

# Open Spaces Study Stage 1 Appendices

ON BEHALF OF CROYDON COUNCIL

December 2023

## Appendix A – Local Green Space Candidate Site Appraisals

# Croydon Open Space Study – Evaluation Form

Information	
<b>Name and Address of Site</b>	Addiscombe Railway Park, CR0 6NP
<b>Aerial Map</b>	 <p>Source: Google.com</p>
<b>Council Description</b>	<p>Croydon's newest park was opened to the public on 26 May 2007 by the mayor, Councillor Derek Millard.</p> <p>The open space extends from East India Way to Dalmally Passage along the route of the former railway line where trains ceased to run in 1997. A cycle and footpath runs along the whole site through the natural vegetation which is regenerating following the development of the park.</p> <p>Over the last two years, working in close consultation with local residents, the former railway bridge across Dalmally Passage has been demolished and the banks regraded to provide access to the top of the embankment and improve visibility for pedestrians walking from Morland to Dalmally Road.</p> <p>More than 1,500 shrubs and young trees have been planted at the site by BTCV (British Trust for Nature Conservation) and local volunteers. The park will be managed to develop a natural habitat for birds, wildlife and plants in the area. Ornamental gates and railings have been erected which reflect the sites history and depict the railway and crossing point gates. Old railway sleepers have been used for some of the signage at the site and other railway artefacts that have been found at the site will be restored and displayed in the park.</p> <p>A further phase of the park is planned which will provide a second link from Dalmally Passage to Blackhorse Lane tram stop.</p> <p>Source: Croydon Council website</p>

## Local Plan Designations



The site is allocated as 'Other Undesignated Open Space' (London Plan Policy 7.18) and as a 'Site of Nature Conservation Importance'.

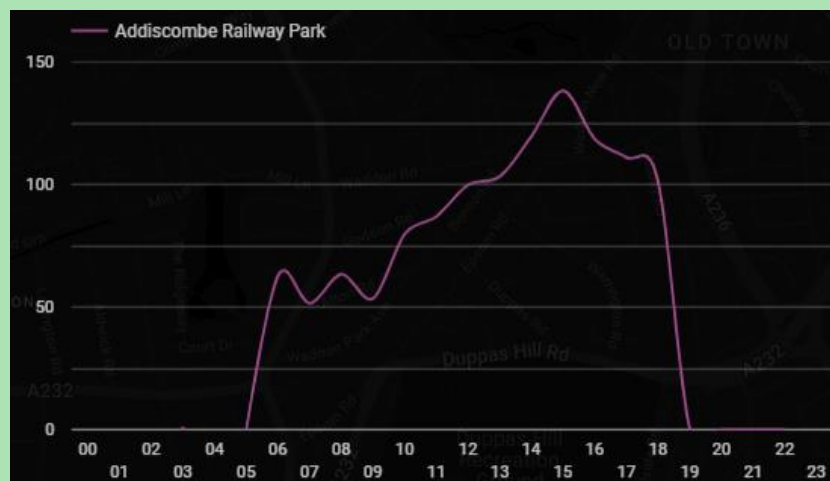
Source: Croydon Local Plan 2018, Proposals Map

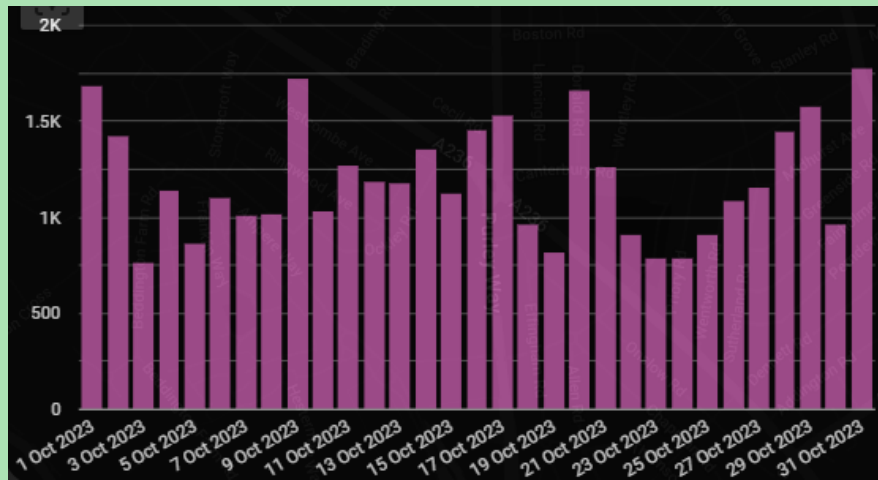
## Proximity to the Community it serves

Using a range of data-sources, we consider below the proximity and accessibility of the park to its local community.

Population within 1.0km (2023) = 29,269 (Source: Experian AppLibrary software)

Footfall per Day (October 2023, Source, YellowSubmarine)



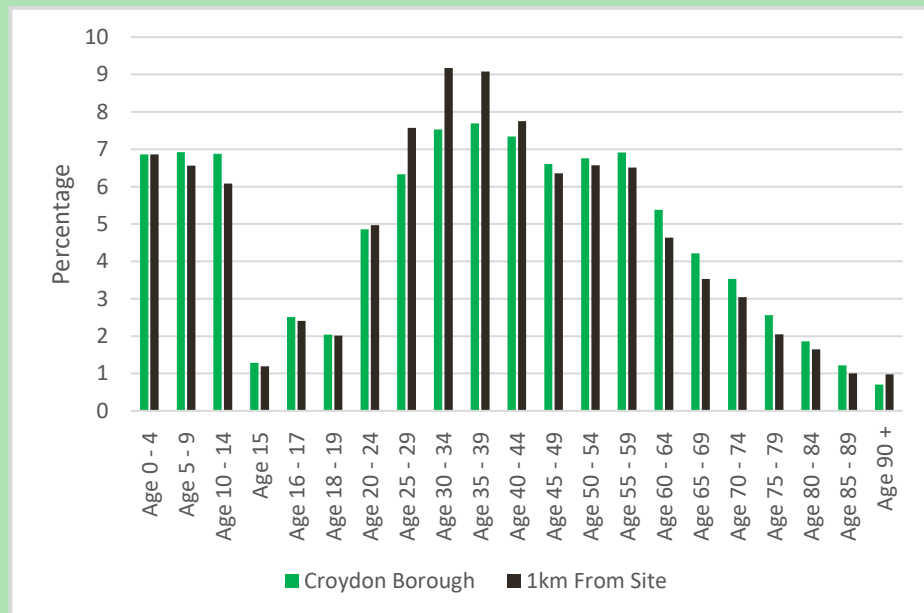


Of the 84 sites surveyed, Addiscombe Railway Park is the **50<sup>th</sup>** busiest in terms of footfall over the October 2023 survey period with an average attraction of **1,195 visitors a day**. It has a peak visitation time of between **2pm-4pm**.

Average Dwell-time Data (Source: YellowSubmarine)

The average dwell-time for the survey period in October 2023 was **30 minutes**.

