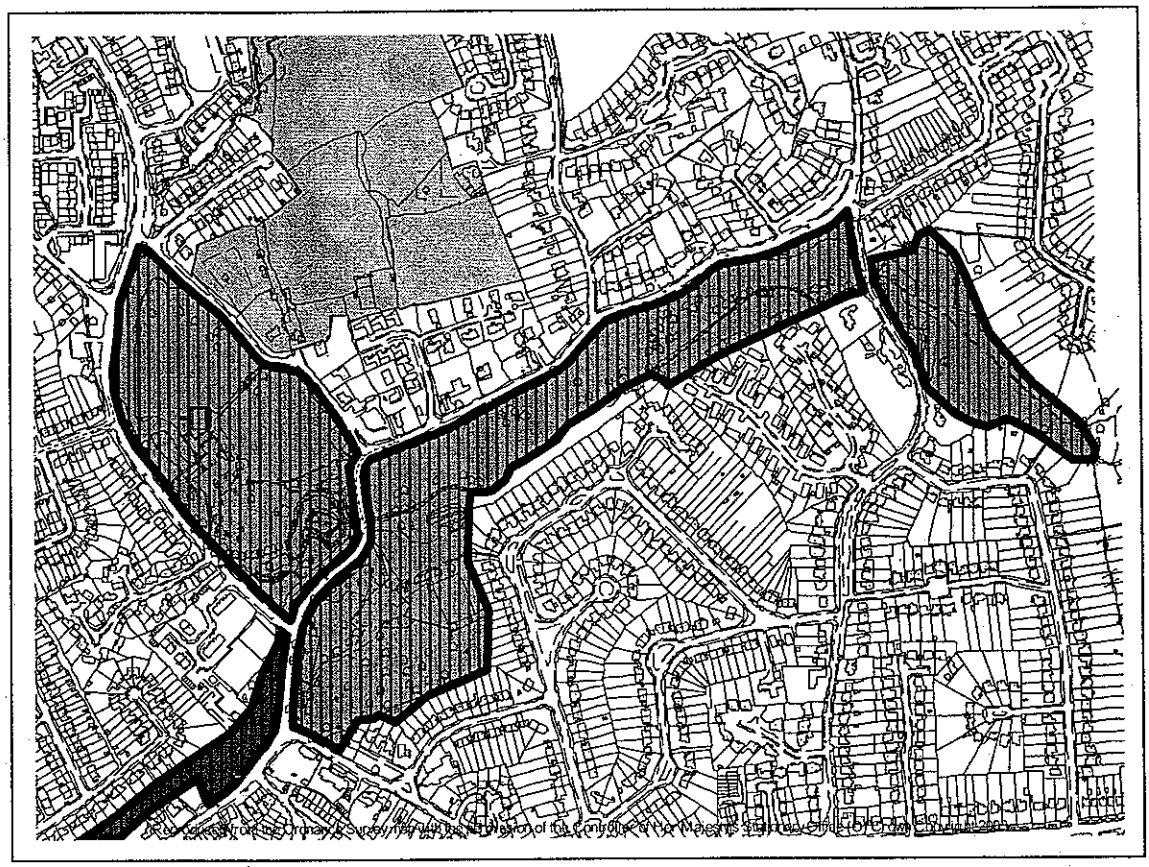
# GREEN CHAINS SITE ASSESSMENTS

## EXISTING GREEN CHAINS (AS INDICATED ON KEY DIAGRAM IN LB HILLINGDON UDP – 1998) TO BE MAINTAINED OR MODIFIED

- Map 11 – Haydon Hall Park, Eastcote House Gardens and Cheney Street Parkway – High Road Eastcote, Eastcote Village (ECWD1)
- Map 12 – High Road Eastcote River Pinn Greenway, High Road Eastcote – Eastcote Village (ECWD2)
- Map 13 – Kings College Playing Fields – Kings College Road, Ruislip (ECWD3)
- Map 14 – Manor Farm and Winston Churchill Hall on Pinn Way, Ruislip (ECWD4)
- Map 15 – Bury Street River Pinn Greenway, Bury Street, Ruislip (ECWD5)
- Map 16 – Ruislip Golf Course, Ruislip (ECWD6)
- Map 17 – Mad Field Covert and Capthall Road River Pinn Greenway, West Ruislip (ECWD7)
- Map 18 – Swakeley's Road River Pinn Greenway, Ickenham (ECWD8)
- Map 19 – Swakeley's House River Pinn Greenway, Ickenham (ECWD9)
- Map 20 – Park Wood and Common Plantation, Woodstock Drive, Ickenham (ECWD10)
- Map 21 – Uxbridge Common and Hillingdon House Farm, Uxbridge (ECWD11)
- Map 22 – RAF Station Athletics Ground, Uxbridge (ECWD12)
- Map 23 – RAF Station Sports Ground, Uxbridge (ECWD13)
- Map 24 – Hillingdon Golf Course, Hillingdon Hill, Hillingdon (ECWD14)
- Map 25 – Brunel University, Hillingdon (ECWD15)
- Map 26 – Brunel University Fields, Church Road, Cowley (ECWD16)
- Map 27 – Brunel University Playing Fields, Church Road, Cowley (ECWD17)
- Map 28 – Manor Farm and Philpots Bridge, High Street, Yiewsley (ECWD18)
- Map 29 – Falling Lane Recreation Ground, Yiewsley (ECWD19)
- Map 30 – Field End Recreation Ground, Ruislip Manor (RMWD1)
- Map 31 – Torcross Road and Mount Pleasant Parkway, Ruislip Manor (RMWD2)
- Map 32 – New Pond Playing Fields, Sidmouth Drive Recreation Grounds, and West End Road Open Space, Ruislip (RMWD3)
- Map 33 – West End Road Green Way, West End Road, Ruislip Gardens (RMWD4)
- Map 34 – Ickenham Marsh and Freezeland Covert, Ruislip Gardens (RMWD5)
- Map 35 – Gutteridge Wood, Cutthroat Wood, the Gorse, and Ten Acres Nature Reserve, North Hillingdon (RMWD6) - (see Maps 34(a) and 34(b) for details) (RMWD6)
- Map 36 – Home Covert and Recreation Ground, North Hillingdon (RMWD7)
- Map 37 – Field House, Hayes Shrub, Hayes Park, Home Farm and The Paddocks Farm, Hayes End (RMWD8)
- Map 38 – Uxbridge Road Recreation Ground and Rosedale Park, Wood End Green (RMWD9)
- Map 39 – Grassy Meadow and Town Hall Park, Wood End, Hayes (excluding the Chestnuts, Barra Hall) (RMWD10)
- Map 40 – Lake Gardens, Lake Farm, Botwell Common and Stockley Park, Hayes (RMWD11)
- Map 41 – Yeading Brook Reserve and Grosvenor Playing Fields, Yeading (ECH1)
- Map 42 – Recreation Ground and Belmore Playing Fields, Yeading (ECH2)
- Map 43 – Playing field and recreation grounds adjoining The Parkway, Yeading (ECH4)

- Map 44 – Willow Tree Park Recreation Ground and Playing Fields and the Grand Union Canal, Yeading (ECH5)
- Map 45 – North Cranford Park, Cranford (RMH2)
- Map 46 – South Cranford Park, Cranford (RMH3)
- Map 47 – Fray's Farm Nature Reserve, Uxbridge (IWD1)
- Map 48 – Cowley Recreation Ground, Old Mill Farm and Little Britain, Cowley (IWD4)
- Map 49 – Open land along Fray's River near Trout Road, Yiewsley (IWD5)
- Map 50 – Fray's Island and Mabey's Meadow, Mayfield Lake and open land adjoining Wraysbury River, West Drayton (IWD6)

## INSERT MAP



## Map 11 – Haydon Hall Park, Eastcote House Gardens and Cheney Street Parkway – High Road Eastcote, Eastcote Village (ECWD1)

**LEGEND**

| Proposed Green Chains | Proposed Green Chain Footpath Links | Green Belt | Metropolitan Open Land | Public Open Space / Urban Green Space | Green Chains (Hillingdon UDP 1998) |
|---|---|---|---|---|---|

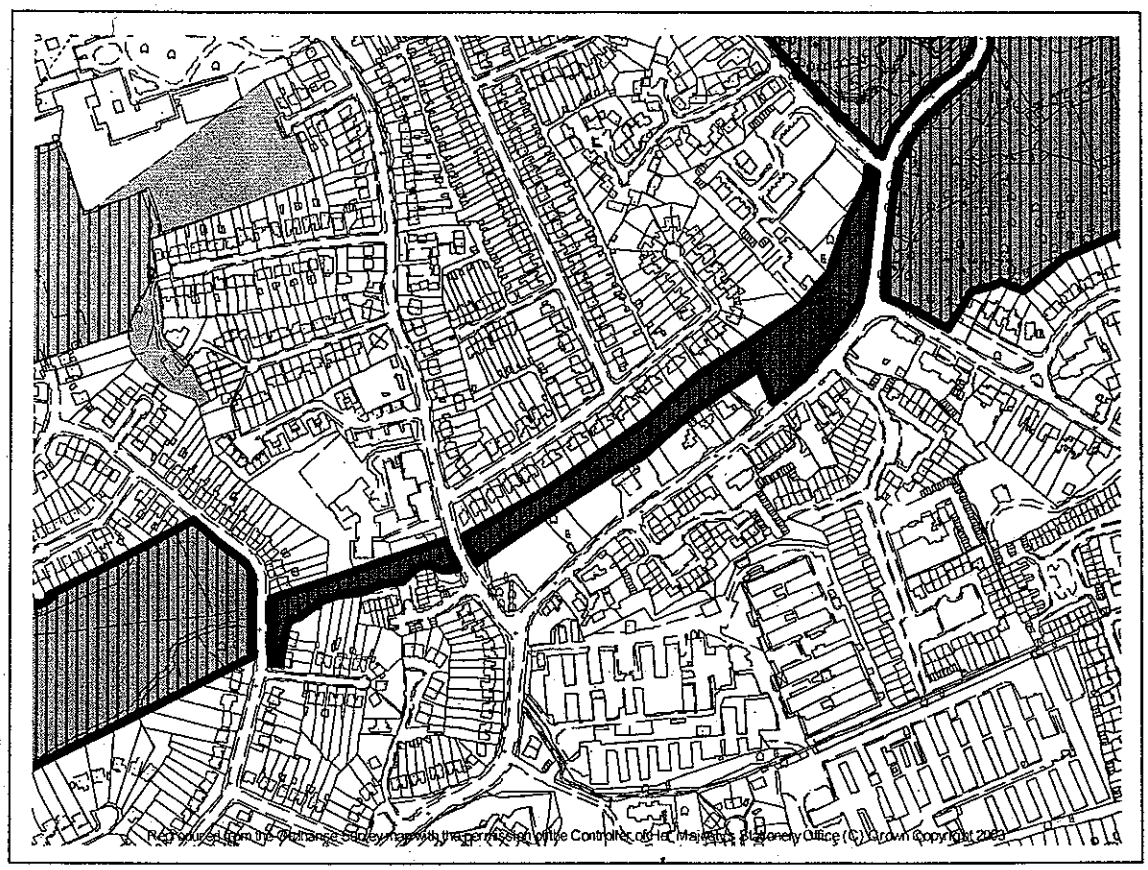
**Green Chains Assessment**

This site meets the following criteria for Green Chains as being:

a. Land in public or private ownership, in use or previously in use for open land recreational purposes
b. Land recognised as having potential for open land recreational use
c. Land that forms part of a link in a chain of open areas
d. Land of actual or potential landscape value
e. Land that links Green Belt or Metropolitan Open Land

**Recommendation:**

- **Retain this site within the Green Chain designation consistent with current policy however represent this information on a separate Green Chain overlay map, rather than on a Key Diagram Map or Proposals Map.**
- **Cross Reference: Map 4 – Remove the site from the designation 'Areas forming links in a Green Chain' and include in the MOL designation.**




## Map 12 – High Road Eastcote River Pinn Greenway, High Road Eastcote – Eastcote Village (ECWD2)

**LEGEND**

| Proposed Green Chains | Proposed Green Chain Footpath Links | Green Belt | Metropolitan Open Land | Public Open Space / Urban Green Space | Green Chains (Hillingdon UDP 1998) |
|---|---|---|---|---|---|

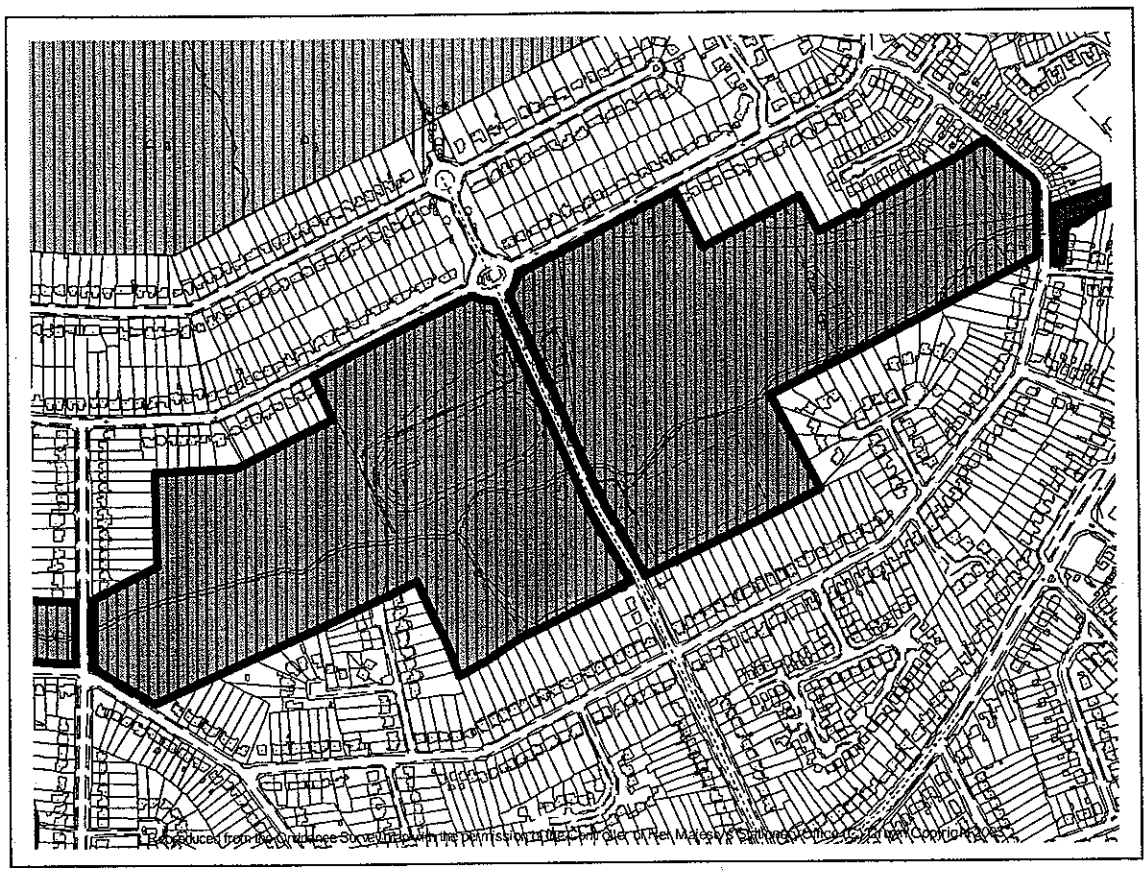
**Green Chains Assessment**

This site meets the following criteria for Green Chains as being:

b. Land recognised as having potential for open land recreational use
c. Land that forms part of a link in a chain of open areas
d. Land of actual or potential landscape value

**Recommendation:**

- **Remove the site from the designation 'Areas forming links in a Green Chain' on the Proposals Map and include it in the Public Open Space / Urban Green Space designation(s).**
- **Retain the site within the Green Chain designation consistent with current policy however represent this information on a separate Green Chain overlay map, rather than on a Key Diagram Map or Proposals Map.**



## Map 13 – Kings College Playing Fields – Kings College Road, Ruislip (ECWD3)

**LEGEND**

| Proposed Green Chains | Proposed Green Chain Footpath Links | Green Belt | Metropolitan Open Land | Public Open Space / Urban Green Space | Green Chains (Hillingdon UDP 1998) |
|---|---|---|---|---|---|

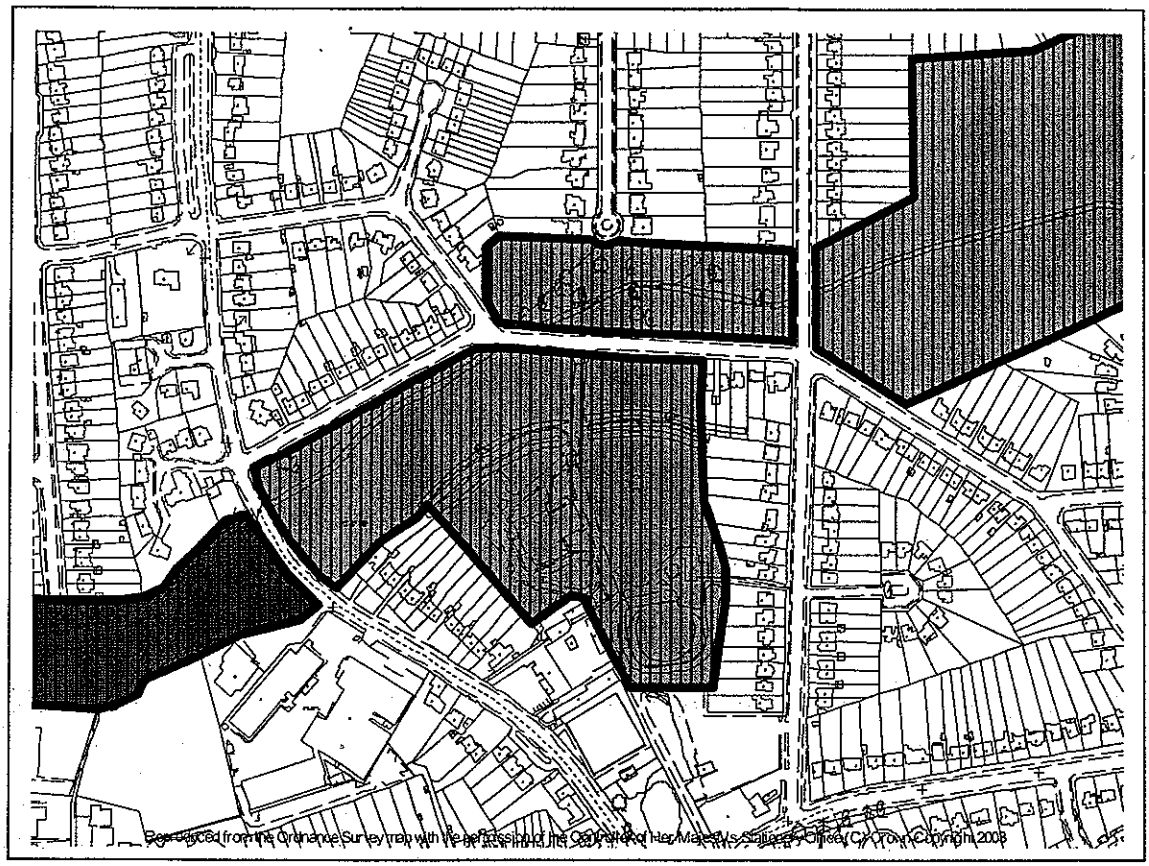
**Green Chains Assessment**

This site meets the following criteria for Green Chains as being:

b. Land in public or private ownership, in use or previously in use for open land recreational purposes
c. Land recognised as having potential for open land recreational use
d. Land that forms part of a link in a chain of open areas
e. Land of actual or potential landscape value
g. Land of sub-regional significance

**Recommendation:**

- **Retain this site within the Green Chain designation consistent with current policy however represent this information on a separate Green Chain overlay map, rather than on a Key Diagram Map or Proposals Map.**
- **Cross Reference: Map 5 – Remove the site from the designation 'Areas forming links in a Green Chain' and include in the MOL designation.**




## Map 14 – Manor Farm and Winston Churchill Hall on Pinn Way, Ruislip (ECWD4)

**LEGEND**

| Proposed Green Chains | Proposed Green Chain Footpath Links | Green Belt | Metropolitan Open Land | Public Open Space / Urban Green Space | Green Chains (Hillingdon UDP 1998) |
|---|---|---|---|---|---|

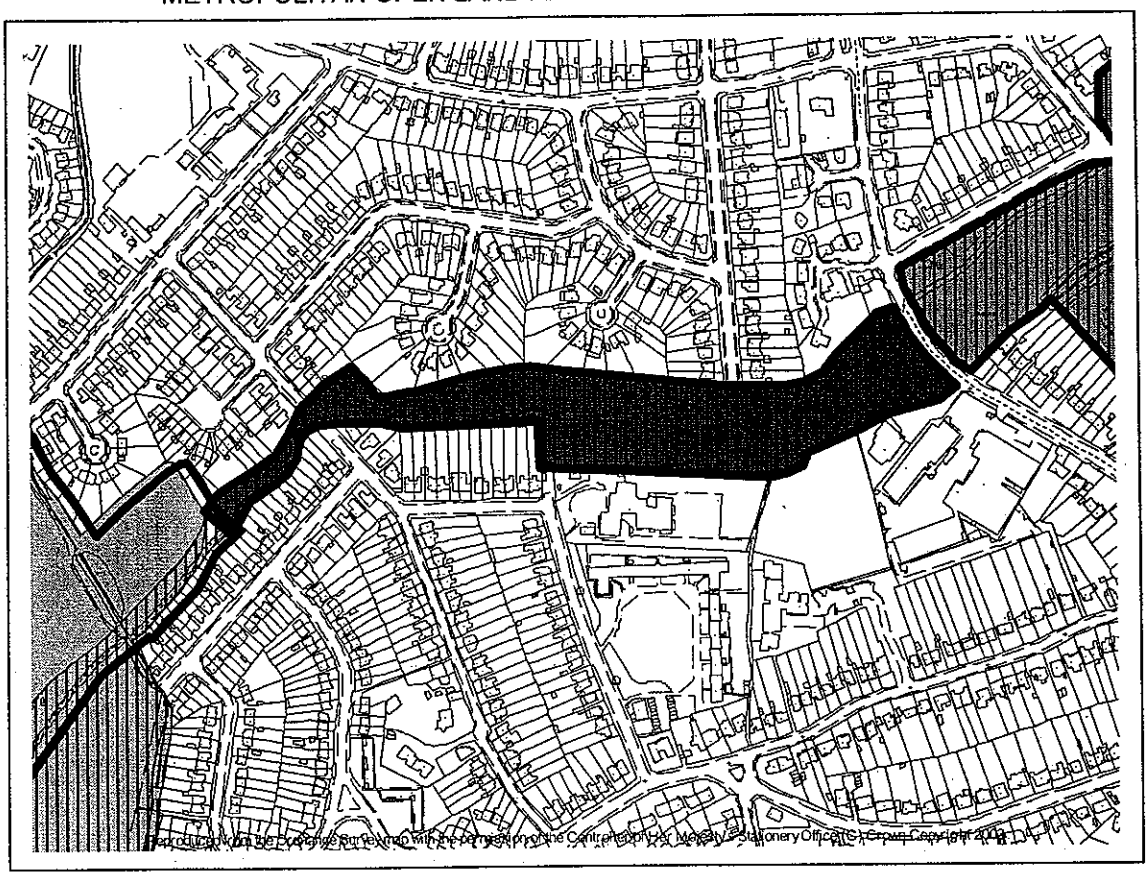
**Green Chains Assessment**

This site meets the following criteria for Green Chains as being:

a. Land in public or private ownership, in use or previously in use for open land recreational purposes
b. Land recognised as having potential for open land recreational use
c. Land that forms part of a link in a chain of open areas
d. Land of actual or potential landscape value

**Recommendation:**

- **Retain this site within the Green Chain designation consistent with current policy however represent this information on a separate Green Chain overlay map, rather than on a Key Diagram Map or Proposals Map.**
- **Cross Reference: Map 6 – Remove the site from the designation 'Areas forming links in a Green Chain' and include in the MOL designation.**



## Map 15 – Bury Street River Pinn Greenway, Bury Street, Ruislip (ECWD5)

**LEGEND**

| Proposed Green Chains | Proposed Green Chain Footpath Links | Green Belt | Metropolitan Open Land | Public Open Space / Urban Green Space | Green Chains (Hillingdon UDP 1998) |
|---|---|---|---|---|---|

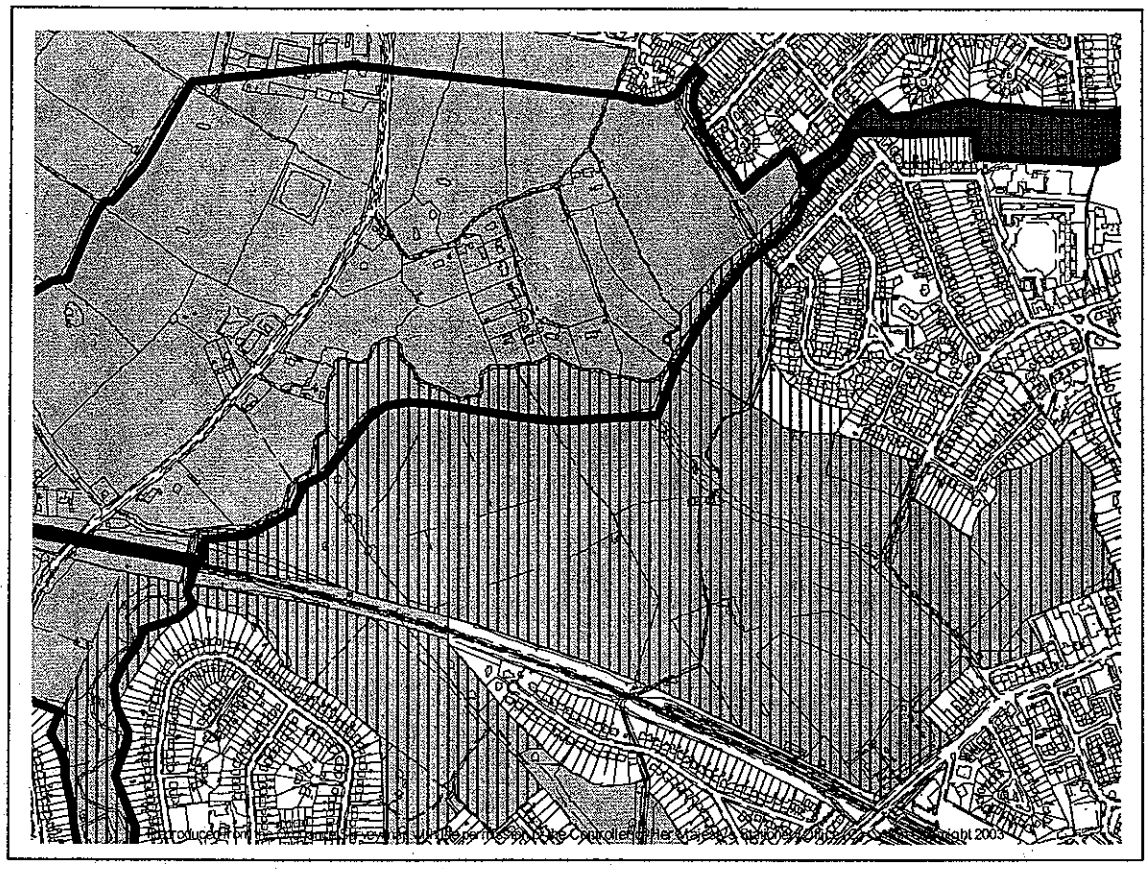
**Green Chains Assessment**

This site meets the following criteria for Green Chains as being:

a. Land in public or private ownership, in use or previously in use for open land recreational purposes
b. Land recognised as having potential for open land recreational use
c. Land that forms part of a link in a chain of open areas
d. Land of actual or potential landscape value
f. Land that links Green Belt or Metropolitan Open Land

**Recommendation:**

- **Remove the site from the designation 'Areas forming links in a Green Chain' on the Proposals Map and include it in the Public Open Space / Urban Green Space designation(s).**
- **Retain the site within the Green Chain designation consistent with current policy however represent this information on a separate Green Chain overlay map, rather than on a Key Diagram Map or Proposals Map.**



## Map 16 – Ruislip Golf Course, Ruislip (ECWD6)

**LEGEND**

| Proposed Green Chains | Proposed Green Chain Footpath Links | Green Belt | Metropolitan Open Land | Public Open Space / Urban Green Space | Green Chains (Hillingdon UDP 1998) |
|---|---|---|---|---|---|

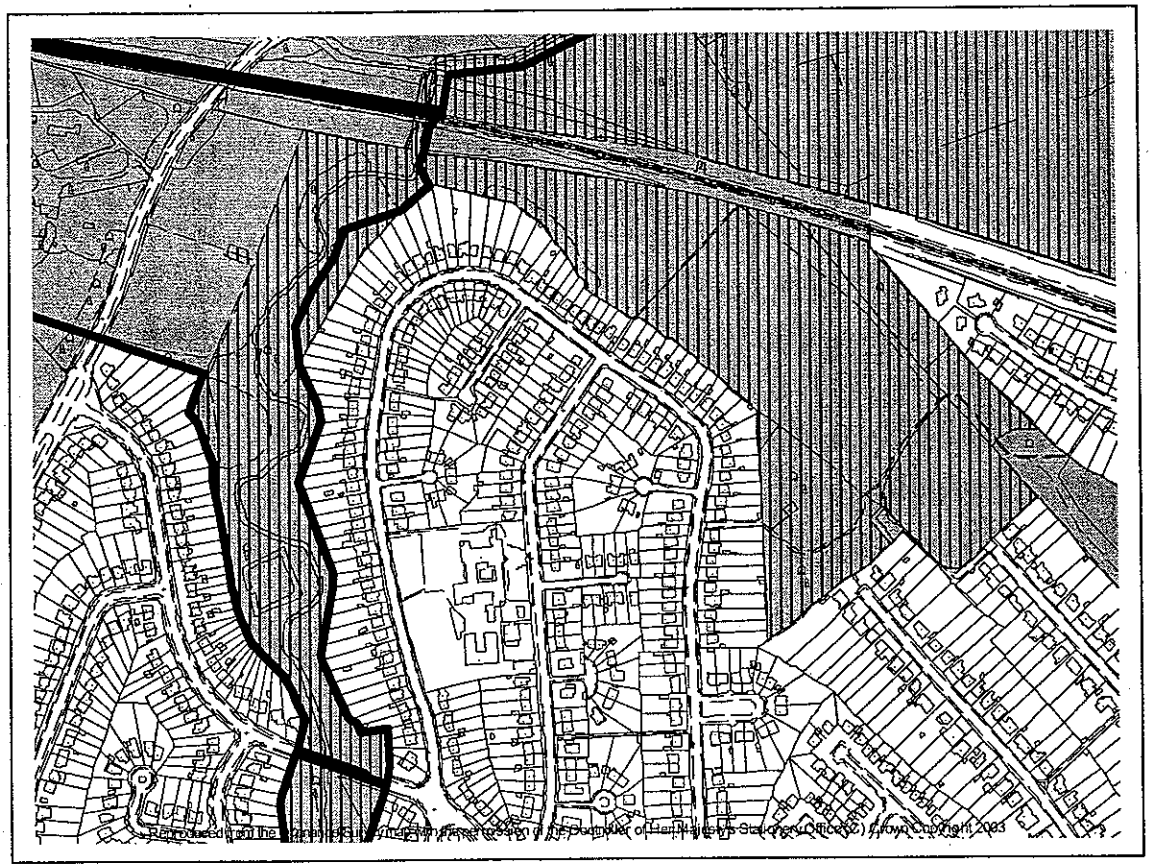
**Green Chains Assessment**

This site meets the following criteria for Green Chains as being:

a. In public or private ownership, in use or previously in use for open land recreational purposes
b. Recognised as having potential for open land recreational use
c. Forms part of a link in a chain of open areas
d. Of actual or potential landscape value
f. Links Green Belt or Metropolitan Open Land

**Recommendation: Retain this site within the Green Chain designation consistent with current policy. However, modify the Green Chain designation in accordance with the area shown in Map 16 above and represent this information on a separate Green Chain overlay map, rather than on a Key Diagram Map or Proposals Map**

**Reason for Recommendation:** One of the objectives of Green Chains is to improve public access to and through the area. The original Green Chain within this area incorporated significant areas of privately owned farmland where public access is not available and there is no intention, at this time, to provide public access beyond existing bridleways and rights-of-way. It is considered that the Ruislip Golf Course identified within the new Green Chain area recommended better satisfies the criteria and objectives for the Green Chain in this area.



## Map 17 – Mad Field Covert and Capthall Road River Pinn Greenway, West Ruislip (ECWD7)

**LEGEND**

| Proposed Green Chains | Proposed Green Chain Footpath Links | Green Belt | Metropolitan Open Land | Public Open Space / Urban Green Space | Green Chains (Hillingdon UDP 1998) |
|---|---|---|---|---|---|

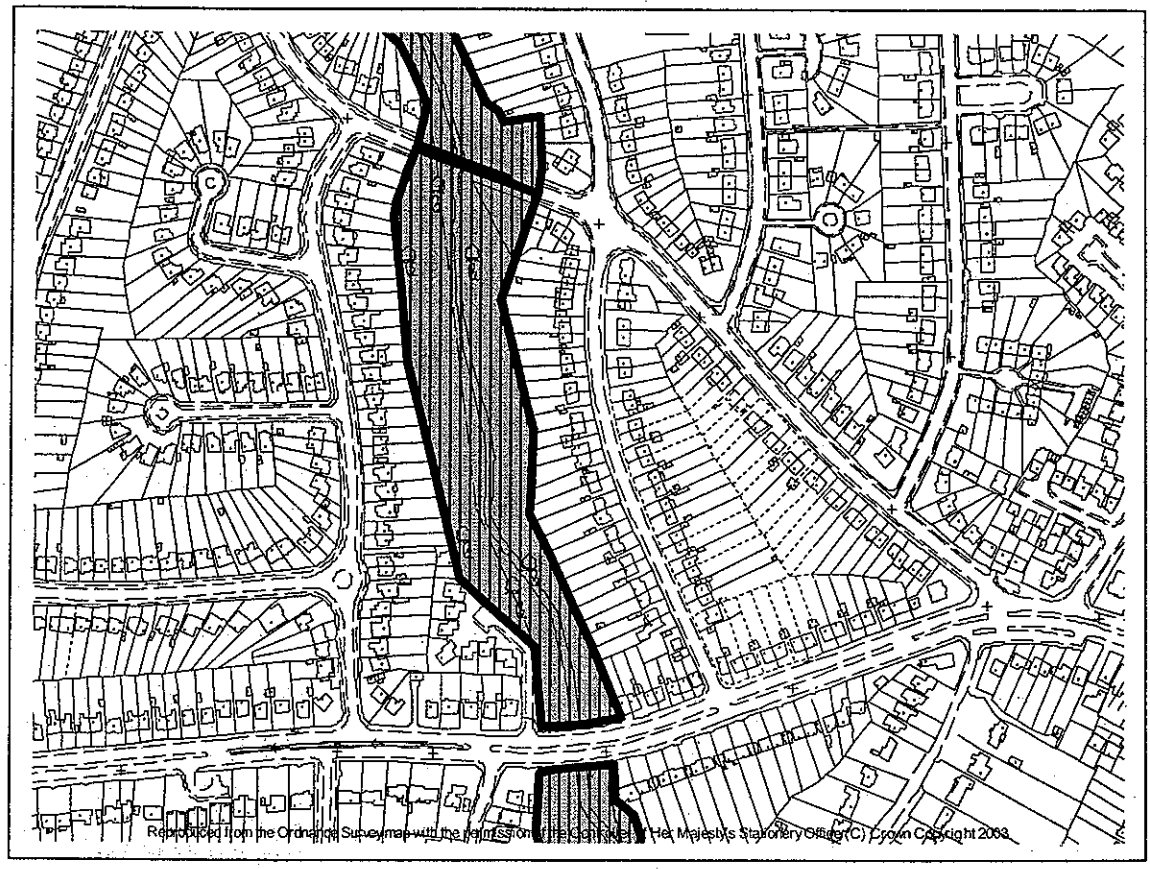
**Green Chains Assessment**

This site meets the following criteria for Green Chains as being:

a. Land in public or private ownership, in use or previously in use for open land recreational purposes
b. Land recognised as having potential for open land recreational use
c. Land that forms part of a link in a chain of open areas
d. Land of actual or potential landscape value
f. Land that links Green Belt or Metropolitan Open Land

**Recommendation: Retain this site within the Green Chain designation consistent with current policy. However, modify the Green Chain designation in accordance with the area shown in Map 17 above and represent this information on a separate Green Chain overlay map, rather than on a Key Diagram Map or Proposals Map**

**Reason for Recommendation:** One of the objectives of Green Chains is to improve public access to and through the area. The original Green Chain within this area incorporated significant areas of privately owned farmland where public access is not available and there is no intention, at this time, to provide public access beyond existing bridleways and rights-of-way. It is considered that the publicly owned open land identified within the new Green Chain area recommended better satisfies the criteria and objectives for the Green Chain in this area.




## Map 18 – Swakeley's Road River Pinn Greenway, Ickenham (ECWD8)

**LEGEND**

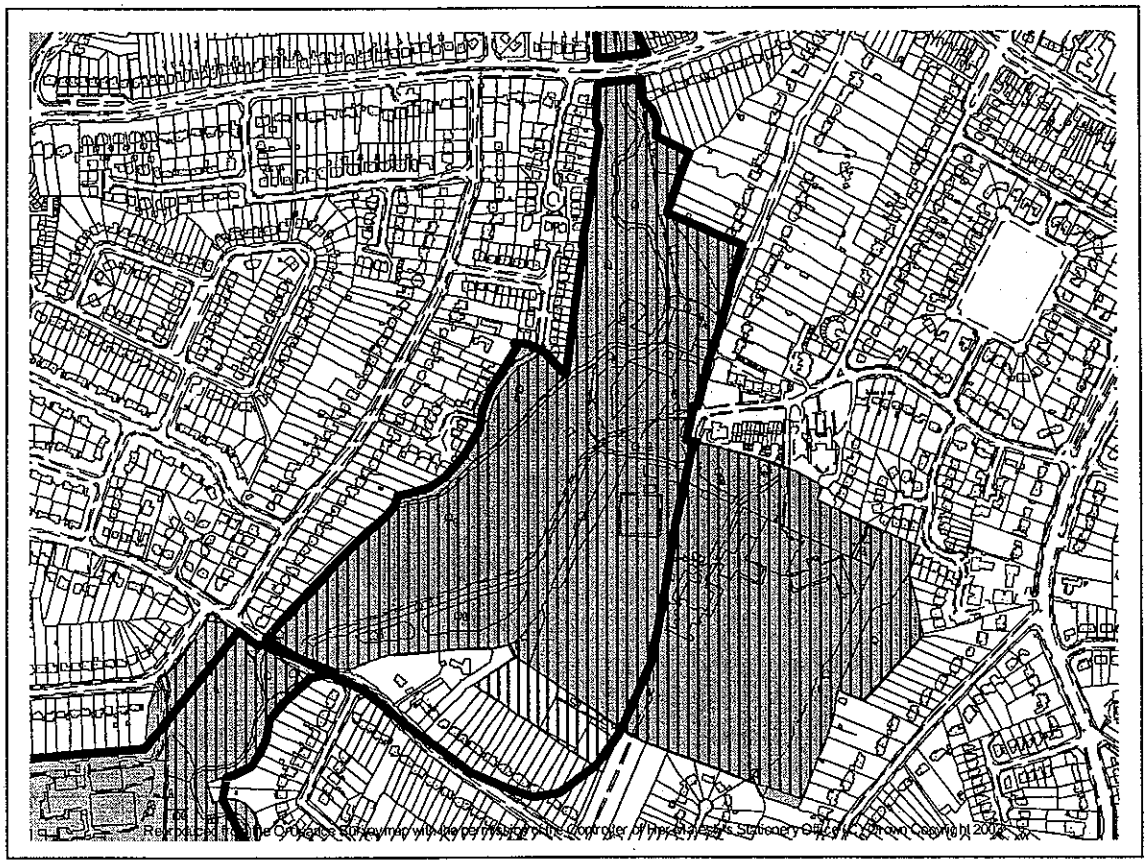
| Proposed Green Chains | Proposed Green Chain Footpath Links | Green Belt | Metropolitan Open Land | Public Open Space / Urban Green Space | Green Chains (Hillingdon UDP 1998) |
|---|---|---|---|---|---|

**Green Chains Assessment**

This site meets the following criteria for Green Chains as being:

a. Land in public or private ownership, in use or previously in use for open land recreational purposes
b. Land recognised as having potential for open land recreational use
c. Land that forms part of a link in a chain of open areas
d. Land of actual or potential landscape value
f. Land that links Green Belt or Metropolitan Open Land

**Recommendation: Retain the site within the Green Chain designation consistent with current policy however represent this information on a separate Green Chain overlay map, rather than on a Key Diagram Map or Proposals Map.**



**Map 19 – Swakeley's House River Pinn Greenway, Ickenham (ECWD9)**

**LEGEND**

| Proposed Green Chains | Proposed Green Chain Footpath Links | Green Belt | Metropolitan Open Land | Public Open Space / Urban Green Space | Green Chains (Hillingdon UDP 1998) |
|---|---|---|---|---|---|

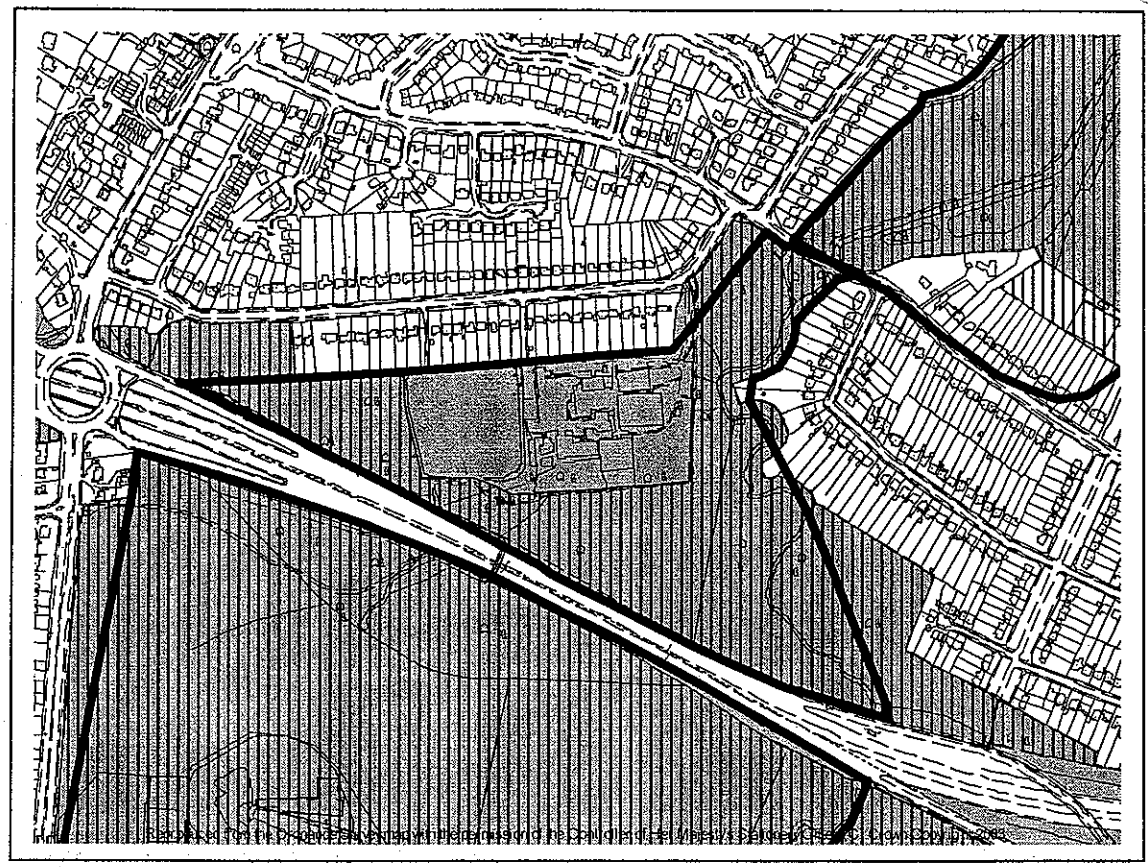
**Green Chains Assessment**

This site meets the following criteria for Green Chains as being:

a. Land in public or private ownership, in use or previously in use for open land recreational purposes
b. Land recognised as having potential for open land recreational use
c. Land that forms part of a link in a chain of open areas
d. Land of actual or potential landscape value
f. Land that links Green Belt or Metropolitan Open Land

**Recommendation: Retain this site within the Green Chain designation consistent with current policy. However, modify the Green Chain designation in accordance with the area shown in Map 19 above and represent this information on a separate Green Chain overlay map, rather than on a Key Diagram Map or Proposals Map**

**Reason for Recommendation:** The modifications proposed in this amendment extend the boundaries of the Green Chain to incorporate all open land in the area and forming a more logical boundary. The previous Green Chains boundaries incorporated sites developed for housing and only a portion of the open land in the area. It is considered that the open land identified within the new Green Chain area recommended better satisfies the criteria and objectives for the Green Chain in this area.



## Map 20 – Park Wood and Common Plantation, Woodstock Drive, Ickenham (ECWD10)

**LEGEND**

| Proposed Green Chains | Proposed Green Chain Footpath Links | Green Belt | Metropolitan Open Land | Public Open Space / Urban Green Space | Green Chains (Hillingdon UDP 1998) |
|---|---|---|---|---|---|

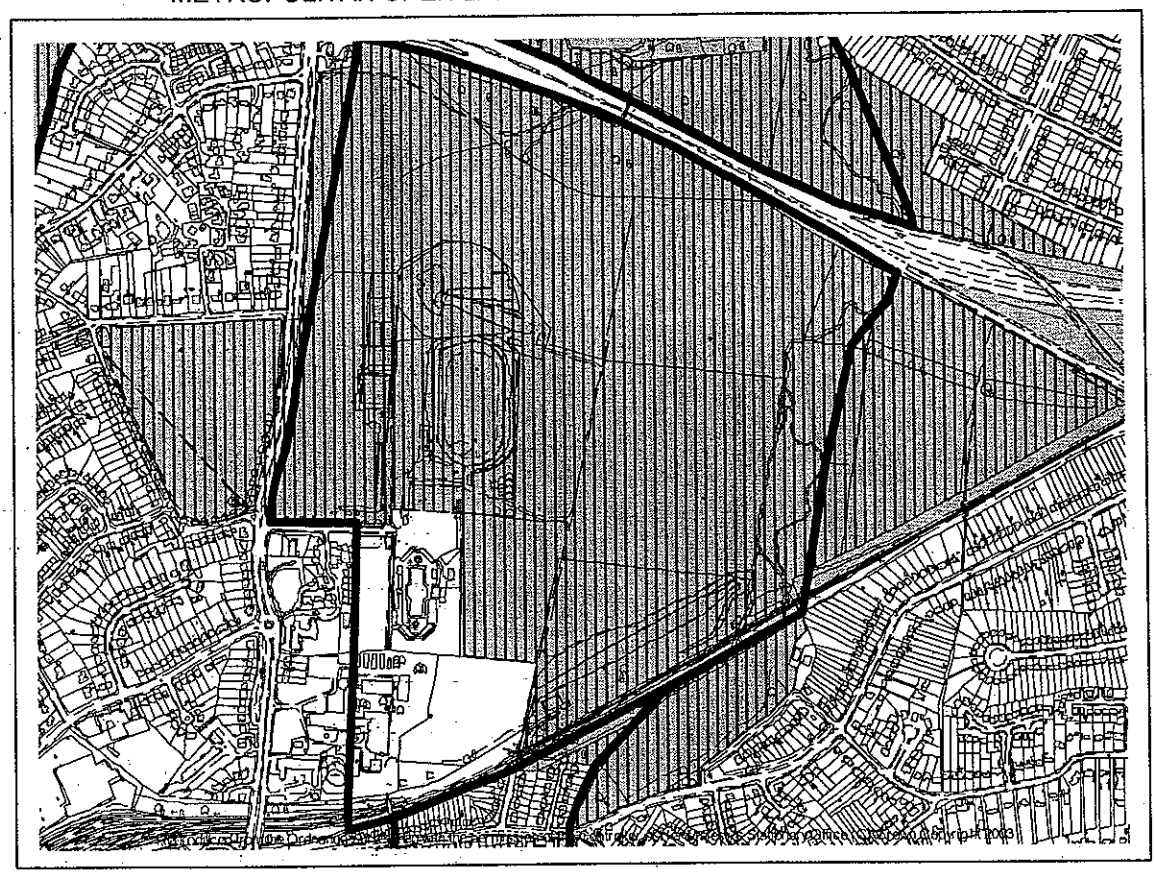
**Green Chains Assessment**

This site meets the following criteria for Green Chains as being:

a. Land in public or private ownership, in use or previously in use for open land recreational purposes
b. Land recognised as having potential for open land recreational use
c. Land that forms part of a link in a chain of open areas
d. Land of actual or potential landscape value
f. Land that links Green Belt or Metropolitan Open Land

**Recommendation: Retain this site within the Green Chain designation consistent with current policy. However, modify the Green Chain designation in accordance with the area shown in Map 20 above and represent this information on a separate Green Chain overlay map, rather than on a Key Diagram Map or Proposals Map.**

**Reason for Recommendation:** The modifications proposed in this amendment remove the primary school previously included and extends the boundaries of the Green Chain to incorporate the full extent of open land in the area, forming a more logical boundary. The previous Green Chains boundaries incorporated sites developed for the school and only a portion of the open land in the area. It is considered that the open land identified within the new Green Chain area recommended better satisfies the criteria and objectives for the Green Chain in this area.



## Map 21 – Uxbridge Common and Hillingdon House Farm, Uxbridge (ECWD11)

**LEGEND**

| Proposed Green Chains | Proposed Green Chain Footpath Links | Green Belt | Metropolitan Open Land | Public Open Space / Urban Green Space | Green Chains (Hillingdon UDP 1998) |
|---|---|---|---|---|---|

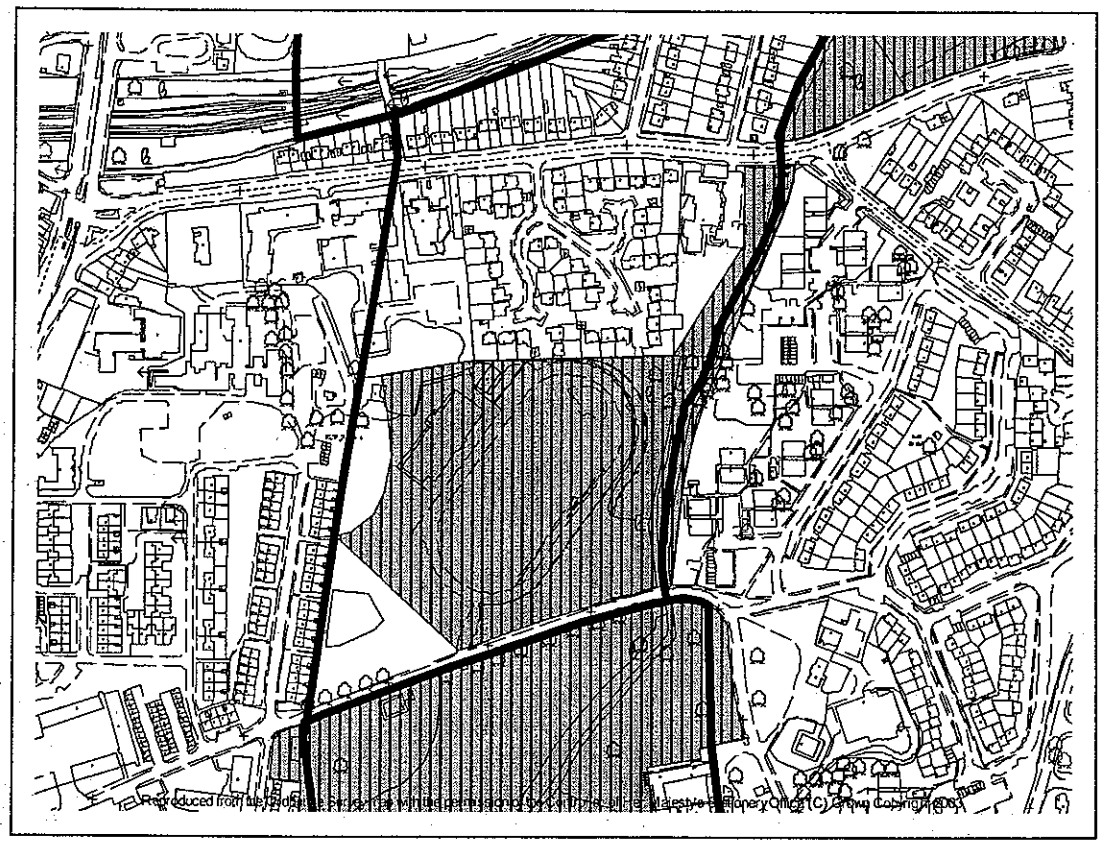
**Green Chains Assessment**

This site meets the following criteria for Green Chains as being:

a. Land in public or private ownership, in use or previously in use for open land recreational purposes
b. Land recognised as having potential for open land recreational use
c. Land that forms part of a link in a chain of open areas
d. Land of actual or potential landscape value
f. Land that links Green Belt or Metropolitan Open Land
g. Land of sub-regional significance

**Recommendation: Retain this site within the Green Chain designation consistent with current policy. However, modify the Green Chain designation in accordance with the area shown in Map 21 above and represent this information on a separate Green Chain overlay map, rather than on a Key Diagram Map or Proposals Map**

**Reason for Recommendation:** The modifications proposed in this amendment extend the boundaries of the Green Chain to incorporate the full extent of open land in the area, forming a more logical boundary. The previous Green Chains boundaries incorporated only a portion of the open land in the area. It is considered that the open land identified within the new Green Chain area recommended better satisfies the criteria and objectives for the Green Chain in this area.



