

## Matter 5/Representor PM 3/Mr. Kinder

To:- Christine Thorby DipTP MRTPI IHBC  
The Planning Inspectorate

Dear Madam,

I am writing in regard to the proposal put forward by The Brentham Club that a small piece of waste ground situated on the premises owned by the Club should be removed from land designated as Community Open Space (COS) and Metropolitan Open Land (MOL).

The Council officials recommend that the designation of Community Open Space should be removed from this land, **but that it should remain MOL.**

In their recommendation the Council considers the four criteria for land to be designated MOL.

The officials agree that the land does not fulfil criteria b. c. and d. They do acknowledge that the land is physically distinct from the main area of open space owned and operated by the Club – which is rightly MOL.

The Council officials believe that the land does fulfil criteria **a.** and therefore should continue to be MOL. While they acknowledge that it is operationally separate from the rest of the Brentham site, they claim that “*it feels contiguous*” with the rest of the Brentham Club site and should therefore remain part of the Brentham MOL.

The dictionary definition of the word *contiguous* is - *abutting, adjacent, adjoining, beside, bordering.* The Officials appear to be saying that it *feels adjacent* or it *feels adjoining.* Factually the land **is adjacent** to both the build land to the west and the Brentham Club land to the north and east. I contend that the reason given by the Officials for retaining the land as MOL is **unsound** since it is meaningless and/or based on *feelings.*

The concern of the officials would seem to be that by taking this land out of MOL status it would serve as a precedent for other more contentious proposals elsewhere. I do not think that the acceptance of this proposal would be a valid precedent for the following reasons:-

- The land was originally building land in 1911.
- It has been unused for over 100 years and does not contribute in any way to the recreational objectives of its neighbouring MOL.
- It forms a very small part of an MOL. It covers less than a half per cent of the area of the Brentham MOL.

Our proposal is clear that the Club wishes to develop this small area of land to raise funds to restore the iconic Brentham Clubhouse which is a Grade 2 Listed building and a key part of the environment of the Brentham Estate.

We are seeking to amend the Council's Plan to the following wording:-

*In conclusion the land is acknowledged to be operationally separate from the main sports ground and was originally designated as building land. It does not satisfy any of the four criteria for designation as MOL land. Accordingly the MOL designation should be removed.*

Yours sincerely,

John Kinder