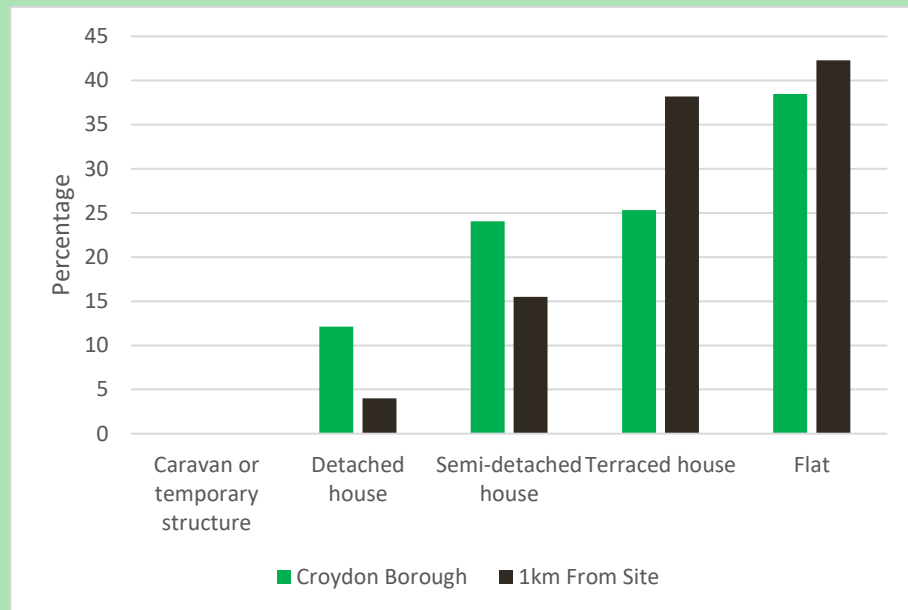
Age Profile within a 1km radius



The age profile of the surrounding population has higher than Croydon-average working age population. This fits with the profile of peak use of the park around lunchtime.

(Source: Experian AppLibrary software)

### Residential Tenure within a 1km radius



There are an above Croydon-average number of smaller-sized dwellings in proximity to the park, thereby pointing towards added value where private garden space might not be available.

(Source: Experian AppLibrary software)

### PTAL Rating

The site is part PTAL 2 rated to its western extent, and part PTAL 3 rated to its eastern extents.

PTAL6 is the highest level of accessibility by a range of means of transport, whilst PTAL1 is the lowest level of accessibility by a range of means of transport.

Source: TfL website, WebCAT tool

**Demonstrably special to a local community and holds a particular significant, for example because of its beauty, historic significance, recreational value, tranquillity, or richness of wildlife**

### DEFRA Classification

The park is classified as 'Acid, Calcareous, Neutral Grassland'.

Under the Prior Habitat Inventory the site is classified as 'Traditional Orchard'.

Source: DEFRA, Magic Map website + park.addiscombe.net

The site has no special wildlife designations under the DEFRA guidelines. However, local evidence from the 'Friends of Addiscombe Railway Park' show there to be frogs, toads and newts around the pond area, as well as a healthy birdlife population.

Please see below an extract from representations made by the 'Friends of Addiscombe Railway Park':

*“There are varieties of wildflowers grown in the area. The Wild Flowers project is part of the 'Grow Wild' project, supported by Kew Gardens and funded through the National Lottery.*

*The bulbs include the following: 50 Narcissi Canaliculatus - White outer petals, yellow center flowers, 100 Snowdrops - White flowers, 100 Allium Atropurpureum - Multiple purple flowers, 50 Tulip Strong Gold - Bright yellow flowers, 50 Garden Hyacinths Deft Blue - Multiple blue bell shaped flowers, 975 Daffodil and Narcissi variety mix.*

*Rare butterflies like Red Admirals and Jersey Tiger moths are frequently seen. Many types of birds are also seen in the park which include Jay, Robin, Great Tit etc. There are different tree, bush and fungi varieties seen in the park”.*

#### Historic Significance

There are no Listed Buildings on or adjacent to the Park.

The Park occupies the track route and green buffering land of the demolished Addiscombe Line, a short railway that ran between Lower Addiscombe Road and Woodside Junction near Blackhorse Lane tram stop, a branch line off what was the Woodside and South Croydon Joint Railway (WSCJR). The site of Addiscombe railway station has been turned into housing. Most of the route of the WSCJR, the parent line, is part of Tramlink.

Source: Historic England website + Nexus research

#### Community Importance

The Park is central to the function of ‘Chase Residents Association’ with regular events held at the park. This has included annual events such as ‘The Big Lunch’, ‘Orchard Wassailing’ and ‘Apple Day’, ‘Wassail’, and Halloween.

There is also a dedicated group called ‘The Friends of Addiscombe Railway Park’ who work on a voluntary basis to maintain the park, including gardening and pond clearance projects.

#### Sports Facilities

There are no sports facilities.

#### Tranquillity

Please see below and extract from representations made by the ‘Friends of Addiscombe Railway Park’:

*“This is a beautiful tranquil oasis where to get close to nature. It is also used for play and exercise.*

*Many people walking through the park make a deliberate diversion through the community garden to look at the flowers, vegetable beds and fruit that are grown there. Children and some adults enjoy looking in the pond for the tadpoles and frogs. For many people living in Addiscombe, the park is the nearest thing to the*

	<p><i>countryside, full of native species. It is often very quiet, with bird song in the mornings and evenings”.</i></p>
<p><b>Local in Character and not an extensive tract of land</b></p>	<p>The site is not an extensive tract of land.</p> <p>In terms of local character, please see below an extract from representations made by the ‘Friends of Addiscombe Railway Park”:</p> <p><i>“This park enables off road space for walkers and cyclists a means of travel from one end of the Addiscombe Community to the other as well as offering an off road access for a large residential area to a Tram Stop at Blackhorse. The park offers a green, off road access to the large Woodside Infant and Junior School. The fact that parents and children can access the school grounds daily without having to use the main entrance on busy Morland Road is of great benefit. The park has a hard surface along its length which makes it ideal for cycling, scooters and prams to use it. The fact that children use this park makes it an important place for them to access a green space in walking distance of their homes. The school children have worked on the land by their school access and learnt, by hands on experience, how to grow plants and nurture them, seeing the plants grow each year.</i></p> <p><i>On normal school days the park is an important safe way to reach Woodside School via the rear entrance to the park.</i></p> <p><i>Approximate 100 parents and children travel this route to avoid the crowded main road entrance.</i></p> <p><i>The site is widely used by ASPRA - Addiscombe &amp; Shirley Park Residents Association, Canning and Clyde Residents Association, HOME Residents Association, CHASE Residents Association, MPRA - Morland Park Residents Association and Wavell Court Residents Association. We take children here to see fruit and vegetables being grown and there are beds of insect friendly plants”.</i></p>
<p><b>Recommendation</b></p>	<p>An assessment value of Low, Medium or High has been allocated against each of the three tests as defined in the NPPF to determine whether the site should be assigned as a Local Green Space designation.</p> <p>The following conclusions have been drawn based on the information collated within this evaluation form.</p> <p><b>Proximity to the community:</b> High</p> <p><b>Demonstrably special to a local community:</b> High</p> <p><b>Local in character and not an extensive tract of land:</b> High</p> <p><b><u>Overall Value:</u></b> High</p>