## Map 22 – RAF Station Athletics Ground, Uxbridge (ECWD12)

**LEGEND**

| Proposed Green Chains | Proposed Green Chain Footpath Links | Green Belt | Metropolitan Open Land | Public Open Space / Urban Green Space | Green Chains (Hillingdon UDP 1998) |
|---|---|---|---|---|---|

**Green Chains Assessment**

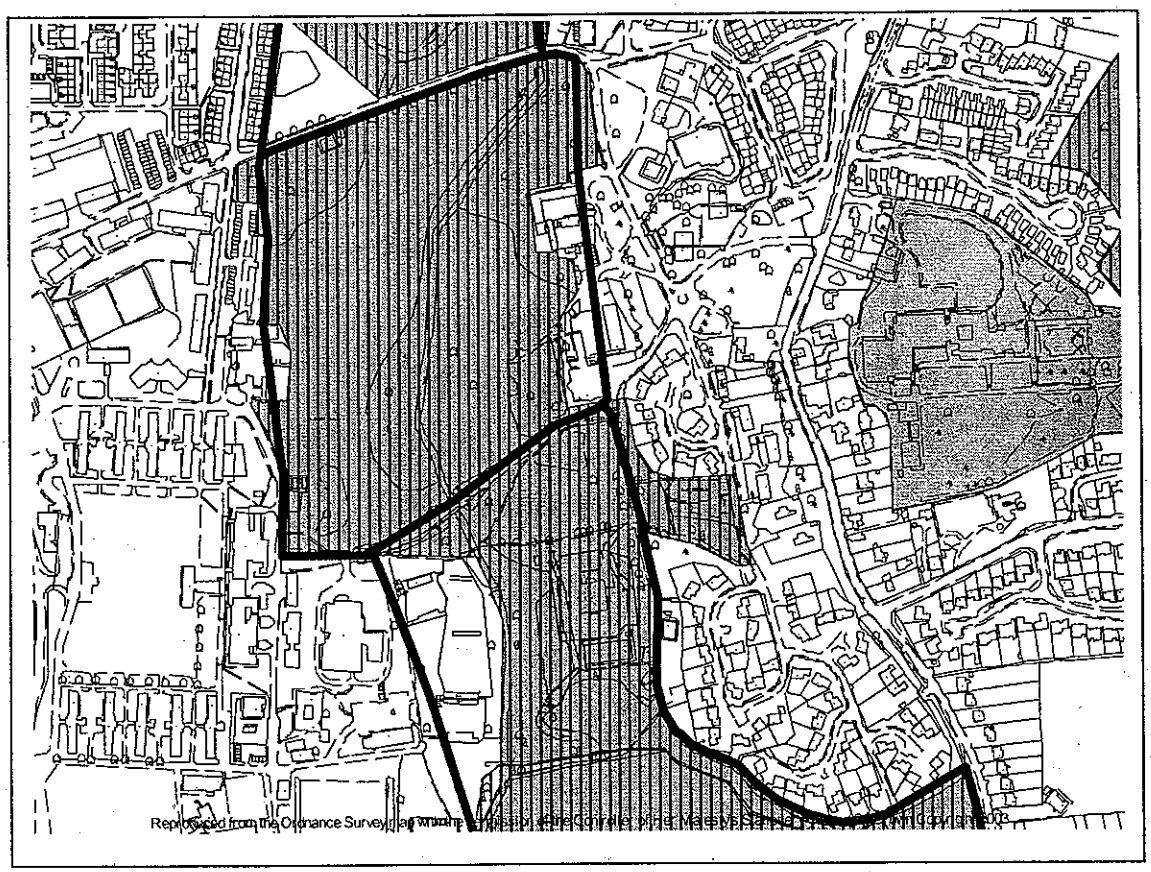
This site meets the following criteria for Green Chains as being:

a. Land in public or private ownership, in use or previously in use for open land recreational purposes
b. Land recognised as having potential for open land recreational use
c. Land that forms part of a link in a chain of open areas
d. Land of actual or potential landscape value
f. Land that links Green Belt or Metropolitan Open Land

**Recommendation:**

- **Retain this site within the Green Chain designation consistent with current policy. However, modify the Green Chain designation in accordance with the area shown in Map 22 above and represent this information on a separate Green Chain overlay map, rather than on a Key Diagram Map or Proposals Map**
- **Cross-Reference – Map 65: Remove this site from the 'Areas Forming Links in Green Chains' designation and include it in the Green Belt designation.**

**Reason for Recommendation:** The subject site forms a significant link between Green Chains to its north and south and is used for open land recreation. The current function of the site as a Green Chain is limited by restrictions on access imposed by the landowner, the RAF. The sporting fields provided as part of the RAF Station are generally not available for use by members of the community and this impacts on the role of the land as a 'link'. However, in the future, should the site be disposed of by the RAF, its role as a Green Chain will become increasingly important. In the short-term, a supplementary pedestrian link is recommended to link Green Chain designated land to the north with Green Chains to the east and south of this site (see maps 21 and 61). This pedestrian link will follow local streets in the area as indicated by the Green Chain Footpath Links.



**Map 23 -- RAF Station Sports Ground, Uxbridge (ECWD13)**

**LEGEND**

| Proposed Green Chains | Proposed Green Chain Footpath Links | Green Belt | Metropolitan Open Land | Public Open Space / Urban Green Space | Green Chains (Hillingdon UDP 1998) |
|---|---|---|---|---|---|

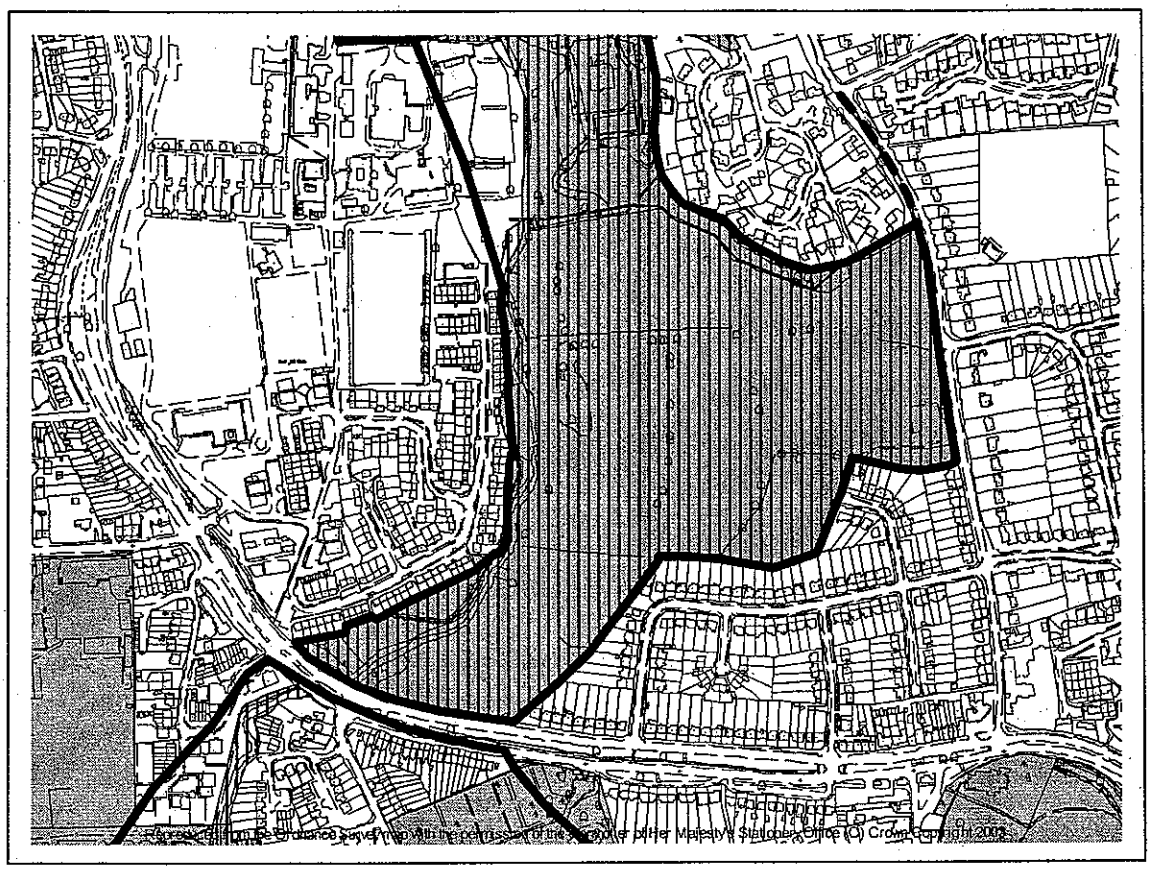
**Green Chains Assessment**

This site meets the following criteria for Green Chains as being:

a. Land in public or private ownership, in use or previously in use for open land recreational purposes
b. Land recognised as having potential for open land recreational use
c. Land that forms part of a link in a chain of open areas
d. Land of actual or potential landscape value
f. Land that links Green Belt or Metropolitan Open Land

**Recommendation: Retain this site within the Green Chain designation consistent with current policy. However, modify the Green Chain designation in accordance with the area shown in Map 23 above and represent this information on a separate Green Chain overlay map, rather than on a Key Diagram Map or Proposals Map**

**Reason for Recommendation:** The subject site forms a significant link between Green Chains to its north and south and is used for open land recreation. The current function of the site as a Green Chain is limited by restrictions on access imposed by the landowner, the RAF. The sporting fields provided as part of the RAF Station are generally not available for use by members of the community and this impacts on the role of the land as a 'link'. However, in the future, should the site be disposed of by the RAF, its role as a Green Chain will become increasingly important. In the short-term, a supplementary pedestrian link will be provided to link Green Chain designated land to the north with Green Chains to the east and south of this site (see maps 21 and 61). This pedestrian link will follow local streets in the area as indicated by the Green Chain Footpath Links.



**Map 24 – Hillingdon Golf Course, Hillingdon Hill, Hillingdon (ECWD14)**

**LEGEND**

| Proposed Green Chains | Proposed Green Chain Footpath Links | Green Belt | Metropolitan Open Land | Public Open Space / Urban Green Space | Green Chains (Hillingdon UDP 1998) |
|---|---|---|---|---|---|

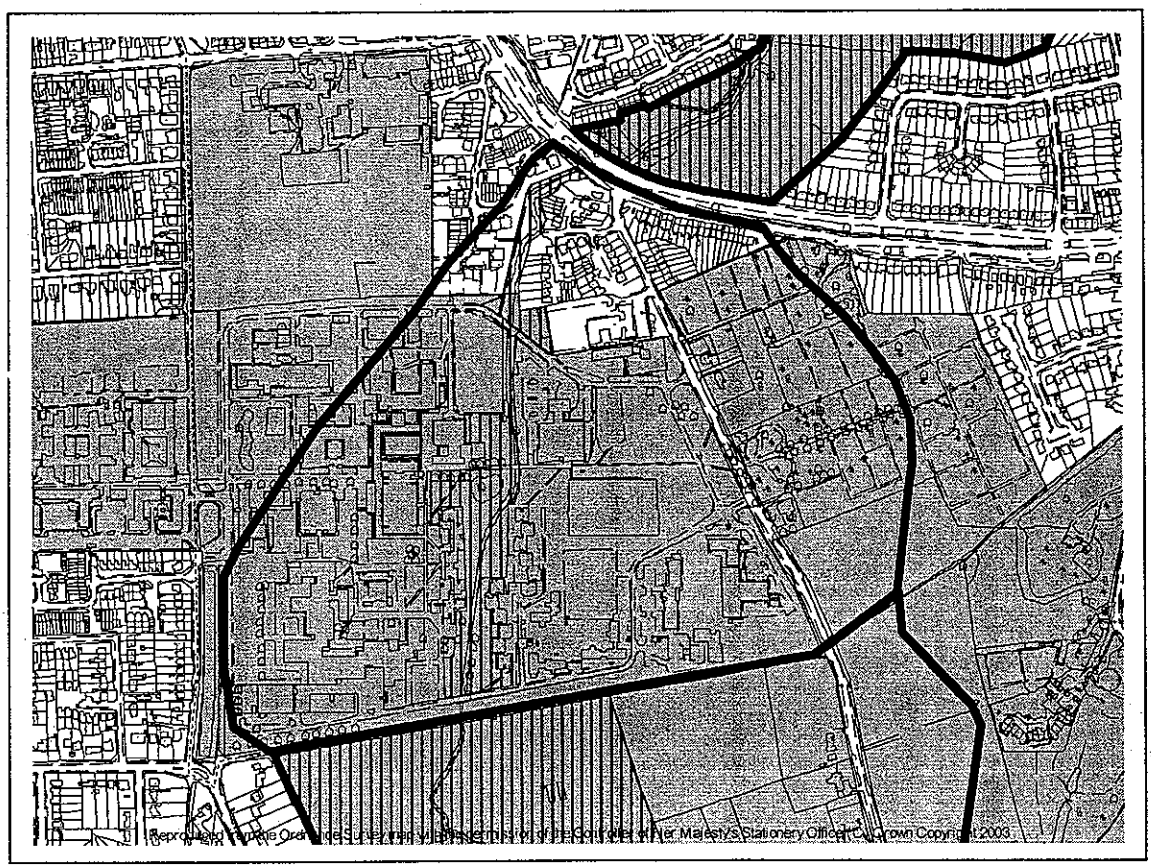
**Green Chains Assessment**

This site meets the following criteria for Green Chains as being:

a. Land in public or private ownership, in use or previously in use for open land recreational purposes
b. Land recognised as having potential for open land recreational use
c. Land that forms part of a link in a chain of open areas
d. Land of actual or potential landscape value
f. Land that links Green Belt or Metropolitan Open Land

**Recommendation: Retain this site within the Green Chain designation consistent with current policy. However, modify the Green Chain designation in accordance with the area shown in Map 24 above and represent this information on a separate Green Chain overlay map, rather than on a Key Diagram Map or Proposals Map**

**Reason for Recommendation:** The modifications proposed in this amendment extend the boundaries of the Green Chain to incorporate the full extent of open land in the area, leaving out developed areas and forming a more logical boundary. The open land identified within the new Green Chain area recommended better satisfies the criteria and objectives for the Green Chain in this area.



## Map 25 – Brunel University, Hillingdon (ECWD15)

**LEGEND**

| Proposed Green Chains | Proposed Green Chain Footpath Links | Green Belt | Metropolitan Open Land | Public Open Space / Urban Green Space | Green Chains (Hillingdon UDP 1998) |
|---|---|---|---|---|---|

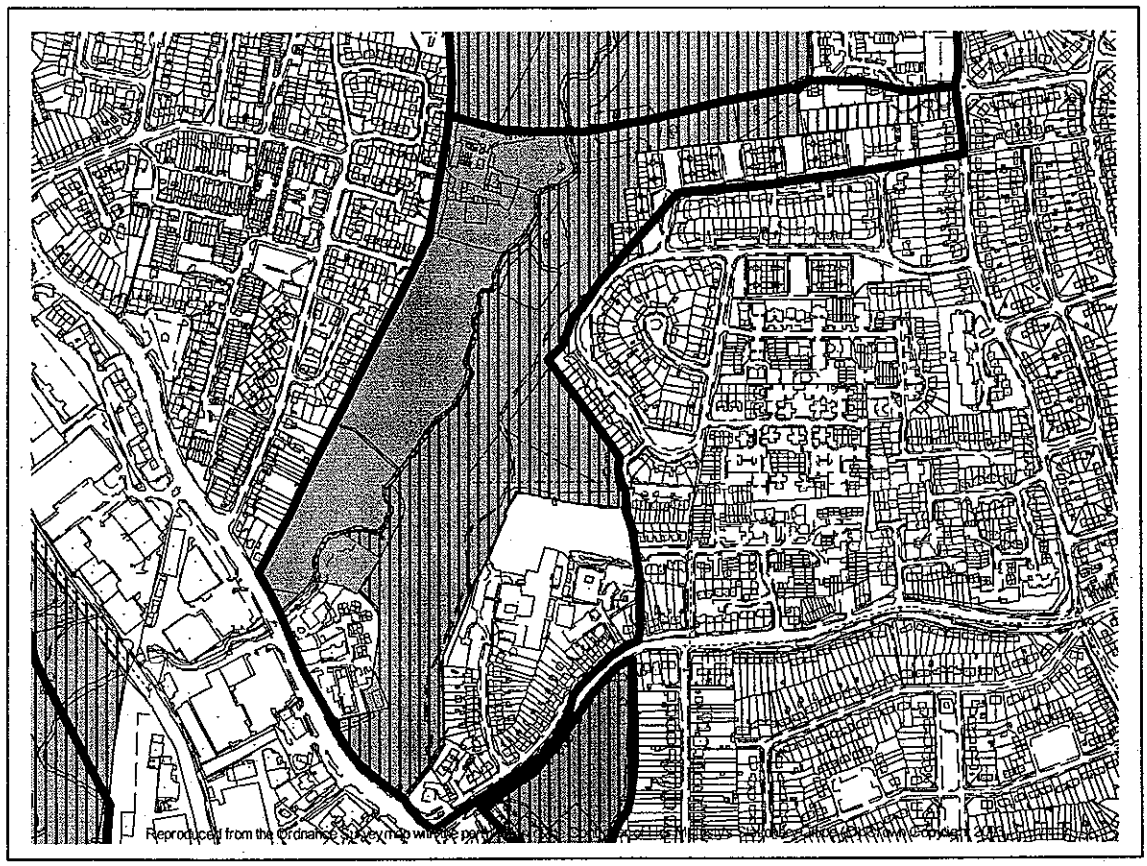
**Green Chains Assessment**

This site meets the following criteria for Green Chains as being:

a. Land in public or private ownership, in use or previously in use for open land recreational purposes
b. Land recognised as having potential for open land recreational use
c. Land that forms part of a link in a chain of open areas
d. Land of actual or potential landscape value
f. Land that links Green Belt or Metropolitan Open Land

**Recommendation: Retain this site within the Green Chain designation consistent with current policy. However, modify the Green Chain designation in accordance with the area shown in Map 25 above and represent this information on a separate Green Chain overlay map, rather than on a Key Diagram Map or Proposals Map**

**Reason for Recommendation:** The modifications proposed amend the boundary of the Green Chain to take out developed areas, and land that does not satisfy the criteria for Green Chains. The open land identified within the new Green Chain area recommended better satisfies the criteria and objectives for the Green Chain in this area.



## Map 28 – Manor Farm and Philpots Bridge, High Street, Yiewsley (ECWD18)

**LEGEND**

| Proposed Green Chains | Proposed Green Chain Footpath Links | Green Belt | Metropolitan Open Land | Public Open Space / Urban Green Space | Green Chains (Hillingdon UDP 1998) |
|---|---|---|---|---|---|

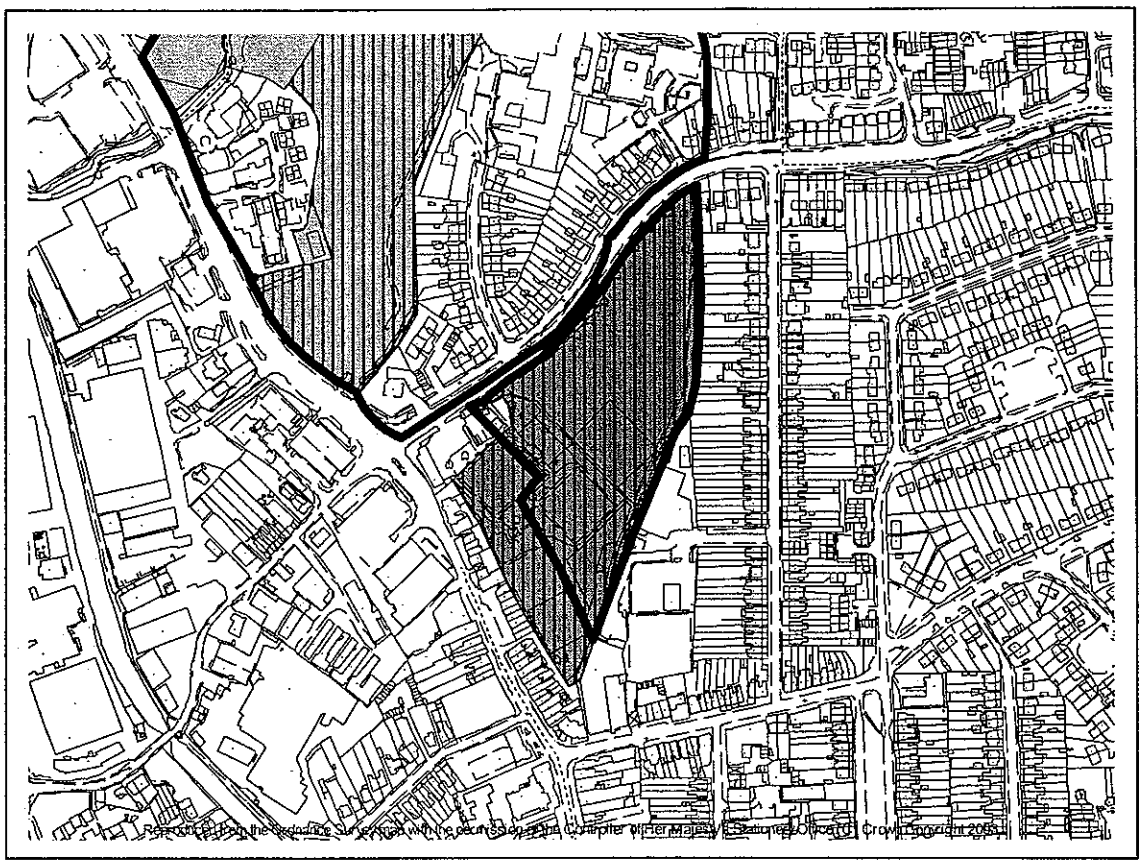
**Green Chains Assessment**

This site meets the following criteria for Green Chains as being:

a. Land in public or private ownership, in use or previously in use for open land recreational purposes
b. Land recognised as having potential for open land recreational use
c. Land that forms part of a link in a chain of open areas
d. Land of actual or potential landscape value
f. Land that links Green Belt or Metropolitan Open Land

**Recommendation: Retain this site within the Green Chain designation consistent with current policy. However, modify the Green Chain designation in accordance with the area shown in Map 28 above and represent this information on a separate Green Chain overlay map, rather than on a Key Diagram Map or Proposals Map.**

**Reason for Recommendation:** The modifications proposed amend the extent of the boundaries of the Green Chain to incorporate the full extent of open land in the area, leaving out developed areas and forming a more logical boundary. The open land identified within the new Green Chain area recommended better satisfies the criteria and objectives for the Green Chain in this area.



## Map 29 – Falling Lane Recreation Ground, Yiewsley (ECWD19)

**LEGEND**

| Proposed Green Chains | Proposed Green Chain Footpath Links | Green Belt | Metropolitan Open Land | Public Open Space / Urban Green Space | Green Chains (Hillingdon UDP 1998) |
|---|---|---|---|---|---|

**Green Chains Assessment**

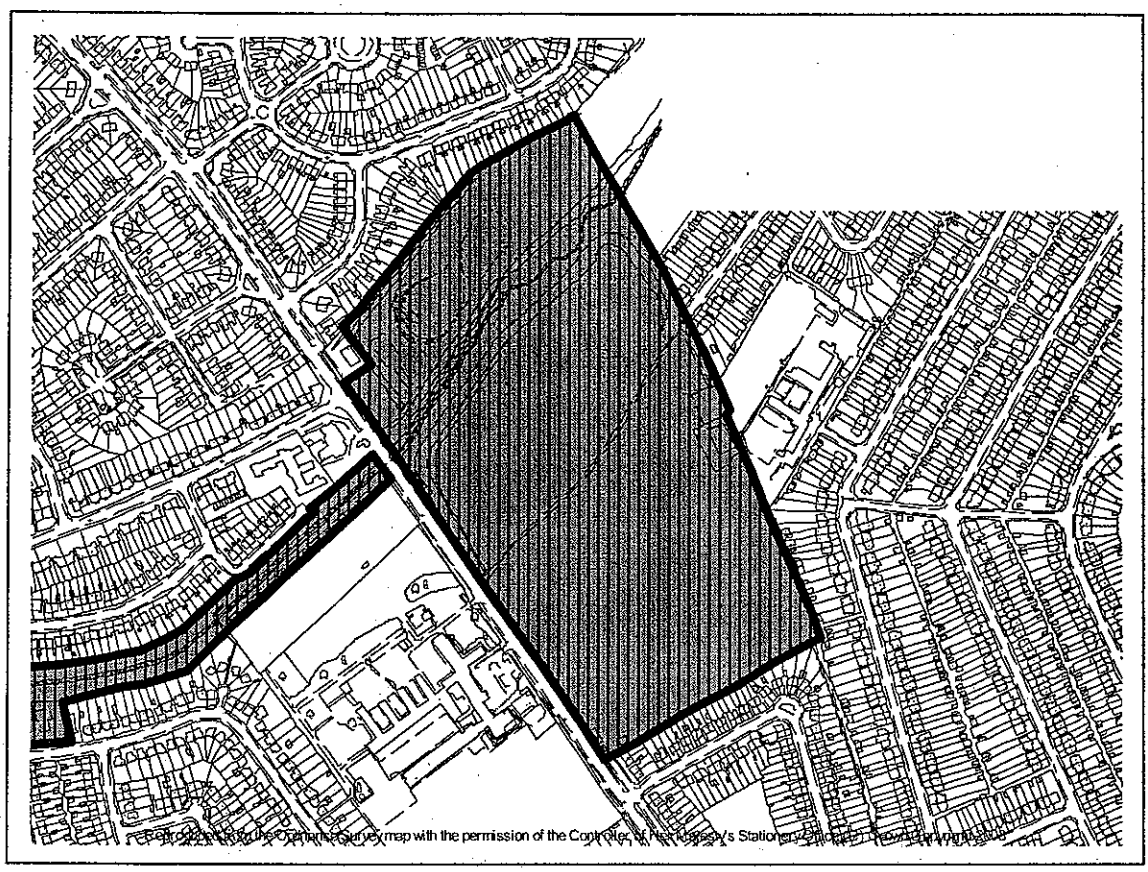
This site meets the following criteria for Green Chains as being:

a. Land in public or private ownership, in use or previously in use for open land recreational purposes
b. Land recognised as having potential for open land recreational use
c. Land that forms part of a link in a chain of open areas
d. Land of actual or potential landscape value
f. Land that links Green Belt or Metropolitan Open Land

**Recommendation:**

- **Retain this site within the Green Chain designation consistent with current policy. However, modify the Green Chain designation in accordance with the area shown in Map 29 above and represent this information on a separate Green Chain overlay map, rather than on a Key Diagram Map or Proposals Map**
- **Cross Reference: Map 7 – Remove the site from the designation 'Areas forming links in a Green Chain' and include in the MOL designation.**

**Reason for Recommendation:** The modifications proposed amend the extent of the boundaries of the Green Chain to incorporate the full extent of open land in the area, forming a more logical boundary. The open land identified within the new Green Chain area recommended better satisfies the criteria and objectives for the Green Chain in this area.



## Map 30 – Field End Recreation Ground, Ruislip Manor (RMWD1)

**LEGEND**

| Proposed Green Chains | Proposed Green Chain Footpath Links | Green Belt | Metropolitan Open Land | Public Open Space / Urban Green Space | Green Chains (Hillingdon UDP 1998) |
|---|---|---|---|---|---|

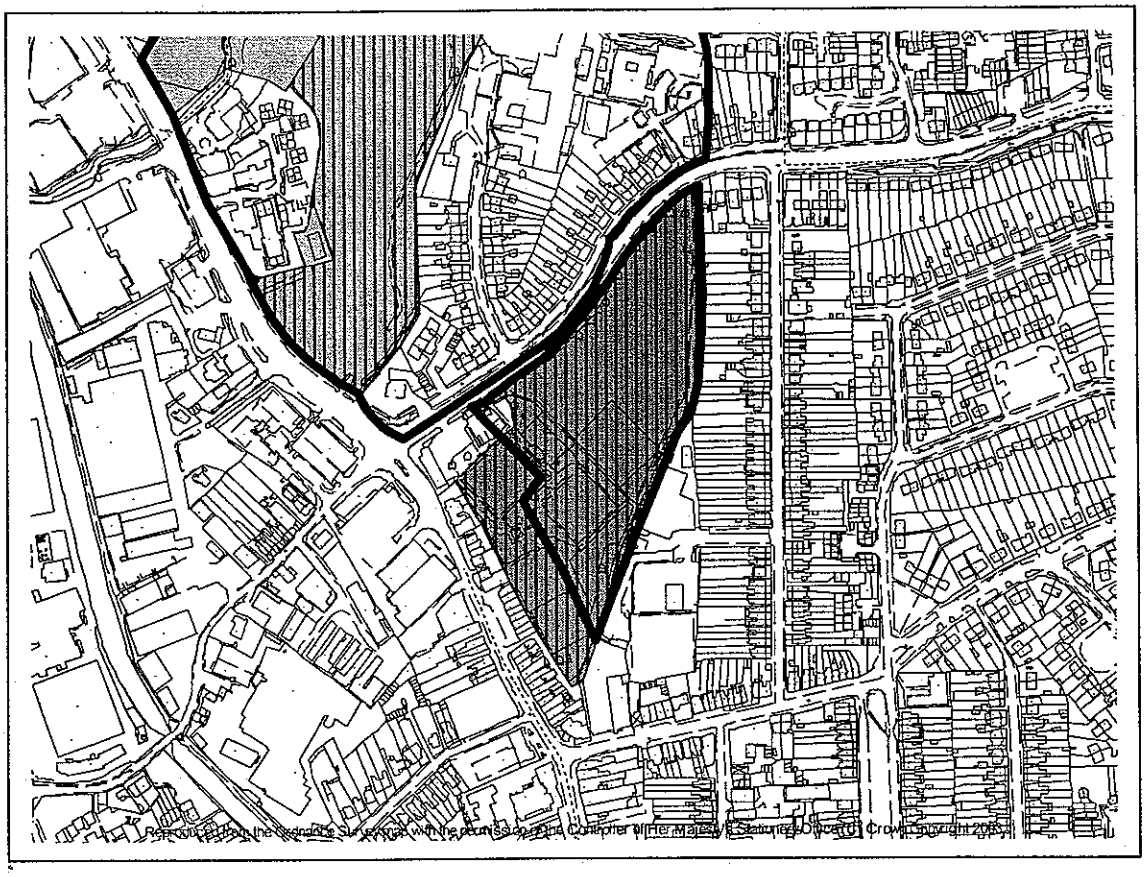
**Green Chains Assessment**

This site meets the following criteria for Green Chains as being:

a. Land in public or private ownership, in use or previously in use for open land recreational purposes
b. Land recognised as having potential for open land recreational use
c. Land that forms part of a link in a chain of open areas
d. Land of actual or potential landscape value
e. Land that links with open space in adjacent Boroughs
f. Land that links Green Belt or Metropolitan Open Land
g. Land of sub-regional significance

**Recommendation:**

- **Retain the site within the Green Chain designation consistent with current policy however represent this information on a separate Green Chain overlay map, rather than on a Key Diagram Map or Proposals Map.**
- **Cross Reference: Map 8 – Remove the site from the designation 'Areas forming links in a Green Chain' and include in the MOL designation.**



## Map 29 – Falling Lane Recreation Ground, Yiewsley (ECWD19)

**LEGEND**

| Proposed Green Chains | Proposed Green Chain Footpath Links | Green Belt | Metropolitan Open Land | Public Open Space / Urban Green Space | Green Chains (Hillingdon UDP 1998) |
|---|---|---|---|---|---|

**Green Chains Assessment**

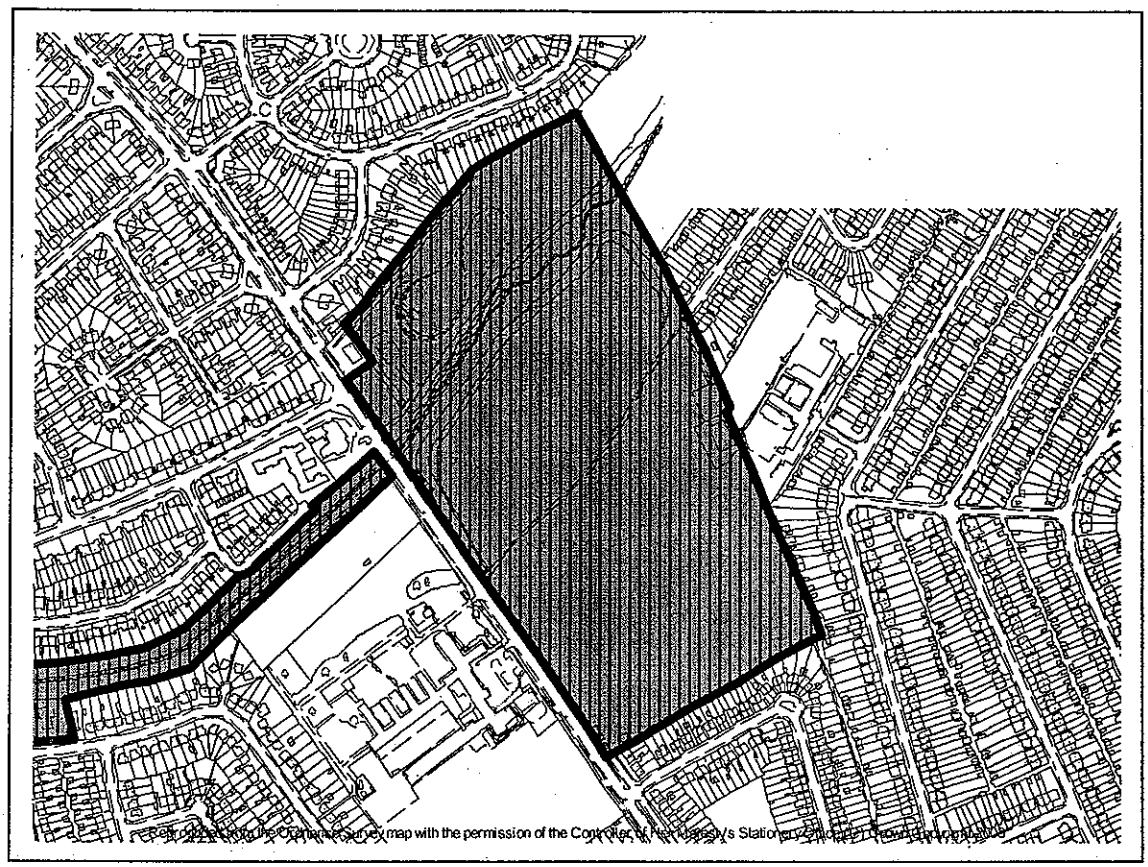
This site meets the following criteria for Green Chains as being:

a. Land in public or private ownership, in use or previously in use for open land recreational purposes
b. Land recognised as having potential for open land recreational use
c. Land that forms part of a link in a chain of open areas
d. Land of actual or potential landscape value
f. Land that links Green Belt or Metropolitan Open Land

**Recommendation:**

- **Retain this site within the Green Chain designation consistent with current policy. However, modify the Green Chain designation in accordance with the area shown in Map 29 above and represent this information on a separate Green Chain overlay map, rather than on a Key Diagram Map or Proposals Map**
- **Cross Reference: Map 7 – Remove the site from the designation 'Areas forming links in a Green Chain' and include in the MOL designation.**

**Reason for Recommendation:** The modifications proposed amend the extent of the boundaries of the Green Chain to incorporate the full extent of open land in the area, forming a more logical boundary. The open land identified within the new Green Chain area recommended better satisfies the criteria and objectives for the Green Chain in this area.



## Map 30 – Field End Recreation Ground, Ruislip Manor (RMWD1)

**LEGEND**

| Proposed Green Chains | Proposed Green Chain Footpath Links | Green Belt | Metropolitan Open Land | Public Open Space / Urban Green Space | Green Chains (Hillingdon UDP 1998) |
|---|---|---|---|---|---|

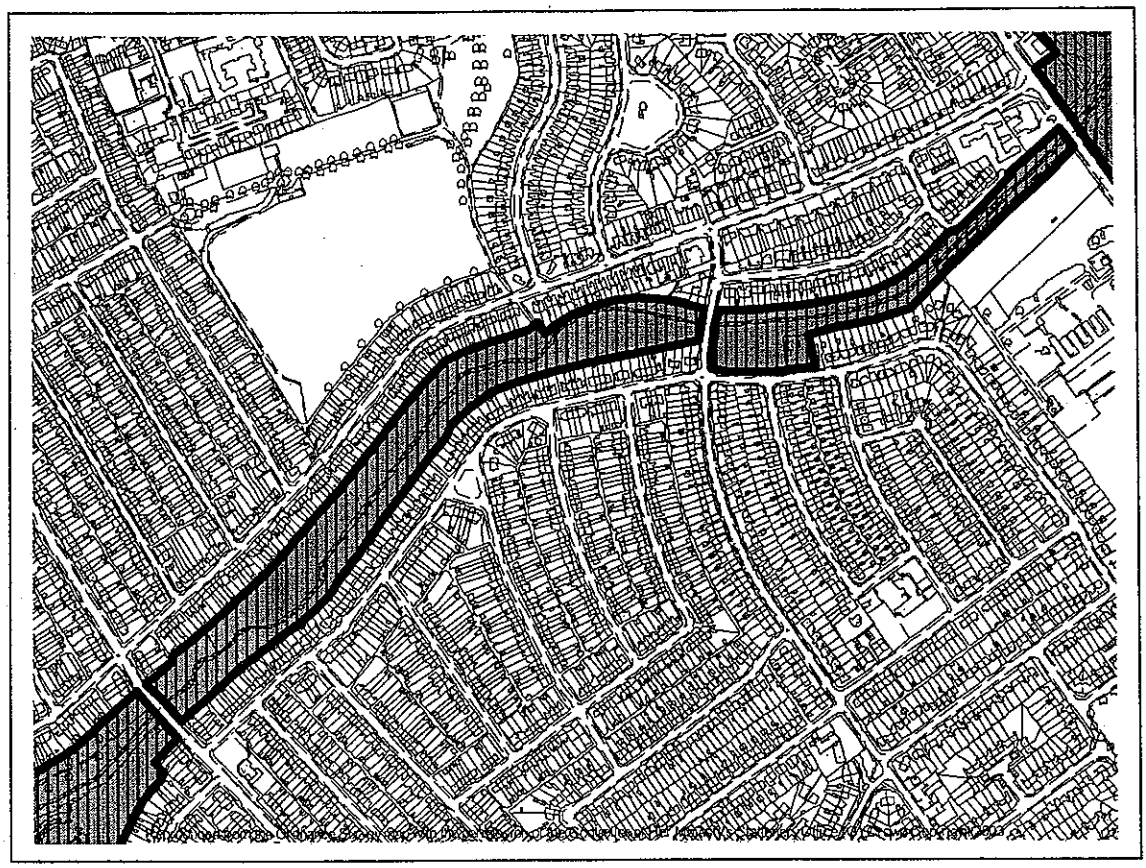
**Green Chains Assessment**

This site meets the following criteria for Green Chains as being:

a. Land in public or private ownership, in use or previously in use for open land recreational purposes
b. Land recognised as having potential for open land recreational use
c. Land that forms part of a link in a chain of open areas
d. Land of actual or potential landscape value
e. Land that links with open space in adjacent Boroughs
f. Land that links Green Belt or Metropolitan Open Land
g. Land of sub-regional significance

**Recommendation:**

- **Retain the site within the Green Chain designation consistent with current policy however represent this information on a separate Green Chain overlay map, rather than on a Key Diagram Map or Proposals Map.**
- **Cross Reference: Map 8 – Remove the site from the designation 'Areas forming links in a Green Chain' and include in the MOL designation.**



## Map 31 – Torcross Road and Mount Pleasant Parkway, Ruislip Manor (RMWD2)

**LEGEND**

| Proposed Green Chains | Proposed Green Chain Footpath Links | Green Belt | Metropolitan Open Land | Public Open Space / Urban Green Space | Green Chains (Hillingdon UDP 1998) |
|---|---|---|---|---|---|

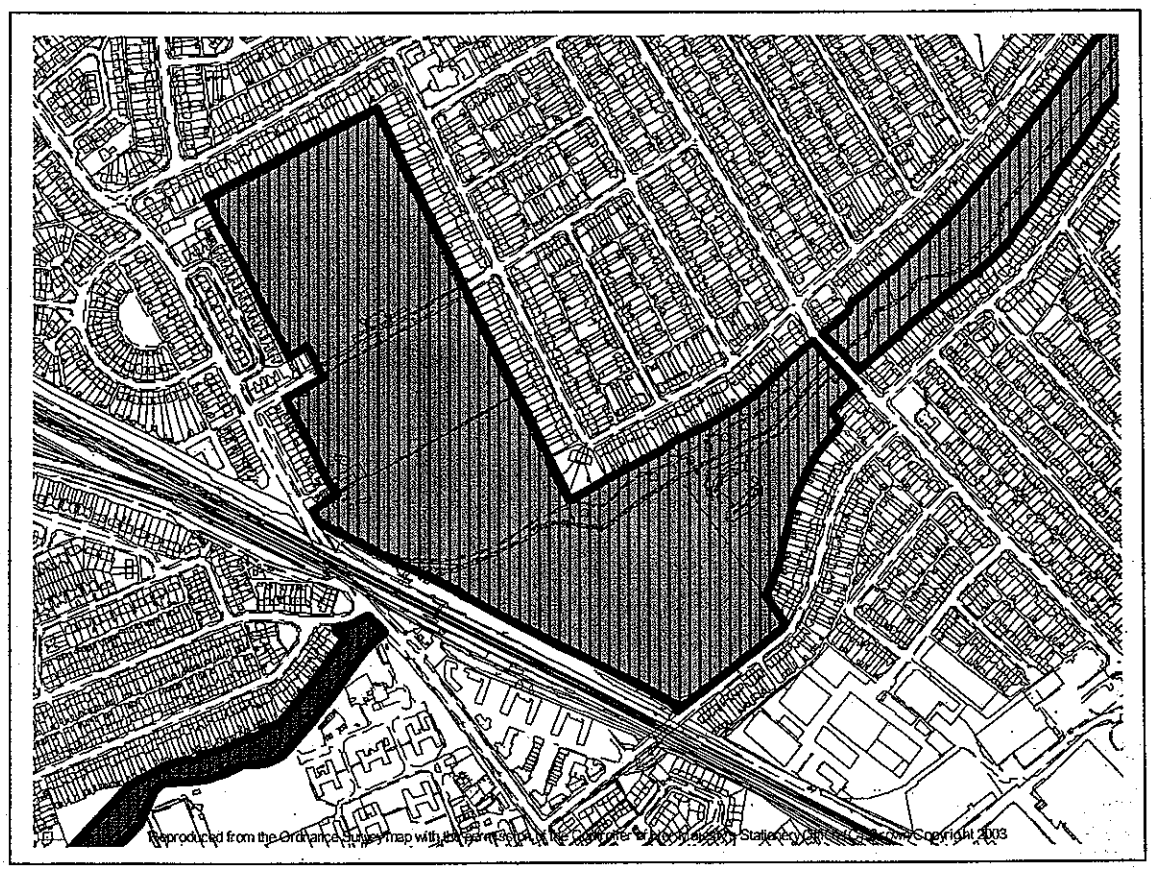
**Green Chains Assessment**

This site meets the following criteria for Green Chains as being:

a. Land in public or private ownership, in use or previously in use for open land recreational purposes
b. Land recognised as having potential for open land recreational use
c. Land that forms part of a link in a chain of open areas
d. Land of actual or potential landscape value

**Recommendation:**

- **Retain the site within the Green Chain designation consistent with current policy however represent this information on a separate Green Chain overlay map, rather than on a Key Diagram Map or Proposals Map.**
- **Cross Reference: Map 9 – Remove the site from the designation 'Areas forming links in a Green Chain' and include in the MOL designation.**




## Map 32 – New Pond Playing Fields, Sidmouth Drive Recreation Grounds, and West End Road Open Space, Ruislip (RMWD3)

**LEGEND**

| Proposed Green Chains | Proposed Green Chain Footpath Links | Green Belt | Metropolitan Open Land | Public Open Space / Urban Green Space | Green Chains (Hillingdon UDP 1998) |
|---|---|---|---|---|---|

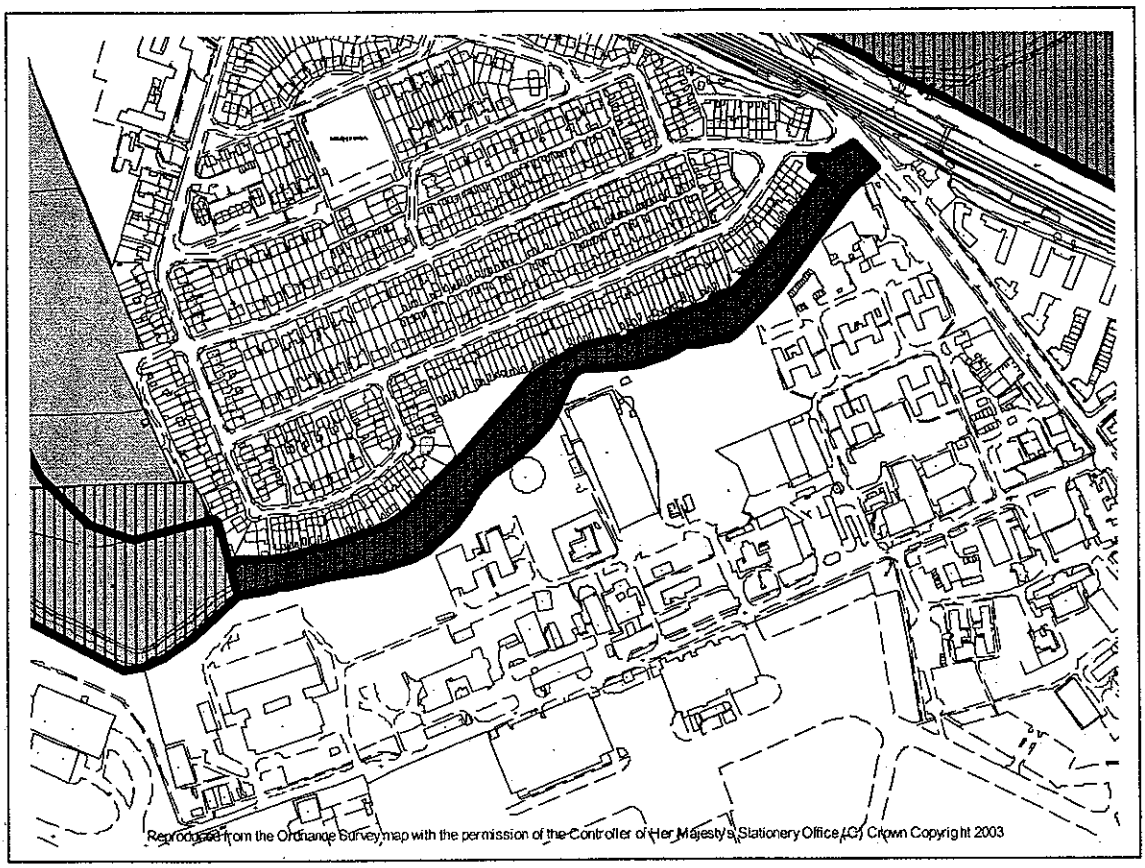
**Green Chains Assessment**

This site meets the following criteria for Green Chains as being:

b. Land in public or private ownership, in use or previously in use for open land recreational purposes
c. Land recognised as having potential for open land recreational use
d. Land that forms part of a link in a chain of open areas
e. Land of actual or potential landscape value

**Recommendation:**

- **Retain the site within the Green Chain designation consistent with current policy however represent this information on a separate Green Chain overlay map, rather than on a Key Diagram Map or Proposals Map.**
- **Cross Reference: Map 10 – Remove the site from the designation 'Areas forming links in a Green Chain' and include in the MOL designation.**




## Map 33 – West End Road Green Way, West End Road, Ruislip Gardens (RMWD4)

**LEGEND**

| Proposed Green Chains | Proposed Green Chain Footpath Links | Green Belt | Metropolitan Open Land | Public Open Space / Urban Green Space | Green Chains (Hillingdon UDP 1998) |
|---|---|---|---|---|---|

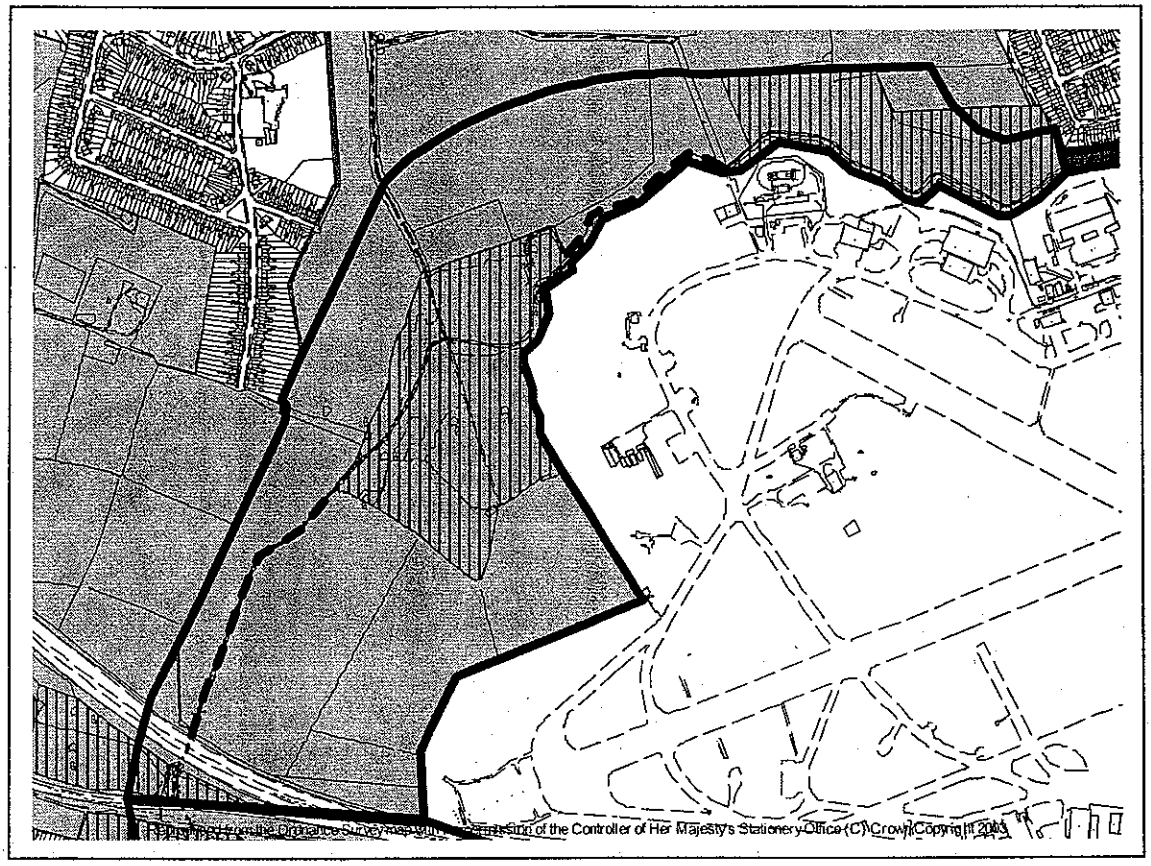
**Green Chains Assessment**

This site meets the following criteria for Green Chains as being:

a. Land in public or private ownership, in use or previously in use for open land recreational purposes
b. Land recognised as having potential for open land recreational use
c. Land that forms part of a link in a chain of open areas
d. Land of actual or potential landscape value
f. Land that links Green Belt or Metropolitan Open Land

**Recommendation:**

- **Remove the site from the designation 'Areas forming links in a Green Chain' on the Proposals Map and include it in the Public Open Space / Urban Green Space designation(s).**
- **Retain the site within the Green Chain designation consistent with current policy however represent this information on a separate Green Chain overlay map, rather than on a Key Diagram Map or Proposals Map.**




## Map 34 – Ickenham Marsh and Freezeland Covert, Ruislip Gardens (RMWD5)

**LEGEND**

| Proposed Green Chains | Proposed Green Chain Footpath Links | Green Belt | Metropolitan Open Land | Public Open Space / Urban Green Space | Green Chains (Hillingdon UDP 1998) |
|---|---|---|---|---|---|

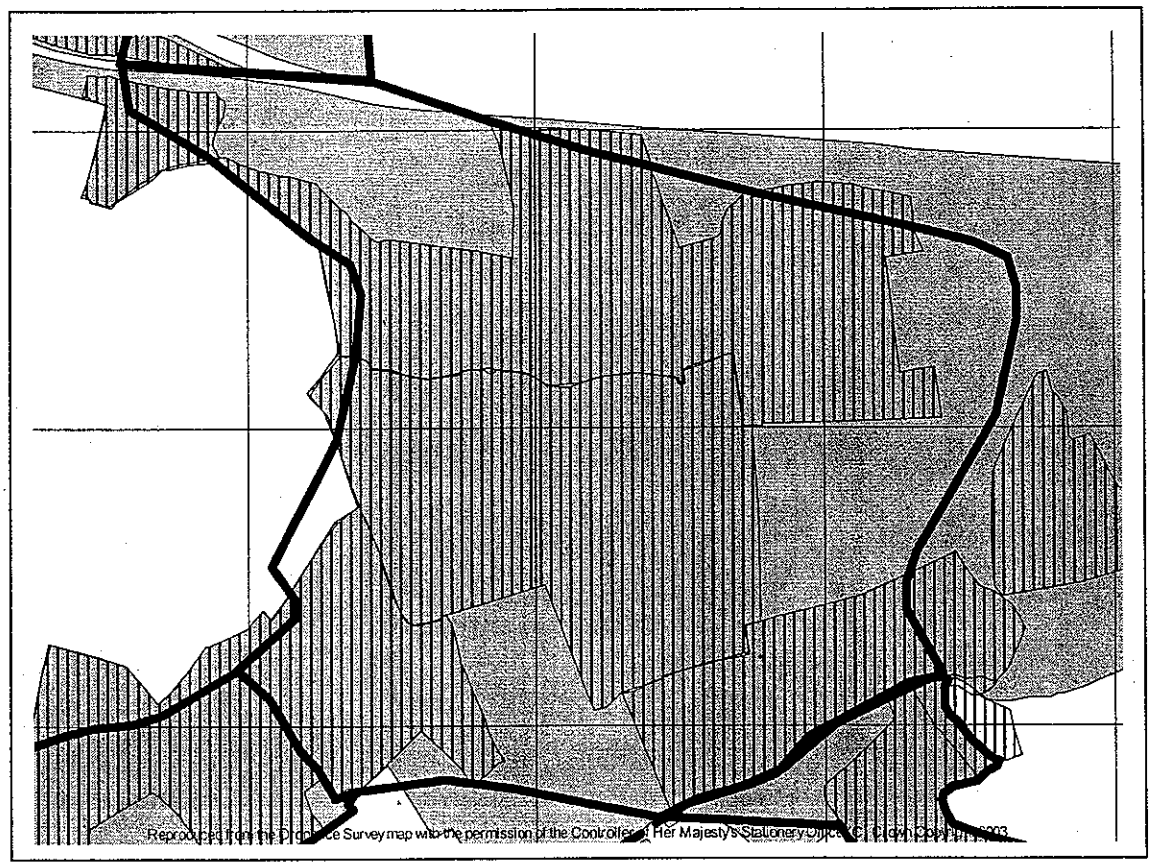
**Green Chains Assessment**

This site meets the following criteria for Green Chains as being:

a. Land in public or private ownership, in use or previously in use for open land recreational purposes
b. Land recognised as having potential for open land recreational use
c. Land that forms part of a link in a chain of open areas
d. Land of actual or potential landscape value
f. Land that links Green Belt or Metropolitan Open Land

**Recommendation: Retain this site within the Green Chain designation consistent with current policy. However, modify the Green Chain designation in accordance with the area shown in Map 34 above and represent this information on a separate Green Chain overlay map, rather than on a Key Diagram Map or Proposals Map**

**Reason for Recommendation:** The modifications proposed refine the Green Chain to include those areas that better satisfy the relevant criteria and objectives. The new Green Chain area excludes privately owned farms where community access for recreation purposes is not intended to be provided.



**Map 35 – Gutteridge Wood, Cutthroat Wood, the Gorse and Ten Acres Nature Reserve, North Hillingdon (RMWD6) - (see Maps 34(a) and 34(b) for details)**

**LEGEND**

| Proposed Green Chains | Proposed Green Chain Footpath Links | Green Belt | Metropolitan Open Land | Public Open Space / Urban Green Space | Green Chains (Hillingdon UDP 1998) |
|---|---|---|---|---|---|

**Green Chains Assessment**

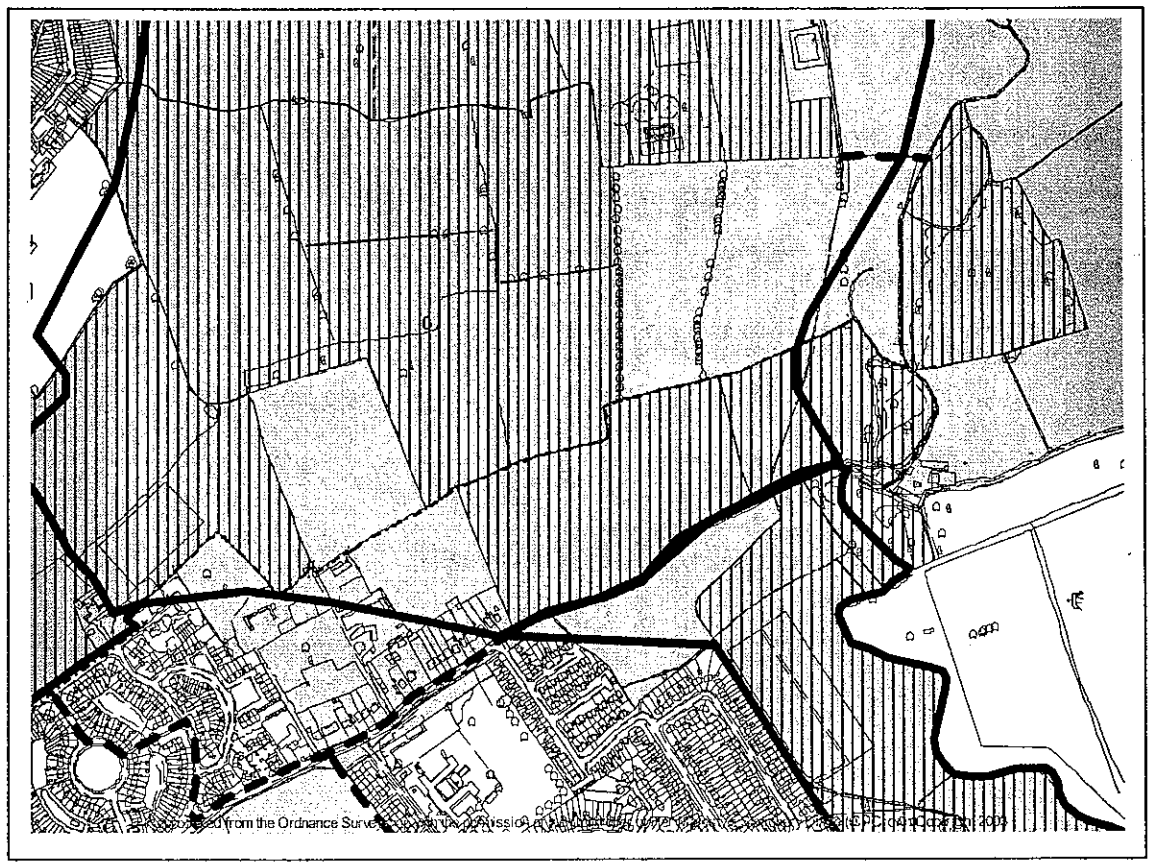
This site meets the following criteria for Green Chains as being:

a. Land in public or private ownership, in use or previously in use for open land recreational purposes
b. Land recognised as having potential for open land recreational use
c. Land that forms part of a link in a chain of open areas
d. Land of actual or potential landscape value
f. Land that links Green Belt or Metropolitan Open Land
g. Land of sub-regional significance

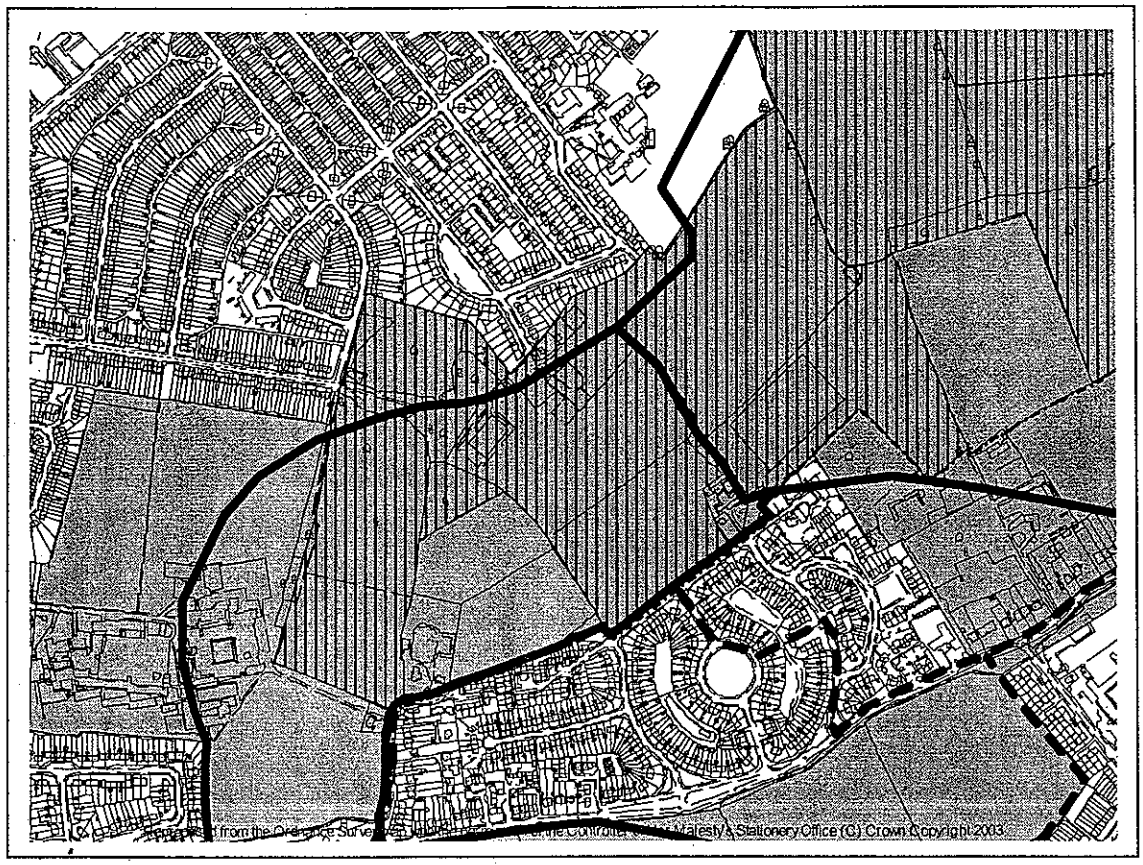
**Recommendation: Retain this site within the Green Chain designation consistent with current policy. However, modify the Green Chain designation in accordance with the area shown in Map 35 above and represent this information on a separate Green Chain overlay map, rather than on a Key Diagram Map or Proposals Map**

**Reason for Recommendation:** The modifications proposed refine the Green Chain to include those areas that better satisfy the relevant criteria and objectives. The revised Green Chain area includes significant areas of nature conservation importance that represent potential sites for passive recreation as well as important links in open land. The revised Green Chain seeks to remove other privately owned land without important nature conservation values where public access is not so easily justified.

**Map 35(a) – Gutteridge Wood, Cutthroat Wood and recreation ground, North Hillingdon (RMWD6)**



**Map 35(b) – Ten Acre Wood and recreation ground, North Hillingdon (RMWD6)**




**Map 36 – Home Covert and Recreation Ground, North Hillingdon (RMWD7)**

**LEGEND**

| Proposed Green Chains | Proposed Green Chain Footpath Links | Green Belt | Metropolitan Open Land | Public Open Space / Urban Green Space | Green Chains (Hillingdon UDP 1998) |
|---|---|---|---|---|---|

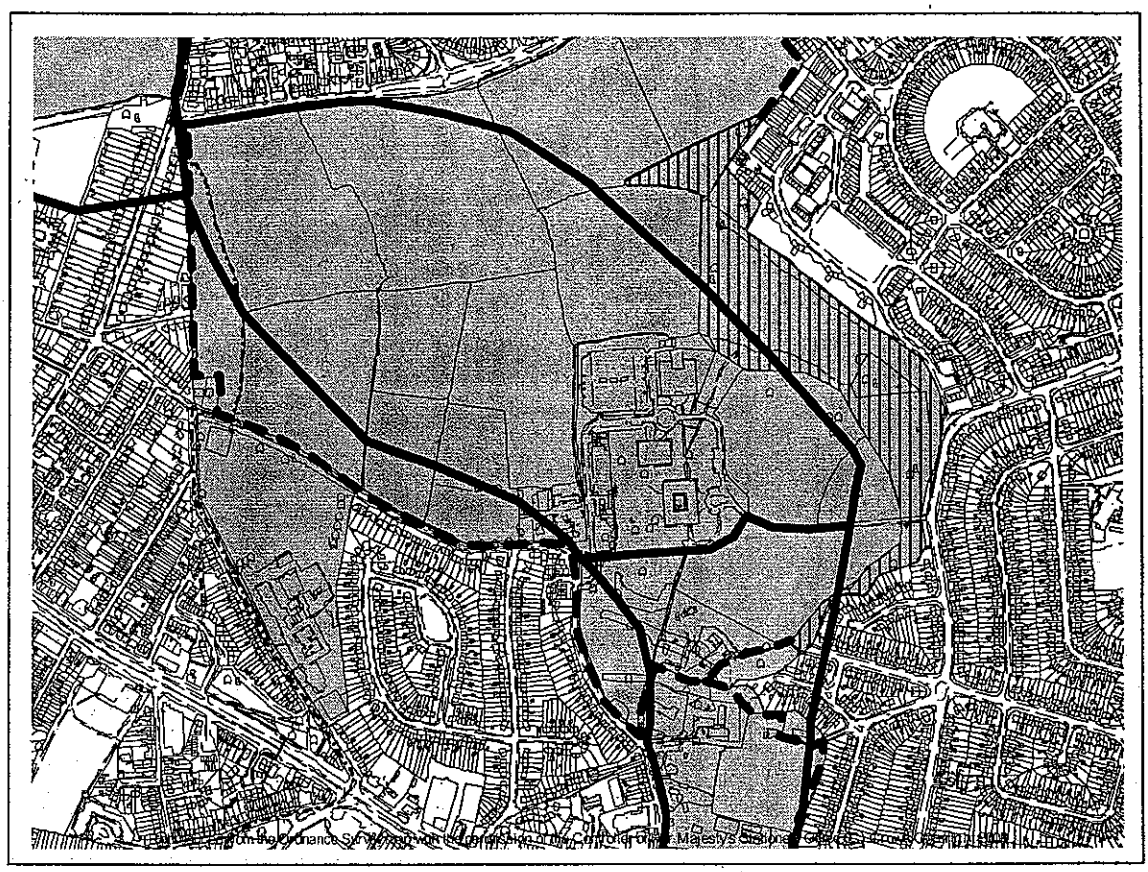
**Green Chains Assessment**

This site meets the following criteria for Green Chains as being:

a. Land in public or private ownership, in use or previously in use for open land recreational purposes
b. Land recognised as having potential for open land recreational use
c. Land that forms part of a link in a chain of open areas
d. Land of actual or potential landscape value
f. Land that links Green Belt or Metropolitan Open Land

**Recommendation: Retain this site within the Green Chain designation consistent with current policy. However, modify the Green Chain designation in accordance with the area shown in Map 36 above and represent this information on a separate Green Chain overlay map, rather than on a Key Diagram Map or Proposals Map.**

**Reason for Recommendation:** The modifications proposed refine the Green Chain to include those areas that better satisfy the relevant criteria and objectives. The new Green Chain area excludes privately owned farms and the school where community access for recreation purposes is not intended to be provided.



## Map 37 – Field House, Hayes Shrub, Hayes Park, Home Farm and The Paddocks Farm, Hayes End (RMWD8)

**LEGEND**

| Proposed Green Chains | Proposed Green Chain Footpath Links | Green Belt | Metropolitan Open Land | Public Open Space / Urban Green Space | Green Chains (Hillingdon UDP 1998) |
|---|---|---|---|---|---|

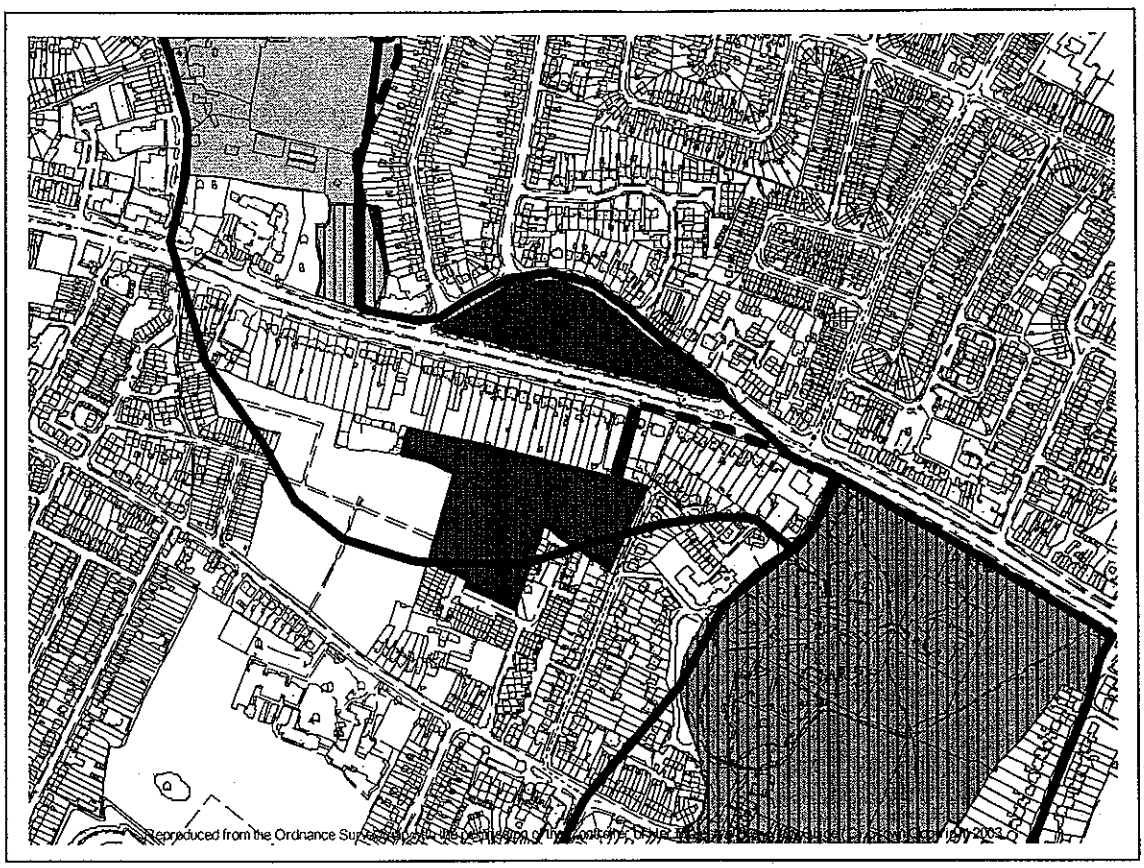
**Green Chains Assessment**

This site meets the following criteria for Green Chains as being:

b. Land recognised as having potential for open land recreational use
c. Land that forms part of a link in a chain of open areas
d. Land of actual or potential landscape value
f. Land that links Green Belt or Metropolitan Open Land

**Recommendation: Retain this site within the Green Chain designation consistent with current policy. However, modify the Green Chain designation in accordance with the area shown in Map 37 above and represent this information on a separate Green Chain overlay map, rather than on a Key Diagram Map or Proposals Map.**

**Reason for Recommendation:** The modifications proposed refine the Green Chain to include those areas that better satisfy the relevant criteria and objectives. The revised Green Chain area includes areas of nature conservation importance that represent potential sites for passive recreation as well as important links in open land. The revised Green Chain seeks to remove other privately owned land without important nature conservation values where public access is not so easily justified. Significant portions of this site were not considered suitable for inclusion in the Green Chain. These areas were not considered suitable for recreation due to their role as a buffer to commercial activities within the area and grazing land uses.



## Map 38 – Uxbridge Road Recreation Ground and Rosedale Park, Wood End (RMWD9)

**LEGEND**

| Proposed Green Chains | Proposed Green Chain Footpath Links | Green Belt | Metropolitan Open Land | Public Open Space / Urban Green Space | Green Chains (Hillingdon UDP 1998) |
|---|---|---|---|---|---|

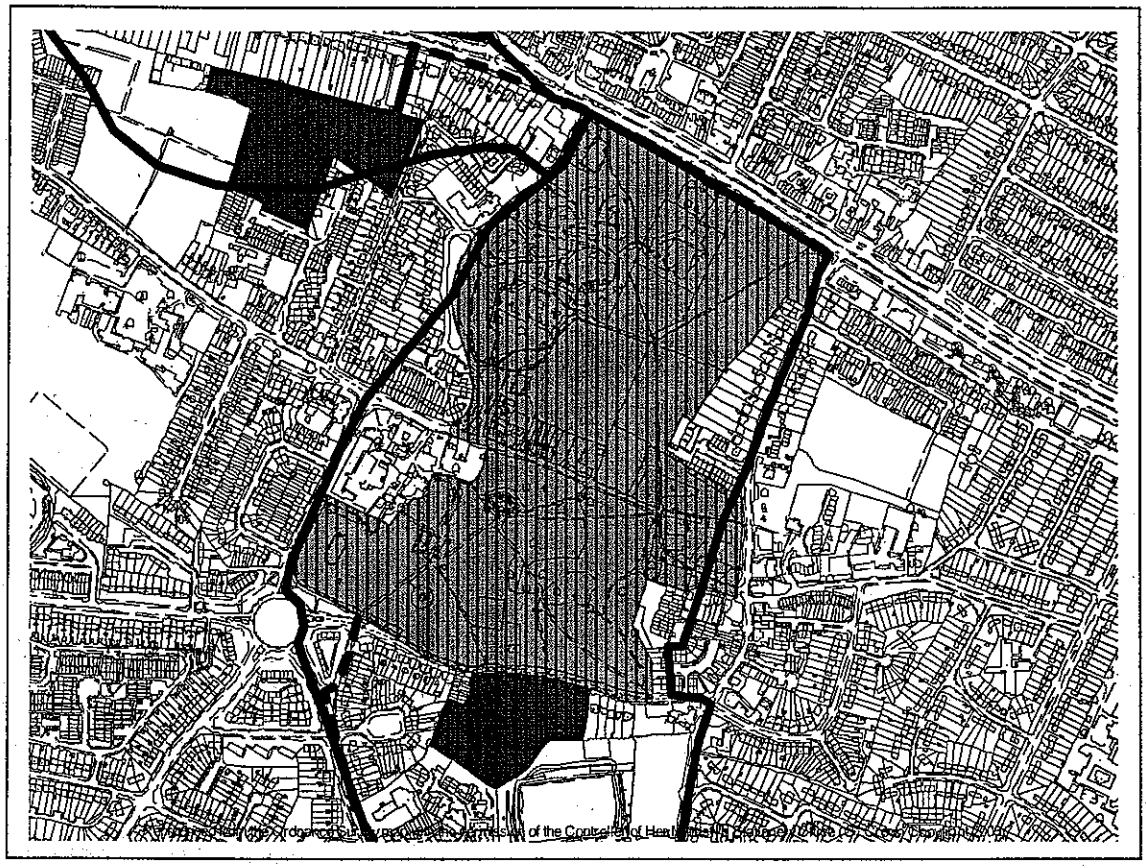
**Green Chains Assessment**

This site meets the following criteria for Green Chains as being:

a. Land in public or private ownership, in use or previously in use for open land recreational purposes
b. Land recognised as having potential for open land recreational use
c. Land that forms part of a link in a chain of open areas
d. Land of actual or potential landscape value
f. Land that links Green Belt or Metropolitan Open Land

**Recommendation:**

- **Retain this site within the Green Chain designation consistent with current policy however represent this information on a separate Green Chain overlay map, rather than on a Key Diagram Map or Proposals Map.**
- **Remove these sites from the designation 'Areas forming links in a Green Chain' on the Proposals Map and include them in the Public Open Space / Urban Green Space designation(s).**



## Map 39 – Grassy Meadow and Town Hall Park, Wood End, Hayes (excluding the Chestnuts, Barra Hall) (RMWD10)

**LEGEND**

| Proposed Green Chains | Proposed Green Chain Footpath Links | Green Belt | Metropolitan Open Land | Public Open Space / Urban Green Space | Green Chains (Hillingdon UDP 1998) |
|---|---|---|---|---|---|

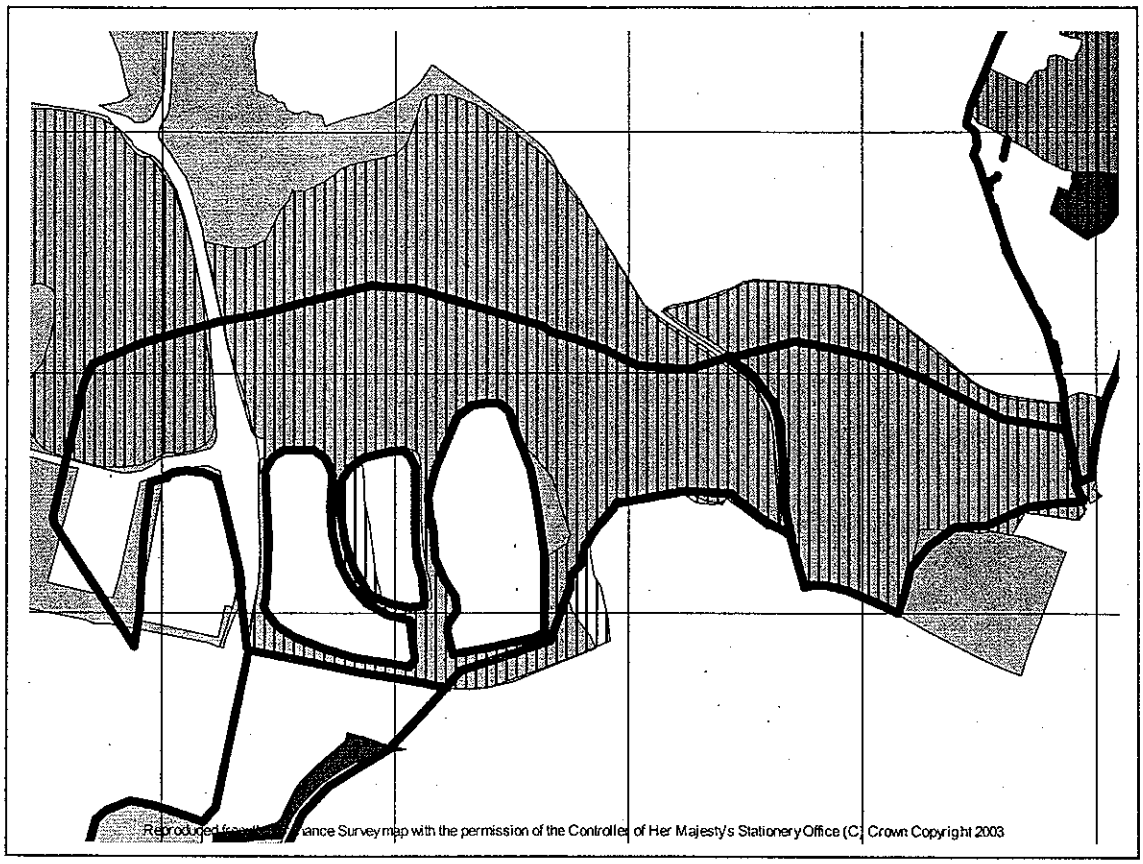
**Green Chains Assessment**

This site meets the following criteria for Green Chains as being:

a. Land in public or private ownership, in use or previously in use for open land recreational purposes
b. Land recognised as having potential for open land recreational use
c. Land that forms part of a link in a chain of open areas
d. Land of actual or potential landscape value
f. Land that links Green Belt or Metropolitan Open Land

**Recommendation:**

- **Retain this site within the Green Chain designation consistent with current policy however represent this information on a separate Green Chain overlay map, rather than on a Key Diagram Map or Proposals Map.**
- **Cross Reference: Map 1 – Retain Metropolitan Open Land designation.**
- **Include portion of site in the Public Open Space / Urban Green Space designation(s).**




**Map 40 – Lake Gardens, Lake Farm, Botwell Common and Stockley Park, Hayes (RMWD11)**

**LEGEND**

| Proposed Green Chains | Proposed Green Chain Footpath Links | Green Belt | Metropolitan Open Land | Public Open Space / Urban Green Space | Green Chains (Hillingdon UDP 1998) |
|---|---|---|---|---|---|

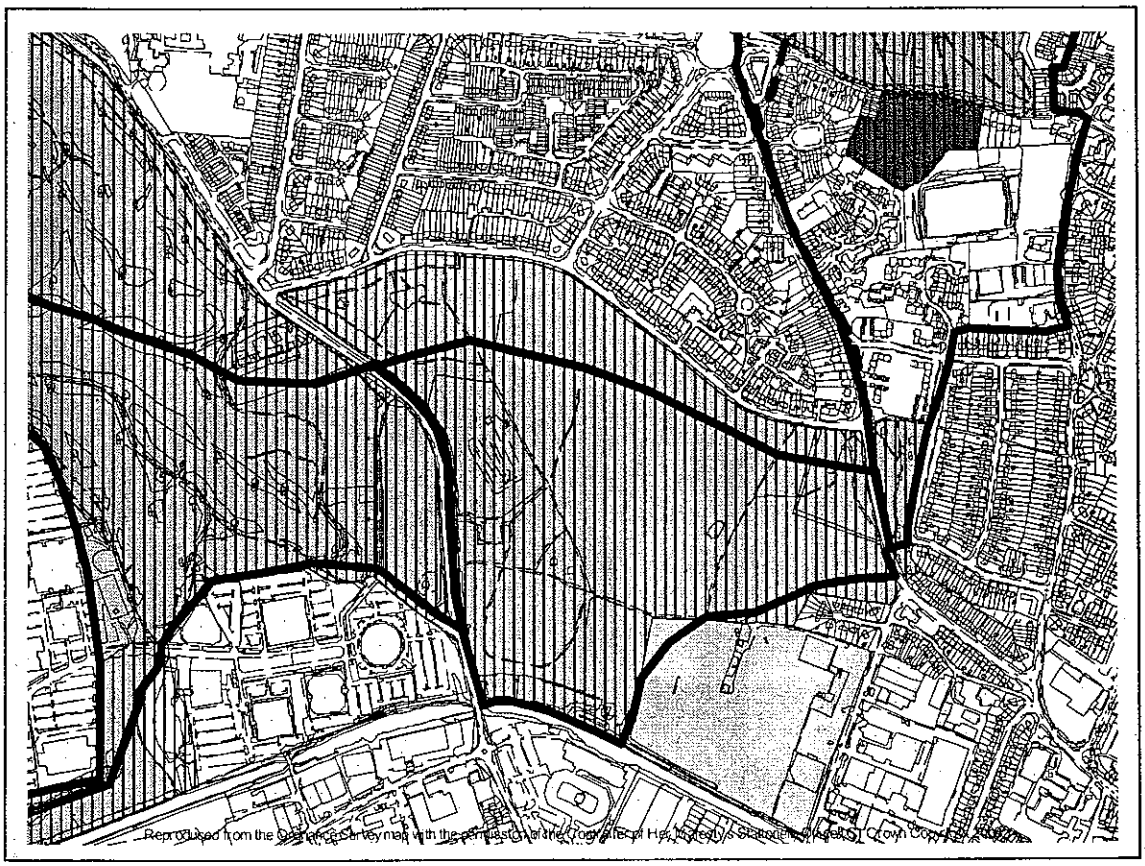
**Green Chains Assessment**

This site meets the following criteria for Green Chains as being:

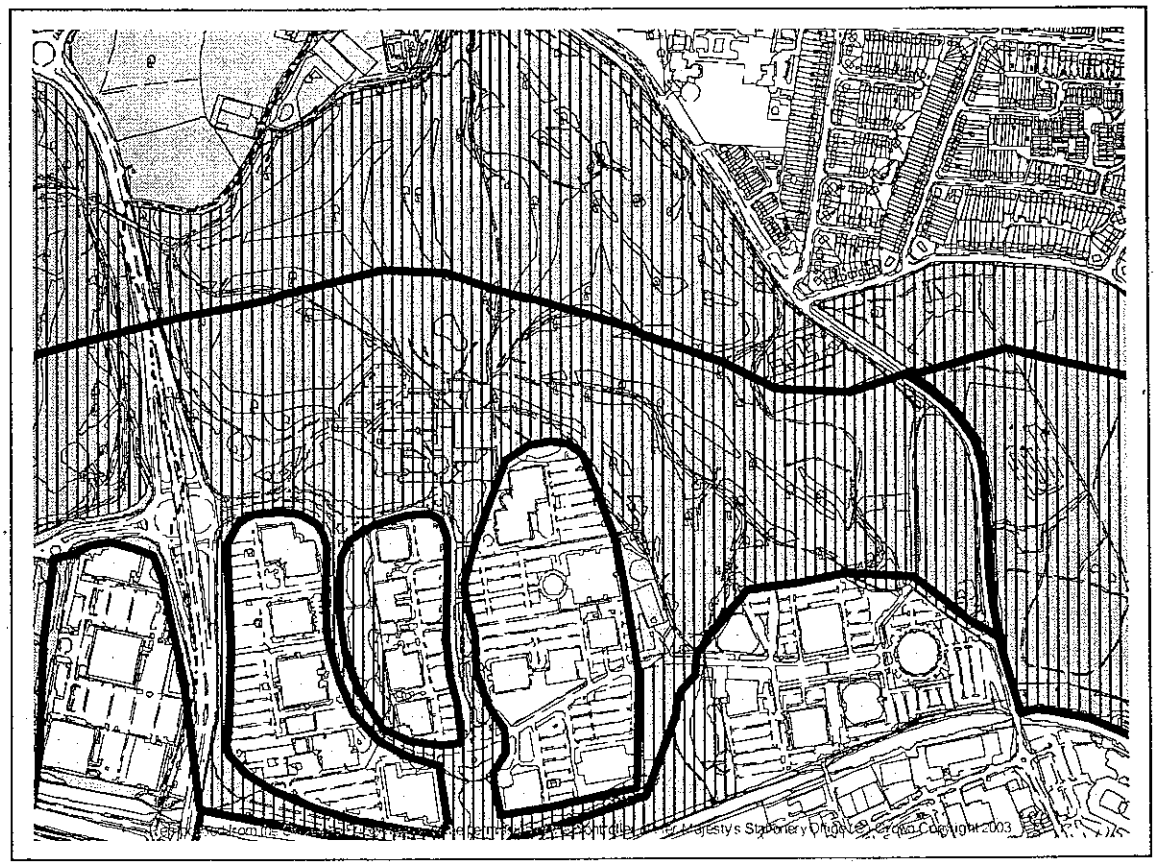
a. In public or private ownership, in use or previously in use for open land recreational purposes
b. Recognised as having potential for open land recreational use
c. Forms part of a link in a chain of open areas
d. Of actual or potential landscape value
f. Links Green Belt or Metropolitan Open Land
g. Of sub-regional significance

**Recommendation: Retain this site within the Green Chain designation consistent with current policy. However, modify the Green Chain designation in accordance with the area shown in Map 40 above and represent this information on a separate Green Chain overlay map, rather than on a Key Diagram Map or Proposals Map.**

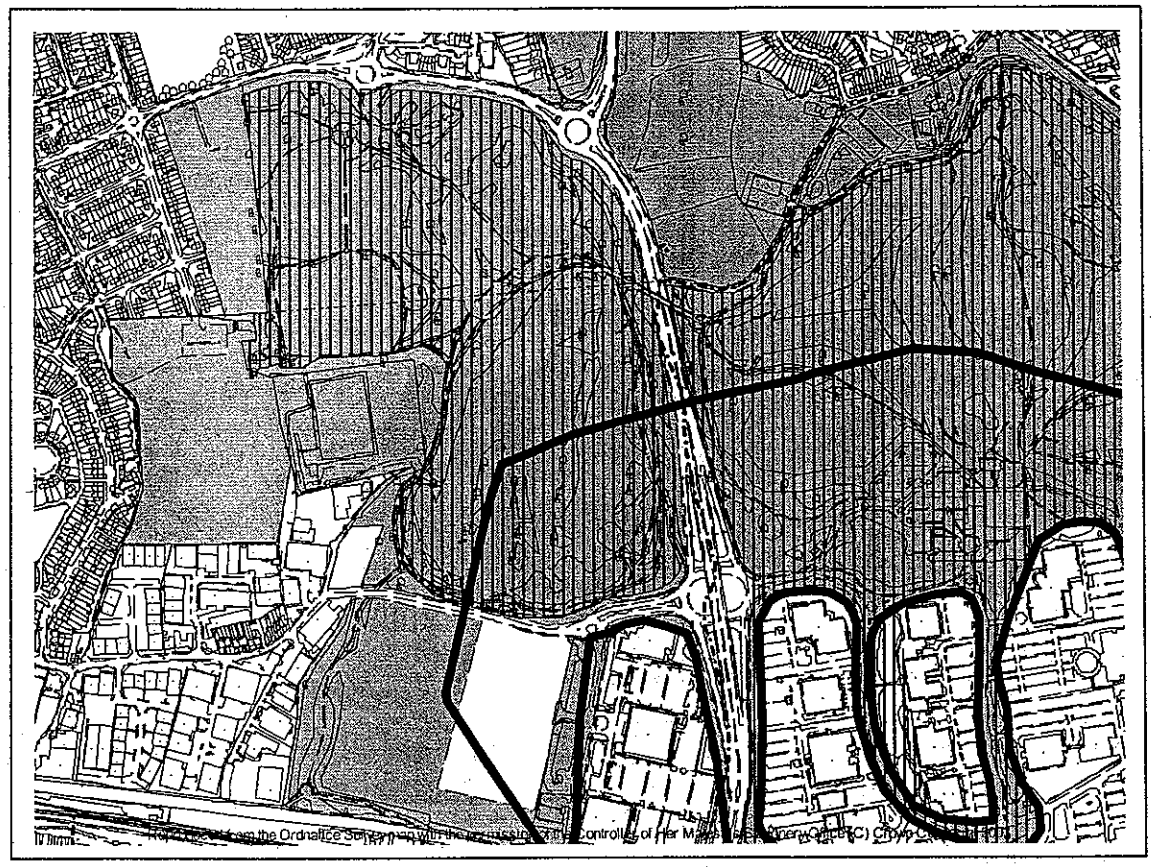
**Reason for Recommendation:** The amendments proposed include only minor modifications which incorporate the full extent of the public recreation space provided by Stockley Park Golf Course.



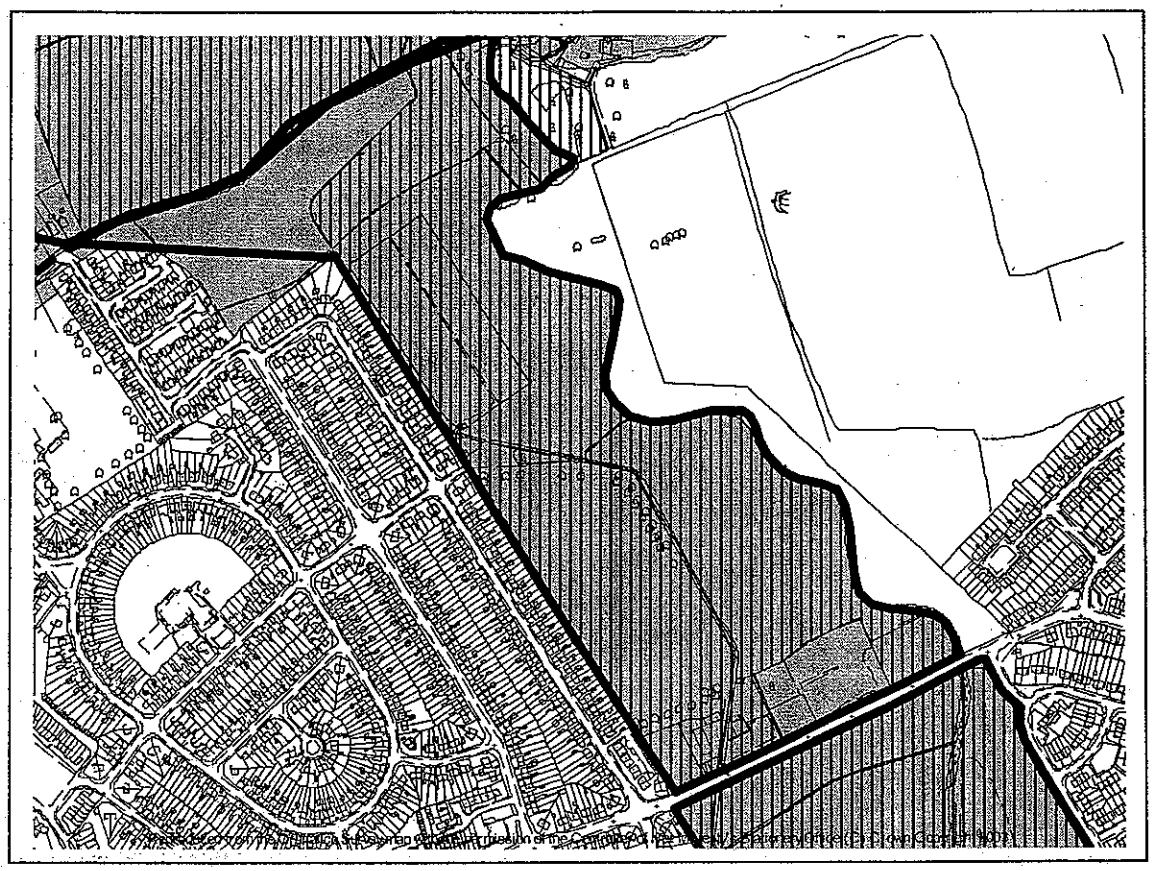
**Map 40(a) – Lake Gardens, Lake Farm, Botwell Common and Stockley Park, Hayes (RMWD11)**



**Map 40(b) – Stockley Park, Hayes (RMWD11)**



**Map 40(c) – Stockley Park, Hayes (RMWD11)**



## Map 41 – Yeading Brook Reserve and Grosvenor Playing Fields, Yeading (ECH1)

**LEGEND**

| Proposed Green Chains | Proposed Green Chain Footpath Links | Green Belt | Metropolitan Open Land | Public Open Space / Urban Green Space | Green Chains (Hillingdon UDP 1998) |
|---|---|---|---|---|---|

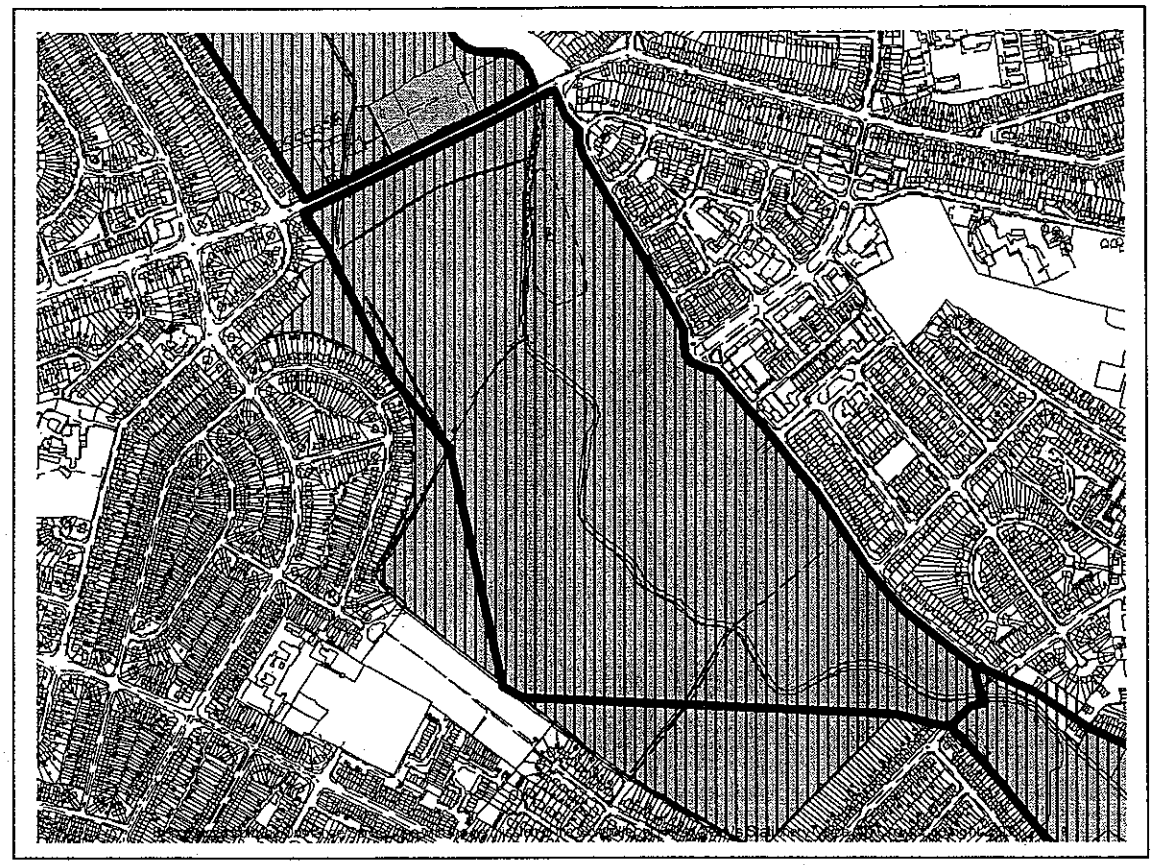
**Green Chains Assessment**

This site meets the following criteria for Green Chains as being:

a. Land in public or private ownership, in use or previously in use for open land recreational purposes
b. Land recognised as having potential for open land recreational use
c. Land that forms part of a link in a chain of open areas
d. Land of actual or potential landscape value
e. Land that links with open space in adjacent Boroughs
f. Land that links Green Belt or Metropolitan Open Land

**Recommendation: Retain this site within the Green Chain designation consistent with current policy. However, modify the Green Chain designation in accordance with the area shown in Map 41 above and represent this information on a separate Green Chain overlay map, rather than on a Key Diagram Map or Proposals Map.**

**Reason for Recommendation:** The amendments proposed include only minor modifications which incorporate additional publicly accessible open land within this area, especially the nature reserves (for example 10 acre wood) that meet the criteria for Green Chains.



## Map 42 – Recreation Ground and Belmore Playing Fields, Yeading (ECH2)

**LEGEND**

| Proposed Green Chains | Proposed Green Chain Footpath Links | Green Belt | Metropolitan Open Land | Public Open Space / Urban Green Space | Green Chains (Hillingdon UDP 1998) |
|---|---|---|---|---|---|

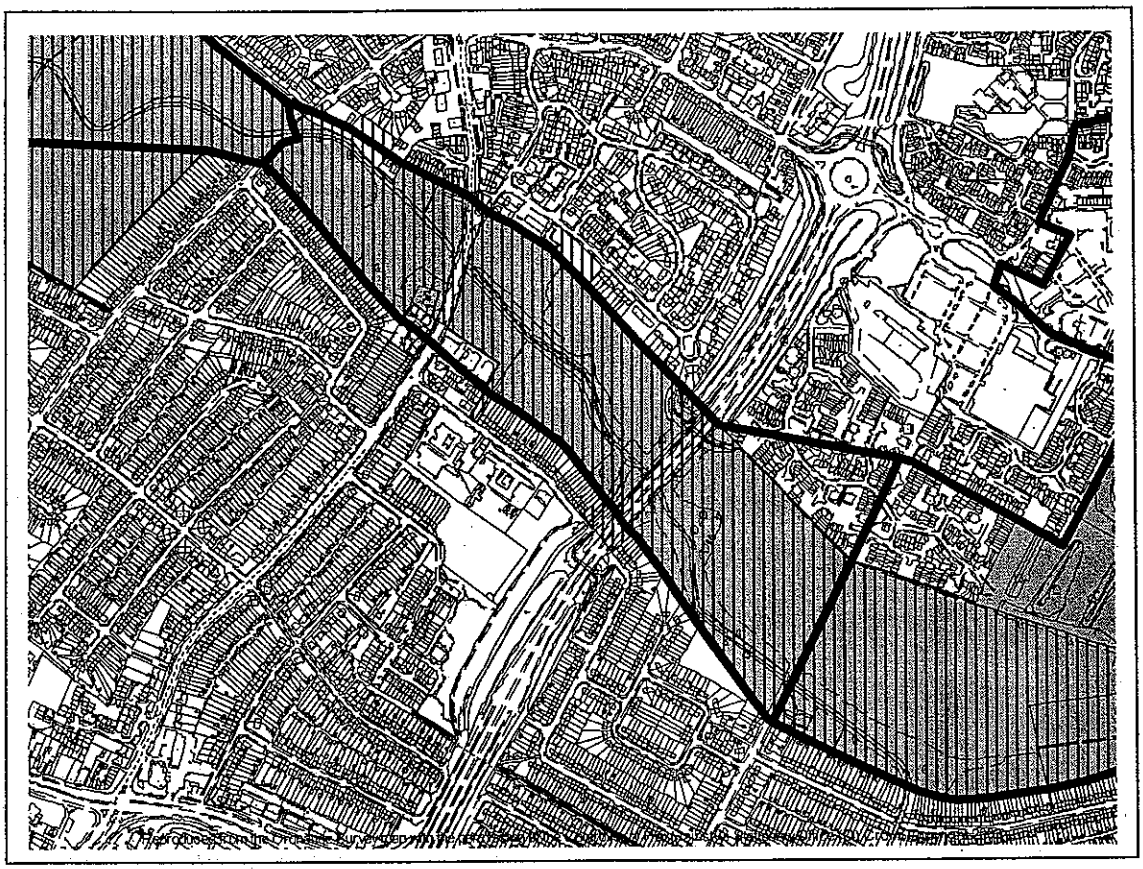
**Green Chains Assessment**

This site meets the following criteria for Green Chains as being:

a. Land in public or private ownership, in use or previously in use for open land recreational purposes
b. Land recognised as having potential for open land recreational use
c. Land that forms part of a link in a chain of open areas
d. Land of actual or potential landscape value
f. Land that links Green Belt or Metropolitan Open Land

**Recommendation: Retain this site within the Green Chain designation consistent with current policy. However, modify the Green Chain designation in accordance with the area shown in Map 42 above and represent this information on a separate Green Chain overlay map, rather than on a Key Diagram Map or Proposals Map.**

**Reason for Recommendation:** The amendments proposed include only minor modifications to incorporate all of the publicly accessible recreation open land within this site.



**Map 43 – Playing field and recreation grounds adjoining The Parkway, Yeading (ECH4)**

**LEGEND**

| Proposed Green Chains | Proposed Green Chain Footpath Links | Green Belt | Metropolitan Open Land | Public Open Space / Urban Green Space | Green Chains (Hillingdon UDP 1998) |
|---|---|---|---|---|---|

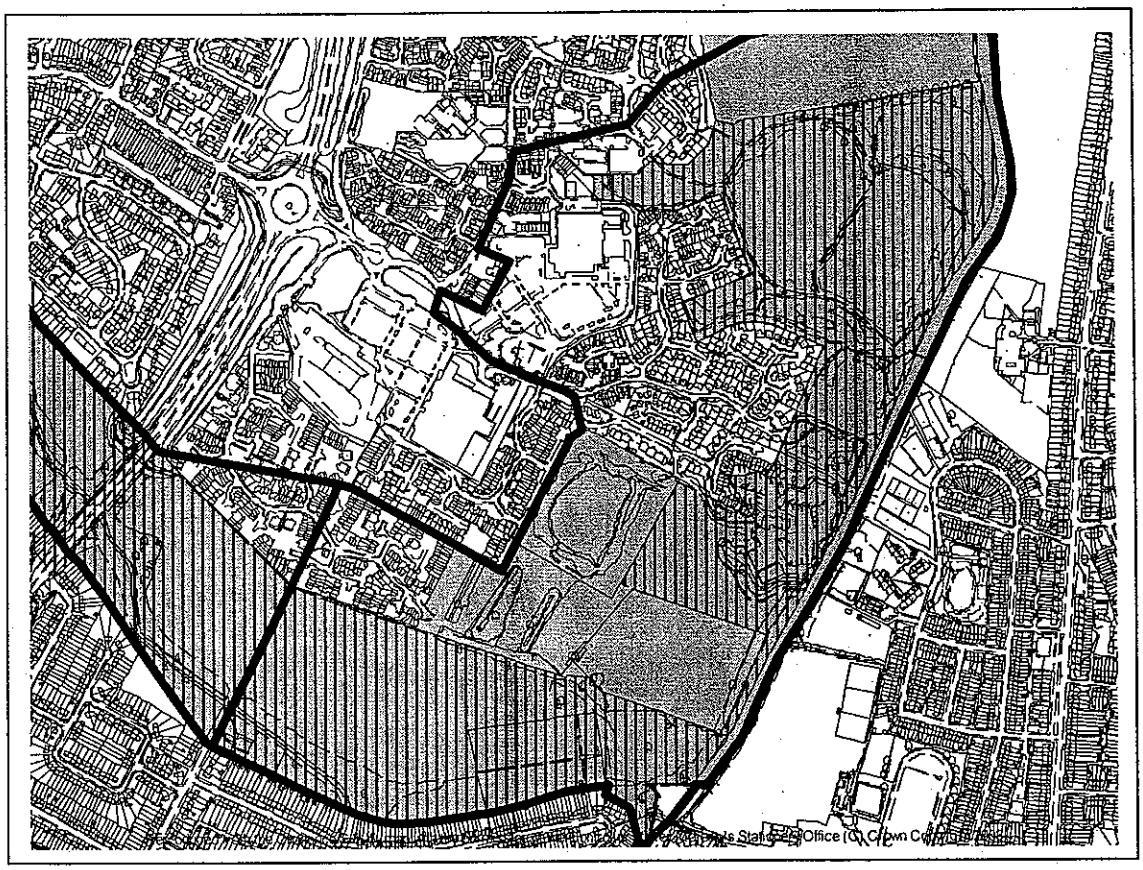
**Green Chains Assessment**

This site meets the following criteria for Green Chains as being:

a. Land in public or private ownership, in use or previously in use for open land recreational purposes
b. Land recognised as having potential for open land recreational use
c. Land that forms part of a link in a chain of open areas
d. Land of actual or potential landscape value
e. Land that links with open space in adjacent Boroughs
f. Land that links Green Belt or Metropolitan Open Land

**Recommendation: Retain this site within the Green Chain designation consistent with current policy. However, modify the Green Chain designation in accordance with the area shown in Map 43 above and represent this information on a separate Green Chain overlay map, rather than on a Key Diagram Map or Proposals Map.**

**Reason for Recommendation:** The amendments proposed include modifications to remove developed areas and open land that is not suitable for public access and recreation. The amendments also refine the boundaries of the open land to include all suitable open land areas.



**Map 44 – Willow Tree Park Recreation Ground and Playing Fields and the Grand Union Canal, Yeading (ECH5)**

**LEGEND**

| Proposed Green Chains | Proposed Green Chain Footpath Links | Green Belt | Metropolitan Open Land | Public Open Space / Urban Green Space | Green Chains (Hillingdon UDP 1998) |
|---|---|---|---|---|---|

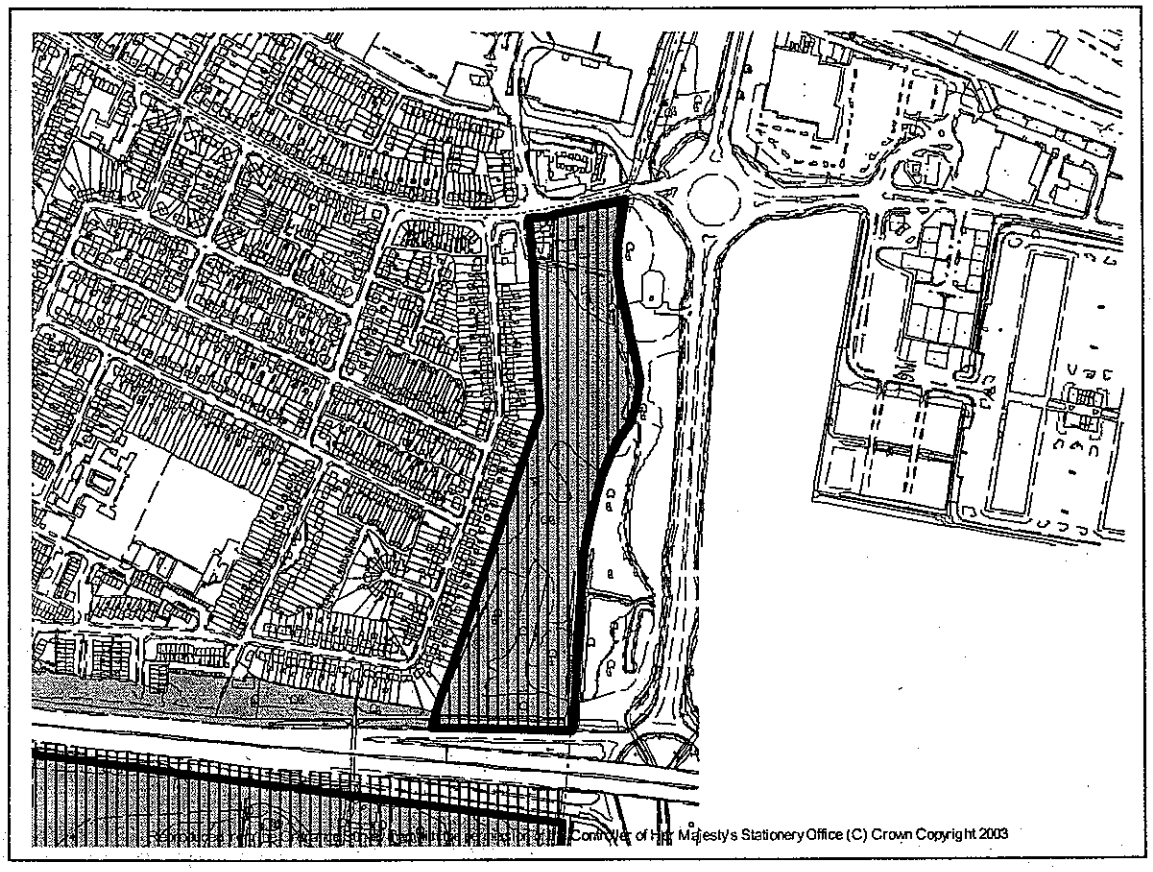
**Green Chains Assessment**

This site meets the following criteria for Green Chains as being:

a. Land in public or private ownership, in use or previously in use for open land recreational purposes
b. Land recognised as having potential for open land recreational use
c. Land that forms part of a link in a chain of open areas
d. Land of actual or potential landscape value
e. Land that links with open space in adjacent Boroughs
f. Land that links Green Belt or Metropolitan Open Land

**Recommendation: Retain this site within the Green Chain designation consistent with current policy. However, modify the Green Chain designation in accordance with the area shown in Map 44 above and represent this information on a separate Green Chain overlay map, rather than on a Key Diagram Map or Proposals Map.**

**Reason for Recommendation:** The amendments proposed include modifications to remove developed areas and open land that is not suitable for public access and recreation. The amendments also refine the boundaries of the open land to include all suitable open land areas.




## Map 45 – North Cranford Park, Cranford (RMH2)

**LEGEND**

| Proposed Green Chains | Proposed Green Chain Footpath Links | Green Belt | Metropolitan Open Land | Public Open Space / Urban Green Space | Green Chains (Hillingdon UDP 1998) |
|---|---|---|---|---|---|

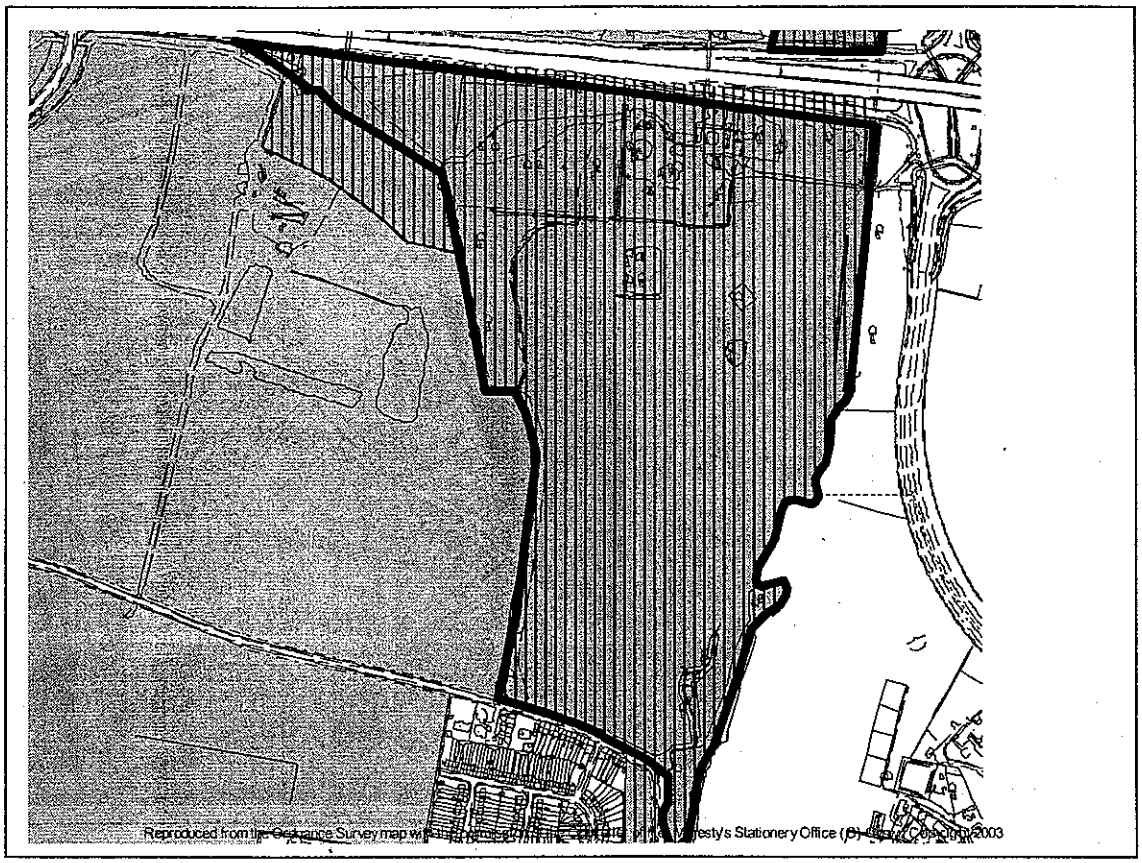
**Green Chains Assessment**

This site meets the following criteria for Green Chains as being:

a. Land in public or private ownership, in use or previously in use for open land recreational purposes
b. Land recognised as having potential for open land recreational use
c. Land that forms part of a link in a chain of open areas
d. Land of actual or potential landscape value
e. Land that links with open space in adjacent Boroughs
f. Land that links Green Belt or Metropolitan Open Land

**Recommendation: Retain this site within the Green Chain designation consistent with current policy. However, modify the Green Chain designation in accordance with the area shown in Map 45 above and represent this information on a separate Green Chain overlay map, rather than on a Key Diagram Map or Proposals Map.**

**Reason for Recommendation:** The minor amendments proposed refine the boundaries of the open land to include all suitable open land areas on the site within LB Hillingdon.