# Croydon Open Space Study – Evaluation Form

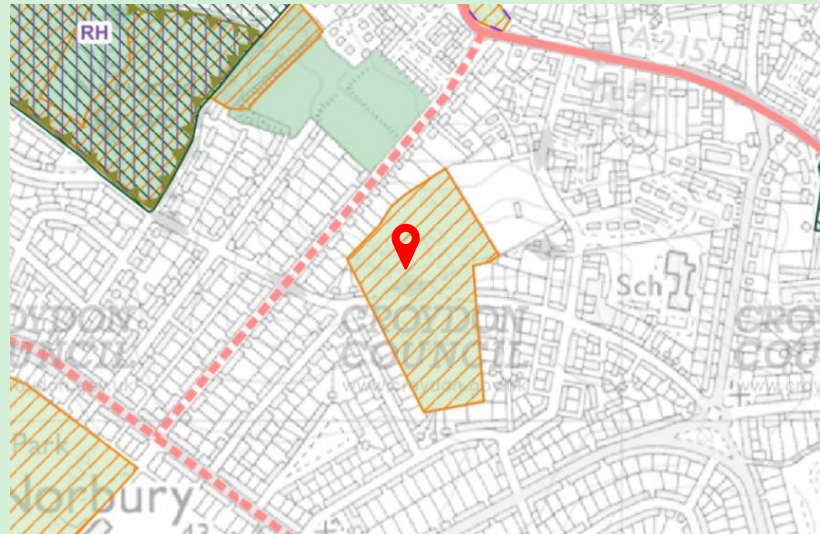
Information	
<b>Name and Address of Site</b>	Biggin Woods, SW16 3SQ
<b>Aerial Map</b>	 <p>Source: Google.com</p>
<b>Council Description</b>	<p>Biggin Wood is an area of mainly deciduous woodland which is believed to be part of the Great North Wood which covered most of the higher ground and slopes of the district at one time. Other surviving areas of the Great Wood are at Grange Wood and Hazel Wood.</p> <p>Biggin Wood appears to have been part of a 120 acre estate known as Biggin's Farm. The name Byggyng appears on a map of 1512, the word is of Scandinavian origin and is unusual being used so far south. A Parish map of 1864 shows Biggenswood and Biggens Farm at the end of Biggins Farm Road. A building is shown in the north of the wood and to the south west there were two meadows known as Furzey Field.</p> <p>In 1928 it was reported in the local paper that the Streatham Antiquarian and Natural History Society were campaigning for a sixteen acre wild woodland and bramble-covered heath known as Bigginwood to be dedicated to Public use. The area had lain derelict for many years and the old house, which had been built in the 19th century by Mr. James Epps who had made his money from the cocoa trade, was a tumbled ruin.</p> <p>Upper Norwood was still predominantly agricultural in 1864 according to W. Roberts plan of Croydon but the arrival of the railway at the end of the century soon made the area a very desirable location for business men who worked in London but wanted a better environment for their families to live in. The derelict state of Biggin Wood was ideal for the developers building the large mansions in the area but at this point the Antiquarian Society stepped in.</p> <p>The Society hoped that part of the area could be made into a bird sanctuary. When</p>

Mr. Epps lived on the estate it was said that he had to leave it during the month of May because he could not sleep at night due to the song of the nightingale. During 1979-81 a study of the birds in the vicinity of the woodland noted 40 different species feeding or breeding in the woodlands.

The site was acquired by the Corporation in 1939 with the tennis courts and changing rooms added in 1949.

Source: Croydon Council website

### Local Plan Designations



The site is allocated as 'Other Undesignated Open Space' (London Plan Policy 7.18) and as a 'Site of Nature Conservation Importance'.

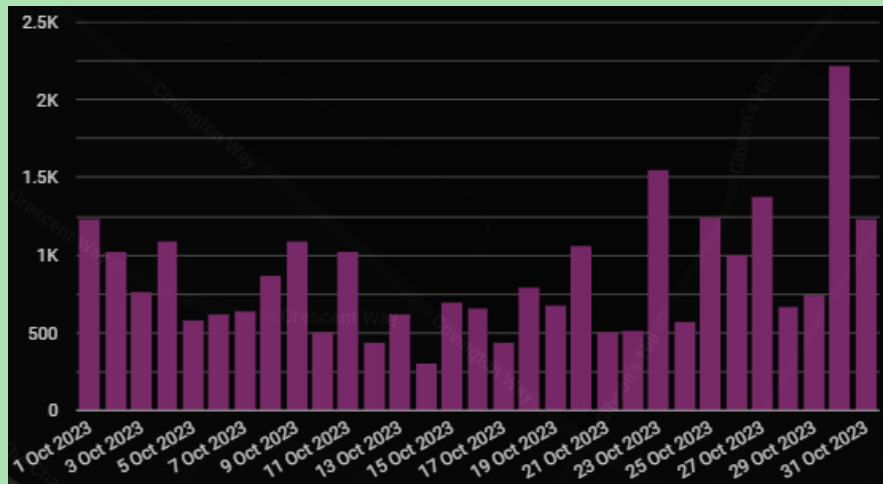
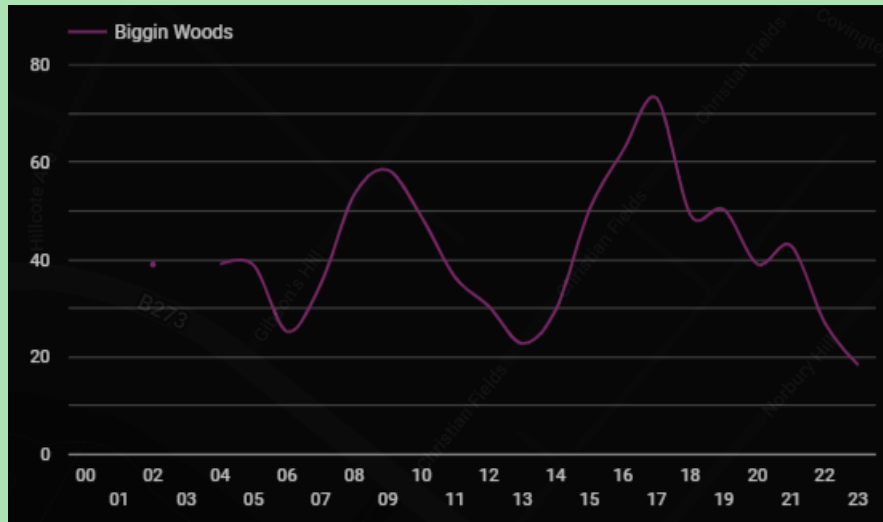
Source: Croydon Local Plan 2018, Proposals Map

### Proximity to the Community it serves

Using a range of data-sources, we consider below the proximity and accessibility of the park to its local community.

Population within 1.0km (2023) = 20,655 (Source: Experian AppLibrary software)

Footfall per Day (October 2023, Source, YellowSubmarine)

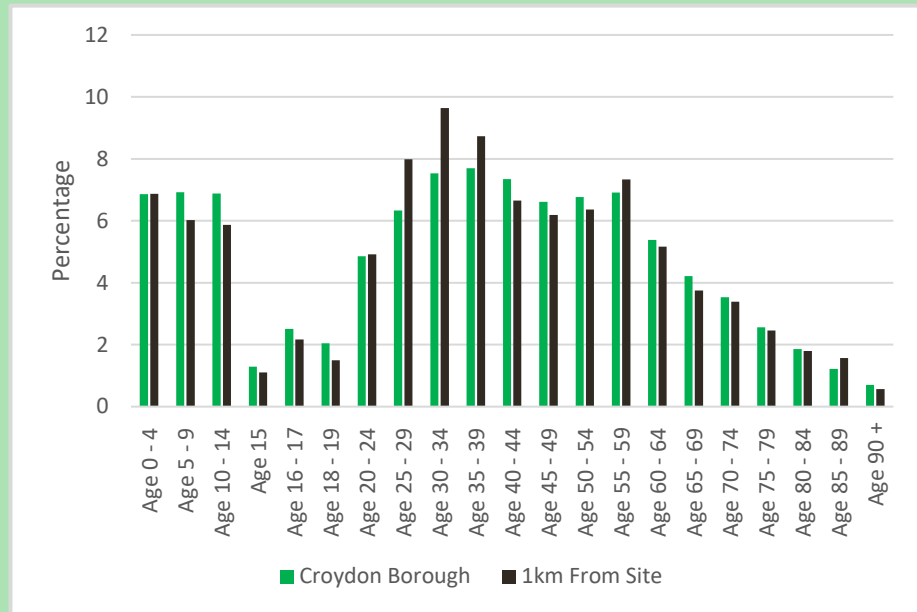


Of the 84 sites surveyed, Biggin Woods is the **72<sup>nd</sup>** busiest in terms of footfall over the October 2023 survey period with an average attraction of **865 a day**. It has a peak visitation time of **5pm**.