## Map 46 – South Cranford Park, Cranford (RMH3)

**LEGEND**

| Proposed Green Chains | Proposed Green Chain Footpath Links | Green Belt | Metropolitan Open Land | Public Open Space / Urban Green Space | Green Chains (Hillingdon UDP 1998) |
|---|---|---|---|---|---|

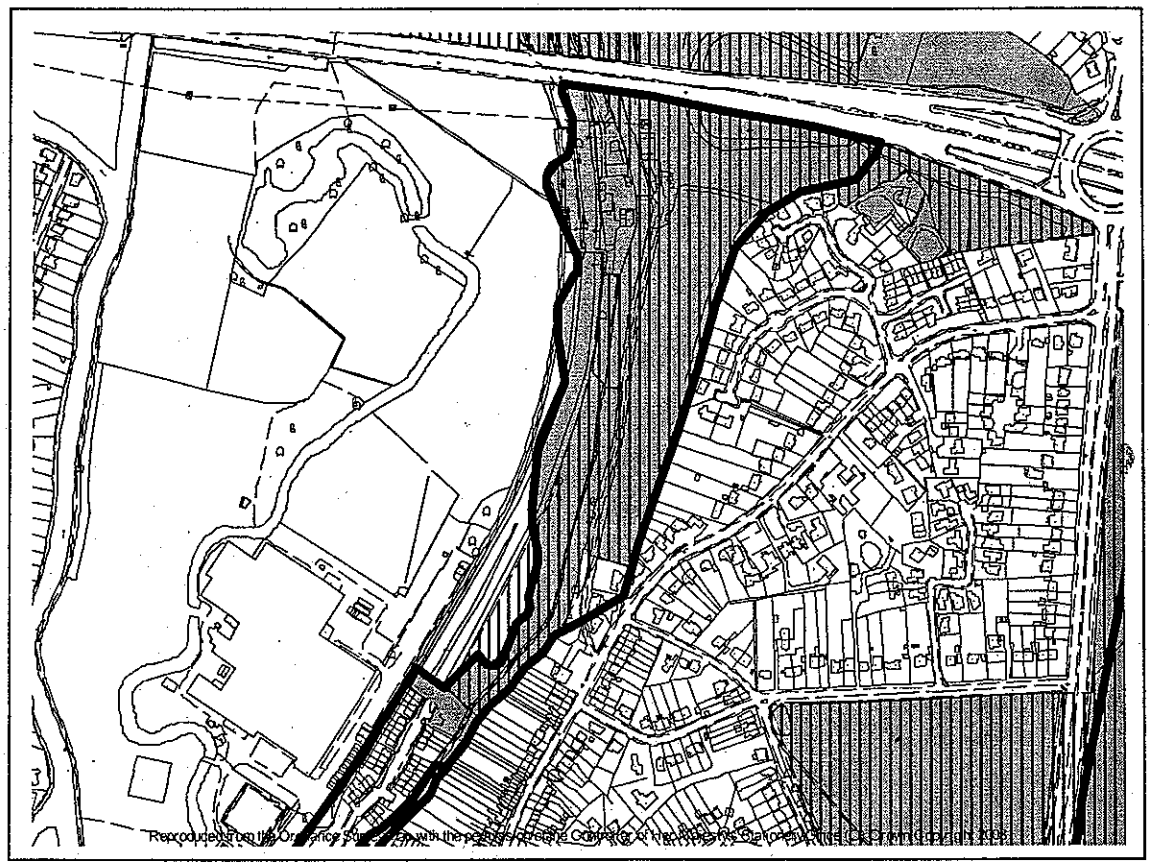
**Green Chains Assessment**

This site meets the following criteria for Green Chains as being:

a. Land in public or private ownership, in use or previously in use for open land recreational purposes
b. Land recognised as having potential for open land recreational use
c. Land that forms part of a link in a chain of open areas
d. Land of actual or potential landscape value
e. Land that links with open space in adjacent Boroughs
f. Land that links Green Belt or Metropolitan Open Land
g. Land of sub-regional significance

**Recommendation: Retain this site within the Green Chain designation consistent with current policy. However, modify the Green Chain designation in accordance with the area shown in Map 46 above and represent this information on a separate Green Chain overlay map, rather than on a Key Diagram Map or Proposals Map.**

**Reason for Recommendation:** The amendment proposed expands the boundaries of the Green Chain to include all suitable open land areas within the site that meet the criteria for Green Chains.



## Map 47 – Fray's Farm Nature Reserve, Uxbridge (IWD1)

**LEGEND**

| Proposed Green Chains | Proposed Green Chain Footpath Links | Green Belt | Metropolitan Open Land | Public Open Space / Urban Green Space | Green Chains (Hillingdon UDP 1998) |
|---|---|---|---|---|---|

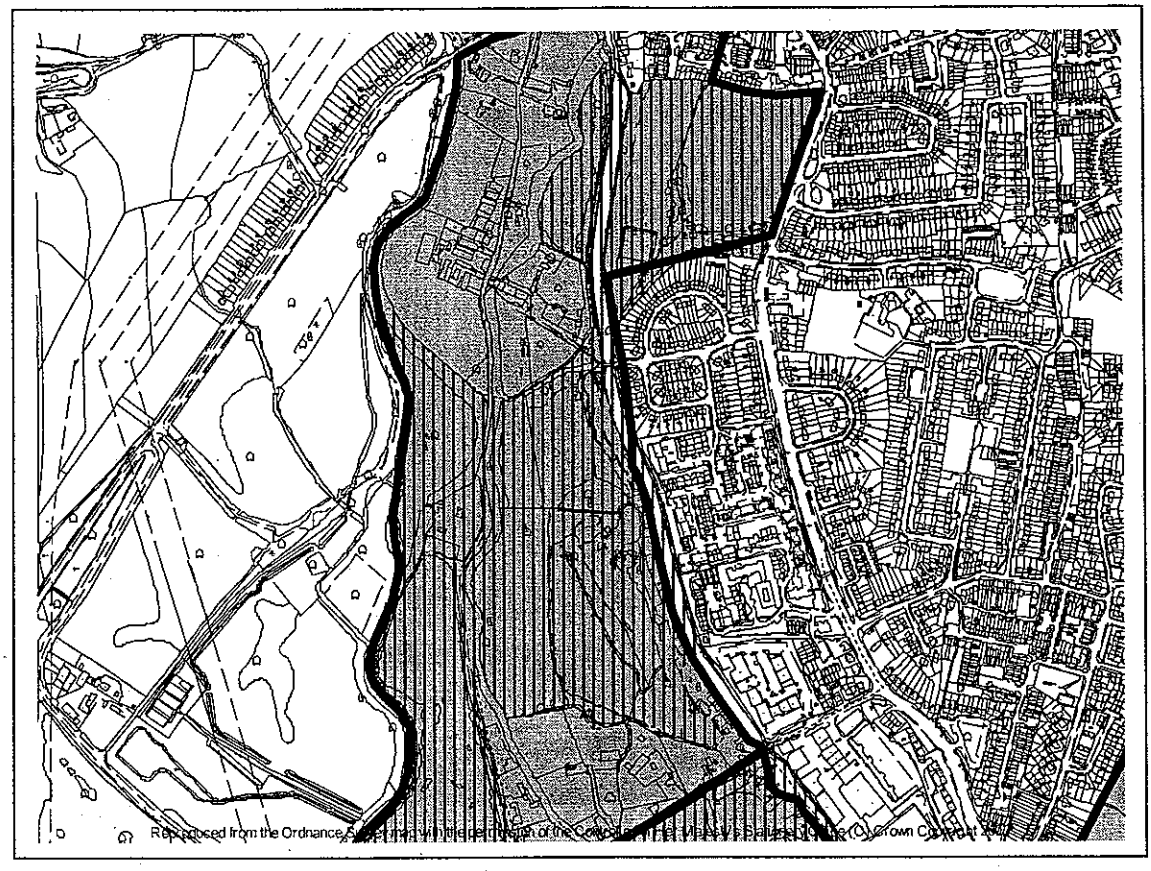
**Green Chains Assessment**

This site meets the following criteria for Green Chains as being:

a. Land in public or private ownership, in use or previously in use for open land recreational purposes
b. Land recognised as having potential for open land recreational use
c. Land that forms part of a link in a chain of open areas
d. Land of actual or potential landscape value
e. Land that links with open space in adjacent Boroughs
f. Land that links Green Belt or Metropolitan Open Land
g. Land of sub-regional significance

**Recommendation: Retain this site within the Green Chain designation consistent with current policy. However, modify the Green Chain designation in accordance with the area shown in Map 47 above and represent this information on a separate Green Chain overlay map, rather than on a Key Diagram Map or Proposals Map.**

**Reason for Recommendation:** The amendment proposed expands the boundaries of the Green Chain to include all suitable open land areas within the site that meet the criteria for Green Chains.



**Map 48 – Cowley Recreation Ground, Old Mill Farm and Little Britain, Cowley (IWD4)**

**LEGEND**

| Proposed Green Chains | Proposed Green Chain Footpath Links | Green Belt | Metropolitan Open Land | Public Open Space / Urban Green Space | Green Chains (Hillingdon UDP 1998) |
|---|---|---|---|---|---|

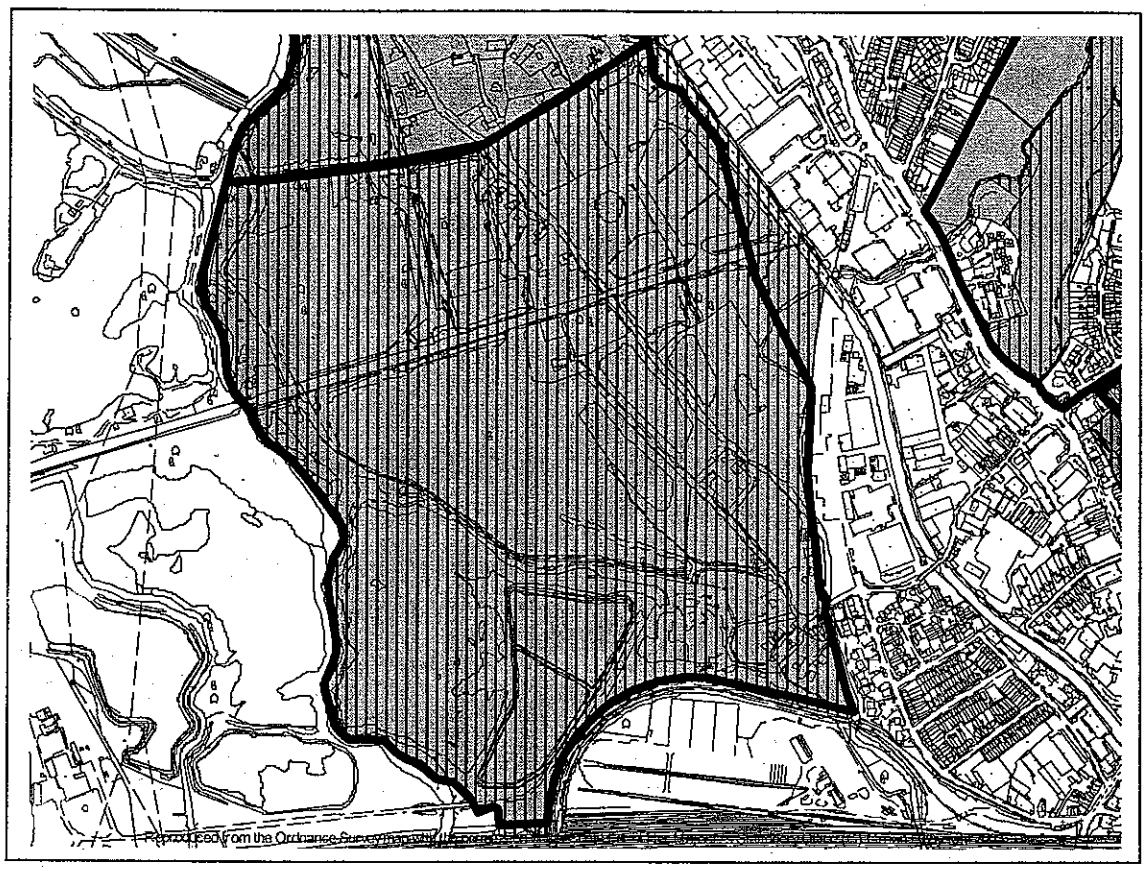
**Green Chains Assessment**

This site meets the following critèria for Green Chains as being:

a. Land in public or private ownership, in use or previously in use for open land recreational purposes
b. Land recognised as having potential for open land recreational use
c. Land that forms part of a link in a chain of open areas
d. Land of actual or potential landscape value
e. Land that links with open space in adjacent Boroughs
f. Land that links Green Belt or Metropolitan Open Land
g. Land of sub-regional significance

**Recommendation: Retain this site within the Green Chain designation consistent with current policy. However, modify the Green Chain designation in accordance with the area shown in Map 48 above and represent this information on a separate Green Chain overlay map, rather than on a Key Diagram Map or Proposals Map.**

**Reason for Recommendation:** The modified Green Chain includes all suitable open land areas within the site that meet the criteria for Green Chains. Some portions of this site are privately owned businesses and do not possess recreation potential. These privately owned areas have not been included in the Green Chain.




**Map 49 – Open land along Fray's River near Trout Road, Yiewsley (IWD5)**

**LEGEND**

| Proposed Green Chains | Proposed Green Chain Footpath Links | Green Belt | Metropolitan Open Land | Public Open Space / Urban Green Space | Green Chains (Hillingdon UDP 1998) |
|---|---|---|---|---|---|

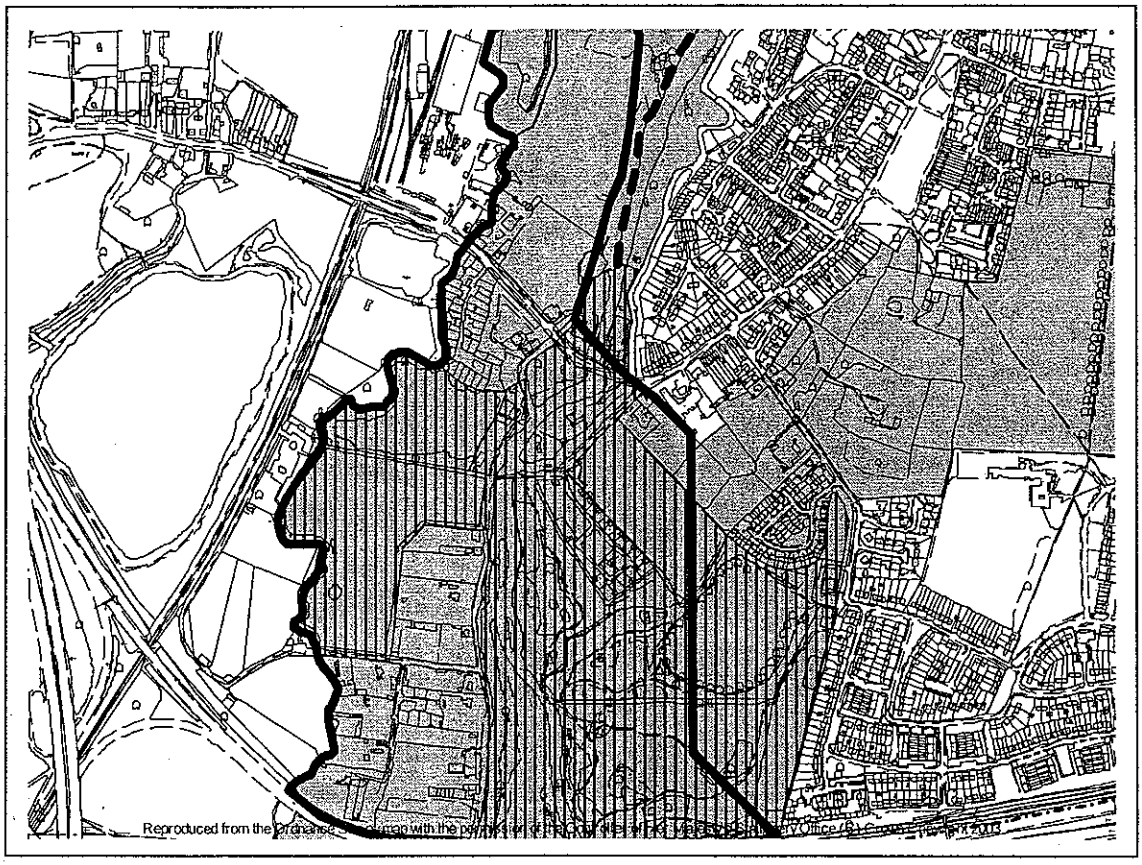
**Green Chains Assessment**

This site meets the following criteria for Green Chains as being:

a. Land in public or private ownership, in use or previously in use for open land recreational purposes
b. Land recognised as having potential for open land recreational use
c. Land that forms part of a link in a chain of open areas
d. Land of actual or potential landscape value
e. Land that links with open space in adjacent Boroughs
f. Land that links Green Belt or Metropolitan Open Land
g. Land of sub-regional significance

**Recommendation: Retain this site within the Green Chain designation consistent with current policy. However, modify the Green Chain designation in accordance with the area shown in Map 49 above and represent this information on a separate Green Chain overlay map, rather than on a Key Diagram Map or Proposals Map.**

**Reason for Recommendation:** The subject site can be broken into two categories of land (i) land currently used for recreational purposes, and (ii) land with recreation potential. A significant proportion of this area is privately owned and not currently in use for recreational purposes. This site represents a link between open land with recreation values to the north and south of the site. The current function of the site as a Green Chain is limited by restrictions on access. Redevelopment of the site should be encouraged to facilitate recreational uses and public access and to promote the concept of the Green Chain.



**Map 50 – Fray's Island and Mabey's Meadow, Mayfield Lake and open land adjoining Wraysbury River, West Drayton (IWD6)**

**LEGEND**

| Proposed Green Chains | Proposed Green Chain Footpath Links | Green Belt | Metropolitan Open Land | Public Open Space / Urban Green Space | Green Chains (Hillingdon UDP 1998) |
|---|---|---|---|---|---|

**Green Chains Assessment**

This site meets the following criteria for Green Chains as being:

a. Land in public or private ownership, in use or previously in use for open land recreational purposes
b. Land recognised as having potential for open land recreational use
c. Land that forms part of a link in a chain of open areas
d. Land of actual or potential landscape value
e. Land that links with open space in adjacent Boroughs
f. Land that links Green Belt or Metropolitan Open Land
g. Land of sub-regional significance

**Recommendation: Retain this site within the Green Chain designation consistent with current policy. However, modify the Green Chain designation in accordance with the area shown in Map 50 above and represent this information on a separate Green Chain overlay map, rather than on a Key Diagram Map or Proposals Map.**

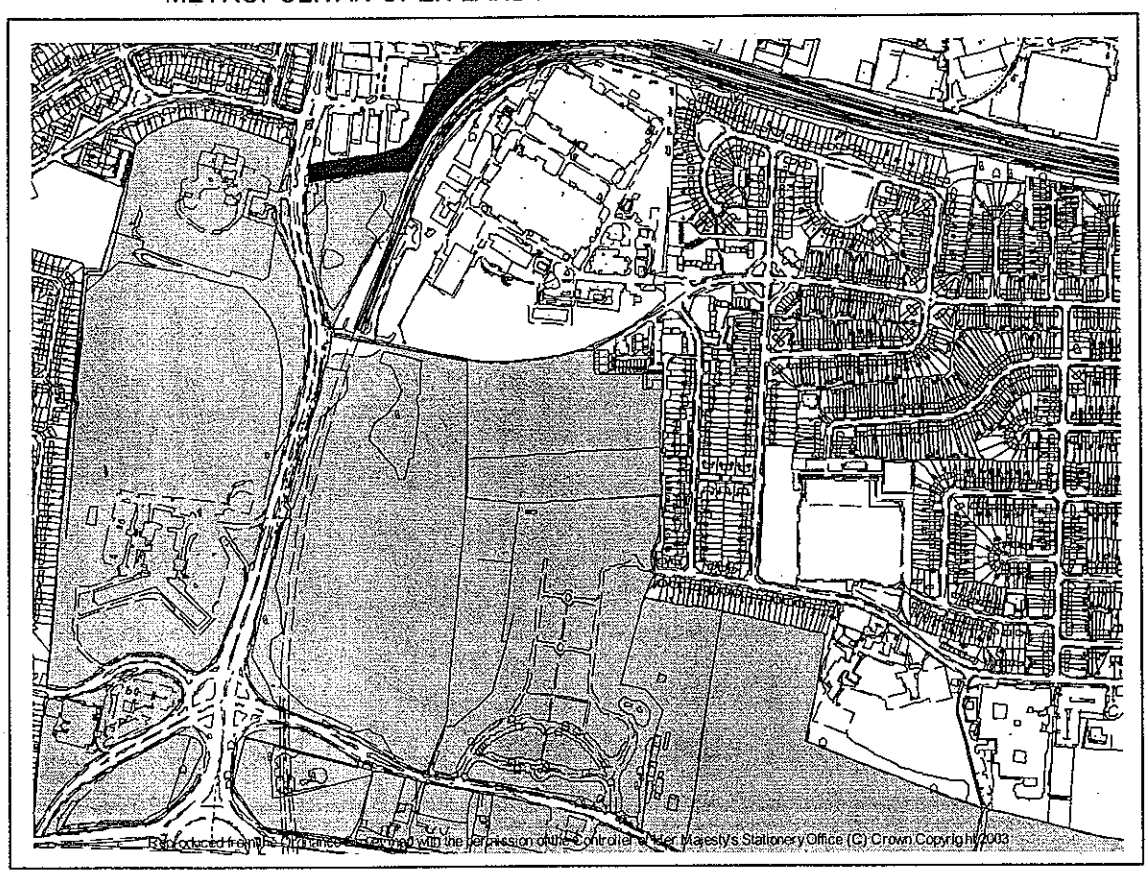
**Reason for Recommendation:** The amendment proposed removes from the Green Chain, open land considered unsuitable for community access due to private ownership and nature conservation values. A pedestrian link can be provided to link Green Chain designated land to the north with this site. This pedestrian link should be a narrow path designed to minimise access to sensitive areas of nature conservation significance.

# GREEN CHAINS SITE ASSESSMENTS

## SITES TO BE DELETED FROM GREEN CHAINS

- Map 51 – Stockley Close Shrub, Bourne Farm Playing Field, Frogs Dictch Farm, and Sam Philp Recreation Ground, Hayes (RMWD12)
- Map 52 – Minet Estate, The Parkway, Southall (RMH1)
- Map 53 – Fassnidge Park and Rockingham Recreation Ground, Uxbridge (IWD2)
- Map 54 – Fray's River Corridor and Coach Station, Uxbridge (IWD3)

**INSERT MAP**




## Map 51 – Stockley Close Shrub, Bourne Farm Playing Field, Frogs Dictch Farm, and Sam Philp Recreation Ground, Hayes (RMWD12)

**LEGEND**

| Proposed Green Chains | Proposed Green Chain Footpath Links | Green Belt | Metropolitan Open Land | Public Open Space / Urban Green Space | Green Chains (Hillingdon UDP 1998) |
|---|---|---|---|---|---|

**Green Chains Assessment**

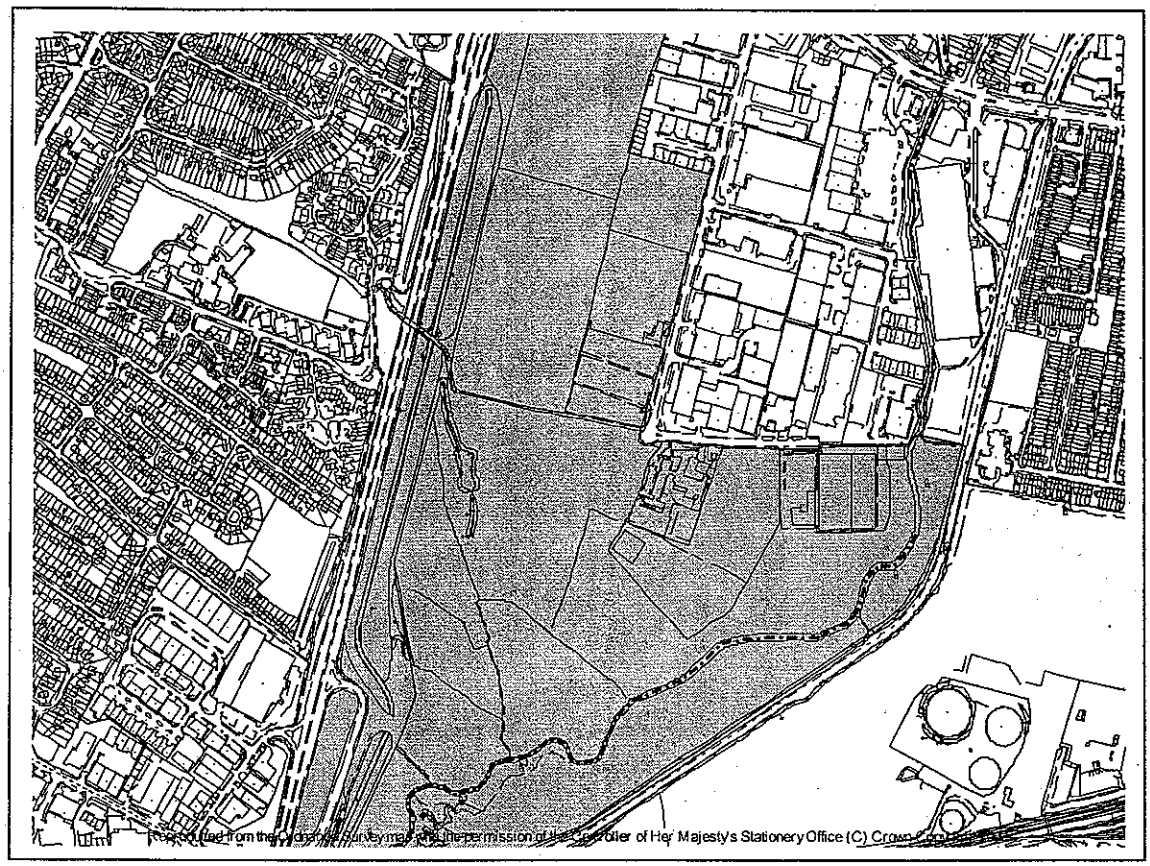
This site meets the following criteria for Green Chains as being:

a. Land in public or private ownership, in use or previously in use for open land recreational purposes
b. Land recognised as having potential for open land recreational use
d. Land of actual or potential landscape value
f. Land that links Green Belt or Metropolitan Open Land

**Recommendation:**

- **Remove this site from the Green Chains indicated on the Key Diagram.**
- **Remove northern portion of this site from the designation 'Areas forming links in a Green Chain' on the Proposals Map and include it in the Public Open Space / Urban Green Space designation(s).**

**Reason for Recommendation:** Sections of this area are in use or were previously in use for open land recreation purposes or are recognised as having potential for open land recreation use. However, these areas are not readily accessible from the open land recreation areas to the north and as such it is considered that they do not satisfy criteria 'c' for Green Chains. As indicated in Section 2.0 of this report, land must satisfy both criteria 'b' and 'c' if it is to be designated as Green Chain. For this reason, it is proposed that this site be removed from the Green Chain designation. However, the small portion of the site previously designated as 'Areas Forming Links in Green Chain' should be included in the Urban Green Space designation, recognising that it is still worthy of protection.




## Map 52 – Minet Estate, The Parkway, Southall (RMH1)

**LEGEND**

| Proposed Green Chains | Proposed Green Chain Footpath Links | Green Belt | Metropolitan Open Land | Public Open Space / Urban Green Space | Green Chains (Hillingdon UDP 1998) |
|---|---|---|---|---|---|

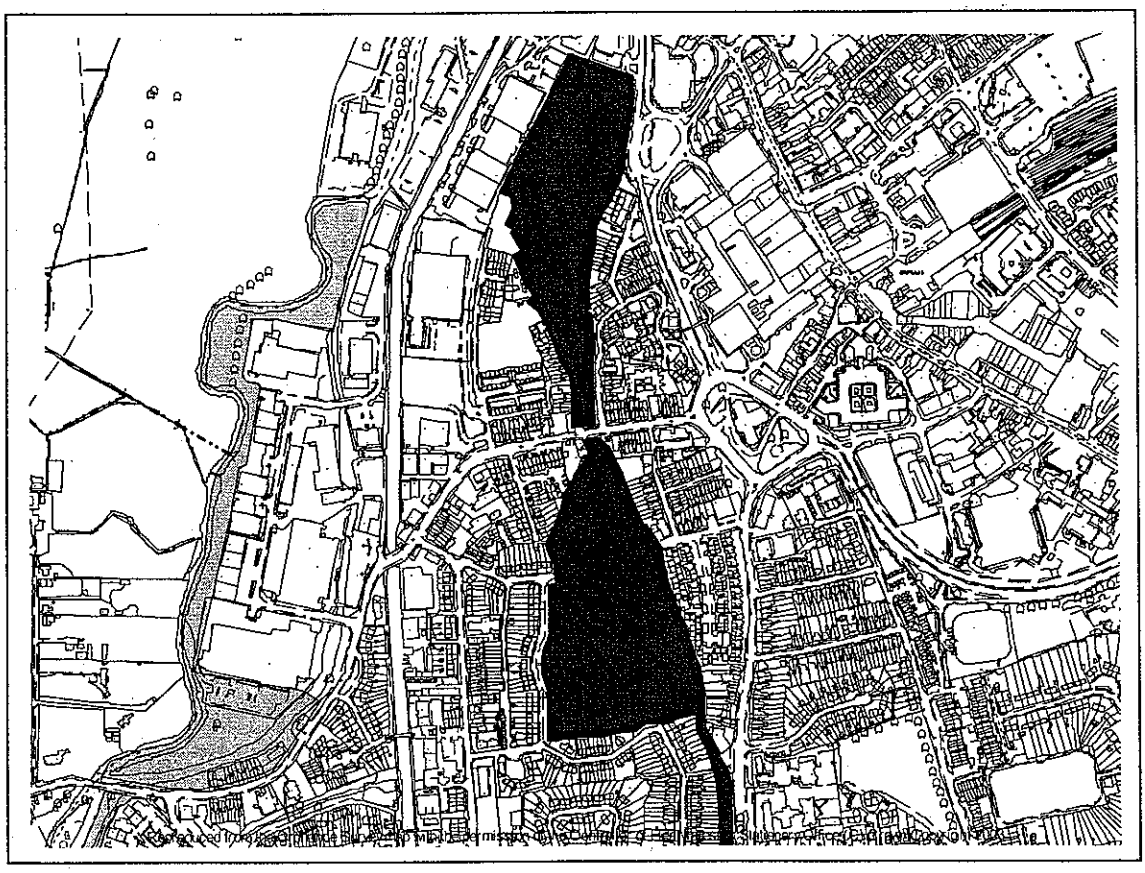
**Green Chains Assessment**

This site meets the following criteria for Green Chains as being:

a. Land in public or private ownership, in use or previously in use for open land recreational purposes
b. Land recognised as having potential for open land recreational use
d. Land of actual or potential landscape value

**Recommendation: Remove this site from the Green Chains indicated on the Key Diagram.**

**Reason for Recommendation:** The Minet Estate, as this site is known, is a largely isolated piece of recreation open land within the built-up area. Consequently, it does not satisfy criteria 'c' for Green Chains in that it does not 'form part of a link in a chain of open areas'. For this reason it is recommended that this site be removed from the Green Chain designation.



## Map 53 – Fassnidge Park and Rockingham Recreation Ground, Uxbridge (IWD2)

**LEGEND**

| Proposed Green Chains | Proposed Green Chain Footpath Links | Green Belt | Metropolitan Open Land | Public Open Space / Urban Green Space | Green Chains (Hillingdon UDP 1998) |
|---|---|---|---|---|---|

**Green Chains Assessment**

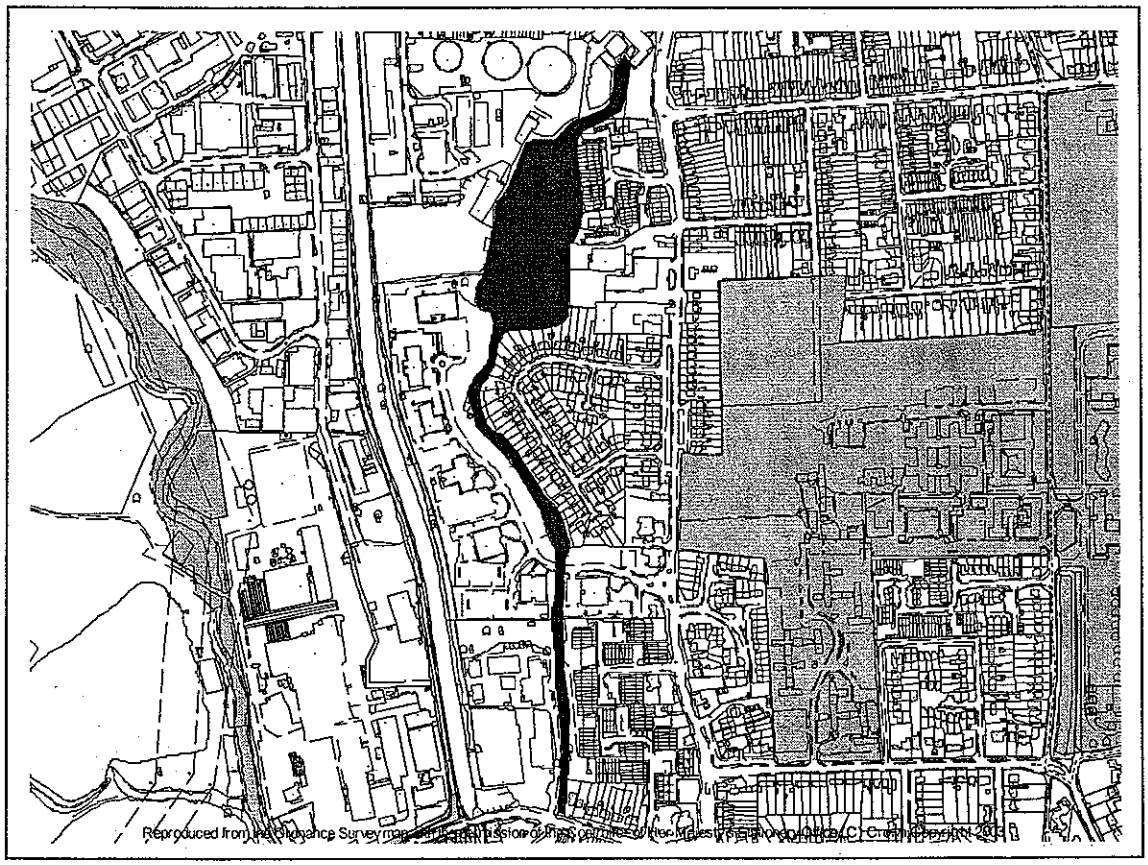
This site meets the following criteria for Green Chains as being:

a. Land in public or private ownership, in use or previously in use for open land recreational purposes
b. Land recognised as having potential for open land recreational use
d. Land of actual or potential landscape value

**Recommendation:**

- **Remove this site from the Green Chains indicated on the Key Diagram.**
- **Remove these sites from the designation 'Areas forming links in a Green Chain' on the Proposals Map and include them in the Public Open Space / Urban Green Space designation(s).**

**Reason for Recommendation:** Rockingham Recreation Ground and Fassnidge Park are separated from open land to the north by a significant built-up area. For this reason, these sites do not satisfy criteria 'c' for Green Chains, that is, they do not 'form part of a link in a chain of open areas'. It is recommended that these site be removed from the Green Chain designation.




## Map 54 – Fray's River Corridor and Coach Station, Uxbridge (IWD3)

**LEGEND**

| Proposed Green Chains | Proposed Green Chain Footpath Links | Green Belt | Metropolitan Open Land | Public Open Space / Urban Green Space | Green Chains (Hillingdon UDP 1998) |
|---|---|---|---|---|---|

**Green Chains Assessment**

This site meets the following criteria for Green Chains as being:

d. Land of actual or potential landscape value

**Recommendation:**

- **Remove this site from the Green Chains indicated on the Key Diagram.**
- **Remove this site from the designation 'Areas forming links in a Green Chain' on the Proposals Map and include it in the Public Open Space / Urban Green Space designation(s).**

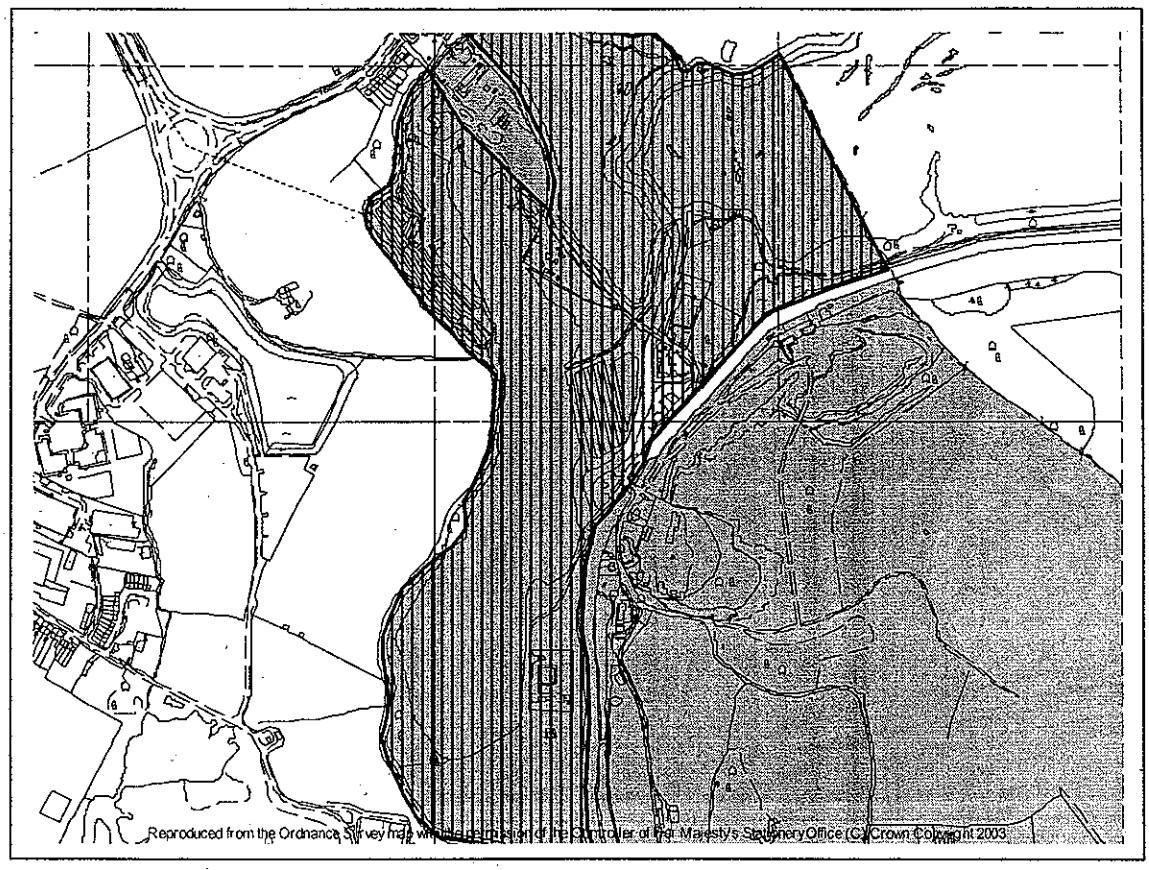
**Reason for Recommendation:** The subject site does not meet the key criteria for inclusion in the Green Chain designation.

# GREEN CHAINS SITE ASSESSMENTS

## PROPOSED NEW GREEN CHAINS

- Map 55 – Springwell Lane and Stockers Lake along the Grand Union Canal, Hill End (CV1)
- Map 56 – Savay Lake, and North Lake, Fray's Valley Nature Reserve, Ickenham (CV2)
- Map 57 – Middle Lake, Widows Cruise Covert, Flagmoor Covert and Cowmoor Covert, Fray's Valley Nature Reserve, Ickenham (CV3)
- Map 58 – Wildfowl Lake, St John's Covert, Denham Lock and Denham Park Golf Course, Fray's Valley Nature Reserve, Ickenham (CV4)
- Map 59 – Harmondsworth Moore, Harmondsworth (CV5)
- Map 60 – Hillingdon Court Park, Court Drive, Hillingdon (ECH20)
- Map 61 – Park Wood and Ruislip Lido, Ruislip Common (RW1)
- Map 62 – Copse Wood, Ruislip Common (RW2)
- Map 63 – Northwood Golf Course, Haste Hill Golf Course, Northwood Hills (RW3)
- Map 64 – Bayhurst Wood Country Park and Mad Bess Wood, North Riding Wood, Young Wood and Dicks Hill Cottages, Ruislip Common (RW4)

- INSERT MAP




## Map 55 – Springwell Lane and Stockers Lake along the Grand Union Canal, Hill End (CV1)

**LEGEND**

| Proposed Green Chains | Proposed Green Chain Footpath Links | Green Belt | Metropolitan Open Land | Public Open Space / Urban Green Space | Green Chains (Hillingdon UDP 1998) |
|---|---|---|---|---|---|

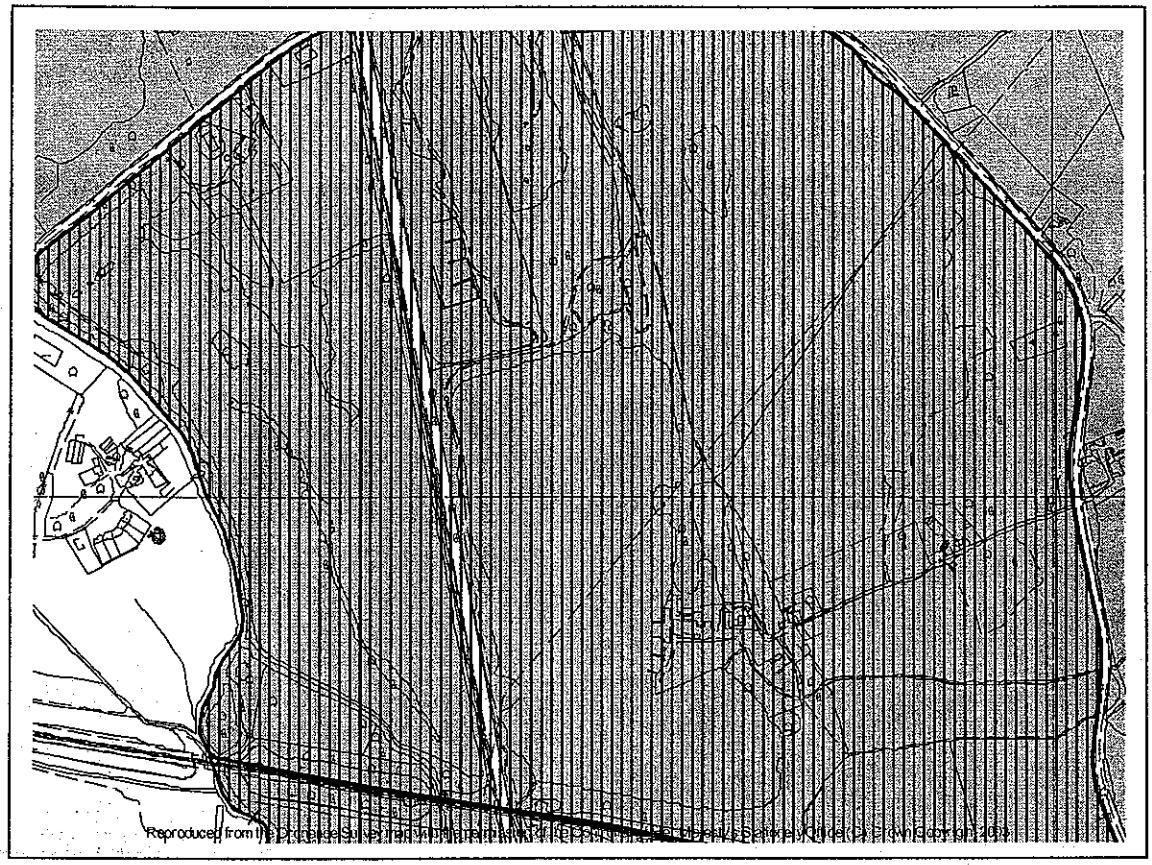
**Green Chains Assessment**

This site meets the following criteria for Green Chains as being:

a. Land in public or private ownership, in use or previously in use for open land recreational purposes
b. Land recognised as having potential for open land recreational use
c. Land that forms part of a link in a chain of open areas
d. Land of actual or potential landscape value
e. Land that links with open space in adjacent Boroughs
f. Land that links Green Belt or Metropolitan Open Land
g. Land of sub-regional significance

**Recommendation: Include this site within the Green Chain designation on a Green Chain overlay map.**

**Reason for Recommendation:** The subject site satisfies all of the criteria for Green Chains, linking with open land in the adjoining Local Authority area of Three Rivers District. For this reason, it is recommended that the subject site be designated Green Chain.



## Map 56 – Savay Lake, and North Lake, Fray's Valley Nature Reserve, Ickenham (CV2)

**LEGEND**

| Proposed Green Chains | Proposed Green Chain Footpath Links | Green Belt | Metropolitan Open Land | Public Open Space / Urban Green Space | Green Chains (Hillingdon UDP 1998) |
|---|---|---|---|---|---|

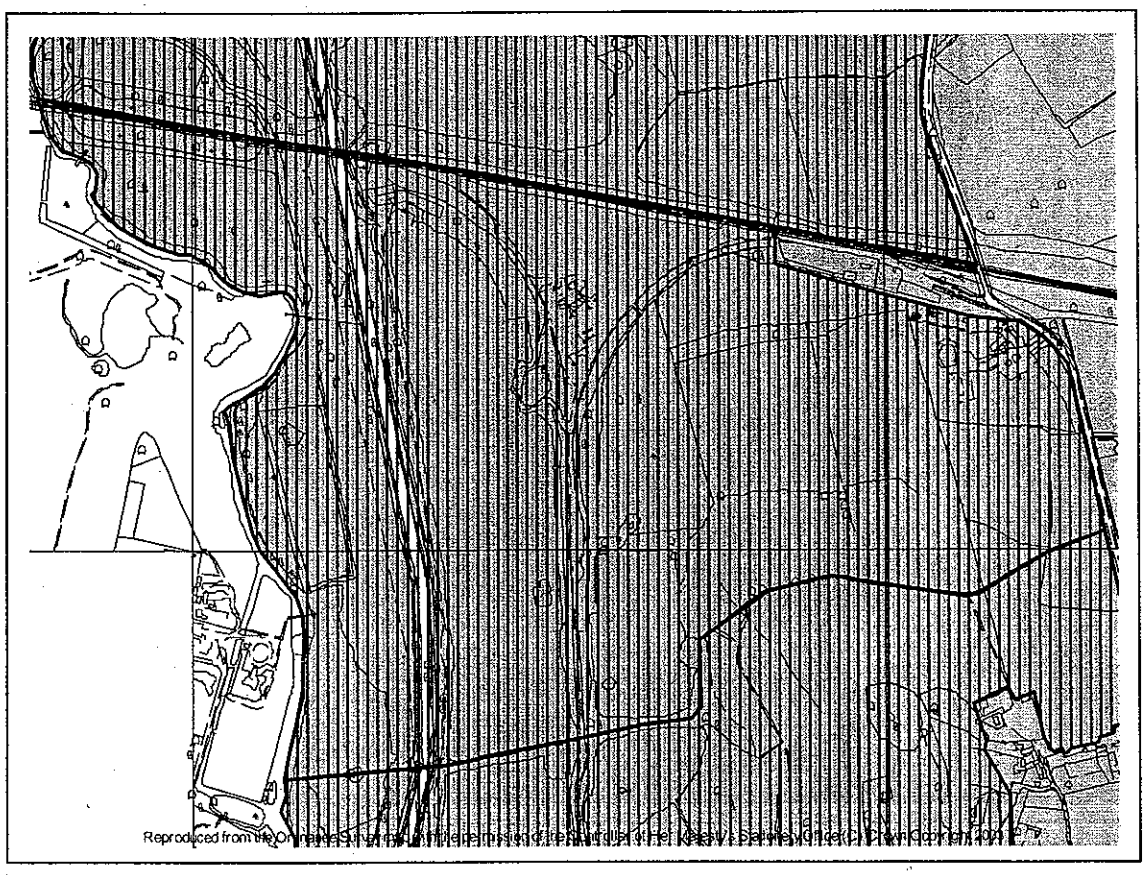
**Green Chains Assessment**

This site meets the following criteria for Green Chains as being:

a. Land in public or private ownership, in use or previously in use for open land recreational purposes
b. Land recognised as having potential for open land recreational use
c. Land that forms part of a link in a chain of open areas
d. Land of actual or potential landscape value
e. Land that links with open space in adjacent Boroughs
f. Land that links Green Belt or Metropolitan Open Land
g. Land of sub-regional significance

**Recommendation: Include this site within the Green Chain designation on a Green Chain overlay map.**

**Reason for Recommendation:** The subject site satisfies all of the criteria for Green Chains, linking with open land in the adjoining Local Authority area of South Buck District. For this reason, it is recommended that the subject site be designated Green Chain.




## Map 57 – Middle Lake, Widows Cruise Covert, Flagmoor Covert and Cowmoor Covert, Fray's Valley Nature Reserve, Ickenham (CV3)

**LEGEND**

| Proposed Green Chains | Proposed Green Chain Footpath Links | Green Belt | Metropolitan Open Land | Public Open Space / Urban Green Space | Green Chains (Hillingdon UDP 1998) |
|---|---|---|---|---|---|

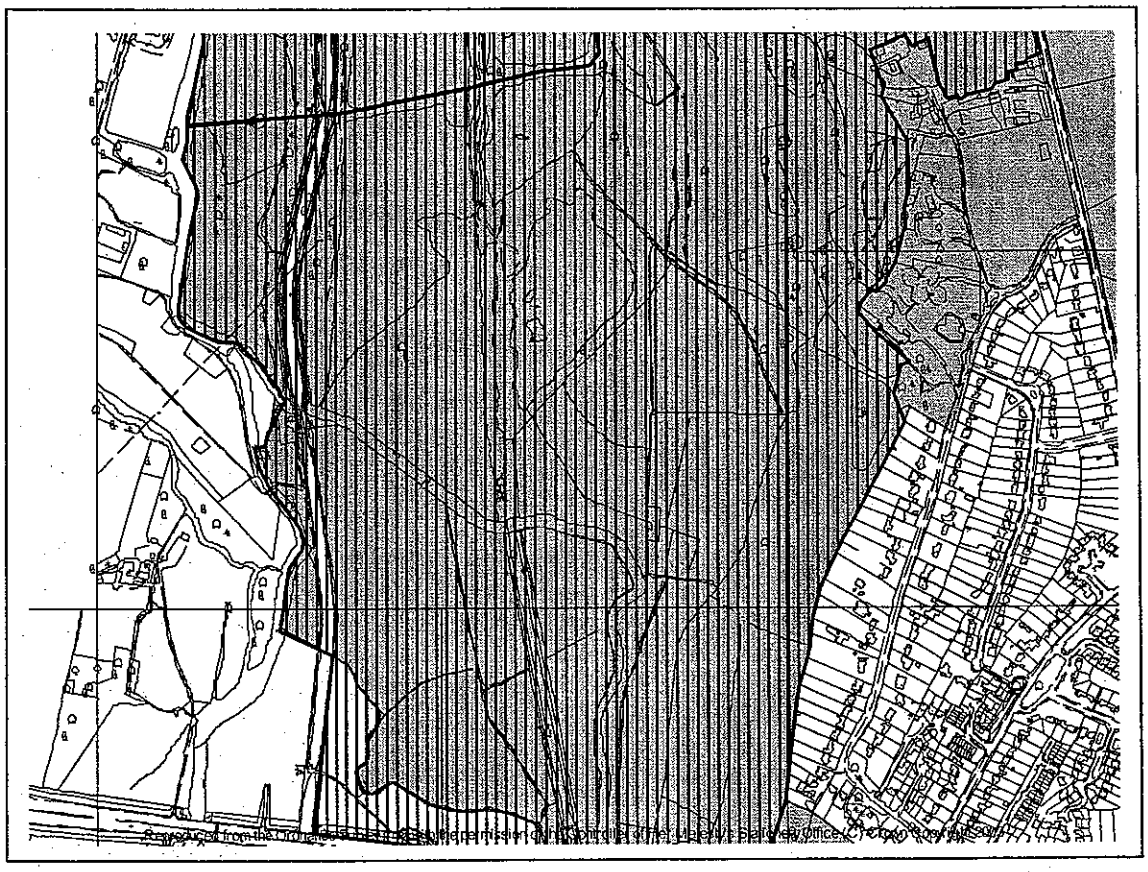
**Green Chains Assessment**

This site meets the following criteria for Green Chains as being:

a. Land in public or private ownership, in use or previously in use for open land recreational purposes
b. Land recognised as having potential for open land recreational use
c. Land that forms part of a link in a chain of open areas
d. Land of actual or potential landscape value
e. Land that links with open space in adjacent Boroughs
f. Land that links Green Belt or Metropolitan Open Land
g. Land of sub-regional significance

**Recommendation: Include this site within the Green Chain designation on a Green Chain overlay map.**

**Reason for Recommendation:** The subject site satisfies all of the criteria for Green Chains, linking with open land in the adjoining Local Authority area of South Buck District. For this reason, it is recommended that the subject site be designated Green Chain.



## Map 58 – Wildfowl Lake, St John's Covert, Denham Lock and Denham Park Golf Course, Fray's Valley Nature Reserve, Ickenham (CV4)

**LEGEND**

| Proposed Green Chains | Proposed Green Chain Footpath Links | Green Belt | Metropolitan Open Land | Public Open Space / Urban Green Space | Green Chains (Hillingdon UDP 1998) |
|---|---|---|---|---|---|

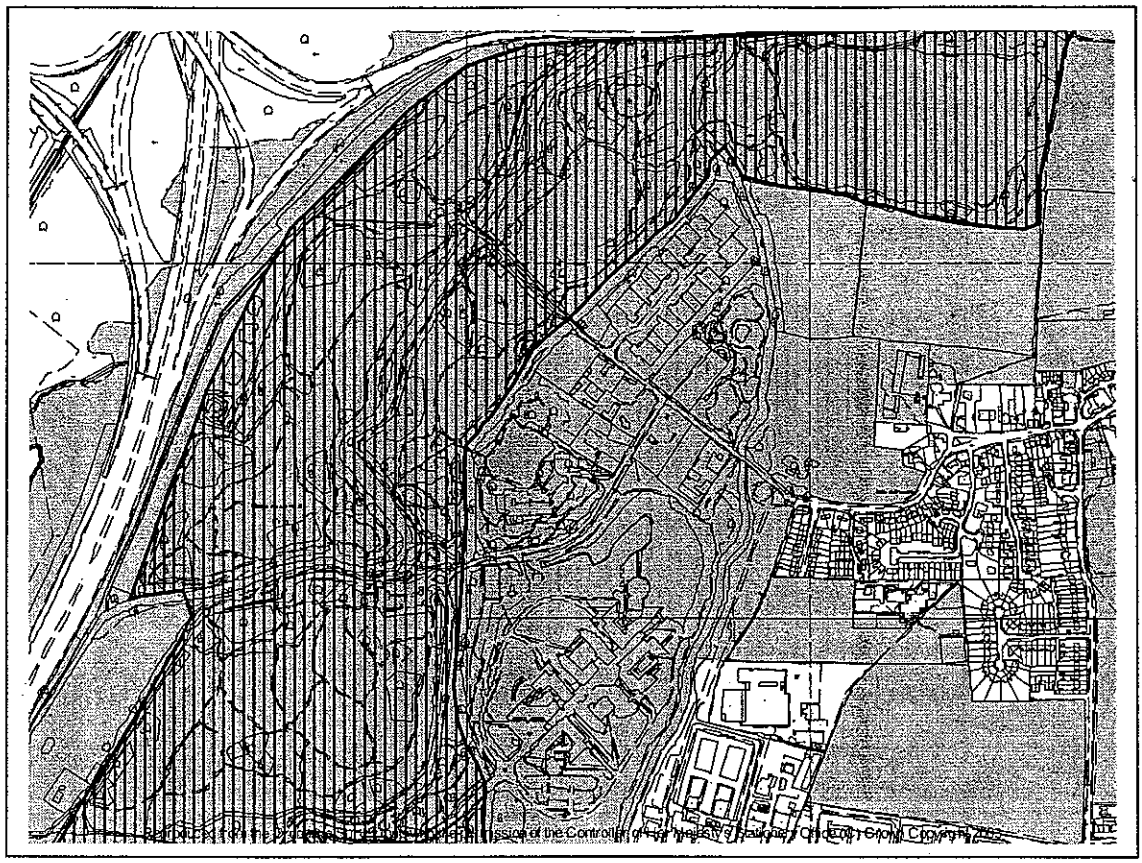
**Green Chains Assessment**

This site meets the following criteria for Green Chains as being:

a. Land in public or private ownership, in use or previously in use for open land recreational purposes
b. Land recognised as having potential for open land recreational use
c. Land that forms part of a link in a chain of open areas
d. Land of actual or potential landscape value
e. Land that links with open space in adjacent Boroughs
f. Land that links Green Belt or Metropolitan Open Land
g. Land of sub-regional significance

**Recommendation: Include this site within the Green Chain designation on a Green Chain overlay map.**

**Reason for Recommendation:** The subject site satisfies all of the criteria for Green Chains, linking with open land in the adjoining Local Authority area of South Buck District. For this reason, it is recommended that the subject site be designated Green Chain.



## Map 59 – Harmondsworth Moore, Harmondsworth (CV5)

**LEGEND**

| Proposed Green Chains | Proposed Green Chain Footpath Links | Green Belt | Metropolitan Open Land | Public Open Space / Urban Green Space | Green Chains (Hillingdon UDP 1998) |
|---|---|---|---|---|---|

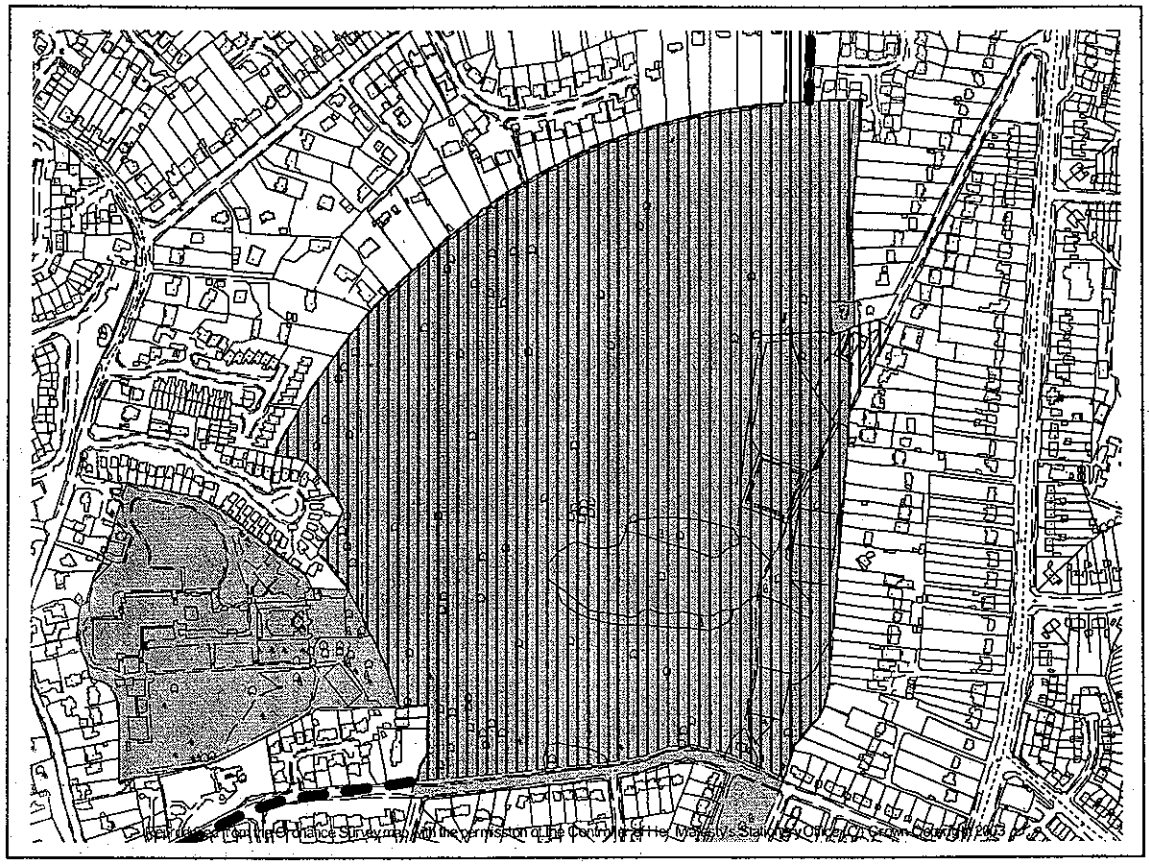
**Green Chains Assessment**

This site meets the following criteria for Green Chains as being:

a. Land in public or private ownership, in use or previously in use for open land recreational purposes
b. Land recognised as having potential for open land recreational use
c. Land that forms part of a link in a chain of open areas
d. Land of actual or potential landscape value
e. Land that links with open space in adjacent Boroughs
f. Land that links Green Belt or Metropolitan Open Land
g. Land of sub-regional significance

**Recommendation: Include this site within the Green Chain designation on a Green Chain overlay map.**

**Reason for Recommendation:** The subject site satisfies all of the criteria for Green Chains, linking directly with open land in the adjoining Local Authority area of Slough Borough and with potential green links south to Spelthorne District. For this reason, it is recommended that the subject site be designated Green Chain.



## Map 60 – Hillingdon Court Park, Court Drive, Hillingdon (ECH20)

**LEGEND**

| Proposed Green Chains | Proposed Green Chain Footpath Links | Green Belt | Metropolitan Open Land | Public Open Space / Urban Green Space | Green Chains (Hillingdon UDP 1998) |
|---|---|---|---|---|---|

**Green Chains Assessment**

This site meets the following criteria for Green Chains as being:

a. Land in public or private ownership, in use or previously in use for open land recreational purposes
b. Land recognised as having potential for open land recreational use
c. Land that forms part of a link in a chain of open areas
d. Land of actual or potential landscape value
f. Land of sub-regional significance

**Recommendation: Include this site within the Green Chain designation on a Green Chain overlay map.**

**Reason for Recommendation:** The subject site satisfies the majority of the criteria for Green Chains and forms an important link in the Green Chain following the River Pinn, despite not being located along the course of the river itself. For this reason, it is recommended that the subject site be designated Green Chain.

## Map 61 – Park Wood and Ruislip Lido, Ruislip Common (RW1)

**LEGEND**

| Proposed Green Chains | Proposed Green Chain Footpath Links | Green Belt | Metropolitan Open Land | Public Open Space / Urban Green Space | Green Chains (Hillingdon UDP 1998) |
|---|---|---|---|---|---|

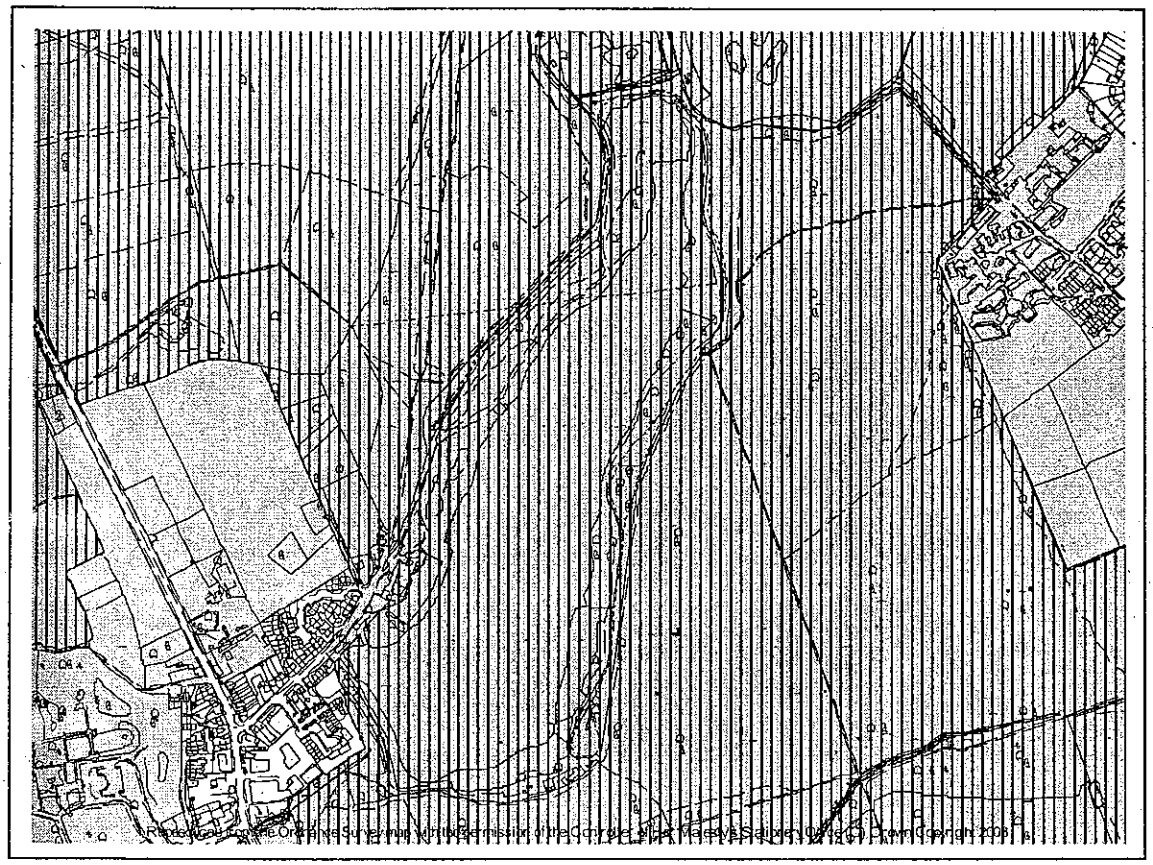
**Green Chains Assessment**

This site meets the following criteria for Green Chains as being:

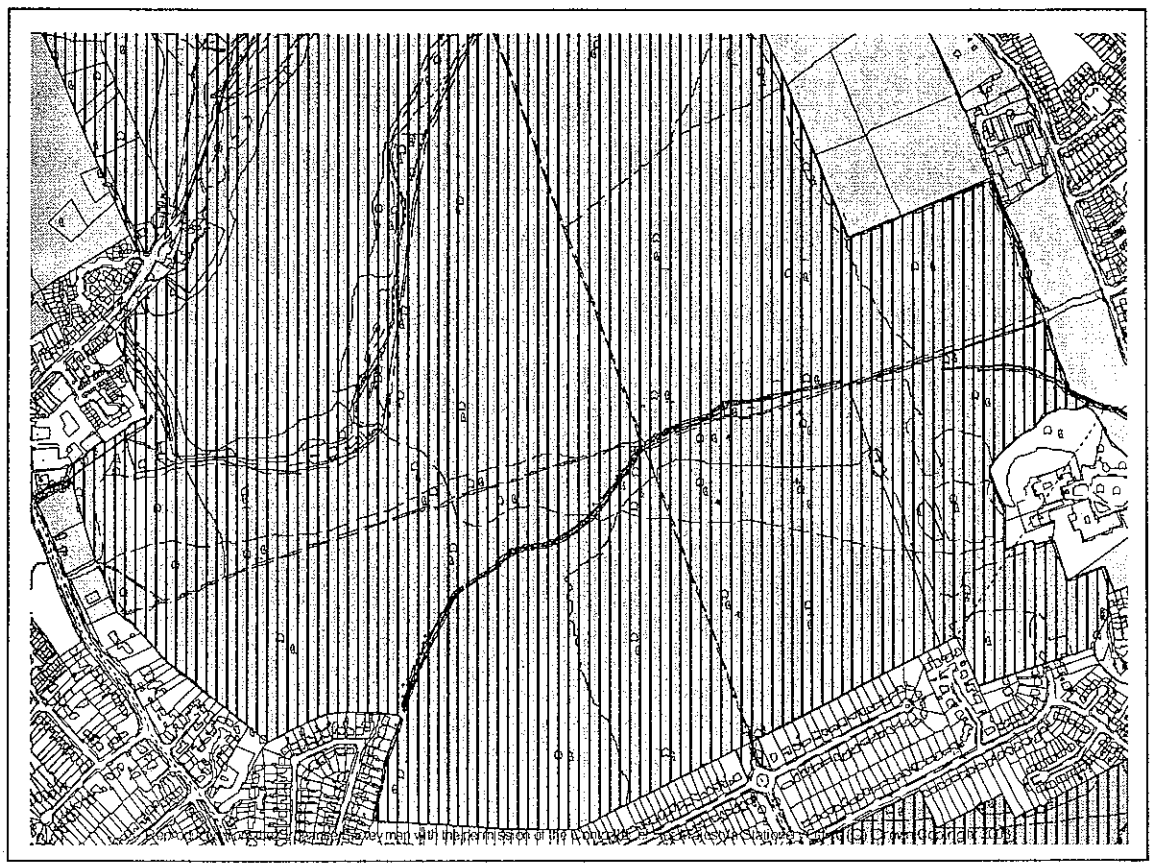
a. Land in public or private ownership, in use or previously in use for open land recreational purposes
b. Land recognised as having potential for open land recreational use
c. Land that forms part of a link in a chain of open areas
d. Land of actual or potential landscape value
f. Land that links Green Belt or Metropolitan Open Land
g. Land of sub-regional significance

**Recommendation: Include this site within the Green Chain designation on a Green Chain overlay map.**

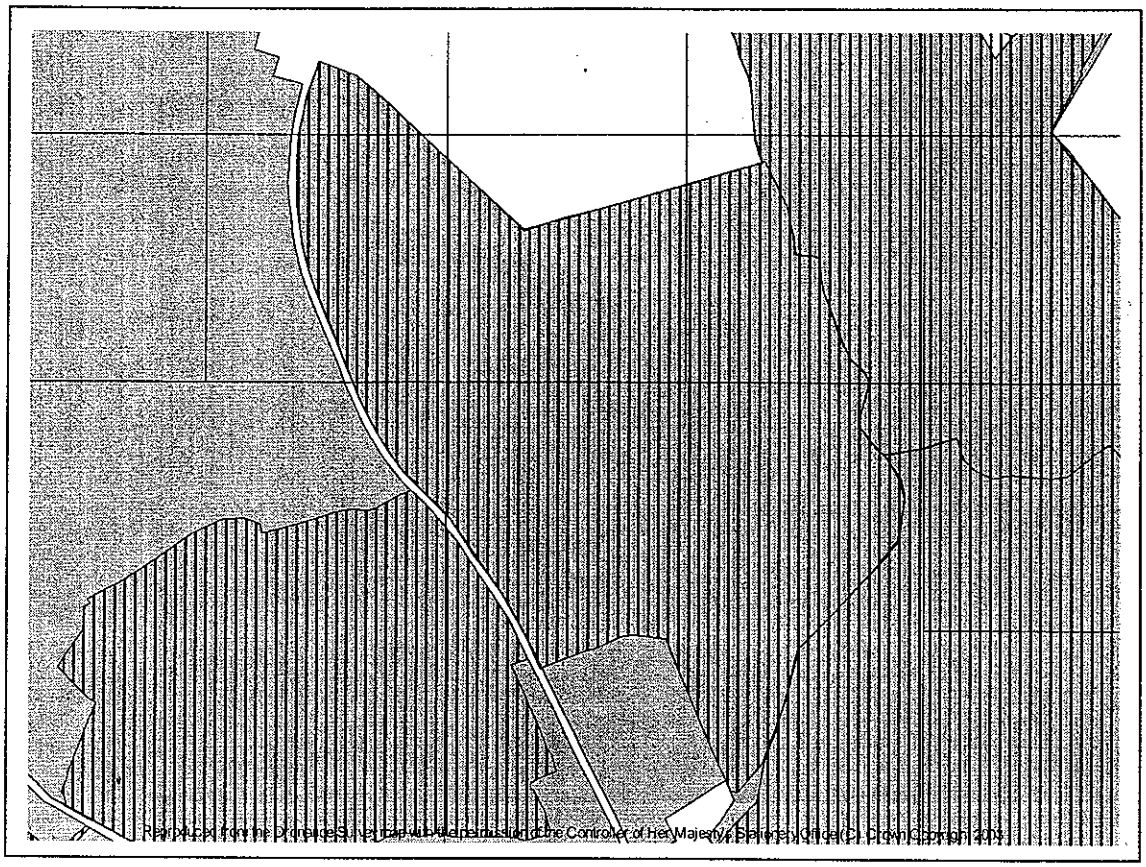
**Reason for Recommendation:** The subject site satisfies the majority of the criteria for Green Chains, and represents part of a network of woodlands and other recreation open spaces accessible to the community. For these reasons, it is recommended that the subject site be designated Green Chain.



**Map 61(a) –Ruislip Lido, Ruislip Common (RW1)**



**Map 61(b) – Park Wood, Ruislip Common (RW1)**




## Map 62 – Copse Wood, Ruislip Common (RW2)

**LEGEND**

| Proposed Green Chains | Proposed Green Chain Footpath Links | Green Belt | Metropolitan Open Land | Public Open Space / Urban Green Space | Green Chains (Hillingdon UDP 1998) |
|---|---|---|---|---|---|

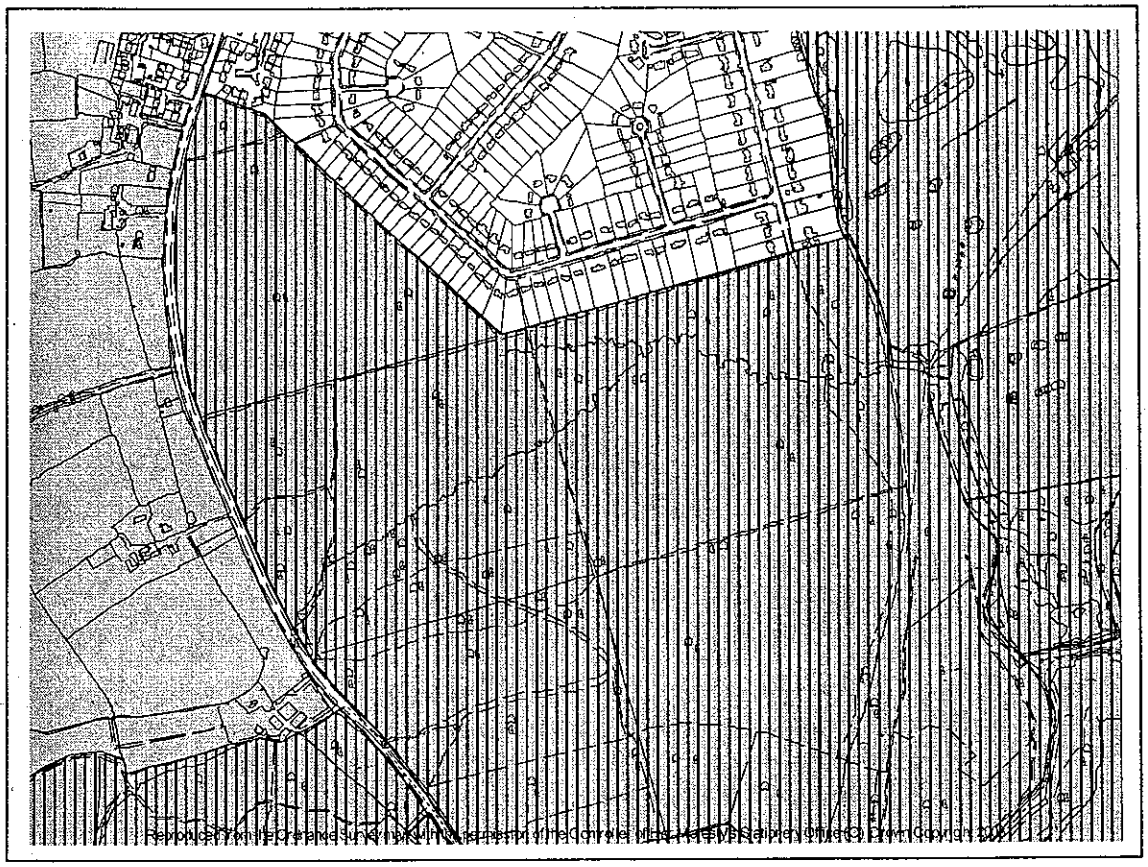
**Green Chains Assessment**

This site meets the following criteria for Green Chains as being:

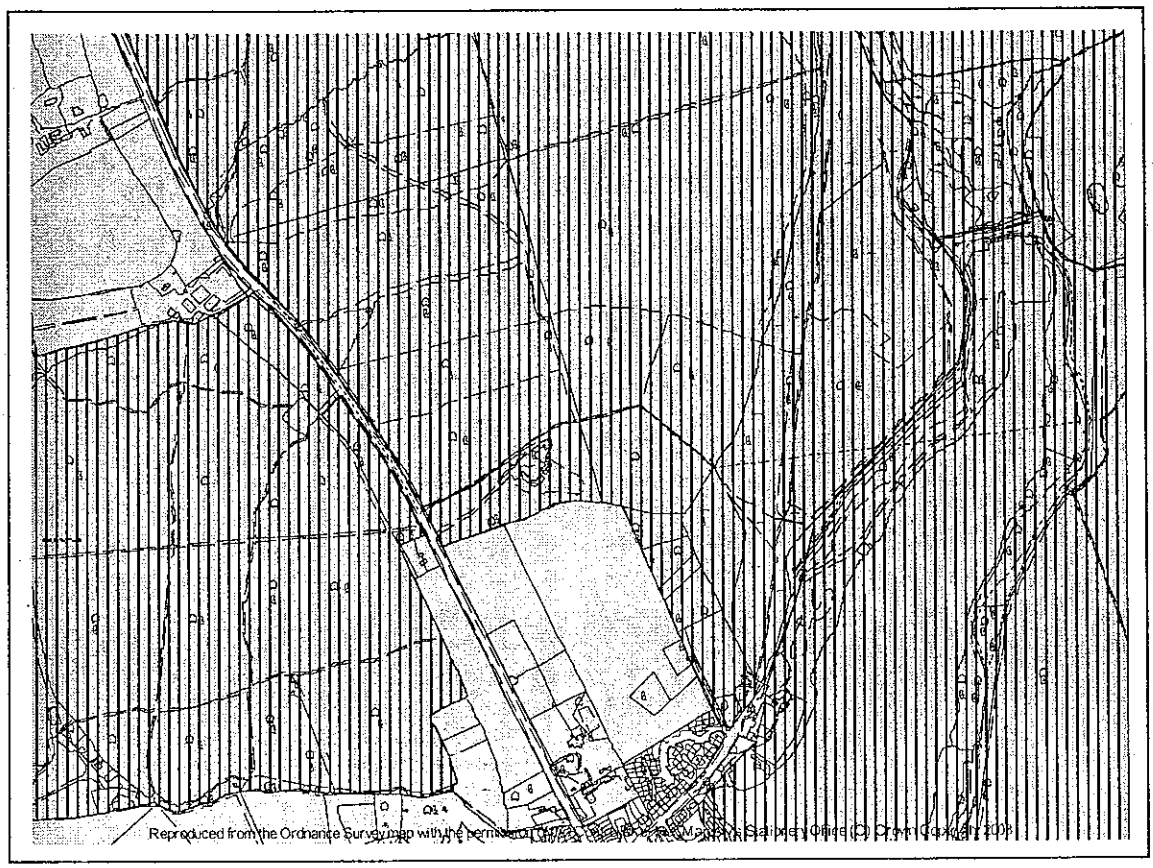
a. Land in public or private ownership, in use or previously in use for open land recreational purposes
b. Land recognised as having potential for open land recreational use
c. Land that forms part of a link in a chain of open areas
d. Land of actual or potential landscape value
f. Land that links Green Belt or Metropolitan Open Land
g. Land of sub-regional significance

**Recommendation: Include this site within the Green Chain designation on a Green Chain overlay map.**

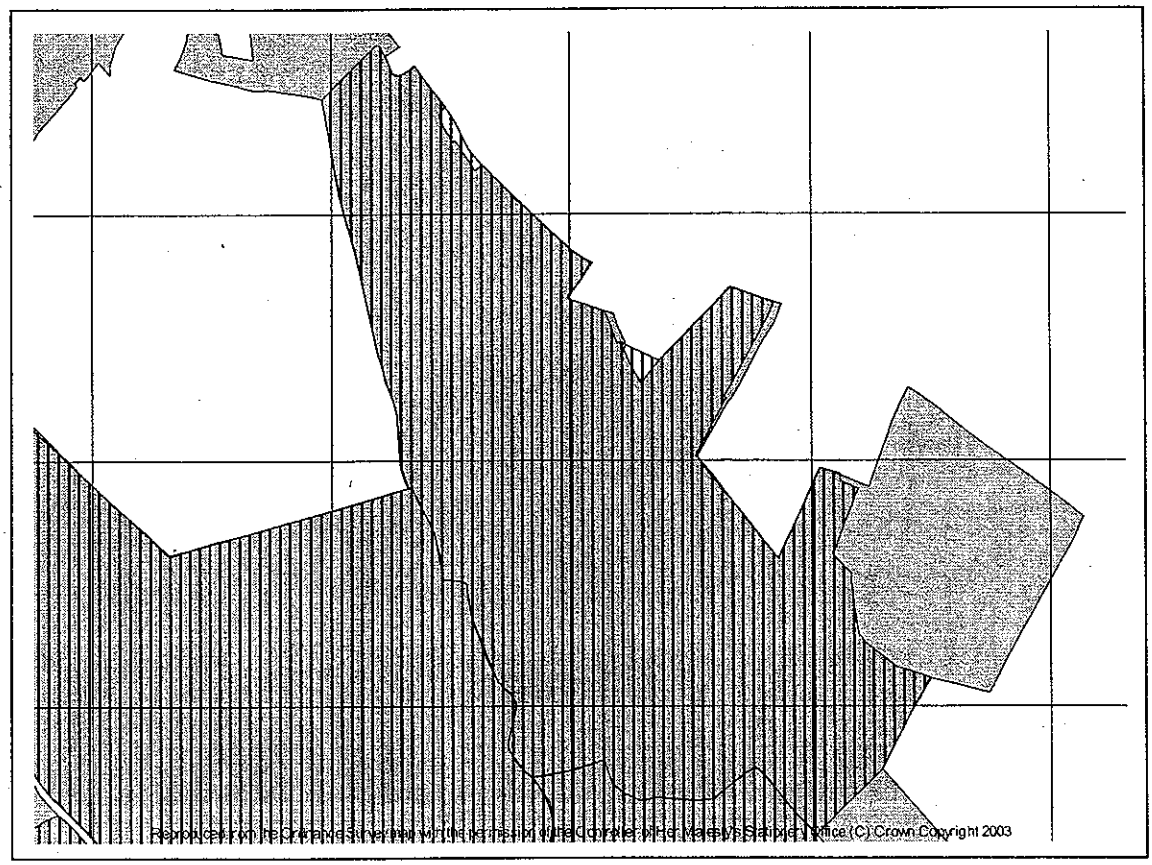
**Reason for Recommendation:** The subject site satisfies the majority of the criteria for Green Chains, and represents part of a network of woodlands and other recreation open spaces accessible to the community. For these reasons, it is recommended that the subject site be designated Green Chain.



**Map 62(a) – Copse Wood, Ruislip Common (RW2)**



**Map 62(b) – Copse Wood, Ruislip Common (RW2)**




## Map 63 – Northwood Golf Course, Haste Hill Golf Course, Northwood Hills (RW3)

**LEGEND**

| Proposed Green Chains | Proposed Green Chain Footpath Links | Green Belt | Metropolitan Open Land | Public Open Space / Urban Green Space | Green Chains (Hillingdon UDP 1998) |
|---|---|---|---|---|---|

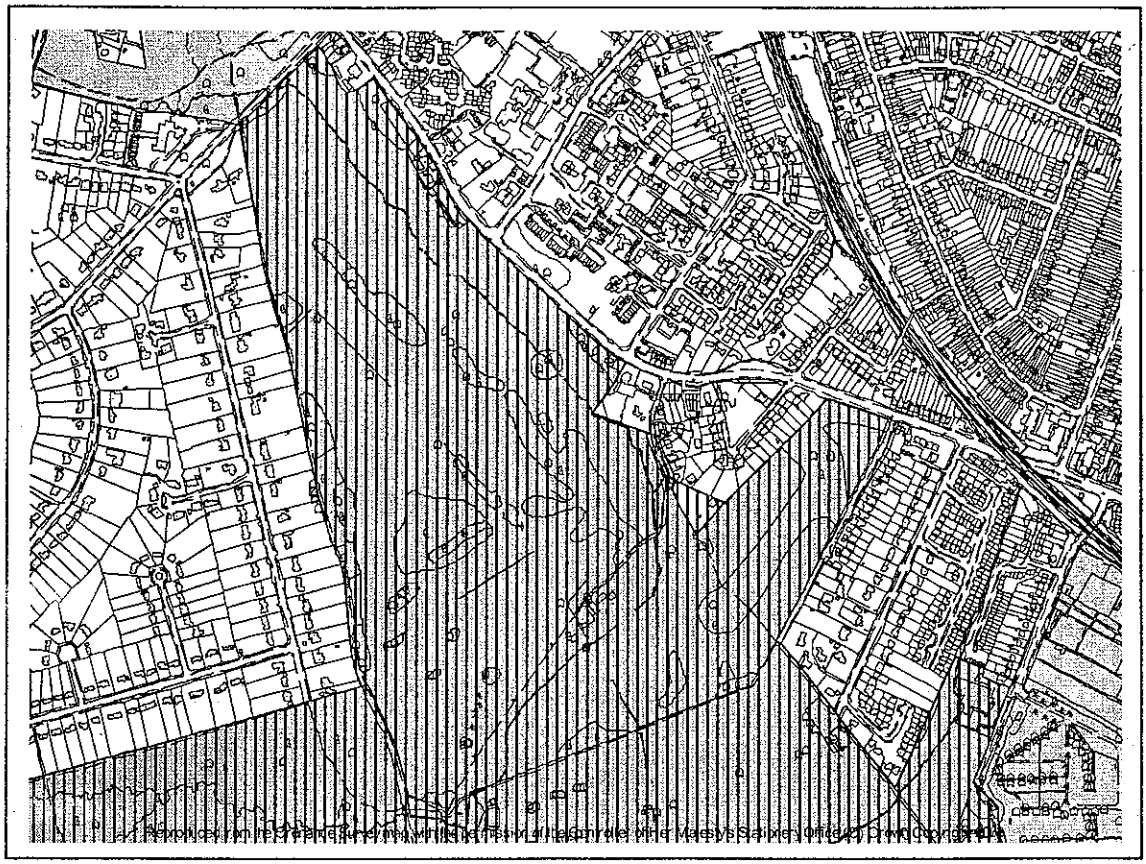
**Green Chains Assessment**

This site meets the following criteria for Green Chains as being:

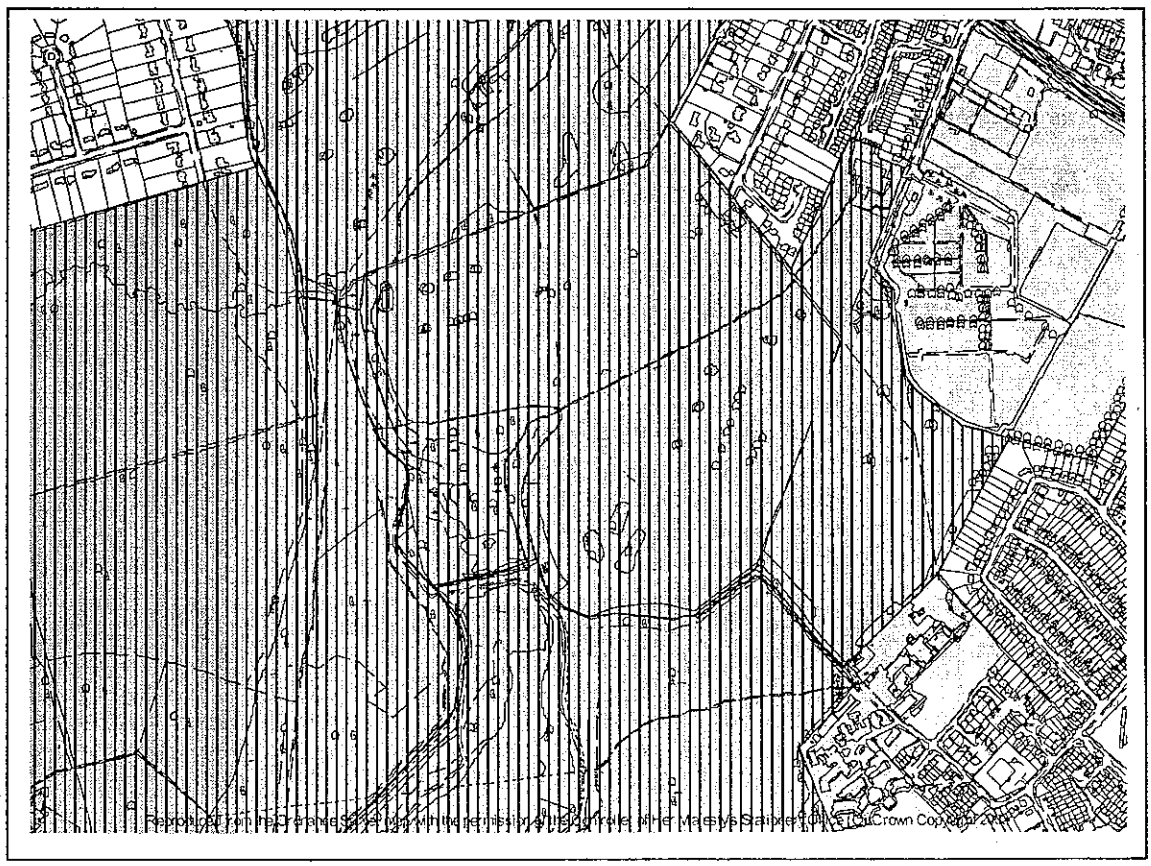
a. Land in public or private ownership, in use or previously in use for open land recreational purposes
b. Land recognised as having potential for open land recreational use
c. Land that forms part of a link in a chain of open areas
d. Land of actual or potential landscape value
f. Land that links Green Belt or Metropolitan Open Land
g. Land of sub-regional significance

**Recommendation: Include this site within the Green Chain designation on a Green Chain overlay map.**

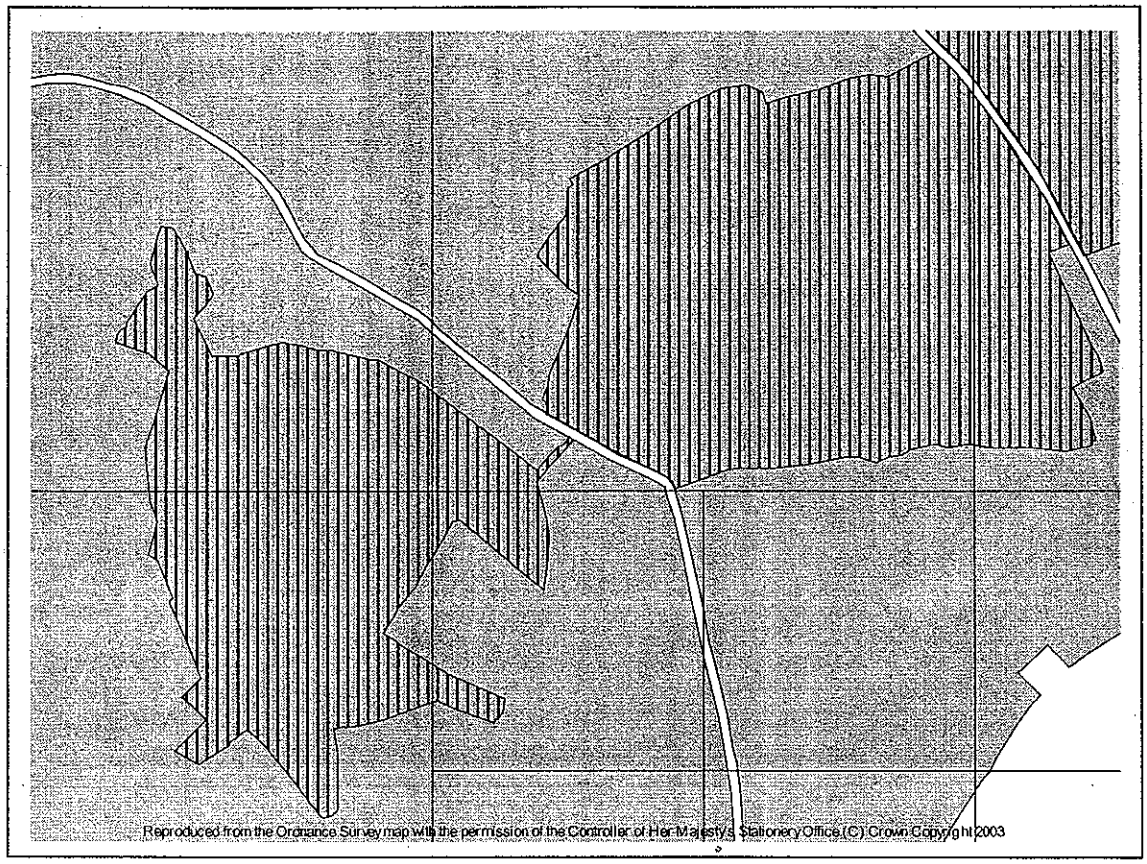
**Reason for Recommendation:** The subject site satisfies the majority of the criteria for Green Chains, and represents part of a network of woodlands and other recreation open spaces accessible to the community. For these reasons, it is recommended that the subject site be designated Green Chain.



**Map 63(a) – Northwood Golf Course, Haste Hill Golf Course, Northwood Hills (RW3)**



**Map 63(b) – Northwood Golf Course, Haste Hill Golf Course, Northwood Hills (RW3)**




**Map 64 – Bayhurst Wood Country Park and Mad Bess Wood, North Riding Wood, Young Wood and Dicks Hill Cottages, Ruislip Common (RW4)**

**LEGEND**

| Proposed Green Chains | Proposed Green Chain Footpath Links | Green Belt | Metropolitan Open Land | Public Open Space / Urban Green Space | Green Chains (Hillingdon UDP 1998) |
|---|---|---|---|---|---|

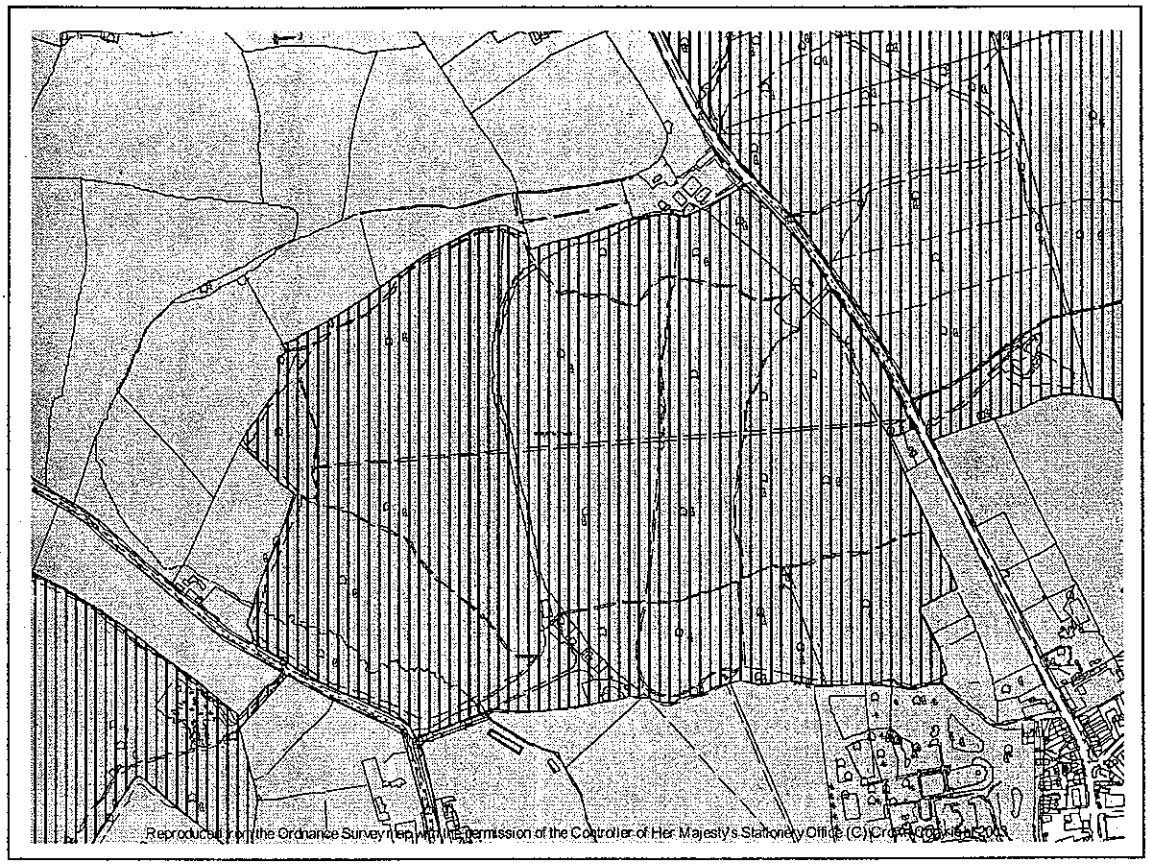
**Green Chains Assessment**

This site meets the following criteria for Green Chains as being:

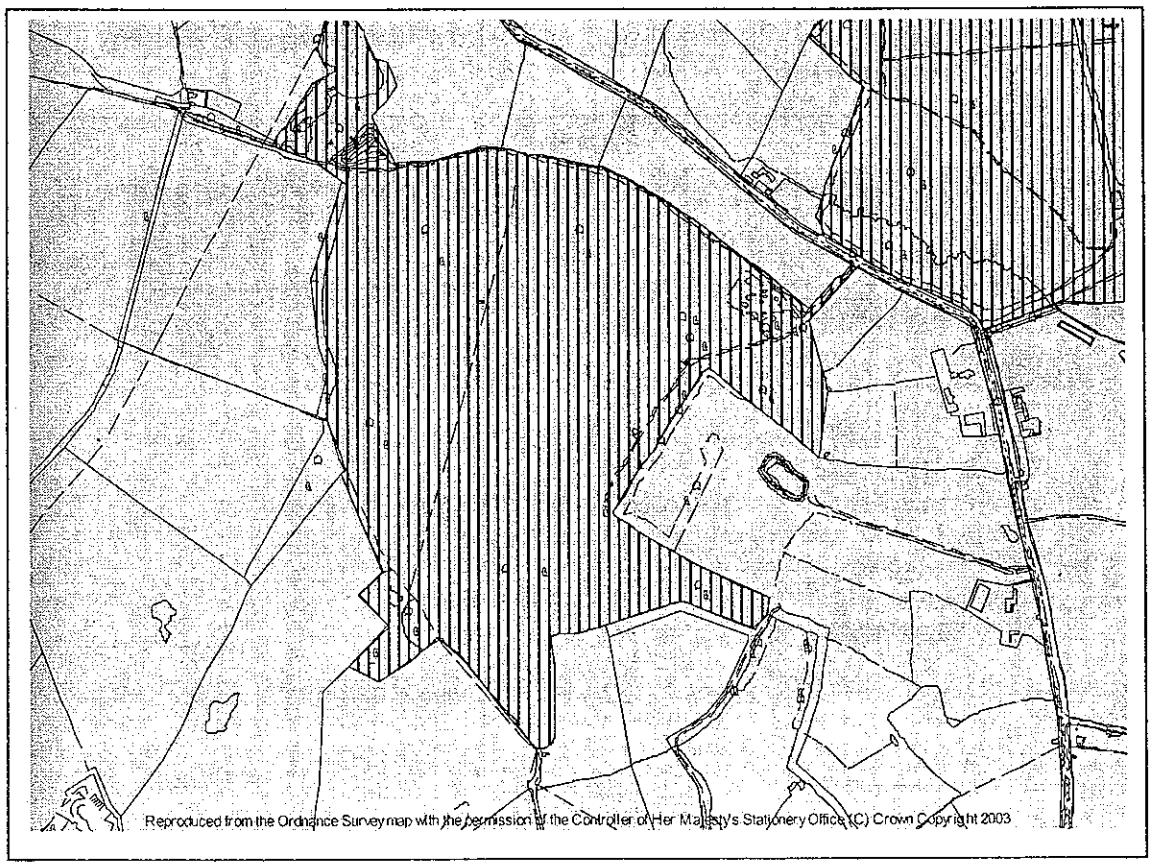
e. Land in public or private ownership, in use or previously in use for open land recreational purposes
f. Land recognised as having potential for open land recreational use
g. Land that forms part of a link in a chain of open areas
h. Land of actual or potential landscape value
f. Land that links Green Belt or Metropolitan Open Land
g. Land of sub-regional significance

**Recommendation: Include this site within the Green Chain designation on a Green Chain overlay map.**

**Reason for Recommendation:** The subject site satisfies the majority of the criteria for Green Chains, and represents part of a network of woodlands and other recreation open spaces accessible to the community. For these reasons, it is recommended that the subject site be designated Green Chain.




**Map 64(a) – Mad Bess Wood, North Riding Wood, Young Wood and Dicks Hill Cottages, Ruislip Common (RW4)**




**Map 64(b) – Bayhurst Wood Country Park, Ruislip Common (RW4)**

# GREEN CHAINS SITE ASSESSMENTS

## EXISTING 'AREAS FORMING LINKS IN GREEN CHAIN' TO BE INCLUDED IN THE GREEN BELT

- Map 65 – RAF Station Athletics Ground, Uxbridge (ECWD12)
- Map 66 – Lake Gardens, Botwell Lane, Hayes (RMWD11)

## Map 65 – RAF Station Athletics Ground, Uxbridge (ECWD12)

**LEGEND**

| Proposed Green Chains | Proposed Green Chain Footpath Links | Green Belt | Metropolitan Open Land | Public Open Space / Urban Green Space | Green Chains (Hillingdon UDP 1998) |
|---|---|---|---|---|---|

**Green Chains Assessment**

This site meets the following criteria for Green Belt as being:

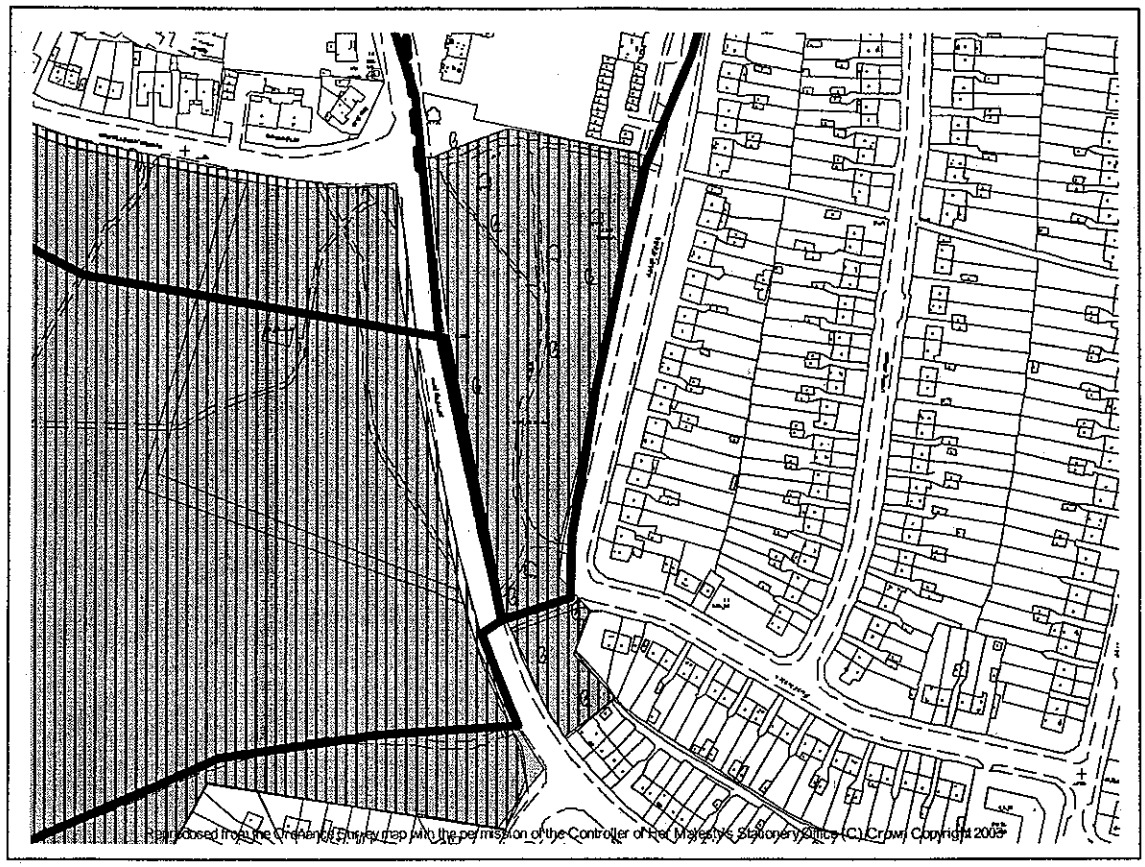
b. Land that prevents neighbouring towns from merging into one another

**Recommendation:**

- **Remove this site from the 'Areas Forming Links in Green Chains' designation and include it in the Green Belt designation.**
- **Cross Reference - Map 22: Modify the Green Chain designation on this land such that the site is represented as a 'Future Green Chain' on a Green Chain overlay map.**

**Reason for Recommendation:** The subject site is located adjoining a significant area of Green Belt open land and is similar in appearance to the adjoining Green Belt land. On this basis, it is considered appropriate to incorporate the subject site into the adjoining Green Belt, in preference to amending the existing designation to Metropolitan Open Land.

The Layfield Inquiry identified many similarities between Metropolitan Open Land and Green Belt. One of the main distinguishing features of MOL in contrast to Green Belt, is that MOL will often form an island embedded in the urban fabric, potentially connected to Green Belt by a Green Chain, though not necessarily. As the subject site directly adjoins Green Belt land and does not represent 'an island embedded in the urban fabric' it is considered more appropriate to amend its designation to Green Belt.




## Map 66 – Lake Gardens, Botwell Lane, Hayes (RMWD11)

**LEGEND**

| Proposed Green Chains | Proposed Green Chain Footpath Links | Green Belt | Metropolitan Open Land | Public Open Space / Urban Green Space | Green Chains (Hillingdon UDP 1998) |
|---|---|---|---|---|---|

This site meets the following criteria for Green Belt as being:

b. Land that prevents neighbouring towns from merging into one another

**Recommendation:**

- **Remove this site from the 'Areas Forming Links in Green Chains' designation and include it in the Green Belt designation.**
- **Cross Reference: Map 40 - Retain this site within the Green Chain designation consistent with current policy. However, modify the Green Chain designation in accordance with the area shown in Map 40 and represent this information on a separate Green Chain overlay map, rather than on a Key Diagram Map or Proposals Map.**

**Reason for Recommendation:** The subject site is located adjoining a significant area of Green Belt open land and is similar in appearance to the adjoining Green Belt land. On this basis, it is considered appropriate to incorporate the subject site into the adjoining Green Belt, in preference to amending the existing designation to Metropolitan Open Land.

The Layfield Inquiry identified many similarities between Metropolitan Open Land and Green Belt. One of the main distinguishing features of MOL in contrast to Green Belt, is that MOL will often form an island embedded in the urban fabric, potentially connected to Green Belt by a Green Chain, though not necessarily. As the subject site directly adjoins Green Belt land and does not represent 'an island embedded in the urban fabric' it is considered more appropriate to amend its designation to Green Belt.