Average Dwell-time Data (Source: YellowSubmarine)

The average dwell-time for the survey period in October 2023 was **15 minutes**.

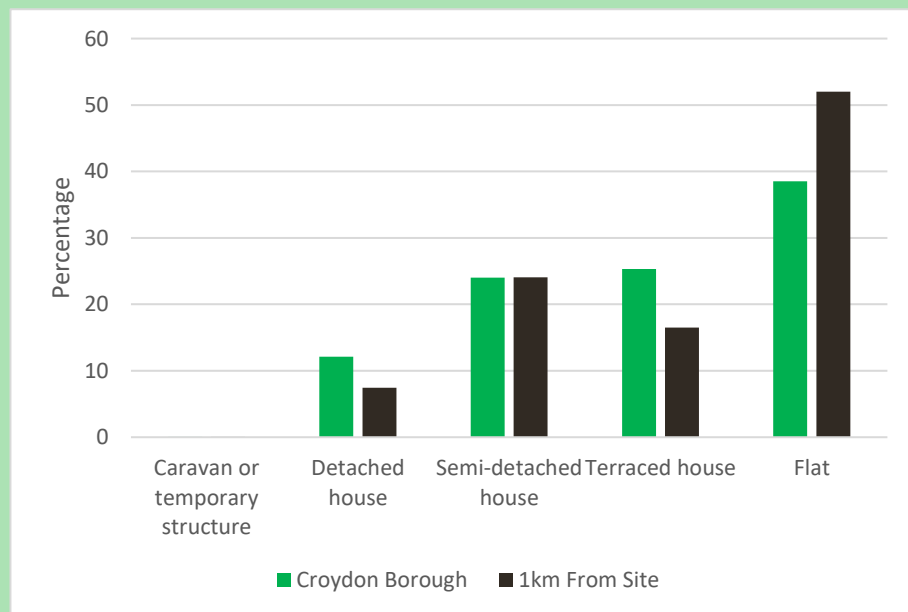
### Age Profile within a 1km radius



The age profile of the surrounding population has a notably below Croydon-average younger person population. This fits with the profile of peak use of the park later in the day.

(Source: Experian AppLibrary software)

### Residential Tenure within a 1km radius



There are an above Croydon-average number of smaller-sized dwellings in proximity to the park, thereby pointing towards added value where private garden space might not be available.

(Source: Experian AppLibrary software)

### PTAL Rating

The site is part PTAL 1b rated to its western extent, and part PTAL 2 rated to its eastern extent. There is a small area rated PTAL 0 towards the centre of the site.

PTAL6 is the highest level of accessibility by a range of means of transport, whilst PTAL0 is the lowest level of accessibility by a range of means of transport.

Source: TfL website, WebCAT tool

**Demonstrably special to a local community and holds a particular significant, for example because of its beauty, historic significance, recreational value, tranquillity, or richness of wildlife**

### DEFRA Classification

The park is classified as 'Broadleaved, Mixed and Yew Grassland'.

The park is classified as 'Ancient and Semi-Natural Woodland'.

Under the Priority Habitat Inventory the site is classified as 'Deciduous Woodland'.

The site is home to the Yellow Wagtail bird.

Source: DEFRA, Magic Map website

Additionally, please see below an extract from representations made by the 'Friends of Biggin Wood':

*"London Wildlife Trust Ecologist - Tony Wileman, Edwin Malins – Great North Wood Project Officer and volunteers from LWT, carried out a plant survey in the newly coppiced area in the South part of Biggin Wood.*

*The plant varieties found include*

Common name	Scientific name	Grouping
Annual meadow grass	<i>Poa annua</i>	Grass
Perennial rye-grass	<i>Lolium perenne</i>	Grass
False Brome	<i>Brachypodium sylvaticum</i>	Grass
Wood-rush (species TBC)	<i>Luzula sp.</i>	Rush (Samples taken to identify)
Bramble	<i>Rubus fruticosus agg.</i>	Rose family
Dandelion	<i>Taraxacum officinale agg.</i>	Daisy family
Common chickweed	<i>Stellaria media</i>	Campion family
Common bluebell	<i>Hyacinthoides non-scripta</i>	Lily family
Cleavers / goosegrass	<i>Galium aparine</i>	Bedstraw family
Crocus (species unknown)	<i>Crocus sp.</i>	Iris family (possibly planted?)
Broad-leaved dock	<i>Rumex obtusifolius</i>	Dock family
Ivy	<i>Hedera helix</i>	Ivy family
Holly	<i>Ilex aquifolium</i>	Holly family
Ash	<i>Fraxinus excelsior</i>	Olive family
Cherry (wild cherry?)	<i>Prunus sp.</i>	Rose family (Young seedlings)

### Historic Significance

There are no Listed Buildings on or adjacent to the Park.

Source: Historic England website

Additionally, please see below an extract from representations made by the 'Friends of Biggin Wood':

*"Biggin Woods was once part of the Great North Wood. The Great North Wood is an ancient landscape of woodland and wooded commons once covered the high ground between Deptford and Selhurst. A sprawling ancient landscape that gradually became fragmented by the development of south London's suburbs – but whose name lives on in districts such as Norwood, Gipsy Hill, Forest Hill and Penge ('edge of wood') Throughout the Middle Ages, it had a history of strong ownership by local people and was managed for timber (including shipbuilding), charcoal, tannin (for Bermondsey's leather-making industries), as well as firewood. The Industrial Revolution and the Enclosure Acts from the late 18th century onwards led to the Great North Wood losing its economic validity, and much of it was partitioned and sold off for housing development."*

### Community Importance

'Friends of Biggin Wood' in collaboration with volunteers from the London Wildlife Trust contribute to the maintenance and upkeep of the park through numerous initiatives such as planting trees, clearing waste and removing invasive flora species.

In addition, 'Friends of Biggin Wood' hold events such as 'Family Survival Afternoon', 'Woodpecker Walk', and 'Clean Up Day'.

### Sports Facilities

Tennis courts and changing room facilities adjoin the Biggin Woods park to the east.

### Tranquillity

Please see below and extract from representations made by the 'Friends of Friends of Biggin Wood':

*"It is a natural environment in a heavily built-up area. It is a good nature habitat. The wild wood is unique, an oasis of tranquillity. It offers a rare opportunity to escape from the city without needing to leave the city. It has different areas within the space. It is a shaded cool place to walk".*

### **Local in Character and not an extensive tract of land**

The site is not an extensive tract of land.