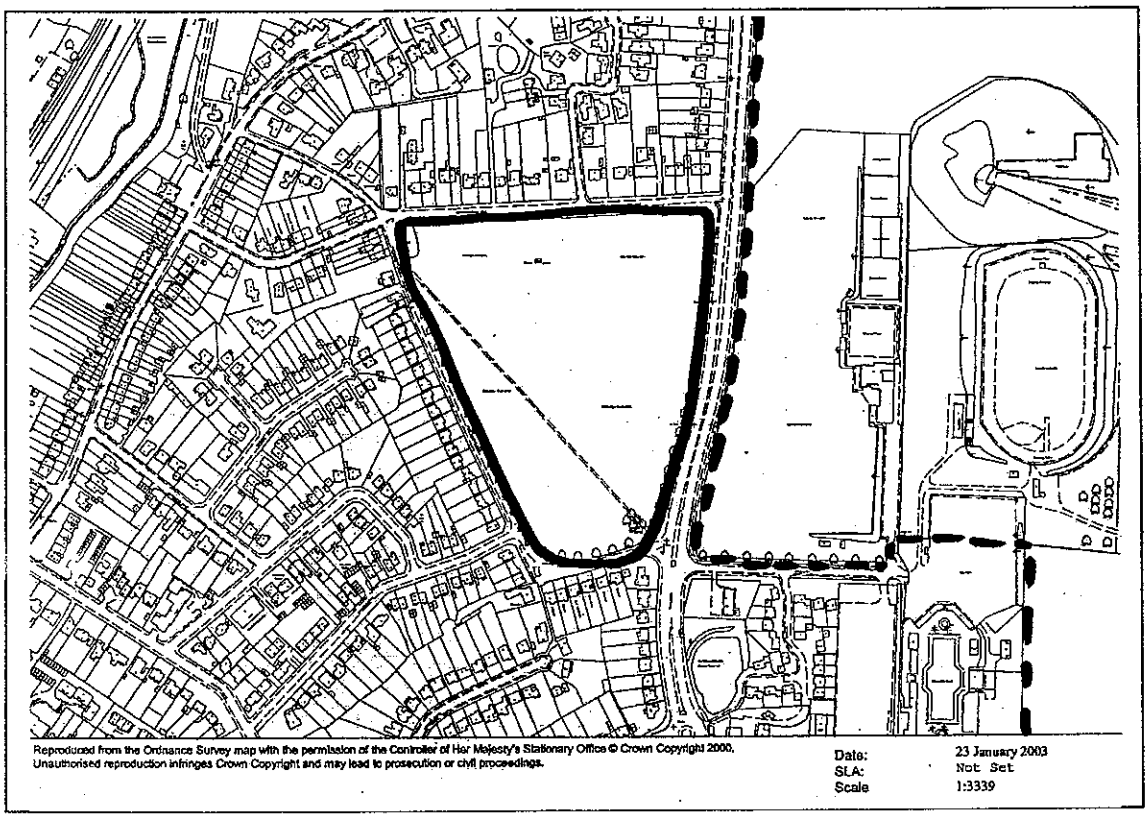
# APPENDIX II – SURVEY FINDINGS

# SITE SURVEYS – METROPOLITAN OPEN LAND

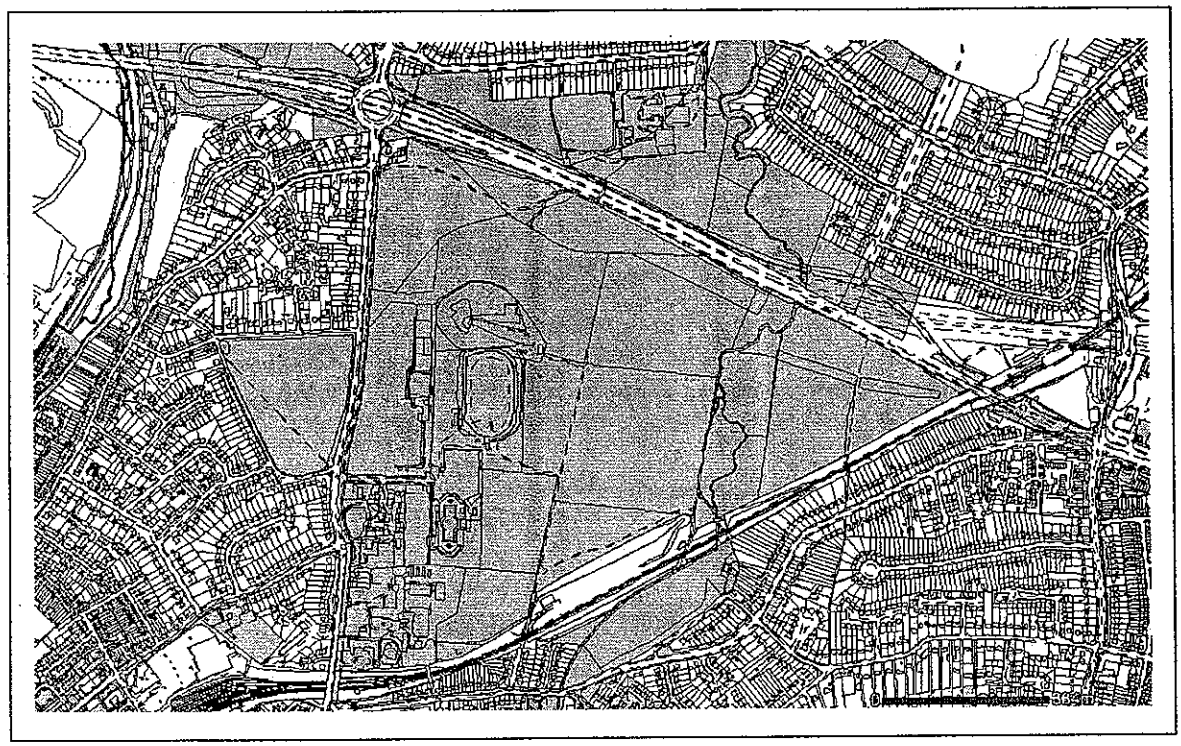

- Uxbridge Common, Uxbridge.....A5
- Cowley Recreation Ground, Cowley.....A9
- Grassy Meadow and Town Hall Park, Hayes.....A13

**Property Description:** Uxbridge Common, Uxbridge
**Current UDP Designation:** Metropolitan Open Land

| Characteristic | Comments |
|---|---|
| 1. Provides links between larger Green Belt and MOL areas | This site adjoins a significant area of Green Belt and but does not link areas of open land. |
| 2. Represents a part of a series of open spaces linking together to form open land which extends across the Borough boundaries | This site represents part of a series of open spaces linking together to form open land that extends across the Borough boundaries. |
| 3. Represents a part of a chain of parks | This site represents a part of a chain of parks. |
| 4. Represents a part of a series of narrow strips of open land such as corridors, roads, railways, canals, and rivers which link major open areas | N/A |
| 5. Contributes to the physical structure of the area by being clearly distinguishable from the built up area, for example, linear parks through developed areas or simply breaks in the urban fabric | Uxbridge Common provides a break in the urban fabric, which integrates well with the adjoining Green Belt and provides an area of open land clearly distinguishable from the built-up area. |
| 6. Limits urban sprawl, defines built-up areas, prevents neighbouring towns from merging into one another, assists in safeguarding the countryside from encroachment, and/or preserves the setting and special character of historic towns. | Combined with the adjoining Green Belt, Uxbridge Common contributes to defining the built up area and preventing neighbouring towns from merging. |
| 7. Includes, previously included or has the potential to include open air facilities, especially for leisure, recreation, sport, arts and cultural activities and tourism and/or provide recreational links throughout the urban area and/or from urban areas to the open countryside | Uxbridge Common is a large recreation ground which provides opportunities for passive recreation and informal sporting activities. |
| 8. Allows animals and plants to be found further into the built-up area than would otherwise be the case and/or provides an extension to the habitats of the sites they adjoin. | This site has not been identified as having nature conservation values. |
| 9. Retains attractive landscapes, and enhance landscapes, near to where people live | Uxbridge Common provides an attractive open land landscape near to where people live.<br>*Predominant landscape typology* –Recreation Ground<br>*Landscape quality* – high |
| 10. An area of land identified in the draft London Plan as Blue Ribbons (for example the River Thames, the canal network, or the other tributaries, rivers and streams within London and London's open water-spaces such as docks, reservoirs and lakes (including culverted parts of rivers, canals or streams)) and forms a relatively continuous area of water or waterside land. | N/A |
| 11. Retains land in agricultural, forestry and related uses | N/A |
| 12. Is accessible to members of the general public. | All areas of this site are accessible to the public. |




**Subject site solid outline**



**Borough Owned Land**

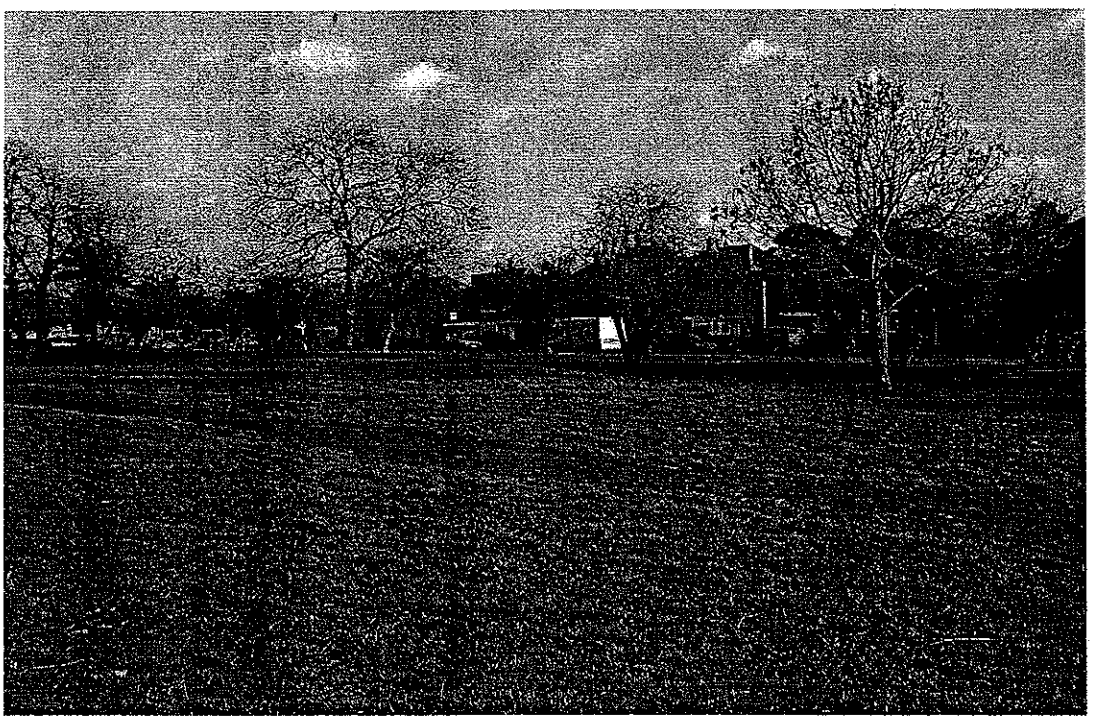


**Plate 1: Looking west across Uxbridge Common, Uxbridge**

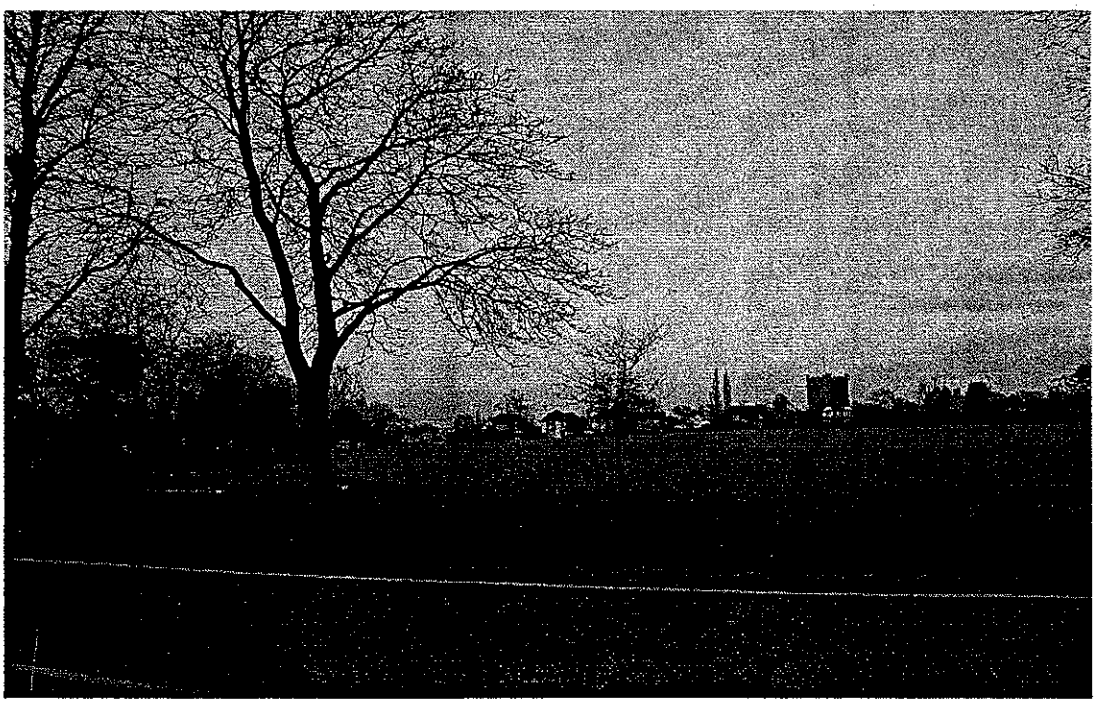
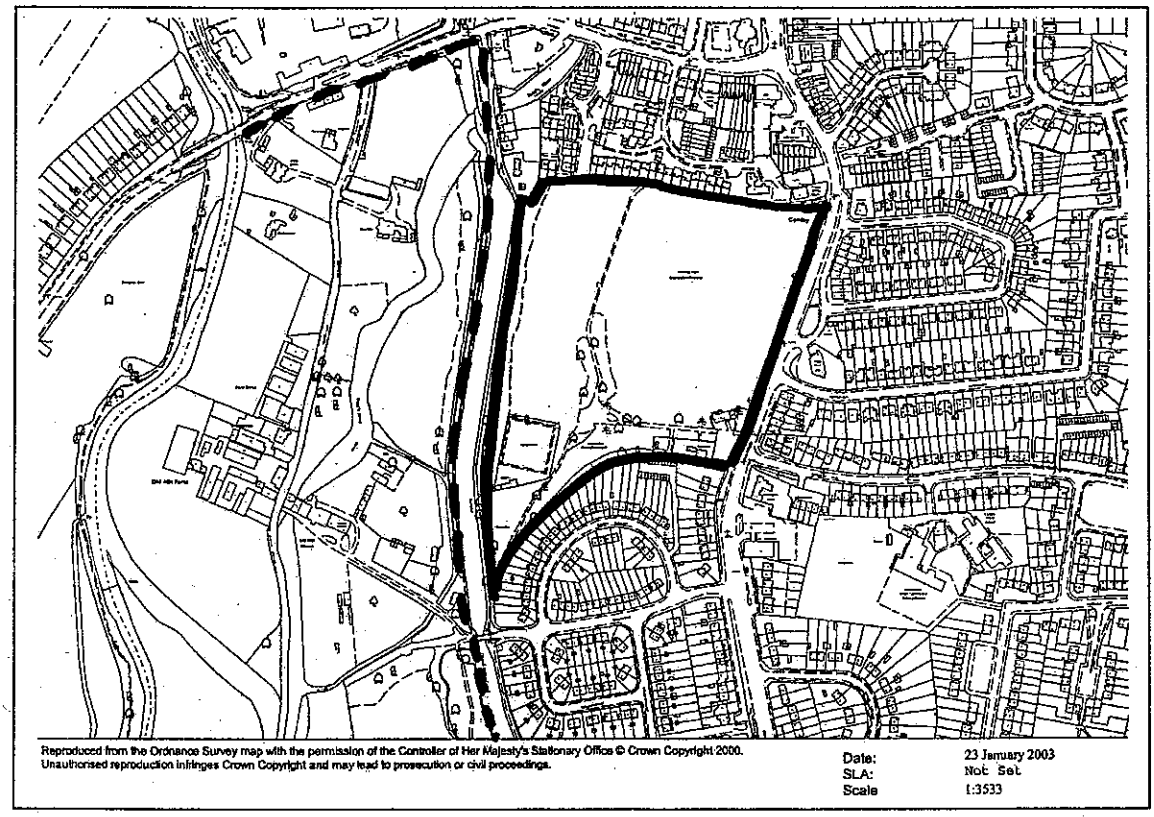


**Plate 2: Looking north across Uxbridge Common, Uxbridge**

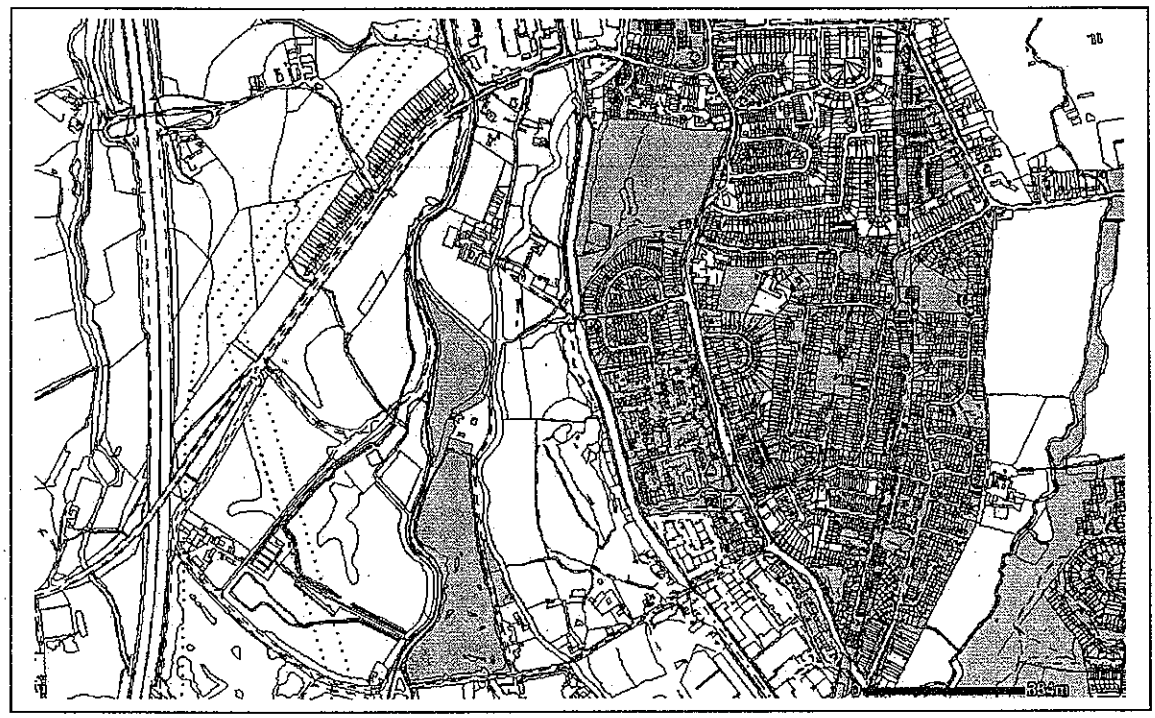
**Plate 3: Looking east across Uxbridge Common, Uxbridge**

**Property Description:** Cowley Recreation Ground, Cowley
**Current UDP Designation:** Metropolitan Open Land

| Characteristic | Comments |
|---|---|
| 1. Provides links between larger Green Belt and MOL areas | The Cowley Recreation Ground adjoins a large area of Green Belt land. |
| 2. Represents a part of a series of open spaces linking together to form open land which extends across the Borough boundaries | This site is part of a series of open spaces and adjoins Green Belt that crosses Borough / District Council borders. |
| 3. Represents a part of a chain of parks | This site adjoins the Colne Valley Park and is in close proximity to other parks and the Grand Union Canal. |
| 4. Represents a part of a series of narrow strips of open land such as corridors, roads, railways, canals, and rivers which link major open areas | N/A |
| 5. Contributes to the physical structure of the area by being clearly distinguishable from the built up area, for example, linear parks through developed areas or simply breaks in the urban fabric | Cowley Recreation Ground contributes to the physical structure of the area. As a large area of open space it is clearly distinguishable from the built-up area. |
| 6. Limits urban sprawl, defines built-up areas, prevents neighbouring towns from merging into one another, assists in safeguarding the countryside from encroachment, and/or preserves the setting and special character of historic towns. | Cowley Recreation Ground integrates well with the adjoining Green Belt and contributes to the separation of built up areas as a result. |
| 7. Includes, previously included or has the potential to include open air facilities, especially for leisure, recreation, sport, arts and cultural activities and tourism and/or provide recreational links throughout the urban area and/or from urban areas to the open countryside | This site incorporates large sports fields and adjoins the Grand Union Canal, providing both active and passive recreation opportunities. |
| 8. Allows animals and plants to be found further into the built-up area than would otherwise be the case and/or provides an extension to the habitats of the sites they adjoin. | This site has not been identified as having nature conservation values however it adjoins the Grand Union Canal a Site of Metropolitan Importance for Nature Conservation. |
| 9. Retains attractive landscapes, and enhance landscapes, near to where people live | Uxbridge Common provides an attractive open land landscape near to where people live.<br>*Predominant landscape typology* – Recreation Ground<br>*Landscape quality* – high |
| 10. An area of land identified in the draft London Plan as Blue Ribbons (for example the River Thames, the canal network, or the other tributaries, rivers and streams within London and London's open water-spaces such as docks, reservoirs and lakes (including culverted parts of rivers, canals or streams)) and forms a relatively continuous area of water or waterside land. | The Grand Union Canal flows through this site. |
| 11. Retains land in agricultural, forestry and related uses | N/A |
| 12. Is accessible to members of the general public. | All areas of this site are accessible to the public. |




**Subject site solid outline**



**Borough Owned Land**

**Plate 1: Looking south across Cowley Recreation Ground, Cowley**

**Plate 2: The Grand Union Canal at Cowley Recreation Ground, Cowley**

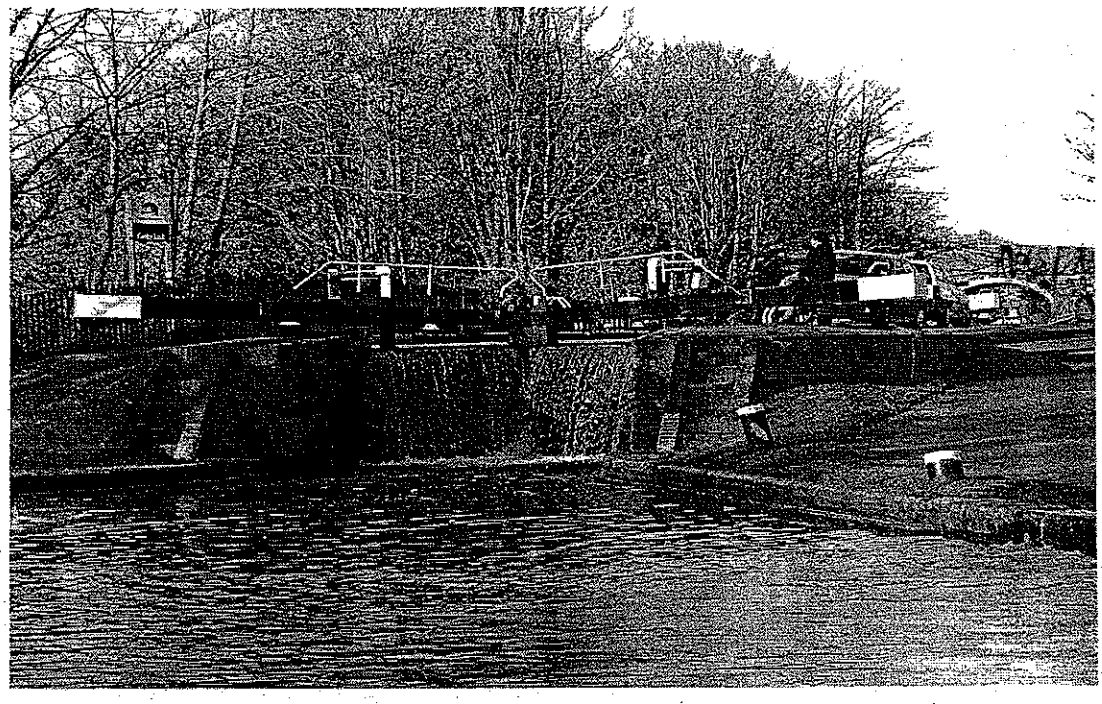
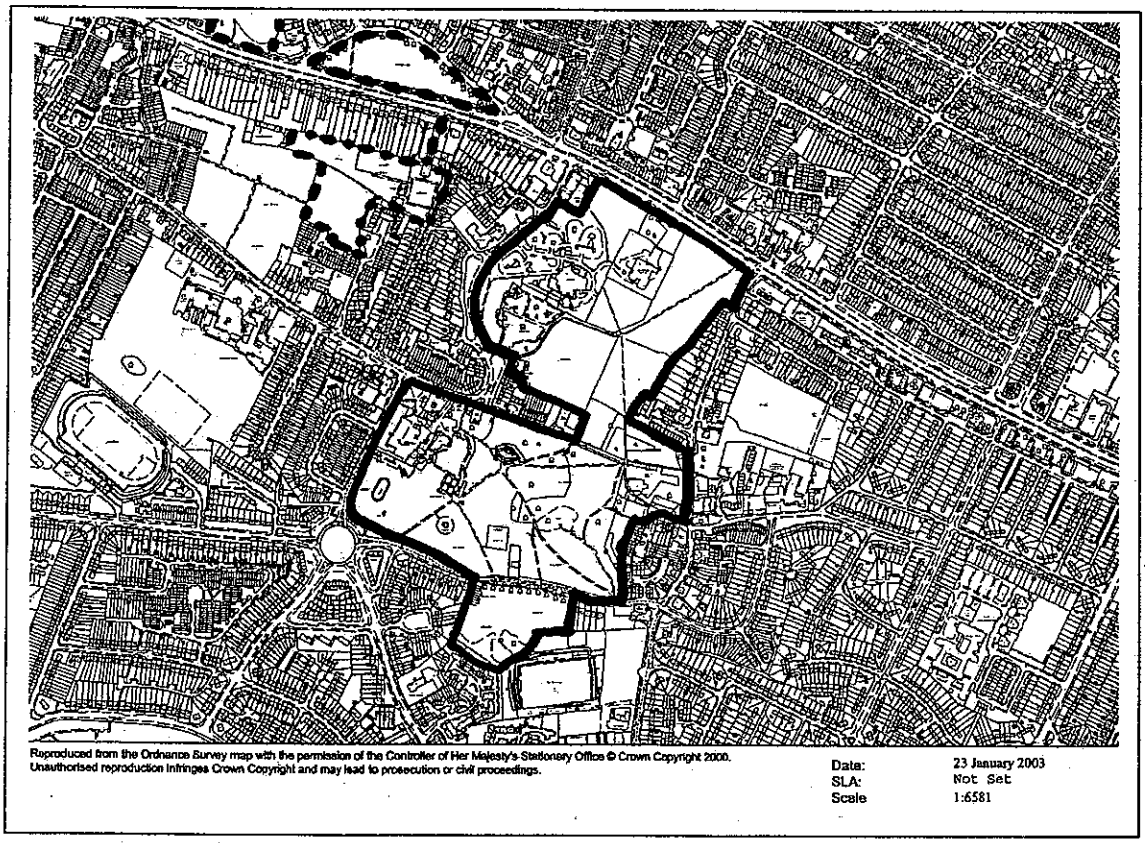


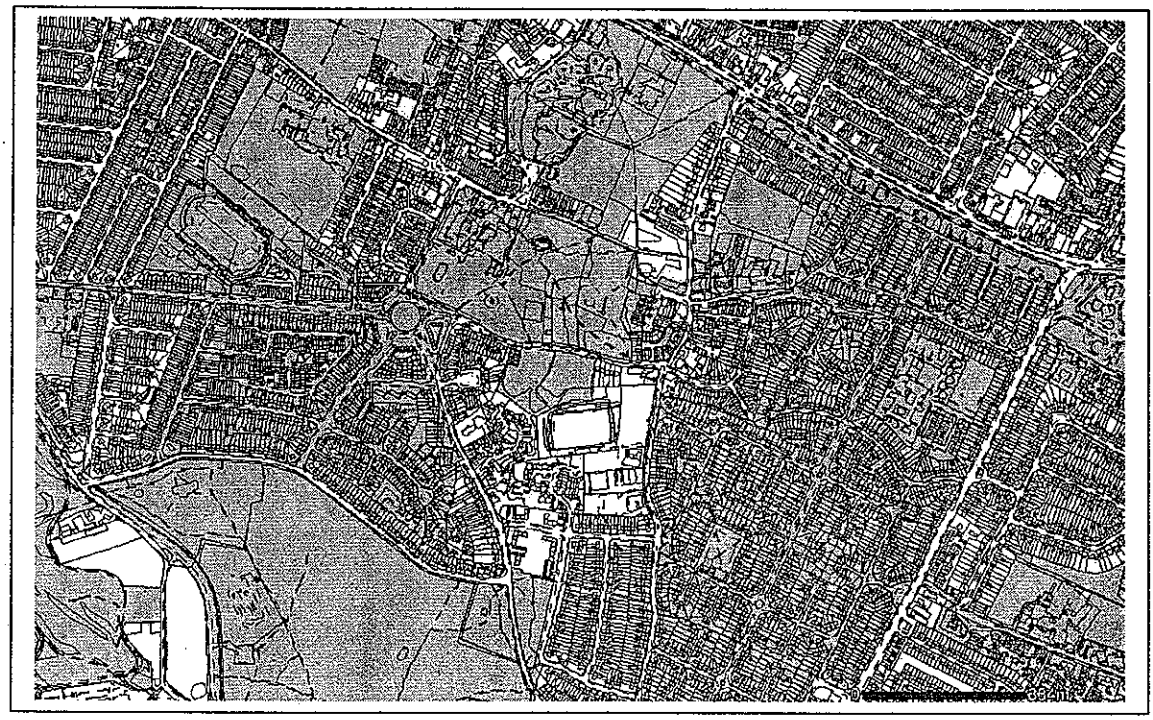
**Plate 3: The Grand Union Canal at Cowley Recreation Ground, Cowley**

**Property Description:** Grassy Meadow and Town Hall Park, Hayes
**Current UDP Designation:** Metropolitan Open Land

| Characteristic | Comments |
|---|---|
| 1. Provides links between larger Green Belt and MOL areas | The subject site is not connected to Green Belt. |
| 2. Represents a part of a series of open spaces linking together to form open land which extends across the Borough boundaries | This site is part of a series of open spaces that link together to form open land that extends across the Borough boundaries into LB Harrow. However, a significant portion of these open spaces is not accessible to the public (see comment below). This break in the link of accessible open spaces reduces the significance of this site as part of a series of open spaces. |
| 3. Represents a part of a chain of parks | The subject site forms part of a very small chain of a parks. The larger chain of parks that this site would otherwise be a part of is interrupted by the Field House, Hayes Shrub, Hayes Park, Home Farm and the Paddocks Farm, Hayes End which is currently used for agricultural and commercial purposes, forming a buffer around a commercial operation. |
| 4. Represents a part of a series of narrow strips of open land such as corridors, roads, railways, canals, and rivers which link major open areas | N/A |
| 5. Contributes to the physical structure of the area by being clearly distinguishable from the built up area, for example, linear parks through developed areas or simply breaks in the urban fabric | The subject site contributes to the physical structure of the area as a significant area of open land. This site is clearly distinguishable from the built up area. |
| 6. Limits urban sprawl, defines built-up areas, prevents neighbouring towns from merging into one another, assists in safeguarding the countryside from encroachment, and/or preserves the setting and special character of historic towns. | N/A |
| 7. Includes, previously included or has the potential to include open air facilities, especially for leisure, recreation, sport, arts and cultural activities and tourism and/or provide recreational links throughout the urban area and/or from urban areas to the open countryside | Includes a diverse range of open air facilities including cemetery, cricket ground, playground, open air theatre, parkland for passive recreation, and gardens. Some parts of this space have a more built-up appearance. |
| 8. Allows animals and plants to be found further into the built-up area than would otherwise be the case and/or provides an extension to the habitats of the sites they adjoin. | This site has not been identified as having nature conservation values. |
| 9. Retains attractive landscapes, and enhance landscapes, near to where people live | Grassy Meadow and Town Hall Park provide an attractive open land landscape near to where people live.<br>*Predominant landscape typology* – Parkland and Field<br>*Landscape quality* – medium to high |
| 10. An area of land identified in the draft London Plan as Blue Ribbons (for example the River Thames, the canal network, or the other tributaries, rivers and streams within London and London's open water-spaces such as docks, reservoirs and lakes (including culverted parts of rivers, canals or streams) and forms a relatively continuous area of water or waterside land. | N/A |
| 11. Retains land in agricultural, forestry and related uses | N/A |
| 12. Is accessible to members of the general public. | All areas of this site are accessible to the public. |




**Subject site solid outline**



**Borough Owned Land**

**Plate 1: Cemetery at Grassy Meadow and Town Hall Park, Hayes**

**Plate 2: Church at Grassy Meadow and Town Hall Park, Hayes**

**Plate 3: Entry to gardens at Grassy Meadow and Town Hall Park, Hayes**

**Plate 4: Open air theatre at Grassy Meadow and Town Hall Park, Hayes**

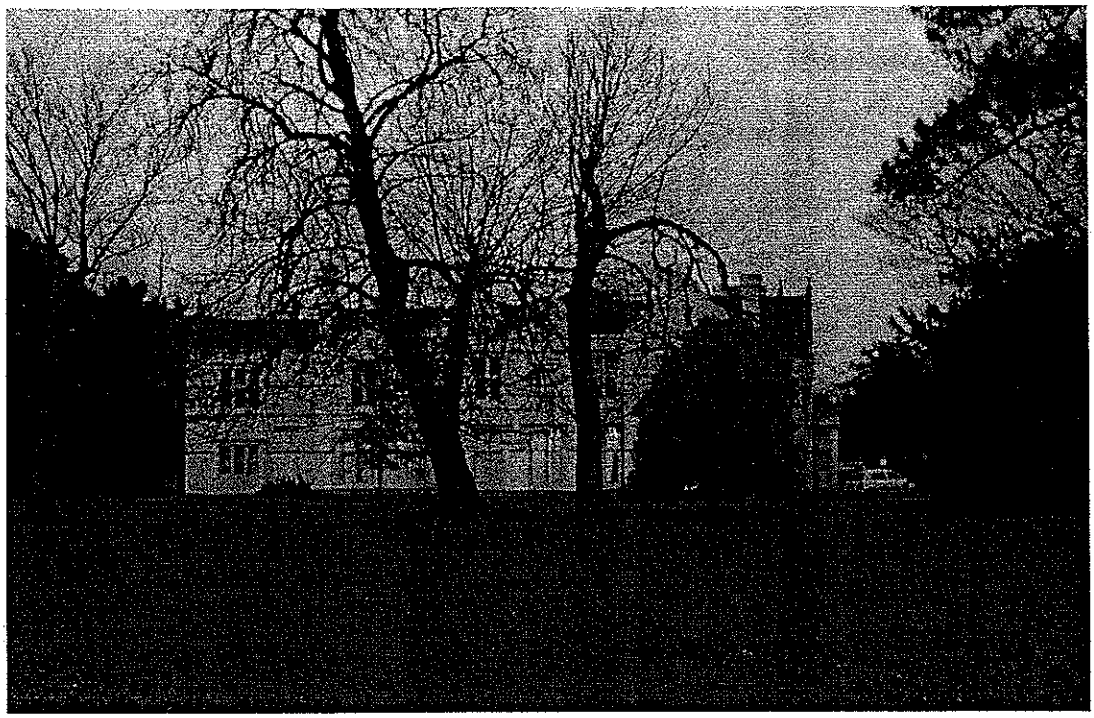


**Plate 5: Heritage buildings at Grassy Meadow and Town Hall Park, Hayes**

**Plate 6: Gardens at Grassy Meadow and Town Hall Park, Hayes**

**Plate 7: Gardens at Grassy Meadow and Town Hall Park, Hayes**

**Plate 8: Playground at Grassy Meadow and Town Hall Park, Hayes**

**Plate 9: Pedestrian paths at Grassy Meadow and Town Hall Park, Hayes**

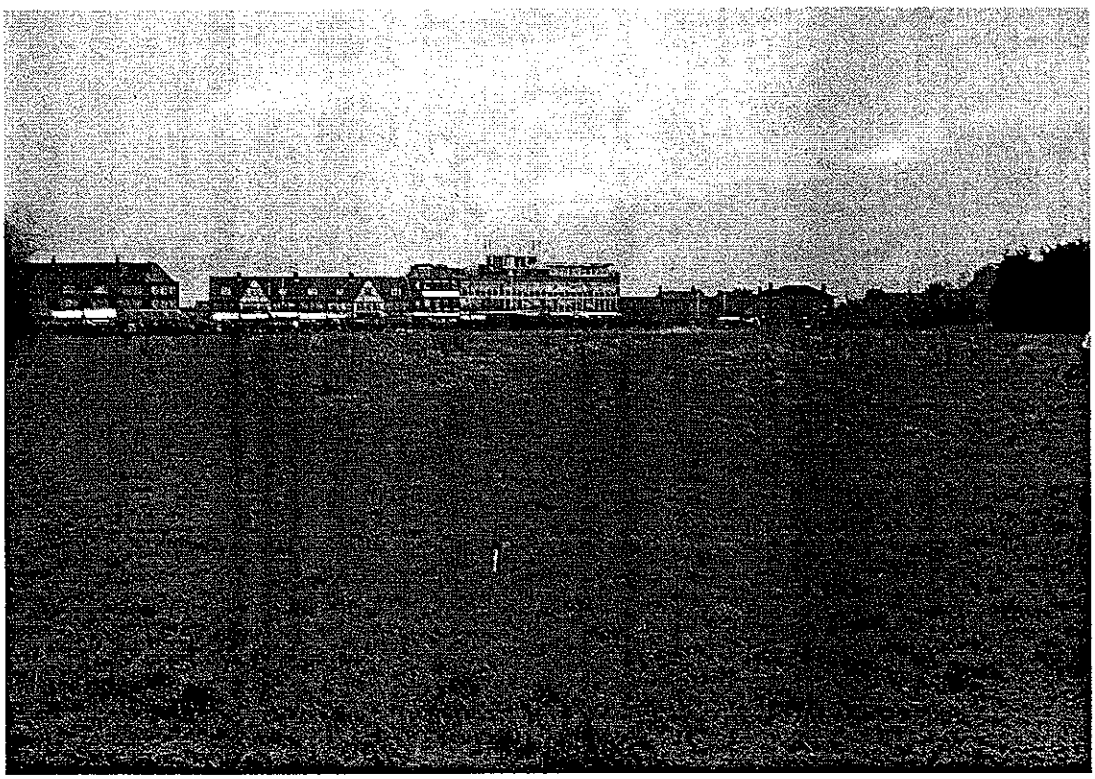


**Plate 10: Open land at Grassy Meadow and Town Hall Park, Hayes**

**Plate 11: Gardens at Grassy Meadow and Town Hall Park, Hayes**

**Plate 12: Pedestrian paths at Grassy Meadow and Town Hall Park, Hayes**

# GREEN CHAINS


- **EASTCOTE – WEST DRAYTON, along line of the River Pinn .....A31**
- **RUISLIP MANOR – WEST DRAYTON, through Hayes Park, Town Hall Park and Stockley Park.....A133**
- **EASTCOTE – HAYES, along line of Yeading Brook .....A209**
- **ICKENHAM – WEST DRAYTON along line of the Fray's River ...A261**
- **RUISLIP MANOR – HARLINGTON through Yeading, Minet Estate and Cranford Park .....A245**
- **COLNE VALLEY and RUISLIP WOODS .....A301**

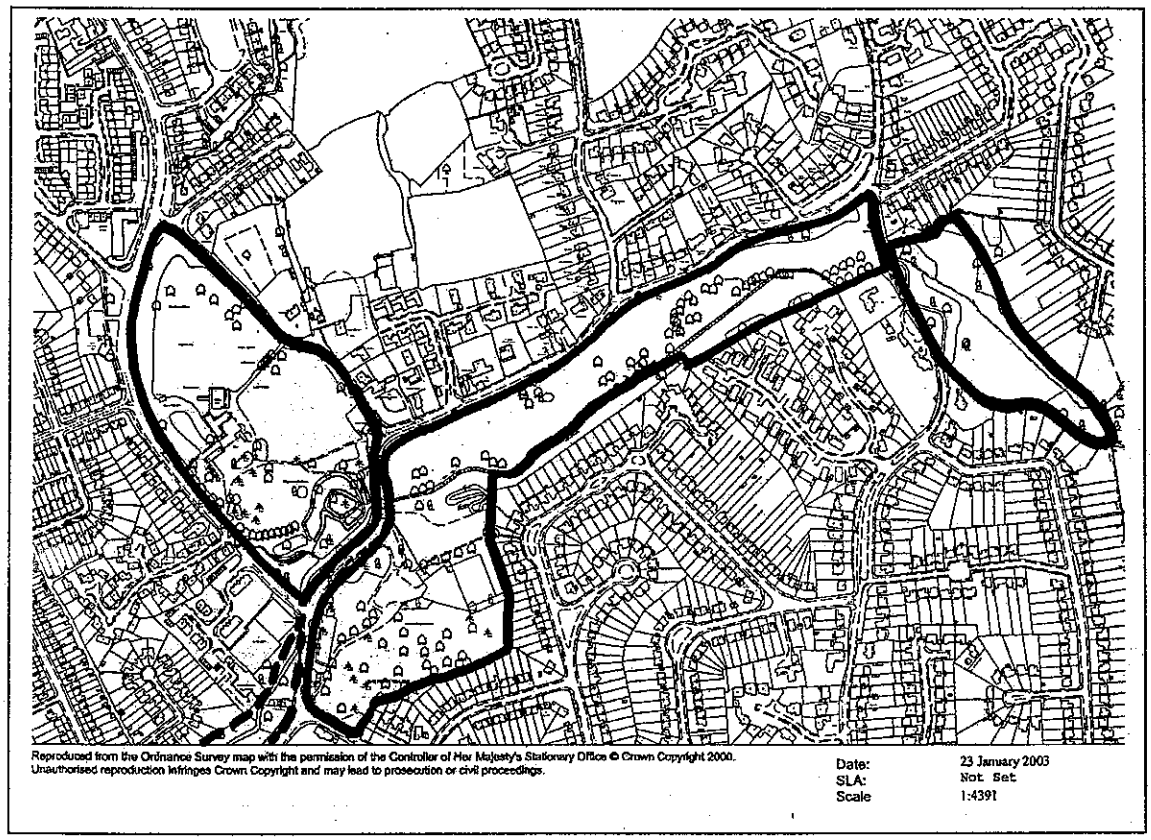
## EASTCOTE – WEST DRAYTON, along line of the River Pinn


- Cheney Street River Corridor, High Road Eastcote River Corridor, Haydon Hall Park, and Eastcote House Gardens, Ruslip (ECWD1).....33
- High Road Eastcote River Pinn Greenway, High Road Eastcote, Eastcote Village (ECWD2) .....41
- Kings College Playing Fields – Kings College Road, Ruislip (ECWD3).....45
- Manor Farm and Winston Churchill Hall on Pinn Way, Ruislip (ECWD4).....49
- West End Road Greenway, West End Road, Ruislip Gardens (ECWD5).....55
- Old Clack Farm, Old Priority Private Road and Meadow, surrounding farmland, and Ruislip Golf Course, Ruislip (ECWD6).....59
- Mad Field Covert and Copthall Road River Pinn Greenway, West Ruislip (ECWD7).....67
- Swakeleys Road River Pinn Greenway, Ickenham (ECWD8).....73
- Swakeley's House River Pinn Greenway, Ickenham (ECWD9).....77
- Park Wood and Common Plantation, Woodstock Drive, Ickenham (ECWD10).....87
- Uxbridge Common and Hillingdon House Farm, Uxbridge (ECWD11).....93
- RAF Station Athletics Ground, Uxbridge (ECWD12).....101
- RAF Station Sporting Fields, Uxbridge (ECWD13).....105
- Hillingdon Golf Course, Hillingdon Hill, Hillingdon (ECWD14).....107
- Brunel University, Hillingdon (ECWD15).....111
- Brunel University Fields, Church Road, Cowley (ECWD16).....115
- Brunel University Playing Fields, Church Road, Cowley (ECWD17).....121
- Manor Farm and Philpots Bridge, High Street, Yiewsley (ECWD18).....125
- Falling Lane Recreation Ground, Yiewsley (ECWD19).....129

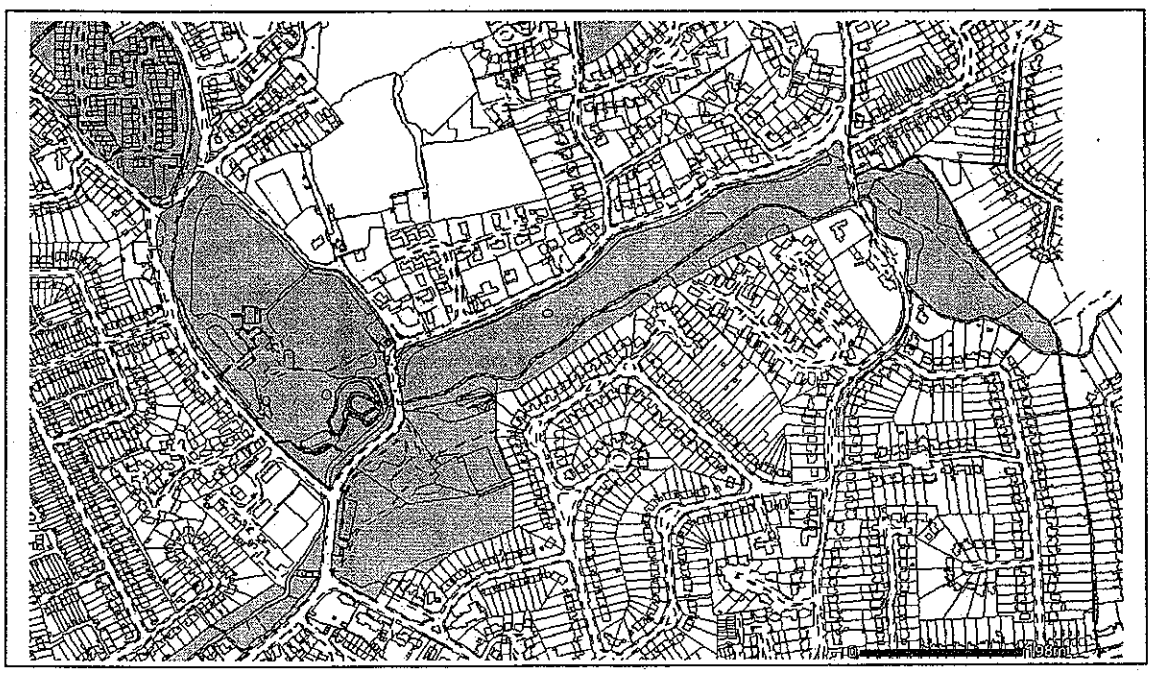
**Property Description:** Cheney Street River Corridor, High Road Eastcote River Corridor, Haydon Hall Park, and Eastcote House Gardens, Ruslip (ECWD1)

**Current UDP Designation:** Green Chain and 'Areas Forming Links in the Green Chain'

| Characteristic | Comments |
|---|---|
| 1. Provides links between larger Green Belt and MOL areas | Links directly with Green Chains in LB Harrow and part of a series of open spaces that link with Green Belt within LB Hillingdon. |
| 2. Represents a part of a series of open spaces linking together to form open land which extends across the Borough boundaries | Part of a series of open spaces that link across the Borough boundary with a small Green Chain in LB Harrow. |
| 3. Represents a part of a chain of parks | Part of a chain of parks. |
| 4. Represents a part of a series of narrow strips of open land such as corridors, roads, railways, canals, and rivers which link major open areas | This area includes both larger open spaces and linear strips. The parks follow the corridor of the River Pinn. |
| 5. Contributes to the physical structure of the area by being clearly distinguishable from the built up area, for example, linear parks through developed areas or simply breaks in the urban fabric | These areas of open space are clearly distinguishable from the built up area as linear parks as well as larger areas which form breaks in the urban fabric. |
| 6. Limits urban sprawl, defines built-up areas, prevents neighbouring towns from merging into one another, assists in safeguarding the countryside from encroachment, and/or preserves the setting and special character of historic towns. | N/A |
| 7. Includes, previously included or has the potential to include open air facilities, especially for leisure, recreation, sport, arts and cultural activities and tourism and/or provide recreational links throughout the urban area and/or from urban areas to the open countryside | There area opportunities for passive recreation available along the length of this string of open land. Active recreation opportunities are available on the recreation grounds and sports fields. Access between these parks and adjoining open land is good. |
| 8. Allows animals and plants to be found further into the built-up area than would otherwise be the case and/or provides an extension to the habitats of the sites they adjoin. | Includes Nature Conservation Sites of Borough Grade II or Local Importance, specifically along the High Road Eastcote Greenway Corridor |
| 9. Retains attractive landscapes, and enhance landscapes, near to where people live | Retains attractive green backdrop near to where people live.<br>*Predominant landscape typology* - Parkland, with an area of Sporting Fields at Haydon Hall Park.<br>*Landscape quality* - medium to high. |
| 10. An area of land identified in the draft London Plan as Blue Ribbons (for example the River Thames, the canal network, or the other tributaries, rivers and streams within London and London's open water-spaces such as docks, reservoirs and lakes (including culverted parts of rivers, canals or streams)) and forms a relatively continuous area of water or waterside land. | The River Pinn flows through these sites. |
| 11. Retains land in agricultural, forestry and related uses | Does not include agricultural or forestry uses. |
| 12. Is accessible to members of the general public. | All elements of this area are highly accessible to the public. |




**Subject site solid outline**



**Borough Owned Land**

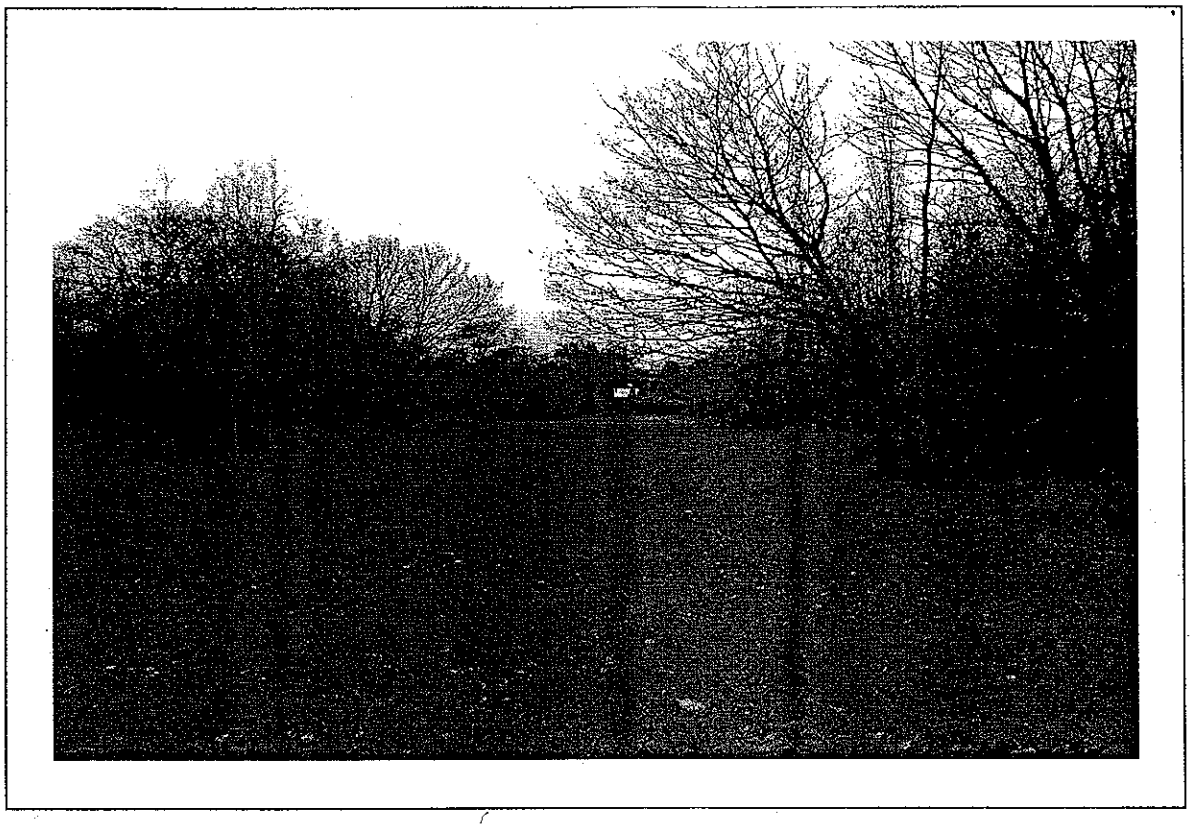


**Plate 1: Cheney Street open land, Eastcote Village**

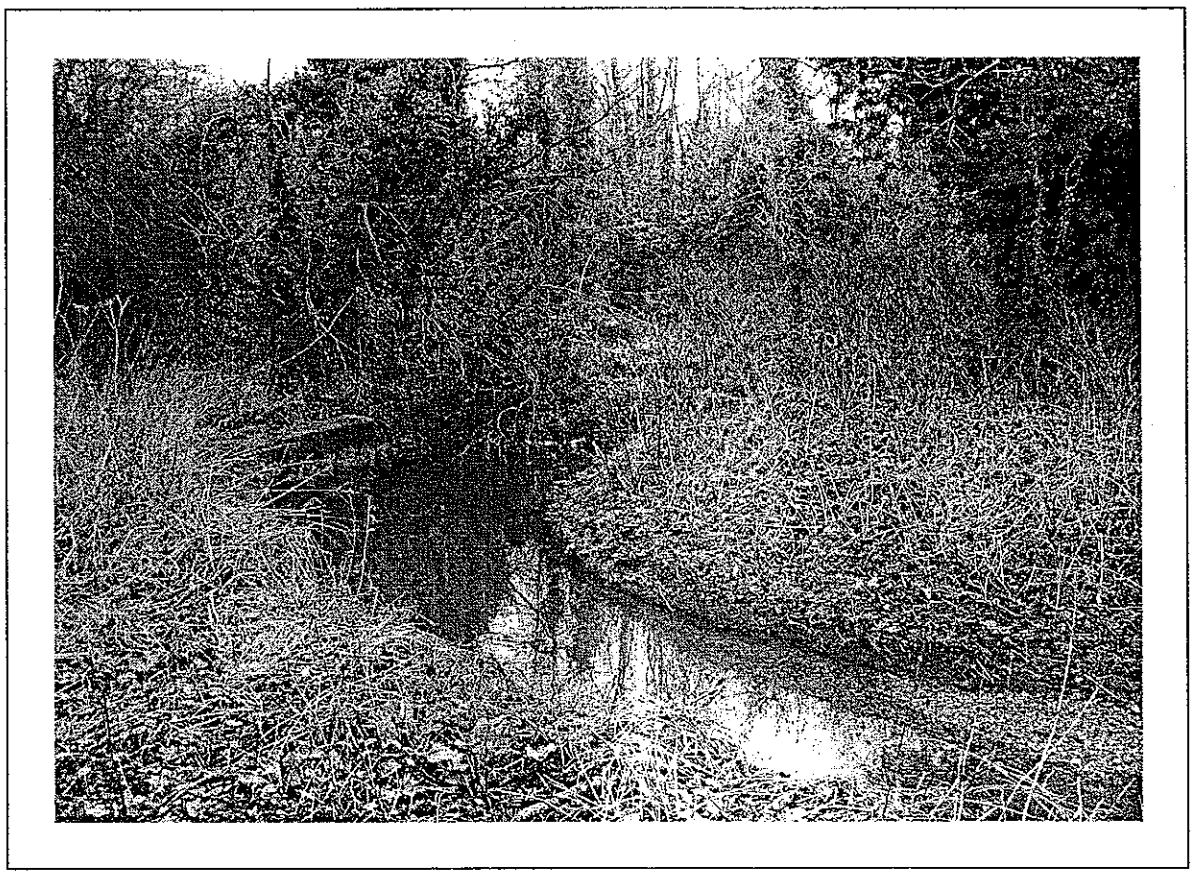


**Plate 2: Cheney Street open land, Eastcote Village**

**Plate 3: River Pinn Corridor, High Road Eastcote, Eastcote Village**

**Plate 4: River Pinn Corridor, High Road Eastcote, Eastcote Village**

**Plate 5: Haydon Hall Park and Cricket Ground, Southill Lane, Eastcote Village**

**Plate 6: Haydon Hall Park and Cricket Ground, Southill Lane, Eastcote Village**

**Plate 7: River Pinn near Haydon Hall Park and Cricket Ground, Southill Lane, Eastcote Village**

**Plate 8: Eastcote House Gardens, Eastcote Village**

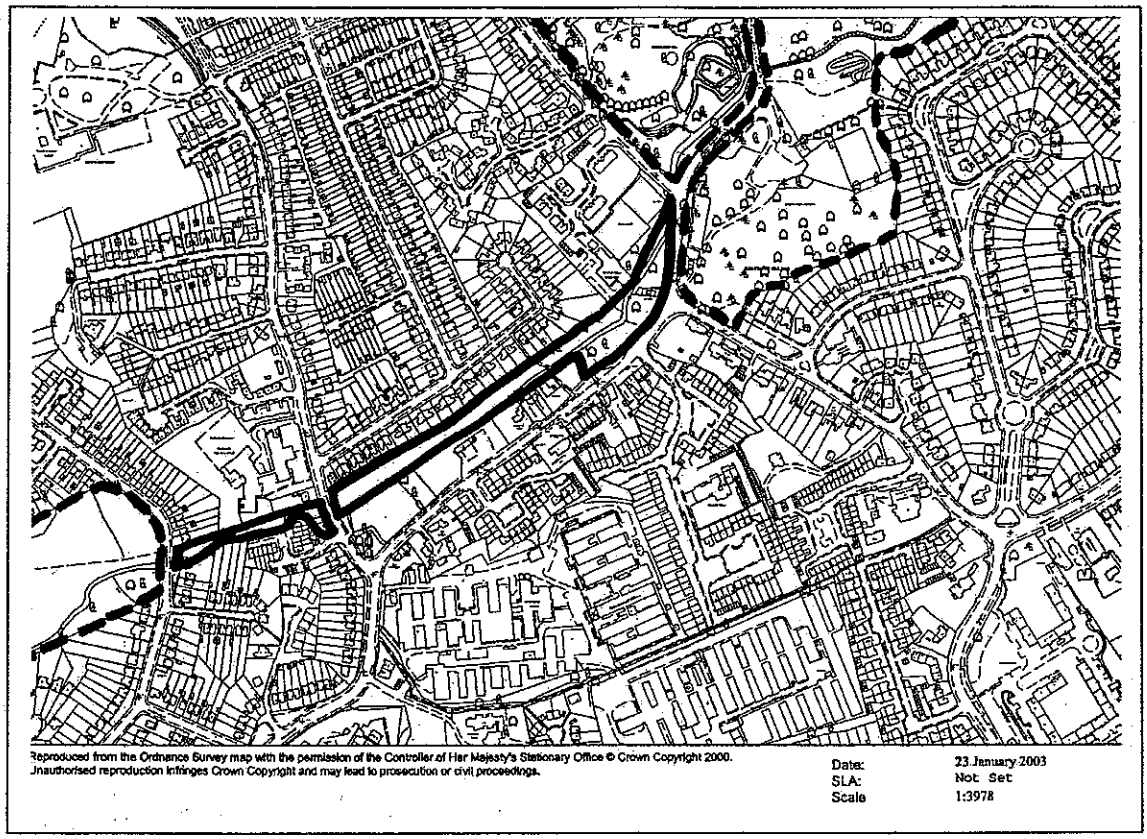
**Plate 9: Eastcote House Gardens, Eastcote Village**