In terms of local character, please see below an extract from representations made by the 'Friends of Biggin Wood':

*"It is a walking and cycling route for local children to get to school off the busy roads. It is used for walking, keeping fit on the uphill slopes and looking at nature".*

## Recommendation

An assessment value of Low, Medium or High has been allocated against each of the three tests as defined in the NPPF to determine whether Biggin Woods should be assigned as a Local Green Space designation.

The following conclusions have been drawn based on the information collated within this evaluation form.

**Proximity to the community:** Medium

**Demonstrably special to a local community:** High

**Local in character and not an extensive tract of land:** Medium

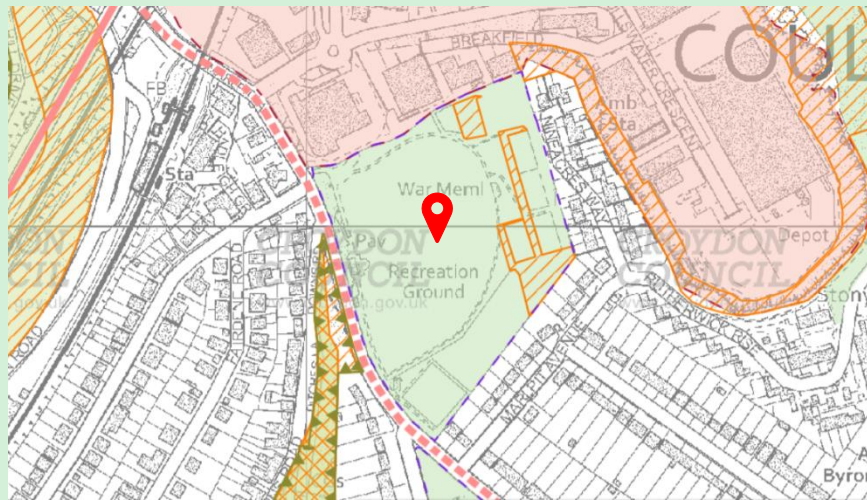
**Overall Value:** Medium

# Croydon Open Space Study – Evaluation Form

Information	
<b>Name and Address of Site</b>	Coulsdon Memorial Ground, CR5 2HA
<b>Aerial Map</b>	 <p>Source: Google.com</p>
<b>Council Description</b>	<p>Coulsdon Memorial Ground was opened in 1921 after being purchased in 1920 by the Coulsdon and Purley Urban District Council and part by public subscription from Messers Hall and Company Ltd. The putting green area was purchased several years later. All the land was originally part of Edmund Byrons Coulsdon Estate.</p> <p>The park is situated on a fairly steep slope and is laid out for a number of sports. At the top of the hill there is a memorial which takes the form of a portico with a rear wall bearing the names of the fallen, with the inscription To the memory of the men of Coulsdon who fell in the Great War 1914- 1919. A bronze plaque was added bearing the words and in memory of those who fell in the World War 1939-1945.</p> <p>To the rear of the recreation ground are deep chalk quarries which in the past had spur lines from the local railway running right into the slopes to transport the extracted stone.</p> <p>The site benefits from play areas divided into three sections and was refurbished in 2009 with funding from The National Lottery. The play areas consist of a toddler agility trail, toddler junior play area and a play area for older children and teenagers.</p> <p>Source: Croydon Council website</p>



## Local Plan Designations



The site is allocated as 'Other Undesignated Open Space' (London Plan Policy 7.18). It is also a 'Locally Listed Historic Park and Garden', and (part) as a 'Site of Nature Conservation Importance'.

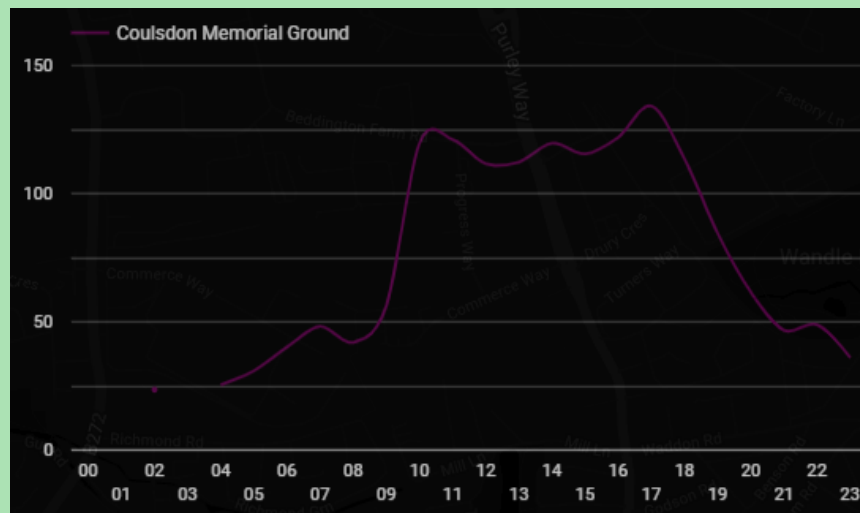
Source: Croydon Local Plan 2018, Proposals Map

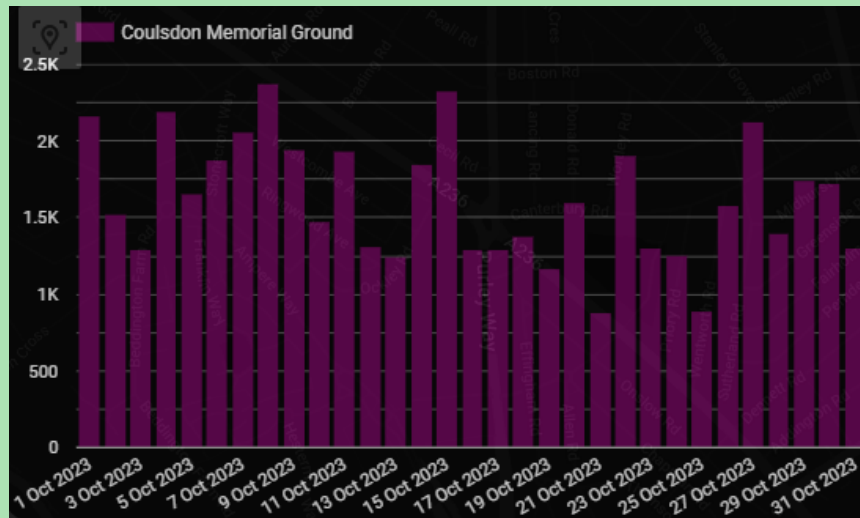
## Proximity to the Community it serves

Using a range of data-sources, we consider below the proximity and accessibility of the park to its local community.

Population within 1.0km (2023) = 9,350 (Source: Experian App Library software)

Footfall per Day (October 2023, Source: Yellow Submarine)



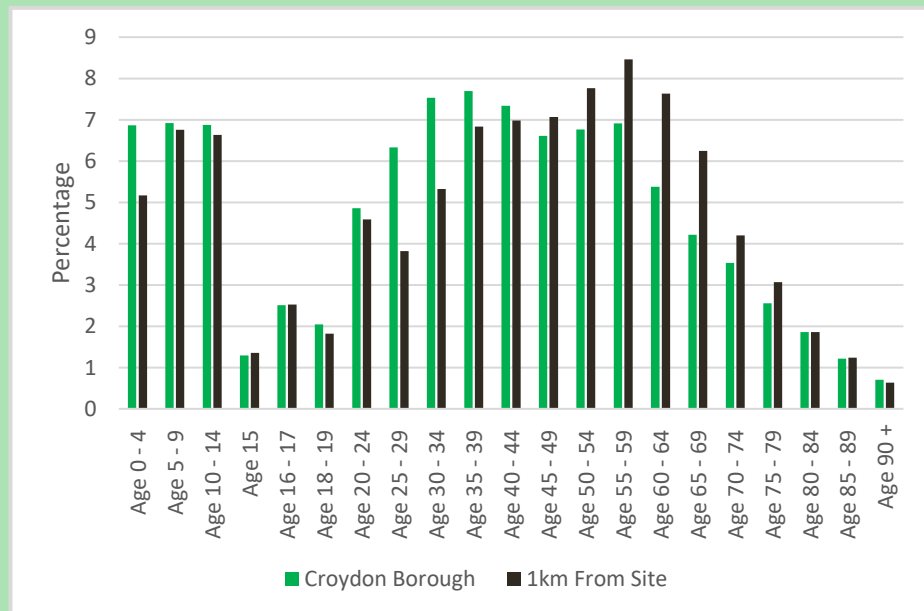


Of the 84 sites surveyed, Coulsdon Memorial Ground is the **26<sup>th</sup>** busiest in terms of footfall over the October 2023 survey period with an average attraction of **1,615 visitors a day**. It has a peak visitation time of **5pm**.

Average Dwell-time Data (Source: Yellow Submarine)

The average dwell-time for the survey period in October 2023 was **15 minutes**.

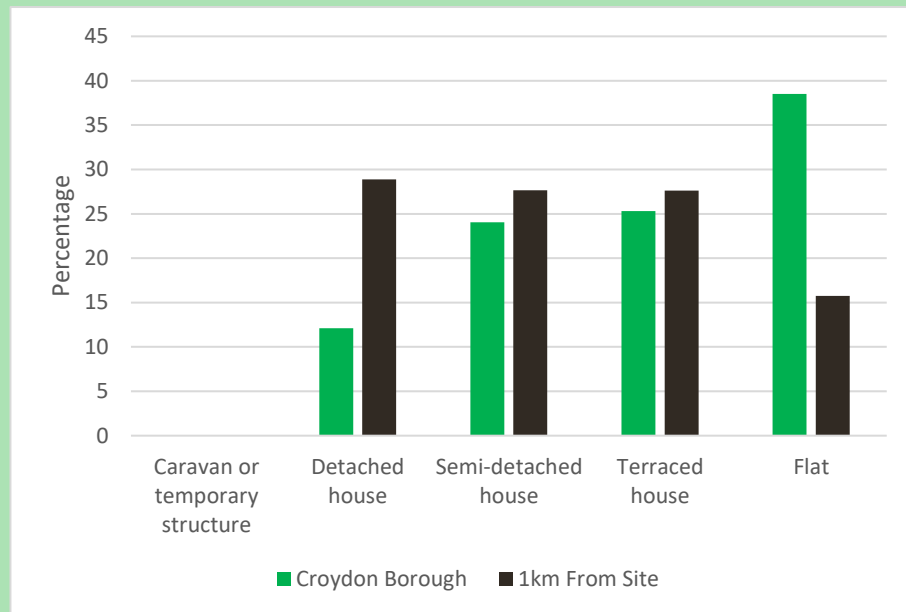
Age Profile within a 1km radius



The age profile of the surrounding population has a notably above Croydon-average elderly population.

(Source: Experian App Library software)

### Residential Tenure within a 1km radius



There are a above Croydon-average number of larger-sized dwellings in proximity to the park, meaning private gardens are likely to be plentiful in the local area.

(Source: Experian AppLibrary software)

### PTAL Rating

The site is part PTAL 3 rated to its western extent, and part PTAL 2 rated to its eastern extents.

PTAL6 is the highest level of accessibility by a range of means of transport, whilst PTAL0 is the lowest level of accessibility by a range of means of transport.

Source: TfL website, WebCAT tool

**Demonstrably special to a local community and holds a particular significant, for example because of its beauty, historic significance, recreational value, tranquillity, or richness of wildlife**

### DEFRA Classification

The park is classified as:

- 'Acid, Calcareous, Neutral Grassland'
- 'Broadleaved, Mixed and Yew Woodland'
- 'Built-up Areas and Gardens'

The park is within a Nitrate Vulnerable Zone.

The park is not listed under the Priority Habitat Inventory.

Source: DEFRA, Magic Map website

The site has no special wildlife designations under the DEFRA guidelines.

However, local evidence from the 'Friends of Marlpit Lane bowling Green' outline that there is some wildlife in and around the park, including birds, butterflies and bees, as well as foxes and other nocturnal species.

#### Historic Significance

The park contains a Grade II Listed Building, being the Coulsdon War Memorial. The memorial is an open portico or shelter with four columns at each corner supporting a curved roof. It honours the men of Coulsdon who fell during World War I.

Source: Historic England website

Further, please see below extracts from representations made by the 'Friends of Marlpit Lane bowling Green':

*"The monument for the fallen of World War 1 for whom the Memorial Park was dedicated is most certainly historic and is Grade 2 listed. Croydon's Local Plan refers to the park as historic. Both the Pavilion and the Café, have been on the site since before the 1930s so would be considered as historic. The café with the original thatched roof and players on the bowling green in the 1930s. The Memorial Park is in the process of being designated as a Centenary Field."*

*"Coulsdon Memorial Ground was opened in 1921 after being purchased in 1920 by the Coulsdon and Purley Urban District Council and part by public subscription from Messes Hall and Company Ltd. The putting green area was purchased several years later. All the land was originally part of Edmund Byrons Coulsdon Estate. The park is situated on a fairly steep slope and is laid out for a number of sports. At the top of the hill there is a memorial which takes the form of a portico with a rear wall bearing the names of the fallen, with the inscription 'To the memory of the men of Coulsdon who fell in the Great War 1914- 1919'. A bronze plaque was added bearing the words 'and in memory of those who fell in the World War 1939-1945'. To the rear of the recreation ground are deep chalk quarries which in the past had spur lines from the local railway running right into the slopes to transport the extracted stone. The site benefits from play areas divided into three sections and was refurbished in 2009 with funding from The National Lottery. The play areas consist of a toddler agility trail, toddler junior play area and a play area for older children and teenagers."*

#### Community Importance

The park is used to host a number of local sporting events, including bowling and putting, as well as entertainment for the community including various games for young children and an open air cinema.

There is also a dedicated community group called 'The Friends of Marlpit Lane Bowling Green', who work on a voluntary basis to maintain the bowling green.

#### Sports Facilities

The park contains various sport facilities, including:

- Putting green
- Tennis courts

- Basketball court
- Bowling green

### Tranquillity

Please see below and extract from representations made by the 'Friends of Marlpit Lane Bowling Green':

*"There are areas within the park which are tranquil. Particularly in and around the War Memorial. The War memorial area is a place where people can sit and reflect. Sit quietly and read a book or similar activity. Campaign to Protect Rural England's definition of Tranquillity is a quality of calm that people experience in places full of the sights and sounds of nature.*

*Parks and gardens can be vital oases of tranquillity in busy towns and cities. The area in and around the War memorial is such a place in the middle of a busy place with the sights and sounds of birds, butterflies, bees, beautiful landscaping."*

### **Local in Character and not an extensive tract of land**

The site is not an extensive tract of land.