**Plate 10: Eastcote House Gardens, Eastcote Village**

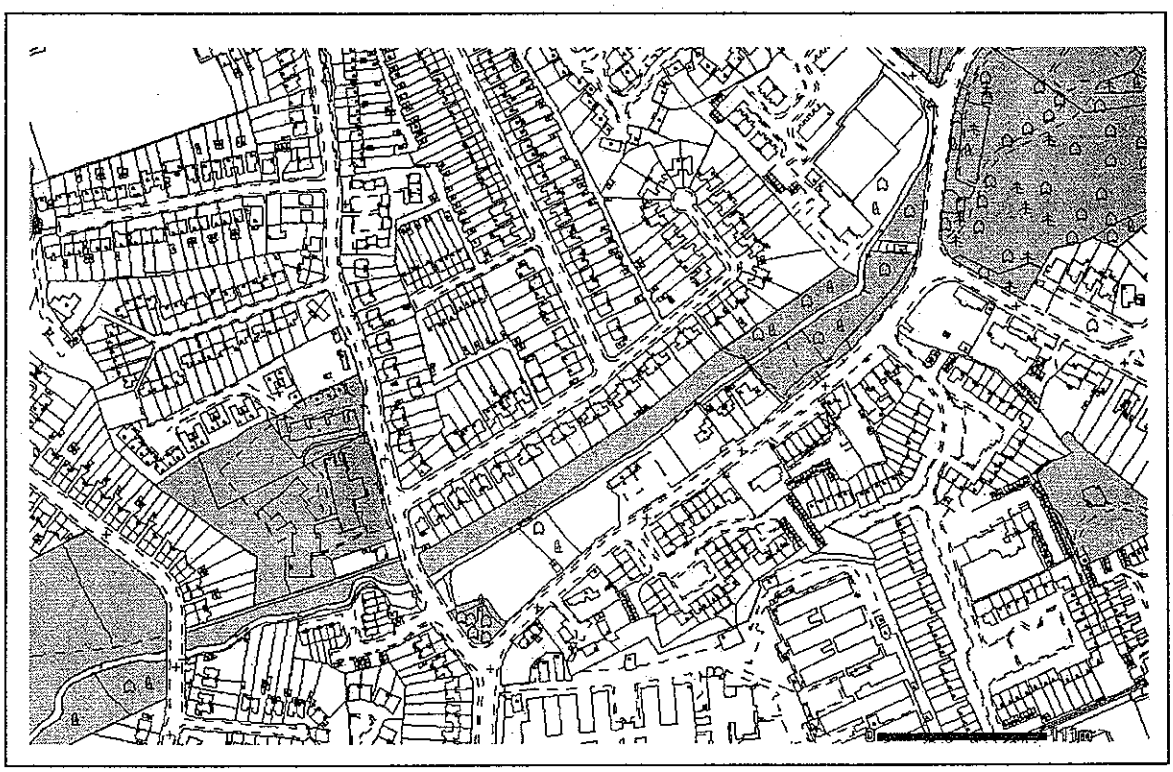
**Property Description:** High Road Eastcote River Pinn Greenway, High Road Eastcote, Eastcote Village (ECWD2)

**Current UDP Designation:** Green Chain and 'Areas Forming Links in the Green Chain'

| Characteristic | Comments |
|---|---|
| 1. Provides links between larger Green Belt and MOL areas | This site is part of a series of open spaces that link with Green Belt within LB Hillingdon. |
| 2. Represents a part of a series of open spaces linking together to form open land which extends across the Borough boundaries | This site is part of a series of open spaces that link across the Borough boundary with a small Green Chain in LB Harrow. |
| 3. Represents a part of a chain of parks | This site is part of a chain of parks |
| 4. Represents a part of a series of narrow strips of open land such as corridors, roads, railways, canals, and rivers which link major open areas | This site includes a narrow strip of open land following the course of the River Pinn and linking with other areas of open land. |
| 5. Contributes to the physical structure of the area by being clearly distinguishable from the built up area, for example, linear parks through developed areas or simply breaks in the urban fabric | The narrow extent of this corridor and the fact that it is boarded so closely by development means that its contribution to the physical structure of the area is somewhat limited. |
| 6. Limits urban sprawl, defines built-up areas, prevents neighbouring towns from merging into one another, assists in safeguarding the countryside from encroachment, and/or preserves the setting and special character of historic towns. | N/A |
| 7. Includes, previously included or has the potential to include open air facilities, especially for leisure, recreation, sport, arts and cultural activities and tourism and/or provide recreational links throughout the urban area and/or from urban areas to the open countryside | There are opportunities for passive recreation, ie walking available along a portion of this strip of open land. |
| 8. Allows animals and plants to be found further into the built-up area than would otherwise be the case and/or provides an extension to the habitats of the sites they adjoin. | This site is not identified as having nature conservation values. |
| 9. Retains attractive landscapes, and enhance landscapes, near to where people live | This site retains an attractive green backdrop near to where people live.<br>*Predominant landscape typology* – Woodland, river corridor.<br>*Landscape quality* - medium to high. |
| 10. An area of land identified in the draft London Plan as Blue Ribbons (for example the River Thames, the canal network, or the other tributaries, rivers and streams within London and London's open water-spaces such as docks, reservoirs and lakes (including culverted parts of rivers, canals or streams)) and forms a relatively continuous area of water or waterside land. | The River Pinn flows through this site. |
| 11. Retains land in agricultural, forestry and related uses | This site does not include agricultural or forestry uses. |
| 12. Is accessible to members of the general public. | Pedestrian access is available along a portion of this site. |




**Subject site solid outline**



**Borough Owned Land**

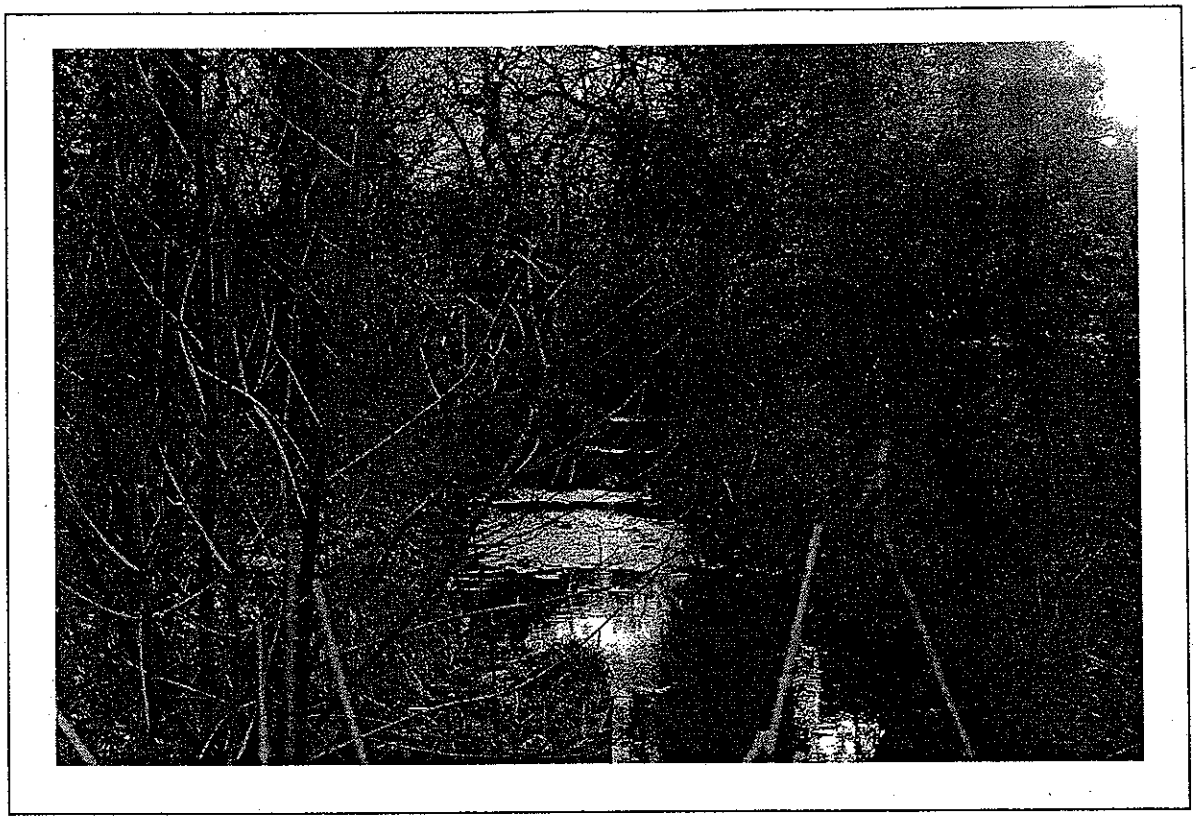
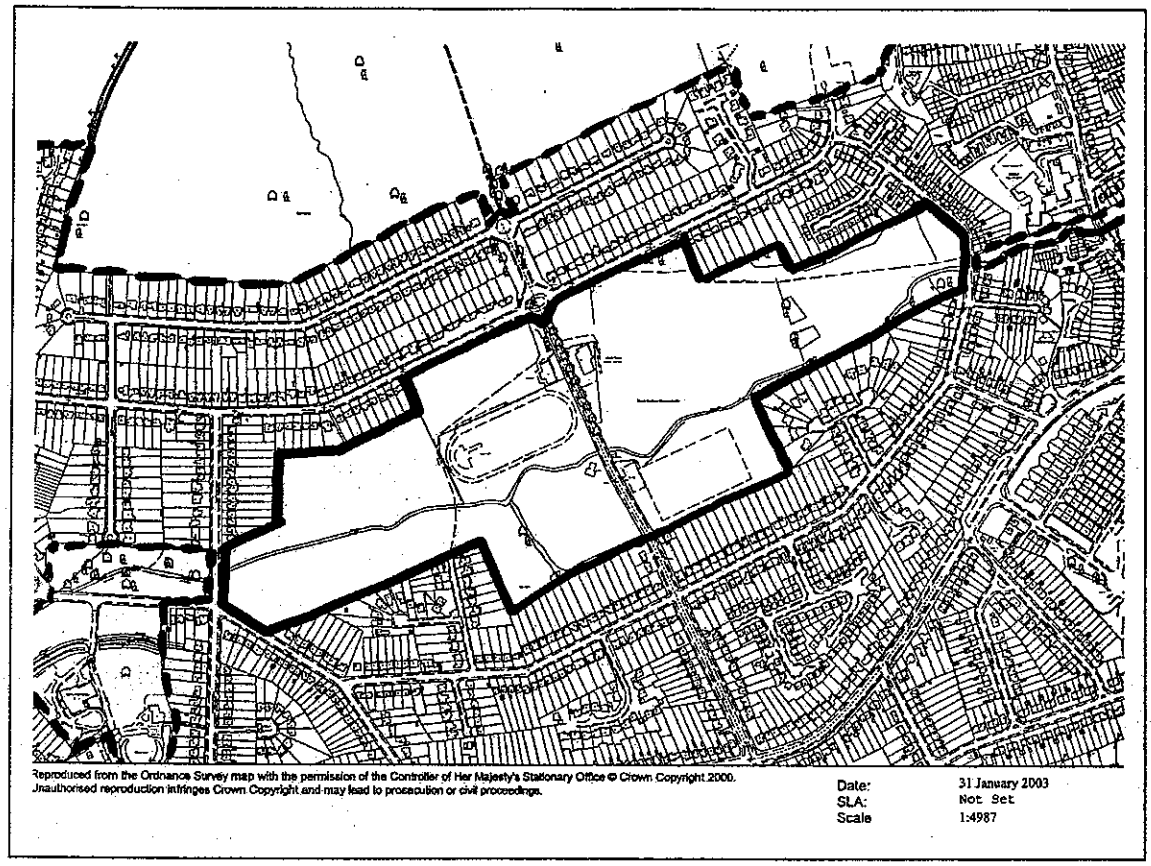


**Plate 1: River Pinn corridor, west of Eastcote Road, Eastcote Village**

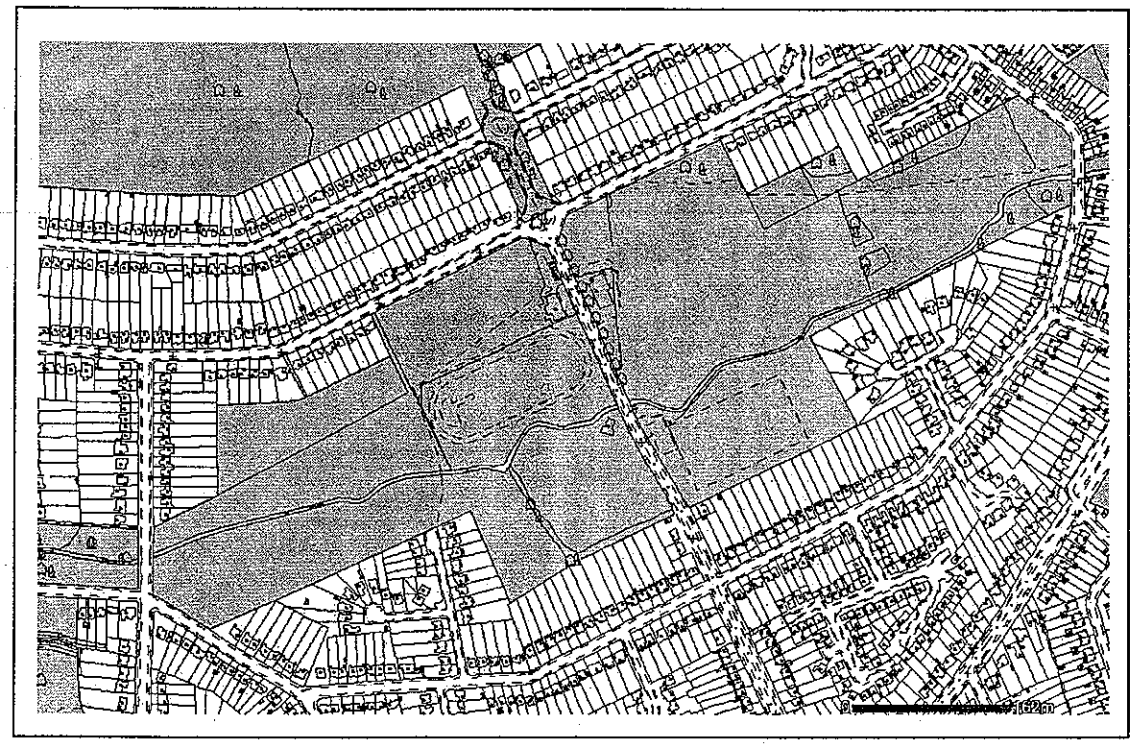
**Property Description:** Kings College Playing Fields – Kings College Road, Ruislip (ECWD3)

**Current UDP Designation:** Green Chain and 'Areas Forming Links in the Green Chain'

| Characteristic | Comments |
|---|---|
| 1. Provides links between larger Green Belt and MOL areas | This site is part of a series of open spaces that link with Green Belt within LB Hillingdon. |
| 2. Represents a part of a series of open spaces linking together to form open land which extends across the Borough boundaries | This site is part of a series of open spaces that link across the Borough boundary with a small Green Chain in LB Harrow. |
| 3. Represents a part of a chain of parks | This site is part of a chain of parks |
| 4. Represents a part of a series of narrow strips of open land such as corridors, roads, railways, canals, and rivers which link major open areas | This area is made up of significant areas of open land substantially incorporating sporting fields such as pitches for cricket, hockey, tennis and other sports. This area is highly accessible from adjoining areas of open space and located in close proximity to Ruislip Woods within the Green Belt. |
| 5. Contributes to the physical structure of the area by being clearly distinguishable from the built up area, for example, linear parks through developed areas or simply breaks in the urban fabric | These areas of open space are clearly distinguishable from the built up area large areas which form breaks in the urban fabric. |
| 6. Limits urban sprawl, defines built-up areas, prevents neighbouring towns from merging into one another, assists in safeguarding the countryside from encroachment, and/or preserves the setting and special character of historic towns. | N/A |
| 7. Includes, previously included or has the potential to include open air facilities, especially for leisure, recreation, sport, arts and cultural activities and tourism and/or provide recreational links throughout the urban area and/or from urban areas to the open countryside | Opportunities for active and passive recreation are available on these sporting fields. |
| 8. Allows animals and plants to be found further into the built-up area than would otherwise be the case and/or provides an extension to the habitats of the sites they adjoin. | This site is not identified as having nature conservation values. |
| 9. Retains attractive landscapes, and enhance landscapes, near to where people live | This site retains an attractive open land landscape near to where people live.<br>*Predominant landscape typology* – Sporting Field / Recreation Ground<br>*Landscape quality* – Medium to High |
| 10. An area of land identified in the draft London Plan as Blue Ribbons (for example the River Thames, the canal network, or the other tributaries, rivers and streams within London and London's open water-spaces such as docks, reservoirs and lakes (including culverted parts of rivers, canals or streams)) and forms a relatively continuous area of water or waterside land. | The River Pinn flows through this site. |
| 11. Retains land in agricultural, forestry and related uses | This site does not include agricultural or forestry uses. |
| 12. Is accessible to members of the general public. | The site is highly accessible to the general public. |




**Subject site solid outline**



**Borough Owned Land**

**Plate 1: Kings College Playing Fields, Kings College Road, Ruislip**

**Plate 2: Kings College Playing Fields, Kings College Road, Ruislip**

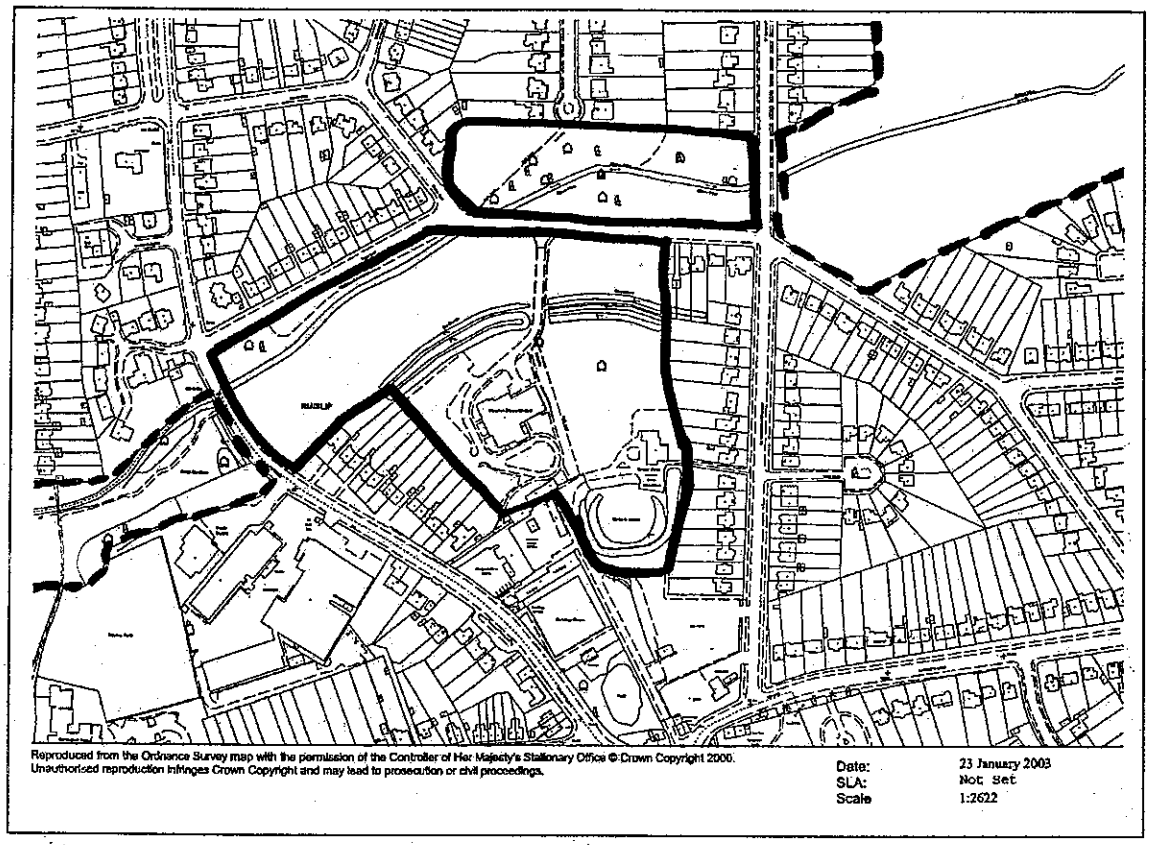
**Plate 3: Kings College Playing Fields, Kings College Road, Ruislip**

**Plate 4: Kings College Playing Fields, Kings College Road, Ruislip**

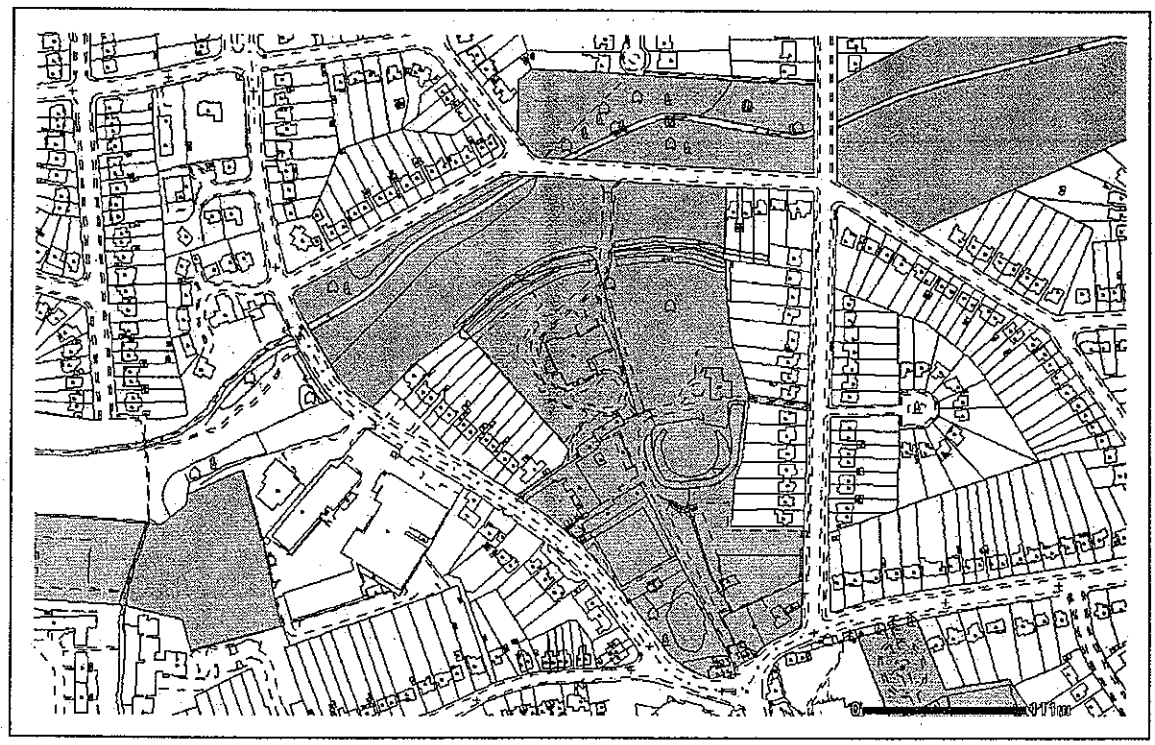
**Property Description:** Manor Farm and Winston Churchill Hall on Pinn Way, Ruislip (ECWD4)

**Current UDP Designation:** Green Chain and 'Areas Forming Links in the Green Chain'

| Characteristic | Comments |
|---|---|
| 1. Provides links between larger Green Belt and MOL areas | This site is part of a series of open spaces that link with Green Belt within LB Hillingdon. |
| 2. Represents a part of a series of open spaces linking together to form open land which extends across the Borough boundaries | This site is part of a series of open spaces that link across the Borough boundary with a small Green Chain in LB Harrow. |
| 3. Represents a part of a chain of parks | This site is part of a chain of parks including: Pinn Way river corridor and Manor Farm open land. |
| 4. Represents a part of a series of narrow strips of open land such as corridors, roads, railways, canals, and rivers which link major open areas | This area is made up of open land incorporating wide strips of open land and a larger area of open land including the Manor Farm. |
| 5. Contributes to the physical structure of the area by being clearly distinguishable from the built up area, for example, linear parks through developed areas or simply breaks in the urban fabric | These areas of open space are clearly distinguishable from the built up area. They represent breaks in the urban fabric. |
| 6. Limits urban sprawl, defines built-up areas, prevents neighbouring towns from merging into one another, assists in safeguarding the countryside from encroachment, and/or preserves the setting and special character of historic towns. | N/A |
| 7. Includes, previously included or has the potential to include open air facilities, especially for leisure, recreation, sport, arts and cultural activities and tourism and/or provide recreational links throughout the urban area and/or from urban areas to the open countryside | Opportunities for passive and informal active recreation are available on these sites. |
| 8. Allows animals and plants to be found further into the built-up area than would otherwise be the case and/or provides an extension to the habitats of the sites they adjoin. | This site is not identified as having nature conservation values. |
| 9. Retains attractive landscapes, and enhance landscapes, near to where people live | This site retains an attractive open land landscape and a green backdrop near to where people live.<br>*Predominant landscape typology* – Parkland<br>*Landscape quality* – medium to high |
| 10. An area of land identified in the draft London Plan as Blue Ribbons (for example the River Thames, the canal network, or the other tributaries, rivers and streams within London and London's open water-spaces such as docks, reservoirs and lakes (including culverted parts of rivers, canals or streams)) and forms a relatively continuous area of water or waterside land. | The River Pinn flows through these sites. |
| 11. Retains land in agricultural, forestry and related uses | This site does not include agricultural or forestry uses. |
| 12. Is accessible to members of the general public. | These sites are accessible to the general public. |




**Subject site solid outline**



**Borough Owned Land**

**Plate 1: River Pinn corridor, north-western corner, St Martins Approach and Pinn Way, Ruislip**

**Plate 2: Manor Farm open land, Ruislip**

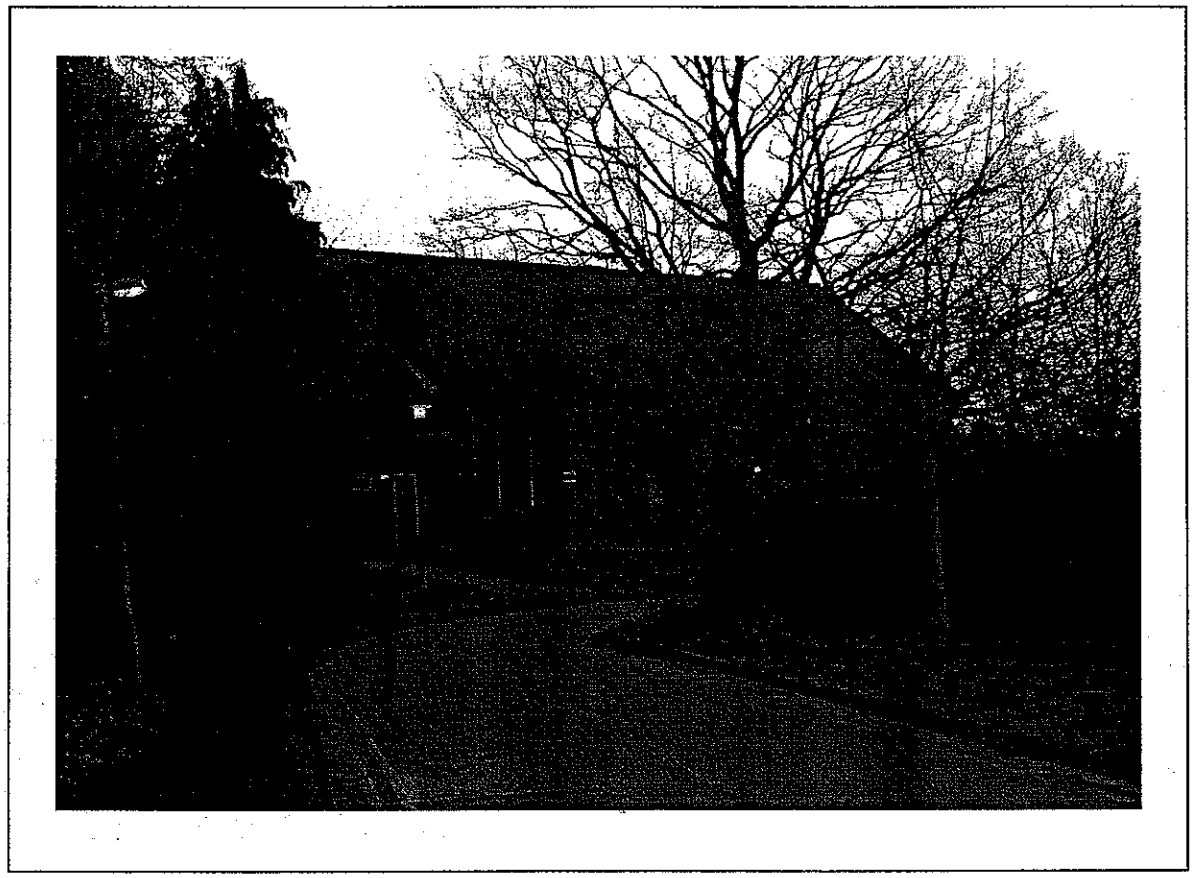


**Plate 3: Manor Farm open land, Ruislip**

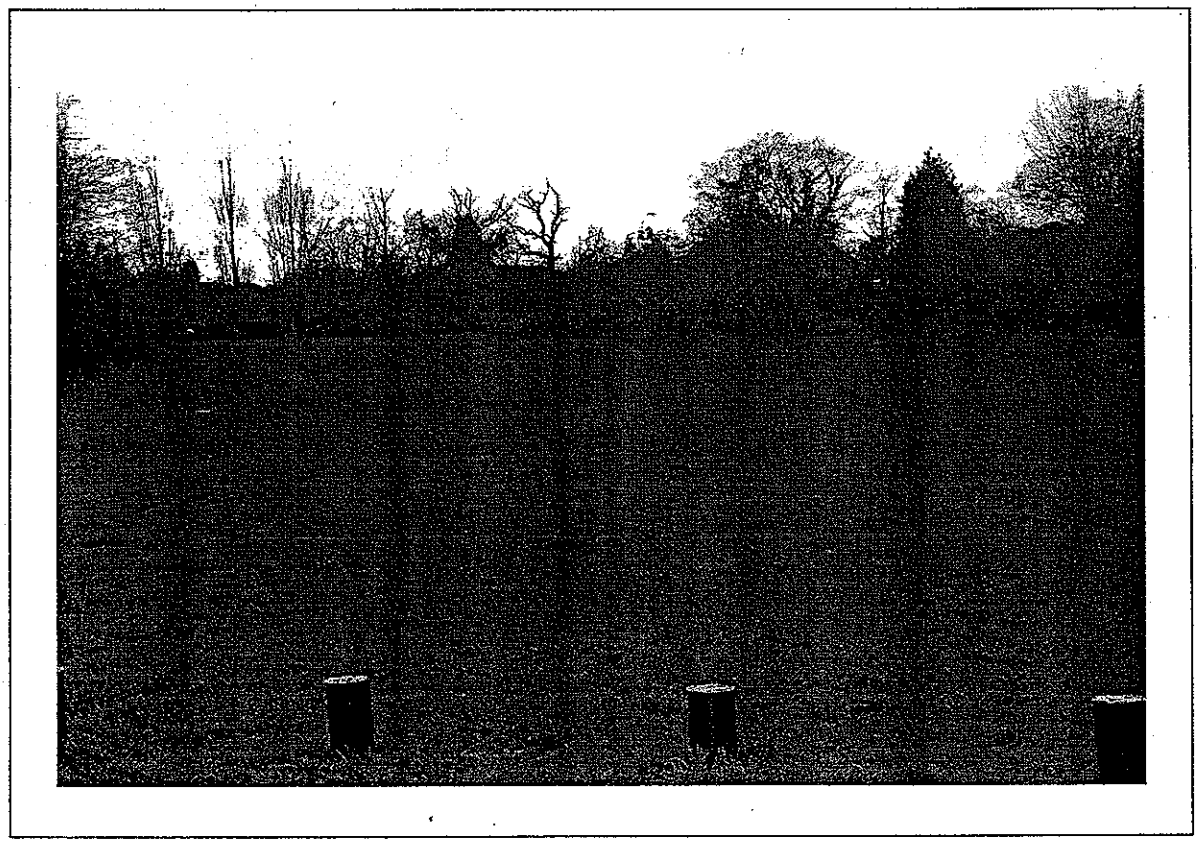


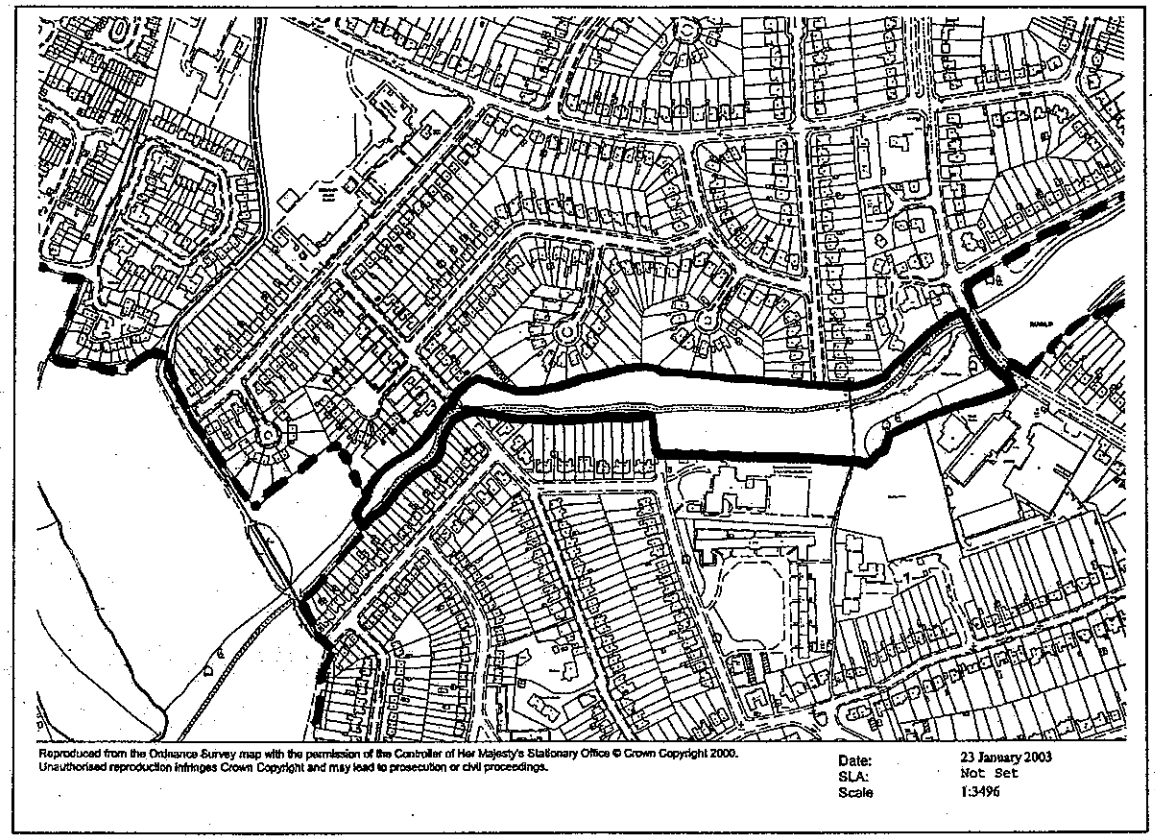
**Plate 4: Manor Farm open land, Ruislip**

**Plate 5: Manor Farm open land, Ruislip**

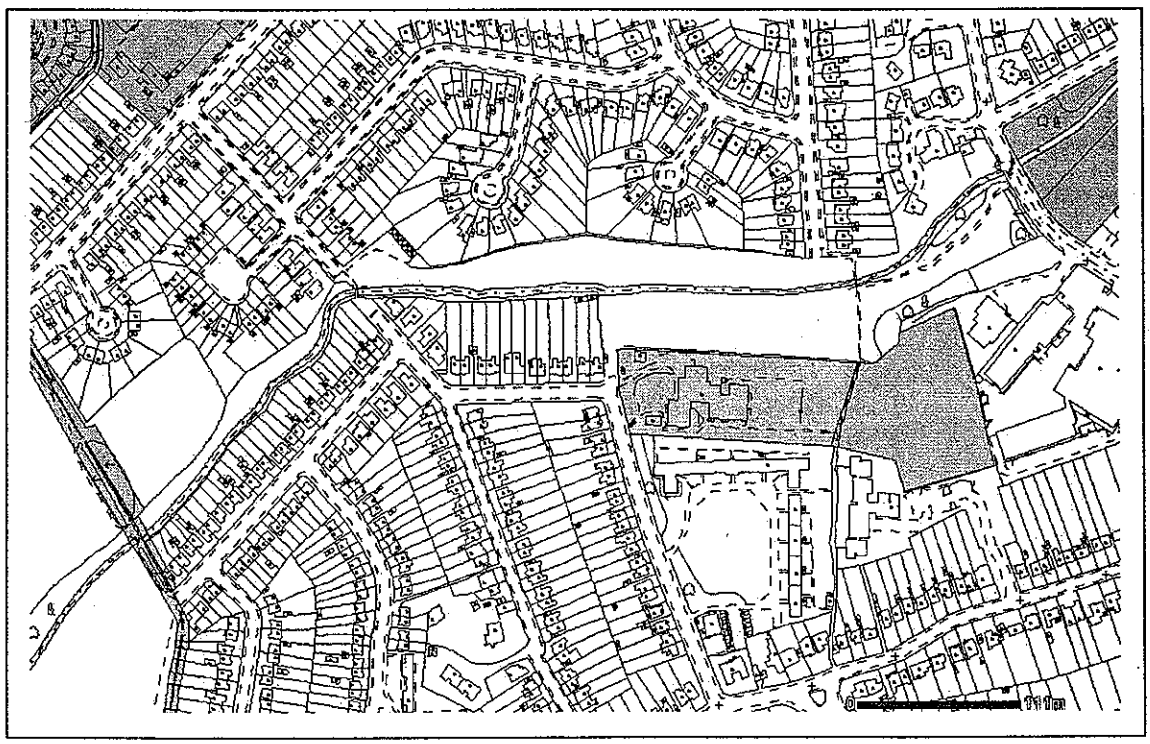
**Property Description:** West End Road Greenway, West End Road, Ruislip Gardens (ECWD5)

**Current UDP Designation:** Green Chain and 'Areas Forming Links in the Green Chain'

| Characteristic | Comments |
|---|---|
| 1. Provides links between larger Green Belt and MOL areas | This site links directly with Green Belt within LB Hillingdon. |
| 2. Represents a part of a series of open spaces linking together to form open land which extends across the Borough boundaries | This site forms part of a series of open spaces that link across the Borough boundary with a small Green Chain in LB Harrow. |
| 3. Represents a part of a chain of parks | This site forms part of a chain of parks |
| 4. Represents a part of a series of narrow strips of open land such as corridors, roads, railways, canals, and rivers which link major open areas | This site represents a narrow strip of open land following the course of the River Pinn and linking with other areas of open land. |
| 5. Contributes to the physical structure of the area by being clearly distinguishable from the built up area, for example, linear parks through developed areas or simply breaks in the urban fabric | This land is narrow and development adjoins the length of the site. For this reason the contribution of this site to the physical character of the area is somewhat limited. |
| 6. Limits urban sprawl, defines built-up areas, prevents neighbouring towns from merging into one another, assists in safeguarding the countryside from encroachment, and/or preserves the setting and special character of historic towns. | N/A |
| 7. Includes, previously included or has the potential to include open air facilities, especially for leisure, recreation, sport, arts and cultural activities and tourism and/or provide recreational links throughout the urban area and/or from urban areas to the open countryside | This site provides opportunities for passive recreation along its length, especially opportunities for walking. |
| 8. Allows animals and plants to be found further into the built-up area than would otherwise be the case and/or provides an extension to the habitats of the sites they adjoin. | This site is not identified as having nature conservation values. |
| 9. Retains attractive landscapes, and enhance landscapes, near to where people live | This site retains an attractive open land landscape and a green backdrop near to where people live.<br>*Predominant landscape typology* – Greenway<br>*Landscape quality* – medium to high |
| 10. An area of land identified in the draft London Plan as Blue Ribbons (for example the River Thames, the canal network, or the other tributaries, rivers and streams within London and London's open water-spaces such as docks, reservoirs and lakes (including culverted parts of rivers, canals or streams)) and forms a relatively continuous area of water or waterside land. | The River Pinn flows through these sites. |
| 11. Retains land in agricultural, forestry and related uses | This site does not include agricultural or forestry uses. |
| 12. Is accessible to members of the general public. | This site is accessible to the general public. |




**Subject site in solid outline**



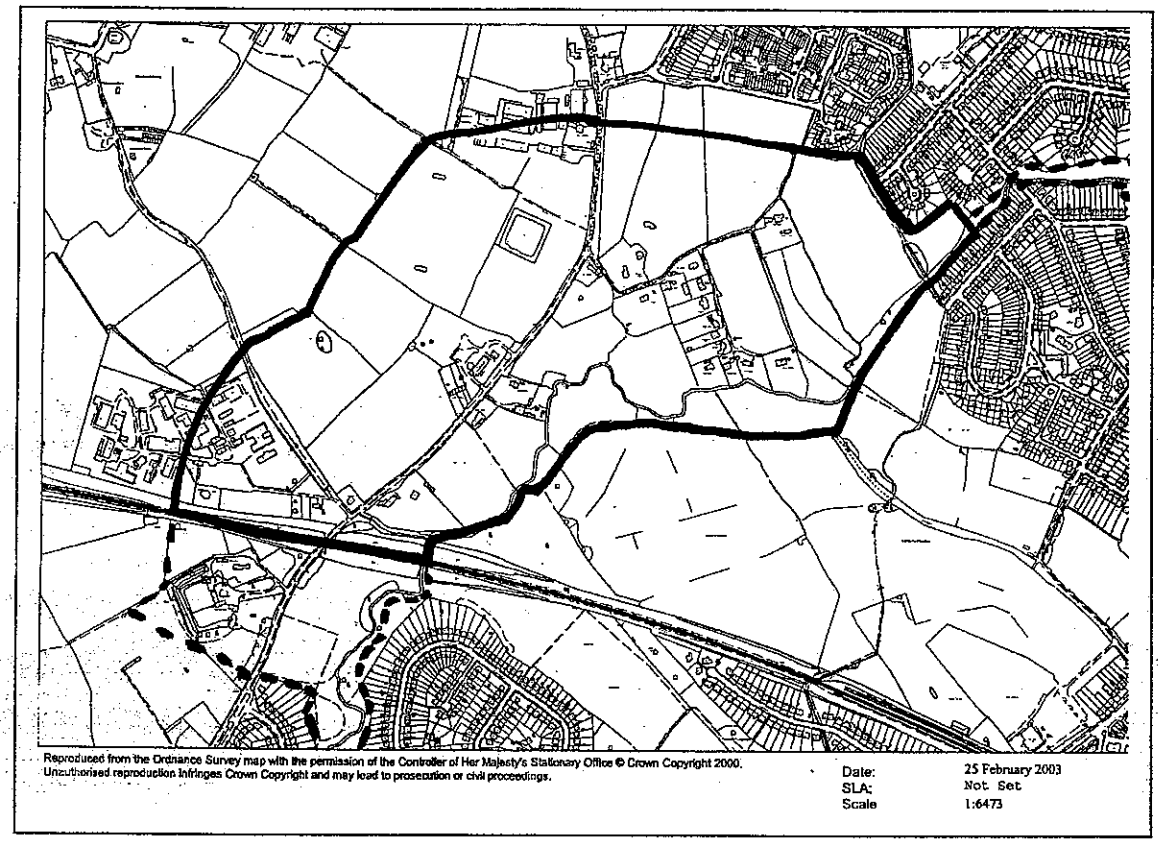
**Borough Owned Land**

**Plate 1: River Pinn corridor west of Bury Street, Ruislip**

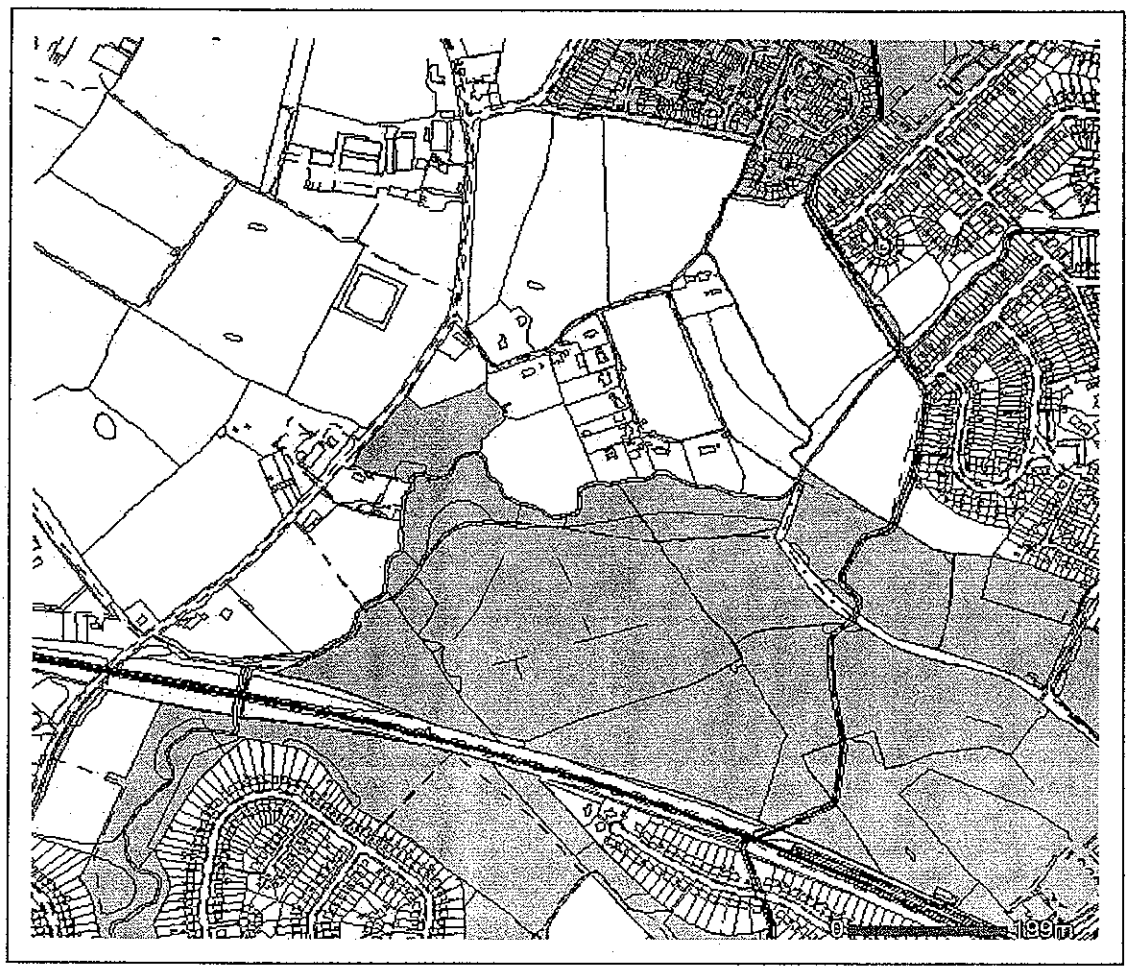
**Property Description:** Old Clack Farm, Old Priority Private Road and Meadow, surrounding farmland, and Ruislip Golf Course, Ruislip (ECWD6)

**Current UDP Designation:** Green Belt and Green Chain

| Characteristic | Comments |
|---|---|
| 1. Provides links between larger Green Belt and MOL areas | The subject site is designated Green Belt. |
| 2. Represents a part of a series of open spaces linking together to form open land which extends across the Borough boundaries | The site forms part of a series of open spaces that link across the Borough boundary with a small Green Chain in LB Harrow. |
| 3. Represents a part of a chain of parks | A portion of this site includes part of the Ruislip Golf Course. Otherwise, the majority of this site is made up of privately owned farmland which is inaccessible to the general public aside from the defined 'Public Rights-of-Way'. |
| 4. Represents a part of a series of narrow strips of open land such as corridors, roads, railways, canals, and rivers which link major open areas | This site is a wide area of open land following the course of the River Pinn and linking with other areas of open land. |
| 5. Contributes to the physical structure of the area by being clearly distinguishable from the built up area, for example, linear parks through developed areas or simply breaks in the urban fabric | This site contributes to the physical structure of the area. It is clearly distinguishable from the built up area. |
| 6. Limits urban sprawl, defines built-up areas, prevents neighbouring towns from merging into one another, assists in safeguarding the countryside from encroachment, and/or preserves the setting and special character of historic towns. | This area limits urban sprawl consistent with the Green Belt designation. |
| 7. Includes, previously included or has the potential to include open air facilities, especially for leisure, recreation, sport, arts and cultural activities and tourism and/or provide recreational links throughout the urban area and/or from urban areas to the open countryside | The Hillingdon Trail and a bridle way both pass through this site. Greater opportunities for recreation exist within the Ruislip Golf Course to the south of this site. |
| 8. Allows animals and plants to be found further into the built-up area than would otherwise be the case and/or provides an extension to the habitats of the sites they adjoin. | This site includes a Nature Conservation Site of Borough Grade I Importance, specifically along the River Pinn. |
| 9. Retains attractive landscapes, and enhance landscapes, near to where people live | This site retains an attractive open land landscape and a green backdrop near to where people live.<br>*Predominant landscape typology* – Woodland and Field<br>*Landscape quality* – medium to high |
| 10. An area of land identified in the draft London Plan as Blue Ribbons (for example the River Thames, the canal network, or the other tributaries, rivers and streams within London and London's open water-spaces such as docks, reservoirs and lakes (including culverted parts of rivers, canals or streams)) and forms a relatively continuous area of water or waterside land. | The River Pinn flows through this site. |
| 11. Retains land in agricultural, forestry and related uses | This area is used substantially for agricultural purposes. |
| 12. Is accessible to members of the general public. | A number of privately owned farms are found in this area where public access is not generally considered appropriate. Public access is more available to the Ruislip Golf Course to the south of this site. |