In terms of local character, please see below an extract from representations made by the 'Friends of Marlpit Lane Bowling Green':

*"The park, bowling and putting greens have been part of the local community since 1921 when the park was opened as a memorial. Dedicated to those killed in the war and for the local community. The land was purchased from Edmund Byron and partly paid for by public subscription. The Park has often won the green flag award. It is of historic value and very beautiful. Coulsdon memorial park has been awarded a gold award in the London in Bloom awards up from last year when they won a silver gilt award. The bowling green, was saved with the help of £500 donated by ECRA, individual Donations from local residents and a successful application to the council's small Grants fund.*

*The bowling green and putting green are run by volunteers and are open every afternoon during the season. Anyone is welcome to play. Cubs, scouts and guides Groups use the green on a regular basis. Groups attend for such things as birthday celebrations, company competitions or socials. Families and young children are encouraged with children's bowls games and light bowls and small clubs for youngsters. Older residents regularly play which helps to keep them physically and mentally active.*

*The park itself has a café, swings, and slides for younger children and more challenging play equipment for teen-agers. There are tennis courts and a large green area where football, cricket and family activities take place. There is adult gym equipment. The map shows how the park, bowling green and putting green and other facilities connect physically within the community. [...]*

*The park has a large area of open space which is publicly accessible and provides a range of facilities and natural features offering recreational, ecological, landscape, cultural or green infrastructure benefits. The park offers a combination of facilities and features and activities, including outdoor sports facilities and playing fields, children's play for different age groups and informal recreation pursuits which are readily accessible by public transport and is managed to meet best practice quality standards and a Green Flag Park."*

## Recommendation

An assessment value of Low, Medium or High has been allocated against each of the three tests as defined in the NPPF to determine whether Biggin Woods should be assigned as a Local Green Space designation.

The following conclusions have been drawn based on the information collated within this evaluation form.

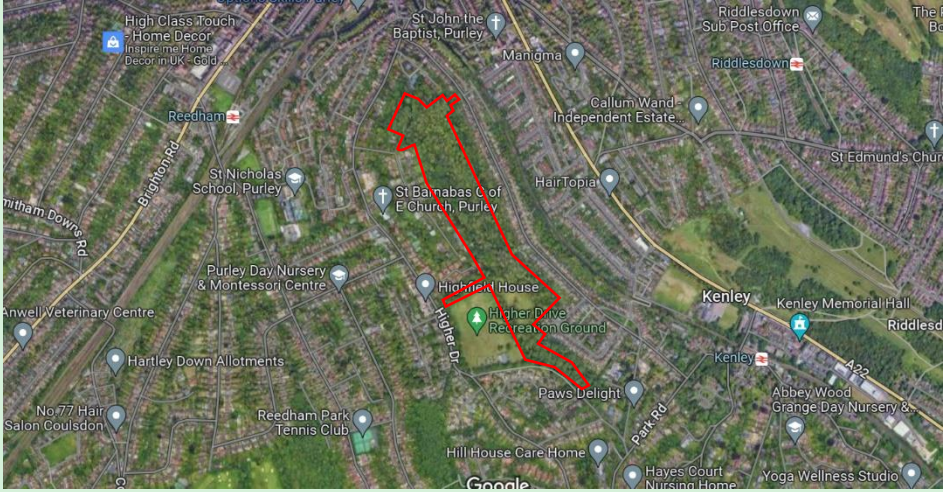
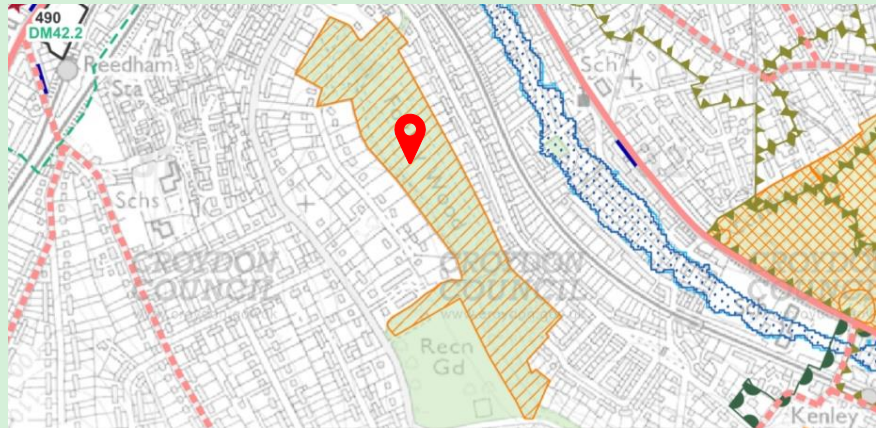
**Proximity to the community:** Medium

**Demonstrably special to a local community:** High

**Local in character and not an extensive tract of land:** High

**Overall Value:** High

# Croydon Open Space Study – Evaluation Form

Information	
Name and Address of Site	Foxley Wood and Sherwood Oaks Field, CR8 2ER
Aerial Map	 <p>Source: Google.com</p>
Council Description	<p>Foxley Wood is shown on the 1868 plan of the area as High Foxley Wood to the north and Foxley Wood to the south, to the west the area is called Foxley Hill and is shown as rough grassland or scrub. To the east there was a field called, or belonging to, Attwood.</p> <p>By 1895 Foxley Road had been built and by 1942 the plan shows Woodland Way road and houses. The wood was purchased by the Coulsdon and Purley Urban District Council as part of the Green Belt Scheme and Sherwood Oaks was acquired later. The woodland extends to the Higher Drive Recreation Ground.</p> <p>Source: Croydon Council website</p>
Local Plan Designations	

The site is allocated as 'Other Undesignated Open Space' (London Plan Policy 7.18) and as a 'Site of Nature Conservation Importance'.

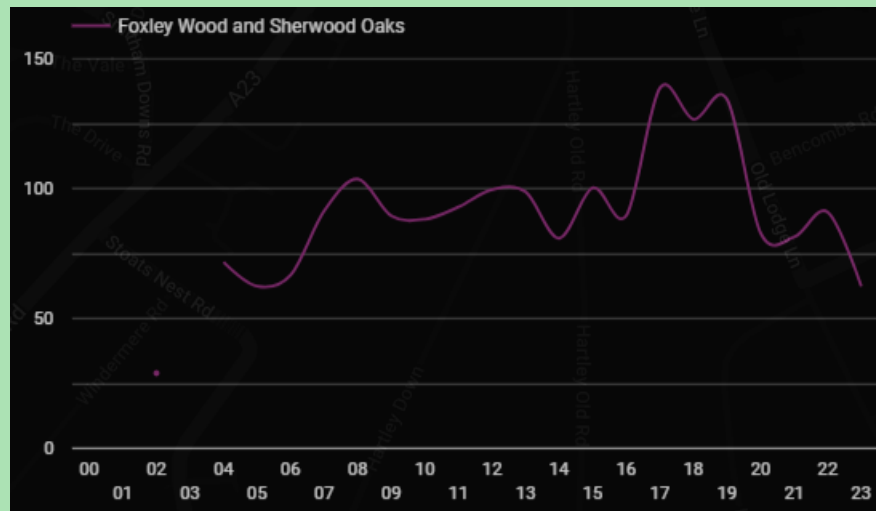
Source: Croydon Local Plan 2018, Proposals Map

### Proximity to the Community it serves

Using a range of data-sources, we consider below the proximity and accessibility of the park to its local community.