**Subject site in solid outline**




**Borough Owned Land.**

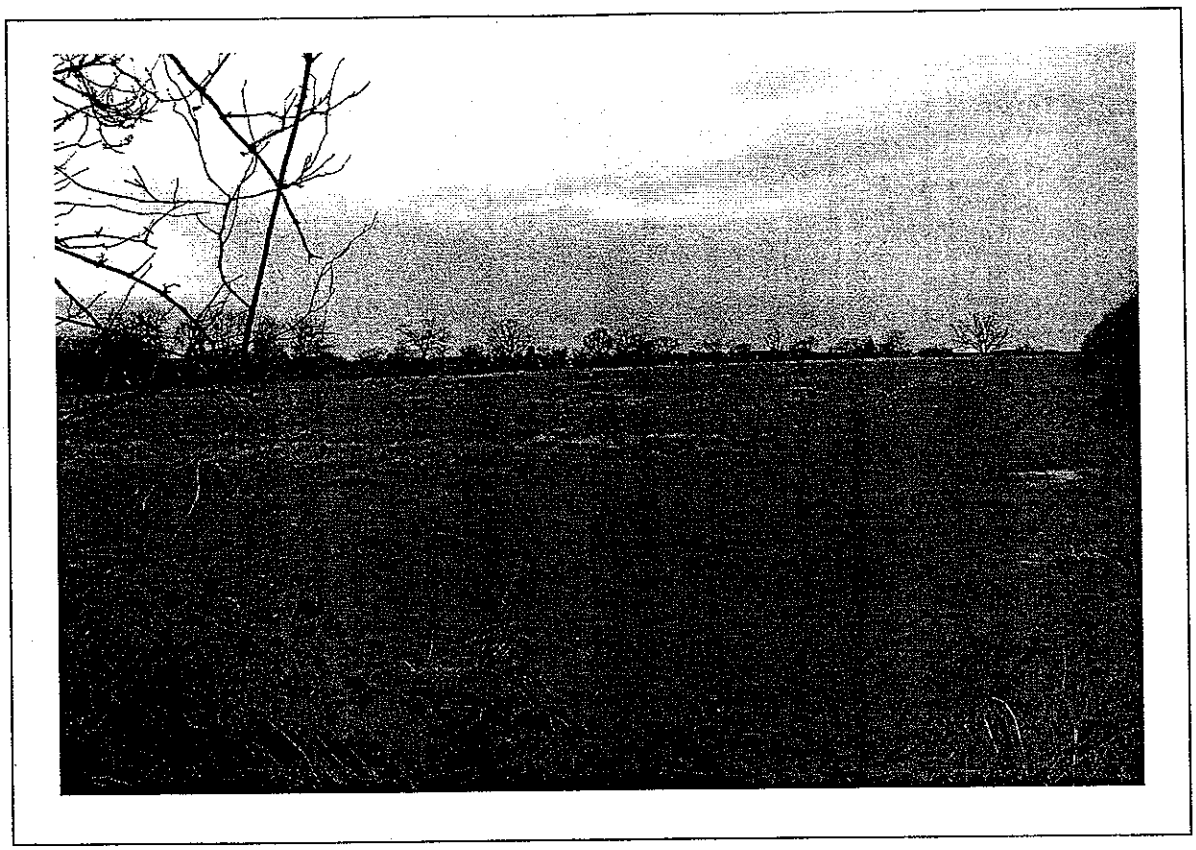


**Plate 1: Green Belt land adjoining Whiteheath Avenue, West Ruislip**

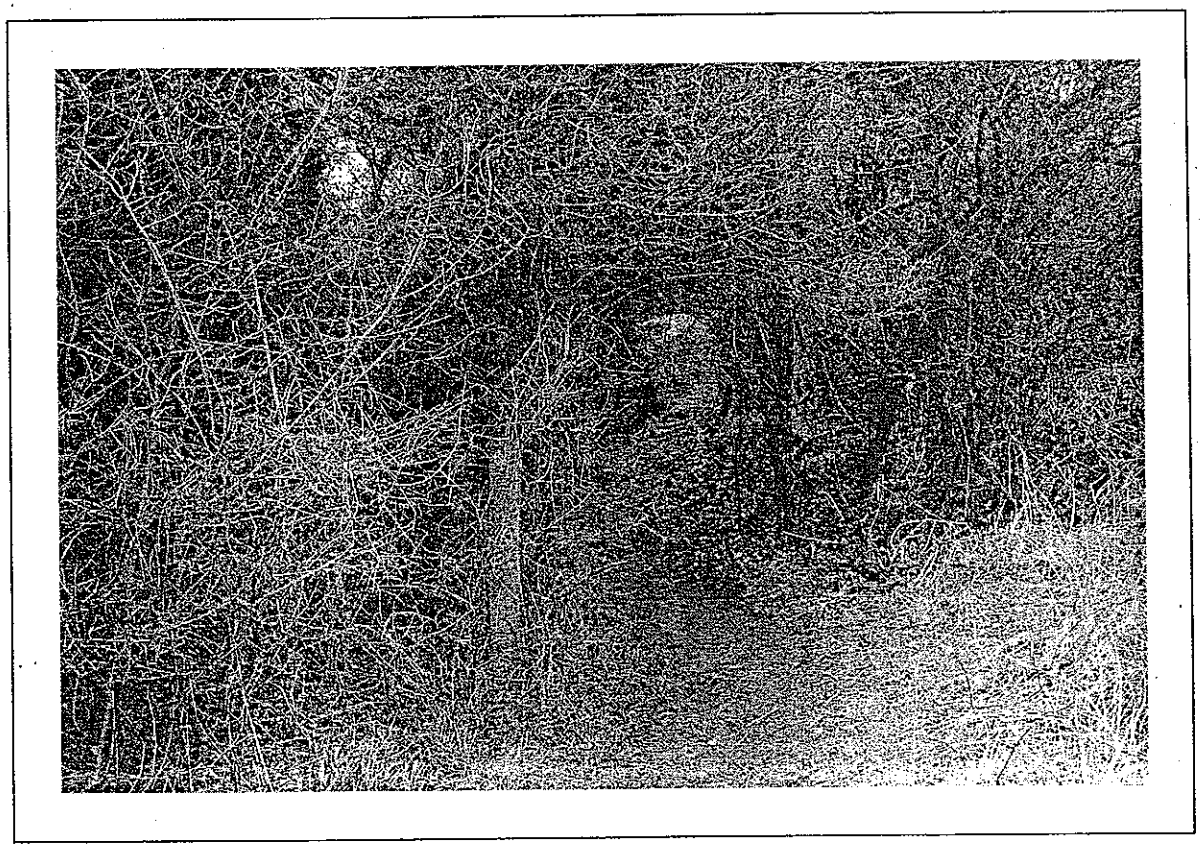


**Plate 2: Green Belt land adjoining Woodville Gardens, West Ruislip**

**Plate 3: Green Belt land adjoining Woodville Gardens, West Ruislip**

**Plate 4: Green Belt land looking west across Old Clack Farm, West Ruislip**

**Plate 5: Green Belt land looking south towards Old Priory, West Ruislip**

**Plate 6: Green Belt land looking west across farmland from Breakspear Road South, West Ruislip**

**Plate 7: Bridleway on Green Belt land north of Breakspear Road South, West Ruislip**

**Plate 8: Looking north across Old Clack Farm, West Ruislip**

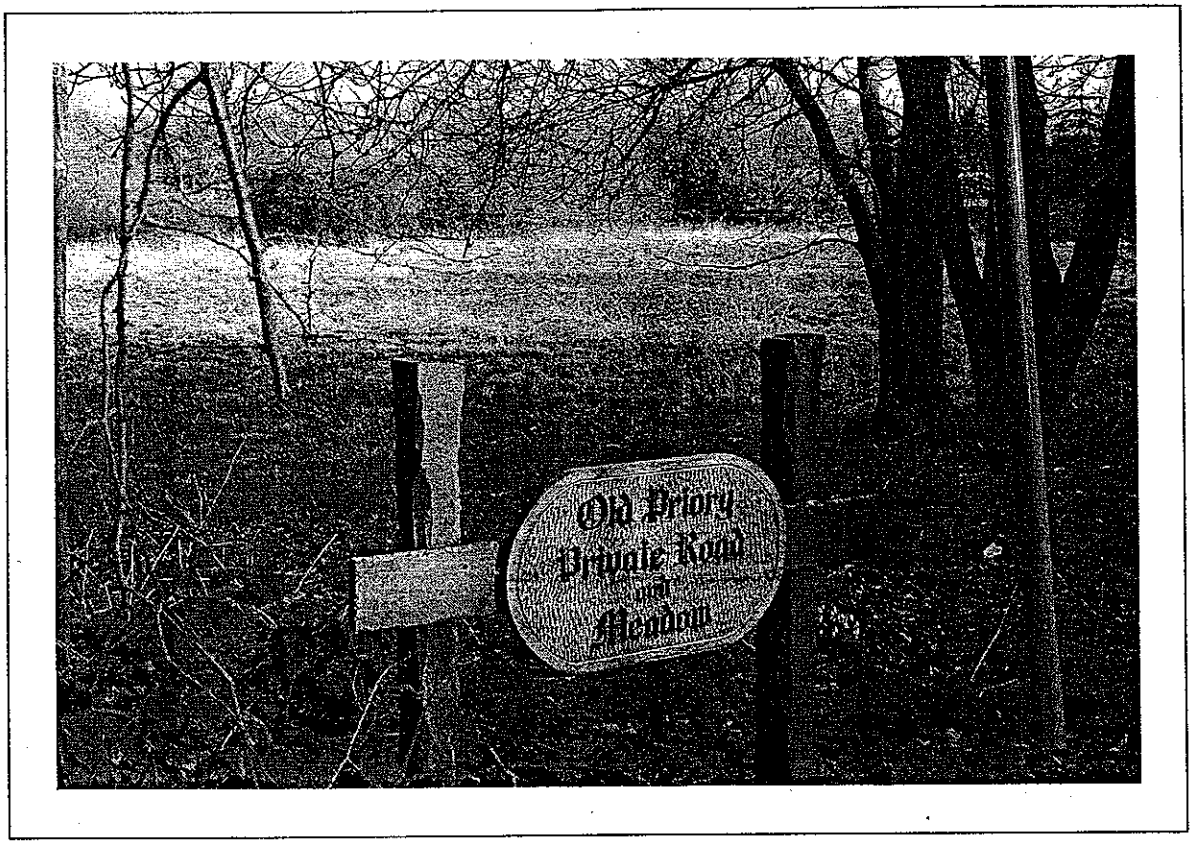



**Plate 9: Field at Old Priority Private Road and Meadow, West Ruislip**

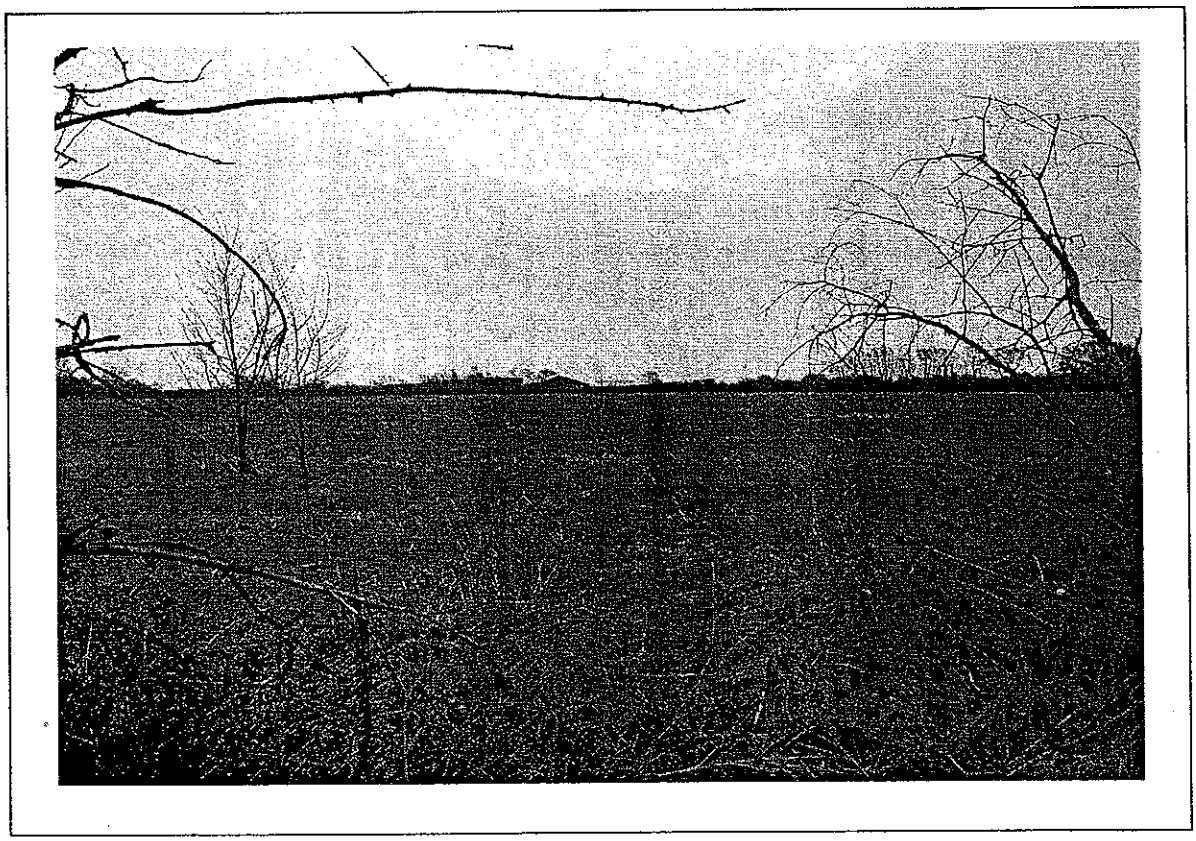
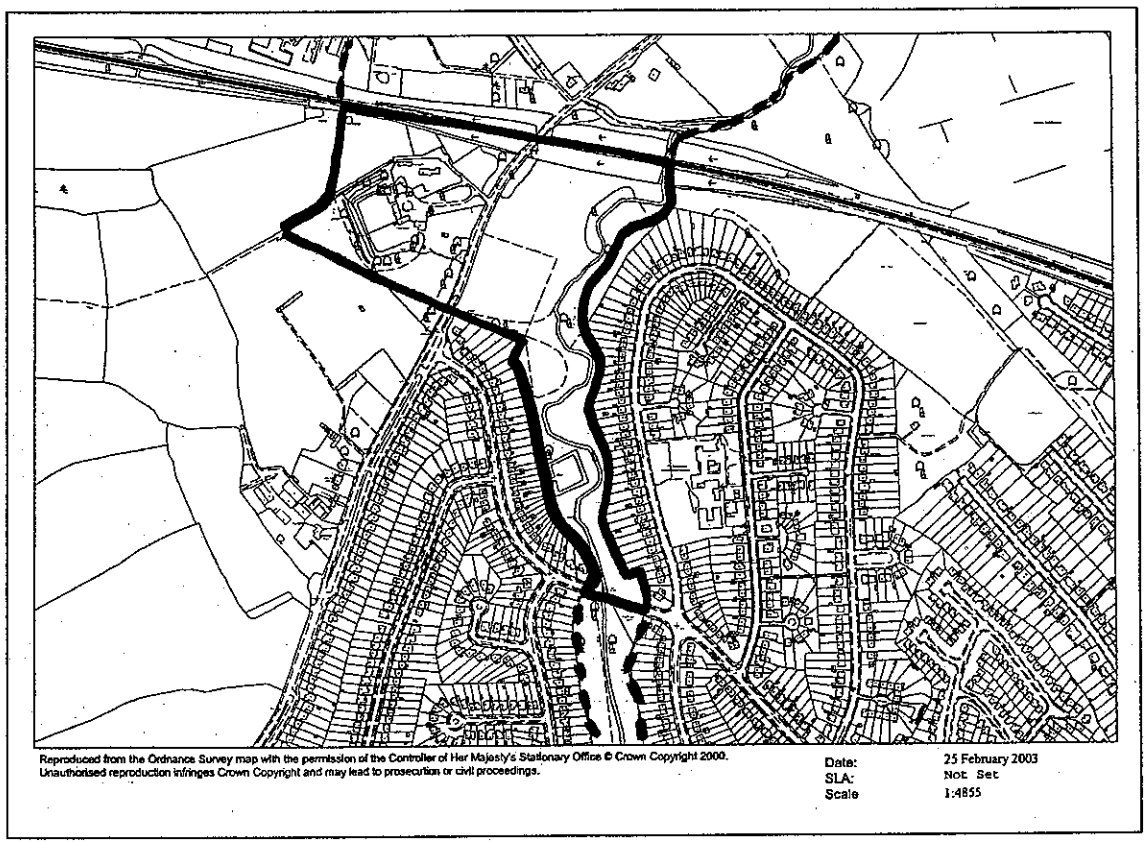


**Plate 10: Green Belt land looking north across Old Clack Farm, West Ruislip**

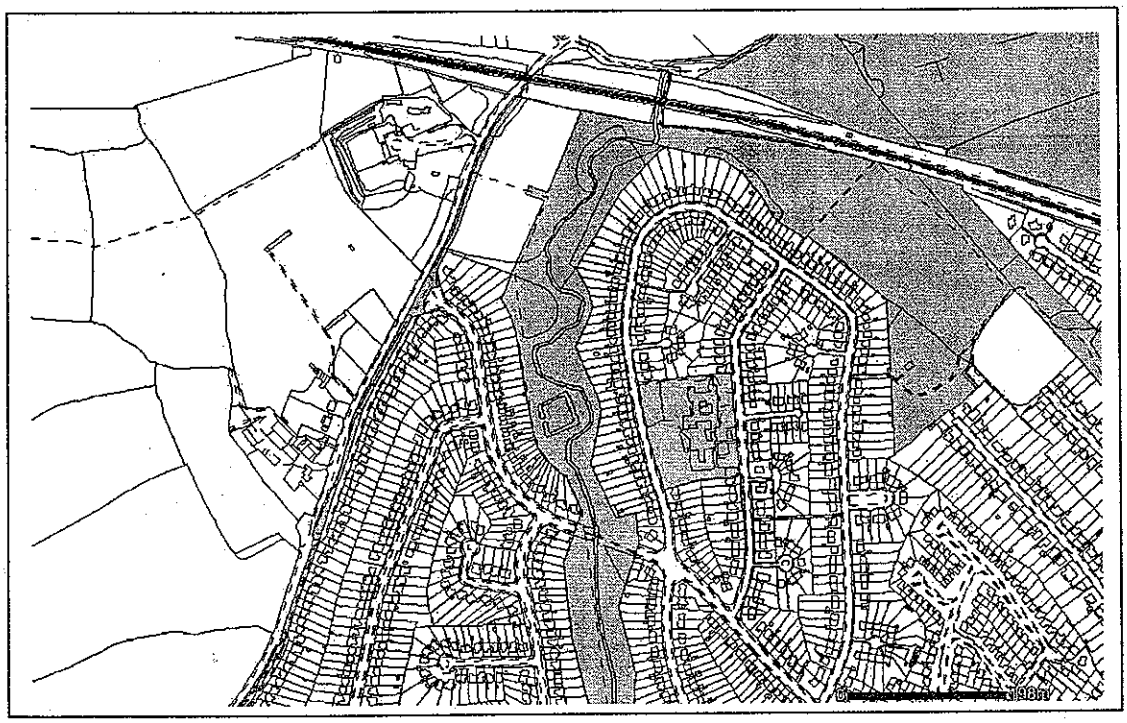
**Property Description:** Mad Field Covert and Copthall Road River Pinn Greenway, West Ruislip (ECWD7)

**Current UDP Designation:** Green Belt and Green Chain

| Characteristic | Comments |
|---|---|
| 1. Provides links between larger Green Belt and MOL areas | This site is designated Green Belt. |
| 2. Represents a part of a series of open spaces linking together to form open land which extends across the Borough boundaries | This site is part of a series of open spaces that link across the Borough boundary with a small Green Chain in LB Harrow. |
| 3. Represents a part of a chain of parks | This site is part of a chain of parks |
| 4. Represents a part of a series of narrow strips of open land such as corridors, roads, railways, canals, and rivers which link major open areas | This site is made up of a wide strip of open land which narrows following the course of the River Pinn and linking with other areas of open land. |
| 5. Contributes to the physical structure of the area by being clearly distinguishable from the built up area, for example, linear parks through developed areas or simply breaks in the urban fabric | This site contributes to the physical structure of the area. It is clearly distinguishable from the built up area. |
| 6. Limits urban sprawl, defines built-up areas, prevents neighbouring towns from merging into one another, assists in safeguarding the countryside from encroachment, and/or preserves the setting and special character of historic towns. | This area limits urban sprawl consistent with the Green Belt designation. |
| 7. Includes, previously included or has the potential to include open air facilities, especially for leisure, recreation, sport, arts and cultural activities and tourism and/or provide recreational links throughout the urban area and/or from urban areas to the open countryside | There are opportunities for passive recreation within this space. A bridle way passes through this site. |
| 8. Allows animals and plants to be found further into the built-up area than would otherwise be the case and/or provides an extension to the habitats of the sites they adjoin. | This site includes a Nature Conservation Site of Borough Grade II Importance (BII 31), specifically along the River Pinn. |
| 9. Retains attractive landscapes, and enhance landscapes, near to where people live | This site retains an attractive open land landscape and a green backdrop near to where people live.<br>*Predominant landscape typology* – Field and Greenway<br>*Landscape quality* – medium to high |
| 10. An area of land identified in the draft London Plan as Blue Ribbons (for example the River Thames, the canal network, or the other tributaries, rivers and streams within London and London's open water-spaces such as docks, reservoirs and lakes (including culverted parts of rivers, canals or streams)) and forms a relatively continuous area of water or waterside land. | The River Pinn flows through these sites. |
| 11. Retains land in agricultural, forestry and related uses | This site is used for some grazing of animals. |
| 12. Is accessible to members of the general public. | Some sections of this site are used for private grazing and are not suitable for public access. Other sections are accessible to the general public. This site is linked with open land to the north via a walkway under the railway overpass. |




**Subject site in solid outline**



**Borough Owned Land**

**Plate 1: Entrance to Green Belt land east of Brackenbury Farm, Ickenham**

**Plate 2: A field within the Green Belt east of Brackenbury Farm and south of the British Railway Line, Ickenham**

**Plate 3: Green Belt land east of Brackenbury Farm looking east towards the River Pinn, Ickenham**

**Plate 4: The River Pinn, within Green Belt land east of Brackenbury Farm, Ickenham**

**Plate 5: Green Belt Greenway, on Copthall Road, Ickenham**

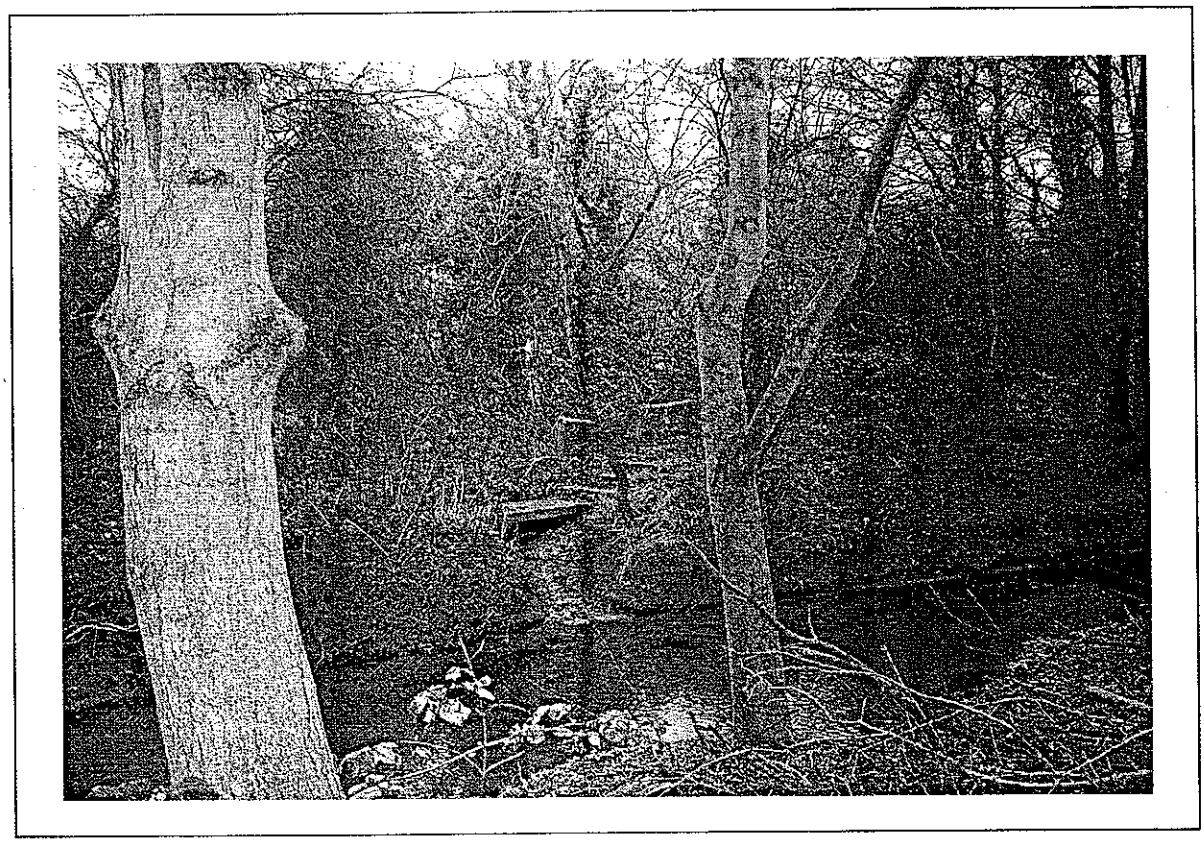
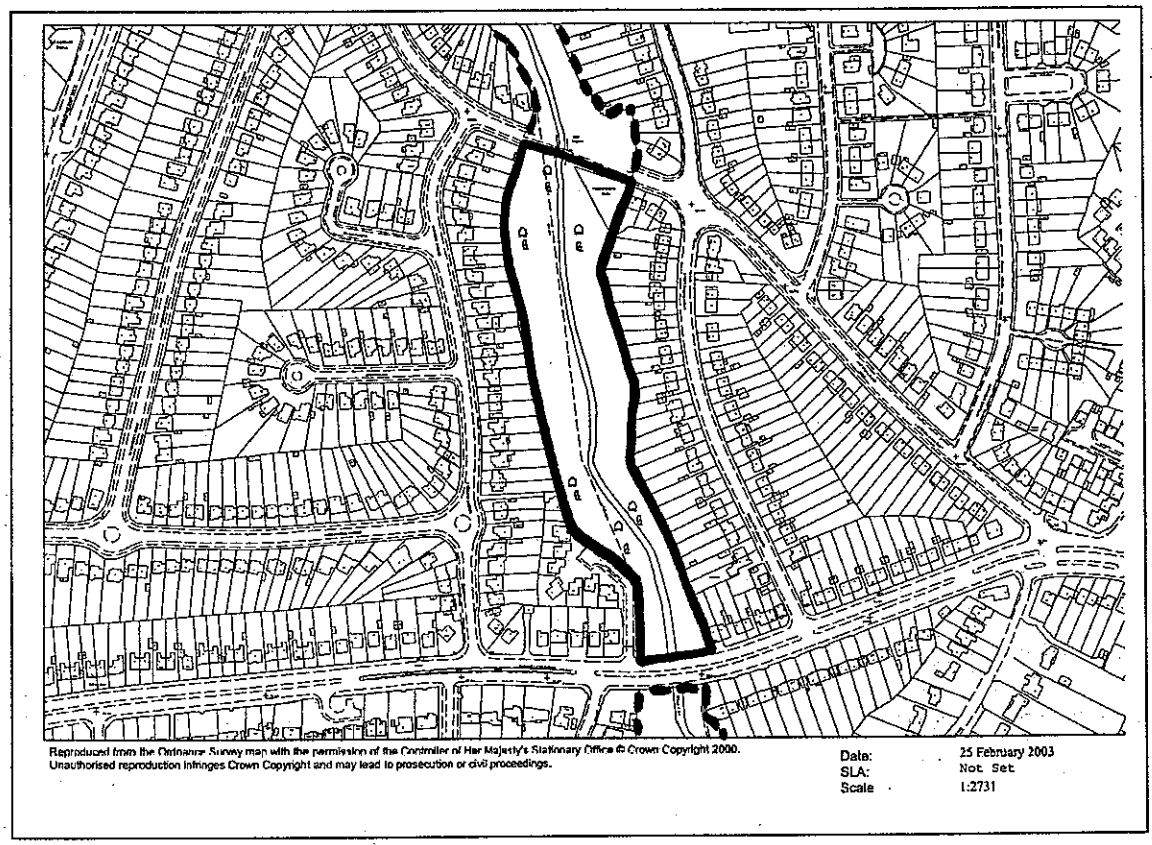


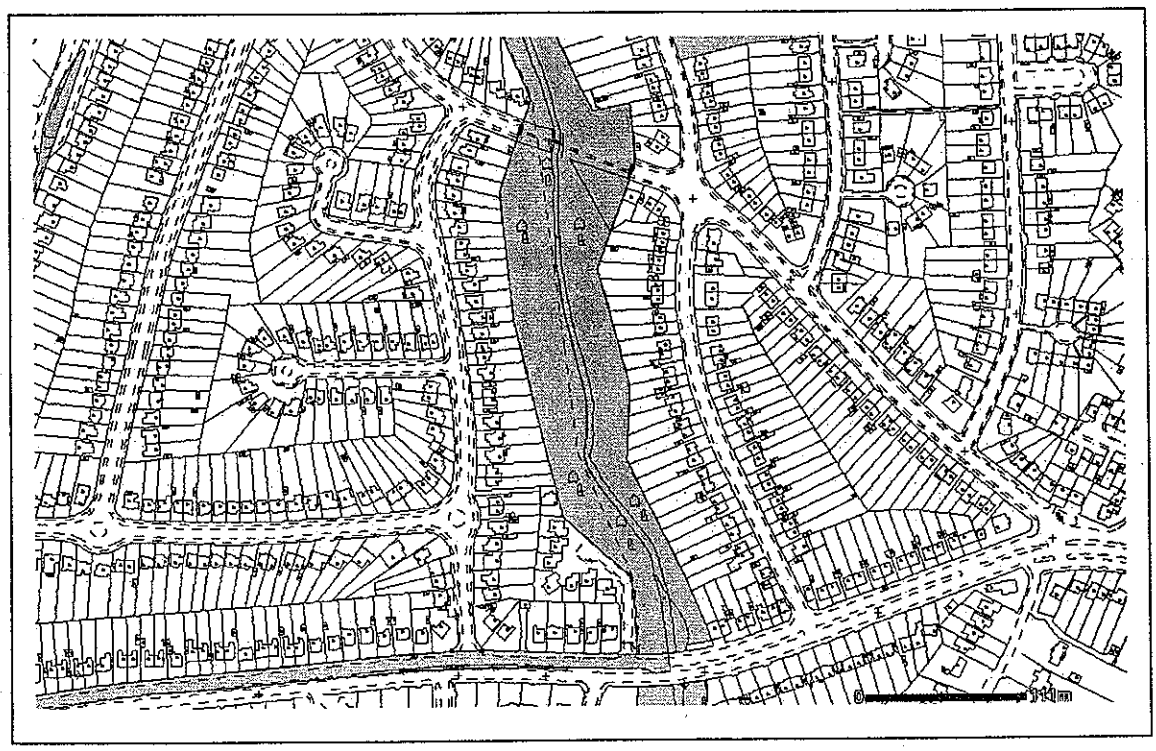
**Plate 6: The River Pinn flowing through the Green Belt Greenway, on Copthall Road, Ickenham**

**Property Description:** Swakeleys Road River Pinn Greenway, Ickenham (ECWD8)
**Current UDP Designation:** Green Belt and Green Chain

| Characteristic | Comments |
|---|---|
| 1. Provides links between larger Green Belt and MOL areas | The subject site is designated Green Belt. |
| 2. Represents a part of a series of open spaces linking together to form open land which extends across the Borough boundaries | This site is part of a series of open spaces that link across the Borough boundary with a small Green Chain in LB Harrow. |
| 3. Represents a part of a chain of parks | This site is part of a chain of parks |
| 4. Represents a part of a series of narrow strips of open land such as corridors, roads, railways, canals, and rivers which link major open areas | This site is a strip of open land following the course of the River Pinn and linking with other areas of open land. |
| 5. Contributes to the physical structure of the area by being clearly distinguishable from the built up area, for example, linear parks through developed areas or simply breaks in the urban fabric | This site contributes to the physical structure of the area. It is clearly distinguishable from the built up area being a linear park. |
| 6. Limits urban sprawl, defines built-up areas, prevents neighbouring towns from merging into one another, assists in safeguarding the countryside from encroachment, and/or preserves the setting and special character of historic towns. | This area separates developed areas consistent with its Green Belt designation. |
| 7. Includes, previously included or has the potential to include open air facilities, especially for leisure, recreation, sport, arts and cultural activities and tourism and/or provide recreational links throughout the urban area and/or from urban areas to the open countryside | There are opportunities for passive recreation within this space as well as a children's playground. |
| 8. Allows animals and plants to be found further into the built-up area than would otherwise be the case and/or provides an extension to the habitats of the sites they adjoin. | This site includes a Nature Conservation Site of Borough Grade II Importance, specifically along the River Pinn. |
| 9. Retains attractive landscapes, and enhance landscapes, near to where people live | This site retains an attractive open land landscape and a green backdrop near to where people live.<br>*Predominant landscape typology* – Greenway<br>*Landscape quality* – medium to high |
| 10. An area of land identified in the draft London Plan as Blue Ribbons (for example the River Thames, the canal network, or the other tributaries, rivers and streams within London and London's open water-spaces such as docks, reservoirs and lakes (including culverted parts of rivers, canals or streams)) and forms a relatively continuous area of water or waterside land. | The River Pinn flows through these sites. |
| 11. Retains land in agricultural, forestry and related uses | N/A |
| 12. Is accessible to members of the general public. | This site is highly accessible to the general public and directly links with adjoining open land. |




**Subject site in solid outline**



**Borough Owned Land**

**Plate 1: Pedestrian access across the River Pinn to the local primary school on Copthall Road, Ickenham**

**Plate 2: Children's playground, open land adjoining the River Pinn, on Copthall Road, Ickenham**

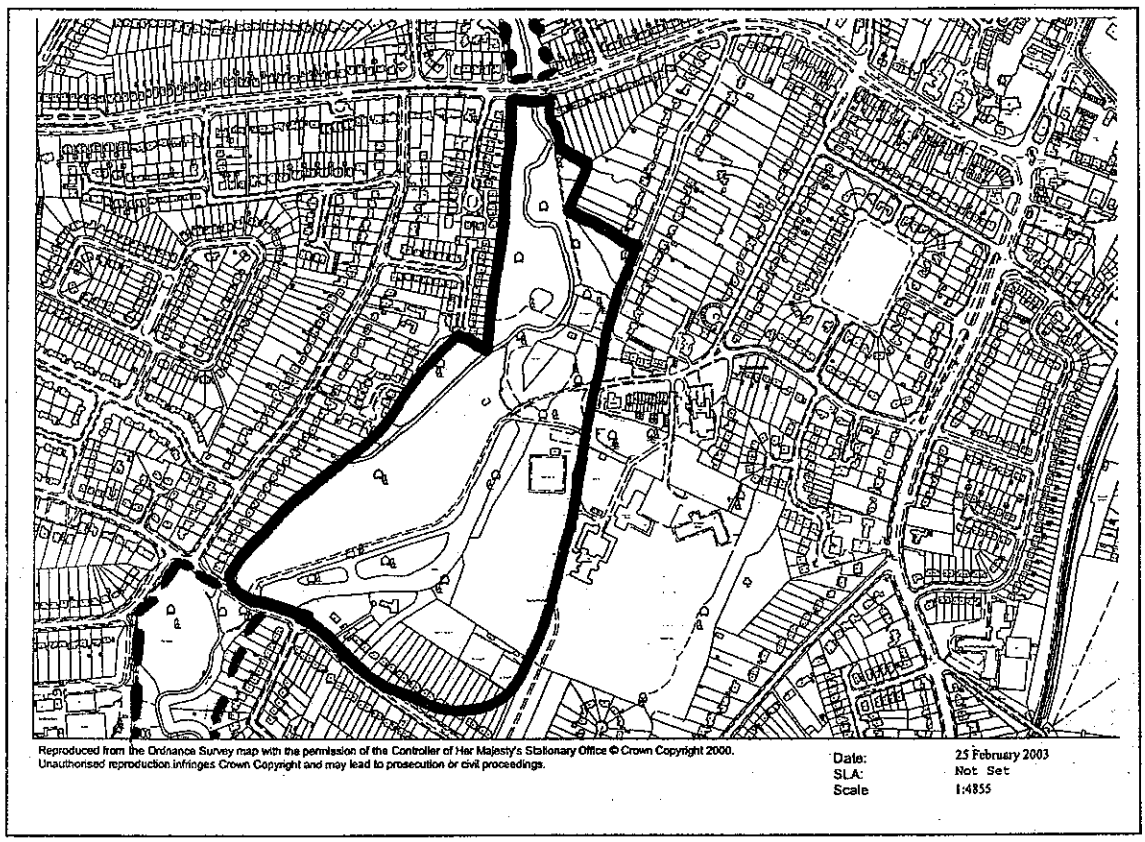
**Plate 3: Greenway open land adjoining the River Pinn, on Copthall Road, Ickenham**

**Plate 4: The River Pinn, on Copthall Road, Ickenham**

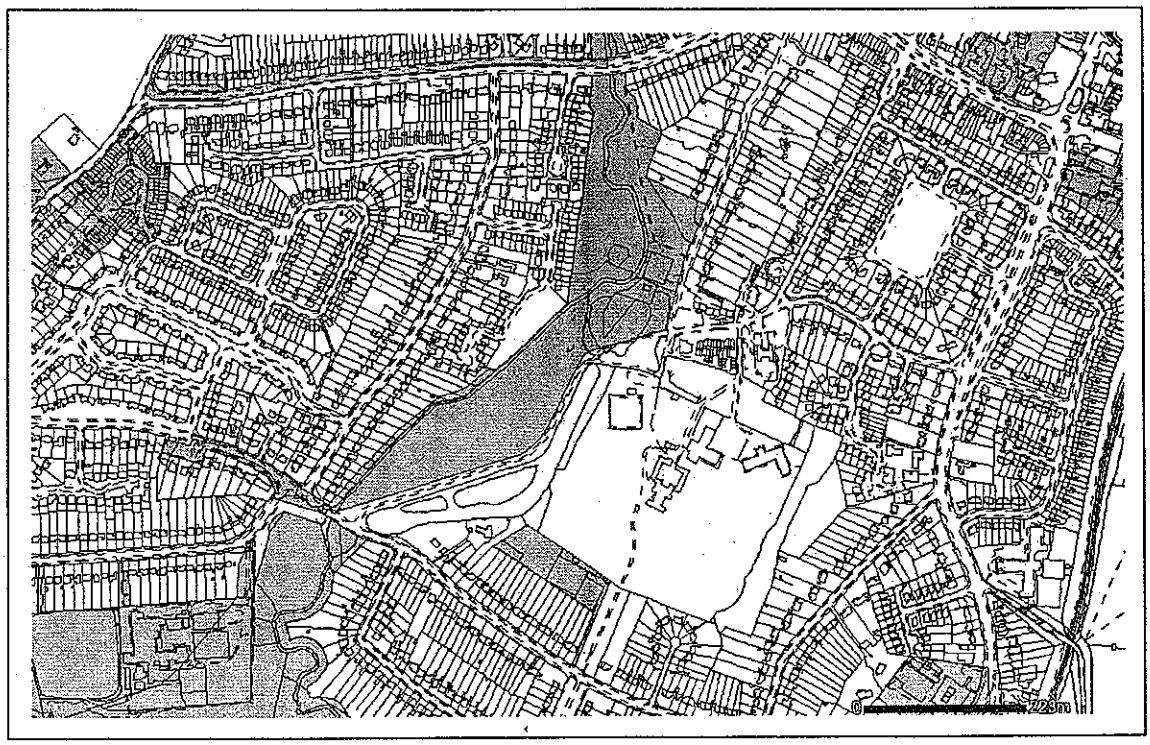
**Property Description:** Swakeley's House River Pinn Greenway, Ickenham (ECWD9)

**Current UDP Designation:** Green Belt and Green Chain

| Characteristic | Comments |
|---|---|
| 1. Provides links between larger Green Belt and MOL areas | The subject site is designated Green Belt. |
| 2. Represents a part of a series of open spaces linking together to form open land which extends across the Borough boundaries | This site is part of a series of open spaces that link across the Borough boundary with a small Green Chain in LB Harrow. |
| 3. Represents a part of a chain of parks | This site is part of a chain of parks |
| 4. Represents a part of a series of narrow strips of open land such as corridors, roads, railways, canals, and rivers which link major open areas | This site is a strip of open land and larger area following the course of the River Pinn and linking with other areas of open land. |
| 5. Contributes to the physical structure of the area by being clearly distinguishable from the built up area, for example, linear parks through developed areas or simply breaks in the urban fabric | This site contributes to the physical structure of the area. It is clearly distinguishable from the built up area being made up of a linear park and larger open land areas. |
| 6. Limits urban sprawl, defines built-up areas, prevents neighbouring towns from merging into one another, assists in safeguarding the countryside from encroachment, and/or preserves the setting and special character of historic towns. | This area separates developed areas. |
| 7. Includes, previously included or has the potential to include open air facilities, especially for leisure, recreation, sport, arts and cultural activities and tourism and/or provide recreational links throughout the urban area and/or from urban areas to the open countryside | There are opportunities for passive recreation within this space as well as a children's playground and tennis courts. A sports field is also located within the area in the grounds surrounding Swakeley's House. |
| 8. Allows animals and plants to be found further into the built-up area than would otherwise be the case and/or provides an extension to the habitats of the sites they adjoin. | This site includes a Nature Conservation Site of Borough Grade II Importance, specifically along the River Pinn and adjoining lakes. |
| 9. Retains attractive landscapes, and enhance landscapes, near to where people live | This site retains an attractive open land landscape and a green backdrop near to where people live.<br>*Predominant landscape typology* – Greenway and Sporting Field<br>*Landscape quality* – medium to high |
| 10. An area of land identified in the draft London Plan as Blue Ribbons (for example the River Thames, the canal network, or the other tributaries, rivers and streams within London and London's open water-spaces such as docks, reservoirs and lakes (including culverted parts of rivers, canals or streams)) and forms a relatively continuous area of water or waterside land. | The River Pinn flows through these sites. |
| 11. Retains land in agricultural, forestry and related uses | N/A |
| 12. Is accessible to members of the general public. | The Greenway along the River Pinn is highly accessible to the general public and directly links with adjoining open land. The sports grounds within the grounds of Swakeley's House are not accessible to the general public, however there may be future opportunities to make these grounds more accessible. |




**Subject site in solid outline**



**Borough Owned Land**

**Plate 1: Greenway along the River Pinn south of Swakeley's Road, Ickenham**

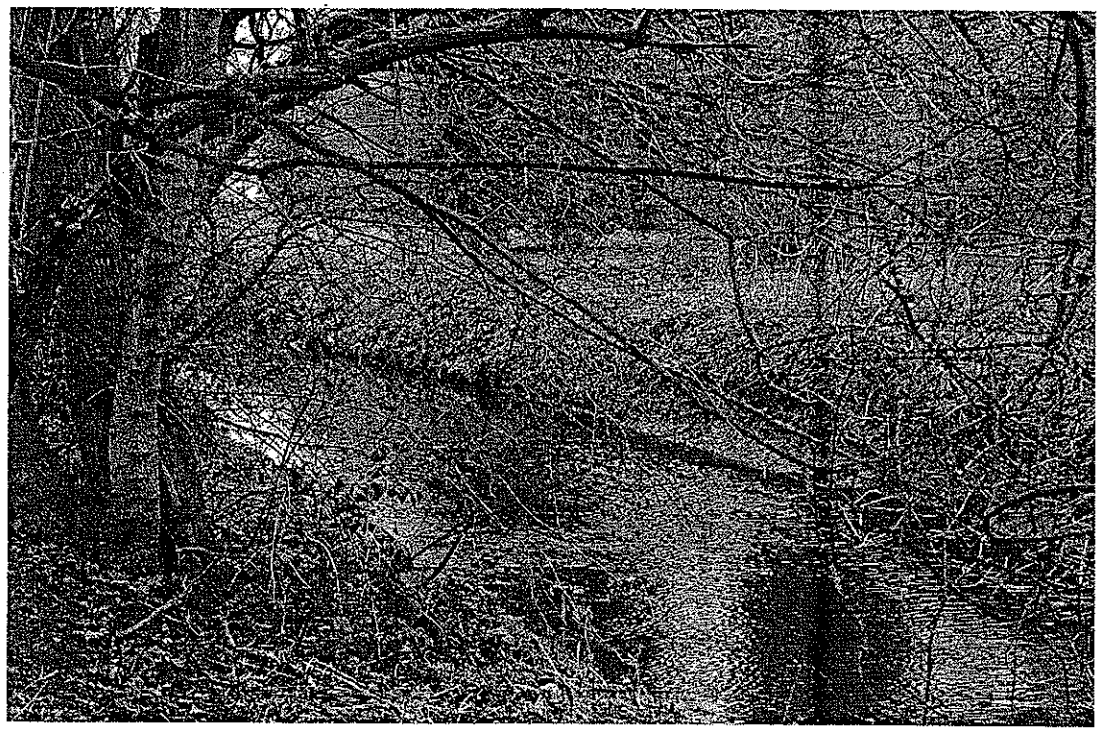


**Plate 2: The River Pinn south of Swakeley's Road, Ickenham**

**Plate 3: Greenway along the River Pinn south of Swakeley's Road, Ickenham**

**Plate 4: Greenway along the River Pinn south of Swakeley's Road, Ickenham**

**Plate 5: Greenway along the River Pinn south of Swakeley's Road, Ickenham**

**Plate 6: Playground within the greenway along the River Pinn south of Swakeley's Road, Ickenham**

**Plate 7: Tennis courts within the greenway along the River Pinn south of Swakeley's Road, Ickenham**

**Plate 8: Greenway along the River Pinn south of Swakeley's Road, Ickenham**

**Plate 8: Narrow open land connecting residents to the greenway along the River Pinn south of Swakeley's Road, Ickenham**

**Plate 9: Lakes adjoining the greenway along the River Pinn south of Swakeley's Road, Ickenham**

**Plate 10: Lakes adjoining the greenway along the River Pinn south of Swakeley's Road, Ickenham**

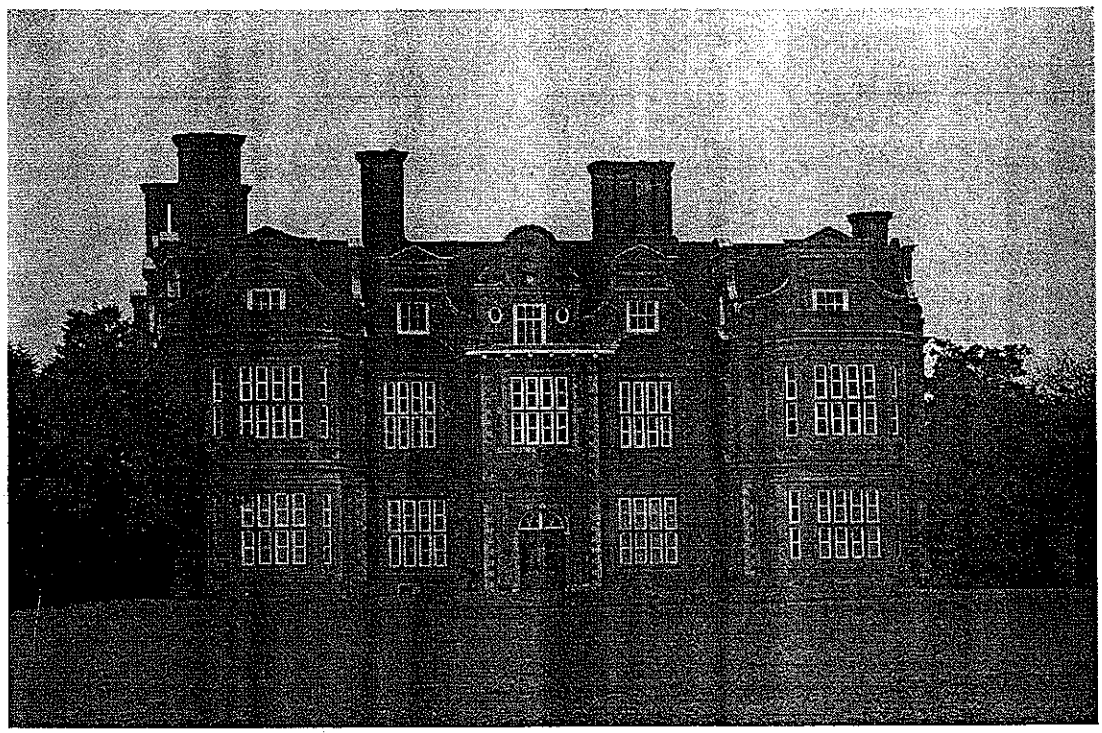


**Plate 11: Swakeley's House and grounds adjoining the greenway along the River Pinn south of Swakeley's Road, Ickenham**

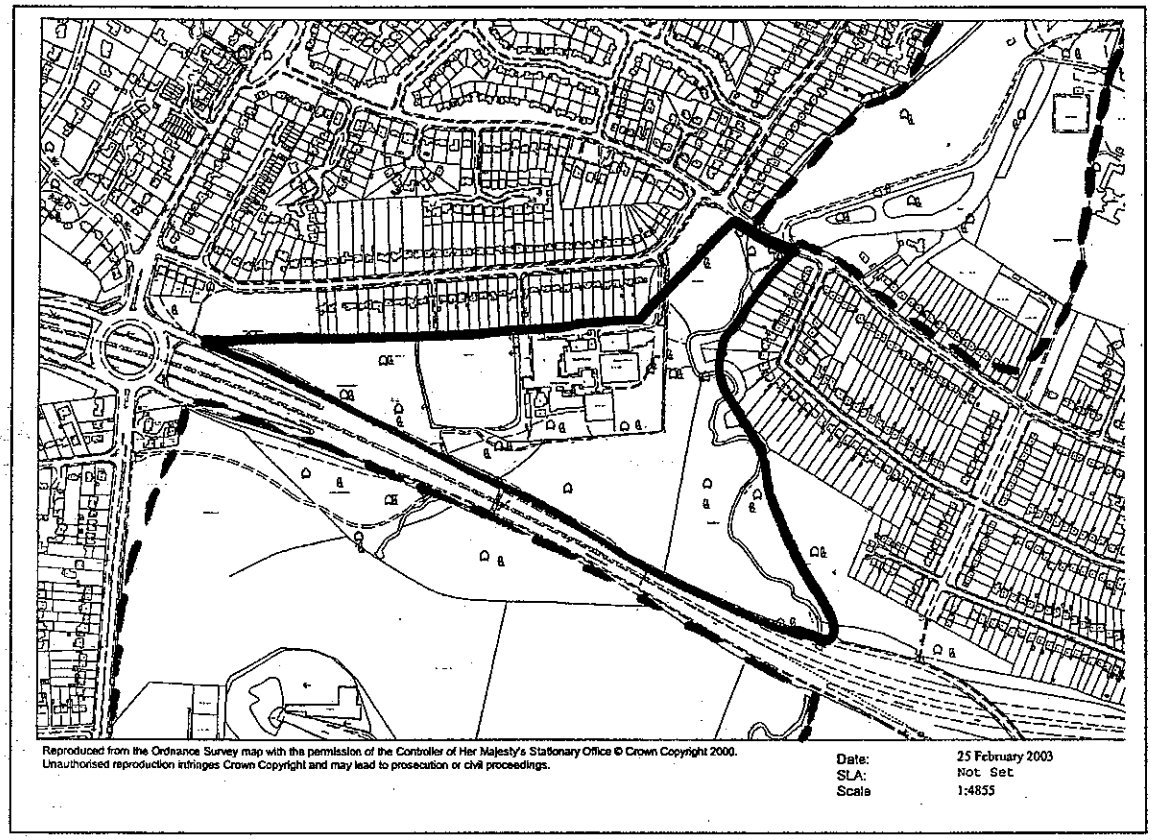
**Plate 12: Swakeley's House grounds adjoining the greenway along the River Pinn south of Swakeley's Road, Ickenham**

**Plate 13: Southern exit of the greenway along the River Pinn south of Swakeley's Road looking north from Swakeley's Drive, Ickenham**

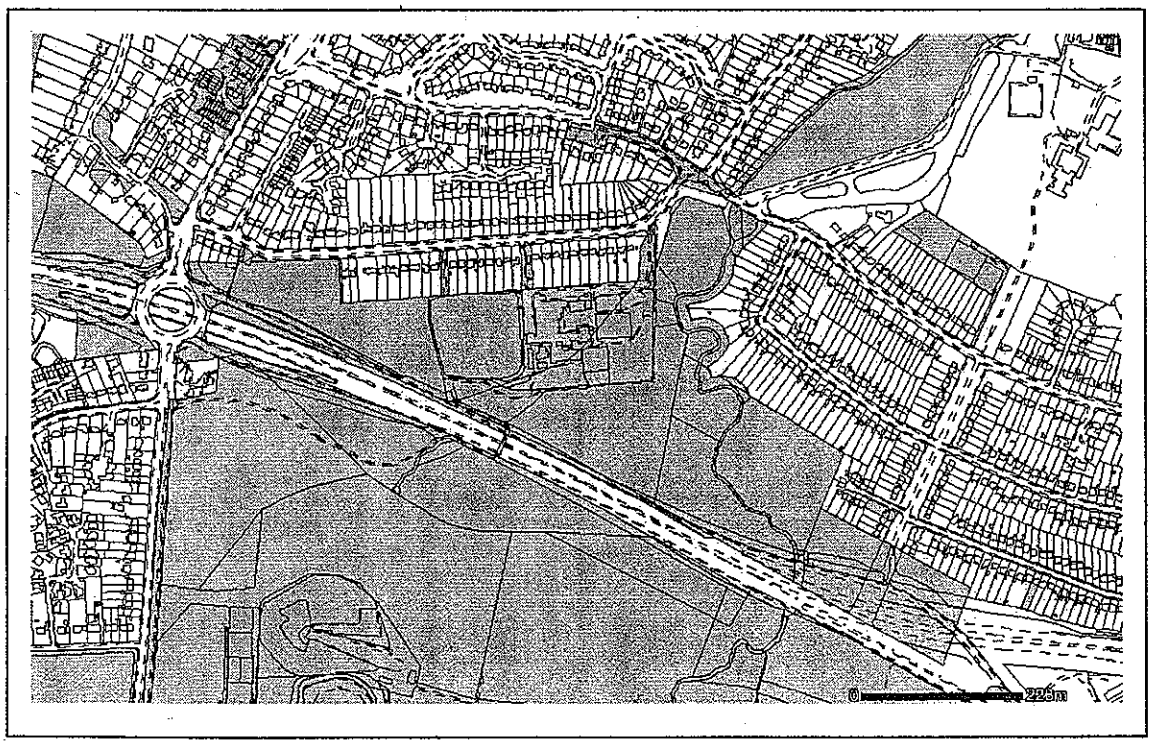
**Property Description:** Park Wood and Common Plantation, Woodstock Drive, Ickenham (ECWD10)

**Current UDP Designation:** Green Belt and Green Chain

| Characteristic | Comments |
|---|---|
| 1. Provides links between larger Green Belt and MOL areas | The subject site is designated Green Belt. |
| 2. Represents a part of a series of open spaces linking together to form open land which extends across the Borough boundaries | This site forms part of a series of open spaces that link across the Borough boundary with a small Green Chain in LB Harrow. |
| 3. Represents a part of a chain of parks | This site forms part of a chain of parks |
| 4. Represents a part of a series of narrow strips of open land such as corridors, roads, railways, canals, and rivers which link major open areas | This site is a strip of open land and larger area following the course of the River Pinn and linking with other areas of open land. |
| 5. Contributes to the physical structure of the area by being clearly distinguishable from the built up area, for example, linear parks through developed areas or simply breaks in the urban fabric | This site contributes to the physical structure of the area. It is clearly distinguishable from the built up area being made up of a linear park and larger open land areas. |
| 6. Limits urban sprawl, defines built-up areas, prevents neighbouring towns from merging into one another, assists in safeguarding the countryside from encroachment, and/or preserves the setting and special character of historic towns. | This area separates developed areas. |
| 7. Includes, previously included or has the potential to include open air facilities, especially for leisure, recreation, sport, arts and cultural activities and tourism and/or provide recreational links throughout the urban area and/or from urban areas to the open countryside | There are opportunities for passive recreation within this space. A bridleway also passes through this area. |
| 8. Allows animals and plants to be found further into the built-up area than would otherwise be the case and/or provides an extension to the habitats of the sites they adjoin. | This site includes a Nature Conservation Site of Borough Grade II Importance. |
| 9. Retains attractive landscapes, and enhance landscapes, near to where people live | This site retains an attractive open land landscape and a green backdrop near to where people live.<br>*Predominant landscape typology* – Greenway and Parkland<br>*Landscape quality* – low to medium |
| 10. An area of land identified in the draft London Plan as Blue Ribbons (for example the River Thames, the canal network, or the other tributaries, rivers and streams within London and London's open water-spaces such as docks, reservoirs and lakes (including culverted parts of rivers, canals or streams)) and forms a relatively continuous area of water or waterside land. | The River Pinn flows through these sites. |
| 11. Retains land in agricultural, forestry and related uses | N/A |
| 12. Is accessible to members of the general public. | The Greenway along the River Pinn is highly accessible to the general public and directly links with adjoining open land. A pedestrian overpass links this open land with open land to the south. |




**Subject site in solid outline**



**Borough Owned Land**

**Plate 1: The 'Clump' at the northern end of the greenway along the River Pinn south of Swakeley's Drive, Ickenham**

**Plate 2: Woodlands within the greenway along the River Pinn south of Swakeley's Drive, Ickenham looking west towards the school.**

**Plate 3: Woodlands within the greenway along the River Pinn south of Swakeley's Drive, Ickenham.**

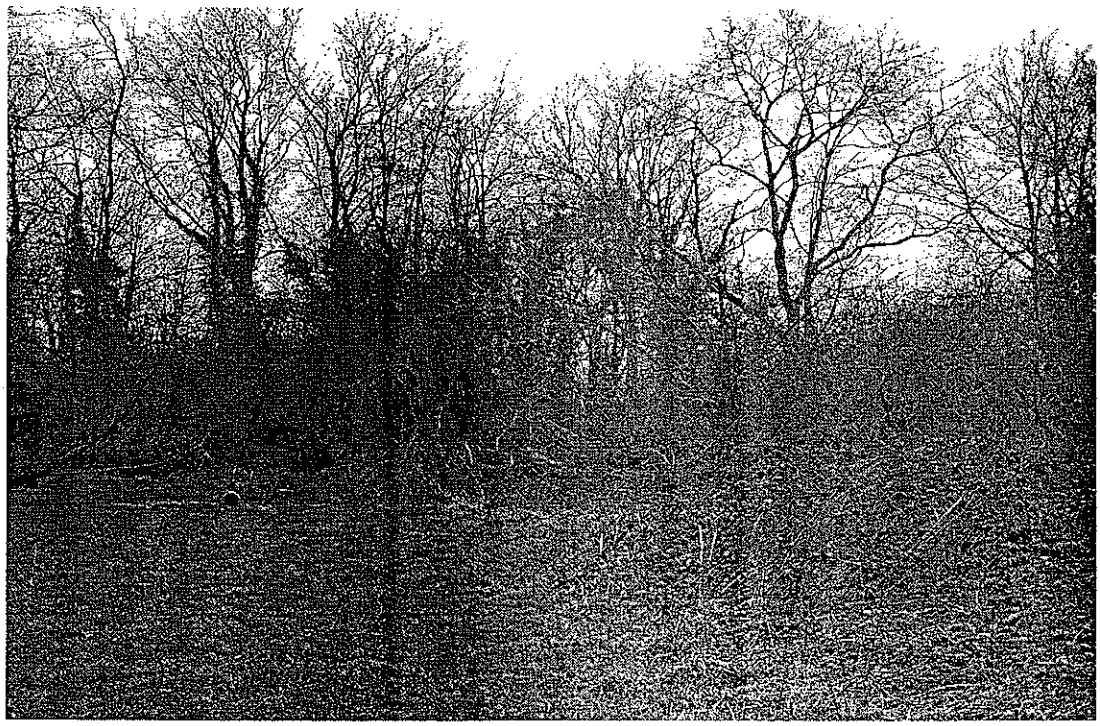


**Plate 4: Woodlands and parkland within the greenway along the River Pinn south of Swakeley's Drive, Ickenham.**