Population within 1.0km (2023) = 13,208 (Source: Experian AppLibrary software)

Footfall per Day (October 2023, Source: Yellow Submarine)



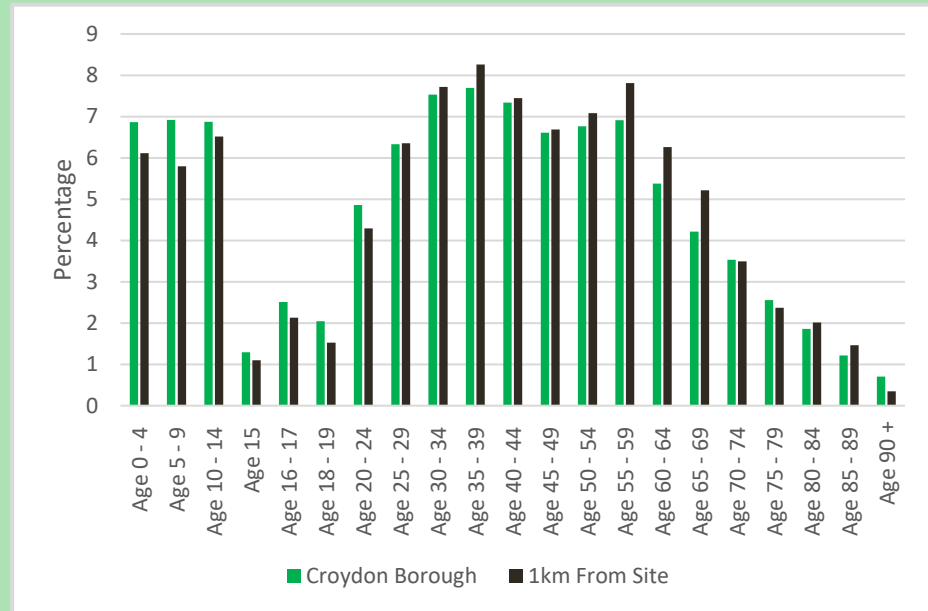
Of the 84 sites surveyed, Foxley Wood and Sherwood Oaks Field is the 9<sup>th</sup> busiest in terms of footfall over the October 2023 survey period with an average attraction of **1,885 visitors a day**. It has a peak visitation time of between **5pm-7pm**.



Average Dwell-time Data (Source: YellowSubmarine)

The average dwell-time for the survey period in October 2023 was **30 minutes**.

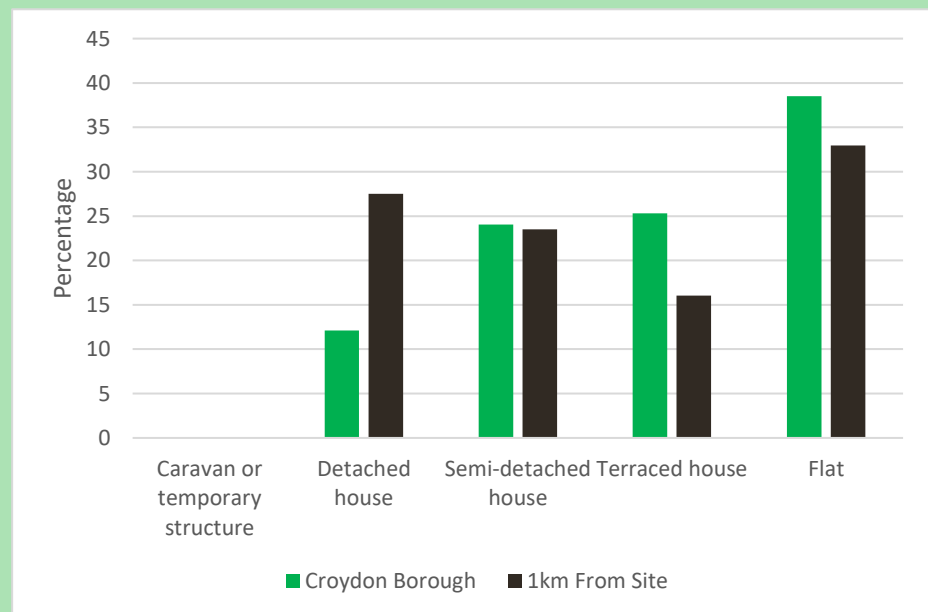
Age Profile within a 1km radius



The age profile of the surrounding population has higher than Croydon-average working and elderly population, and a below-average younger population. This fits with the profile of peak use of the park later in the day.

(Source: Experian AppLibrary software)

Residential Tenure within a 1km radius



There are an above Croydon-average number of larger-sized dwellings in proximity to the park, thereby suggesting a reasonable amount of private

amenity space nearby.

(Source: Experian AppLibrary software)

#### PTAL Rating

The site is part PTAL 1a rated to its northern and north-eastern extent, part PTAL 1b to its southern and south-eastern extent, and part PTAL 0 towards a portion of its western boundary.

PTAL6 is the highest level of accessibility by a range of means of transport, whilst PTAL0 is the lowest level of accessibility by a range of means of transport.

Source: TfL website, WebCAT tool

**Demonstrably special to a local community and holds a particular significant, for example because of its beauty, historic significance, recreational value, tranquillity, or richness of wildlife**

#### DEFRA Classification

The park is classified as 'Acid, Calcareous, Neutral Grassland' and 'Broadleaved, Mixed and Yew Woodland'.

The park is listed as a Local Nature Reserve.

The park is within a Nitrate Vulnerable Zone.

The park is classified as 'Ancient and Semi-Natural Woodland'.

Under the Priority Habitat Inventory the site is classified as 'Deciduous Woodland'.

The park is listed under the English Woodland Grant Scheme.

Source: DEFRA, Magic Map website

The site has no special wildlife designations under the DFRA guidelines. However, local evidence from the 'Friends of Foxley' group show there to be a diversity of plants, fungi, invertebrates, amphibians, reptiles, birds and mammals.

Please see below an extract from representations made by the 'Friends of Foxley':

*"There is a large number of badger sets located in a particular area of the wood and the area is affectionately known as "Badger City". Soprano Pipistrelle Bats are also known to roost in the wood as well as owls. Populations of frogs, toads, newts, lizards and slowworms are also known to habit the wood as well as many species of butterfly.*

*Two Stag Beetle Loggeries have also been created to help increase the population of these now rare beetles.*

*Many of the above mentioned species are listed as protected species.*

*Deer and foxes are also seen in the wood.*

*Kidney Vetch, the sole food source for the Small Blue Butterfly, has also been planted to help increase the population of this rare butterfly and the following trees have also been specifically planted to help increase the populations of other butterfly and moth species:*

- 1. Alder Buckthorn/Common Buckthorn/Purging Buckthorn: The food source for the Common Brimstone Butterfly.*
- 2. Blackthorn: The food source for the Brown Hairstreak Butterfly.*
- 3. Wych Elm: The food source for the White-letter Hairstreak Butterfly.*
- 4. Hornbeam: The food source for caterpillars of a variety of butterfly and moth species.*
- 5. Smooth-Leaved Elm: The food source for caterpillars of a variety of butterfly and moth species particularly the White Hairstreak Butterfly.*

*Five separate plantations of Juniper (a rare native conifer) have been planted around the Nature Reserve involving approx. 50 junipers and a further 16 are due to be planted in the autumn. Service Trees which have nectar rich flowers in the summer and fruits in the autumn have also been planted as a food source for insects, birds and other wildlife."*

#### Historic Significance

There are no Listed Buildings on or adjacent to the Park. However, local evidence from the 'Friends of Foxley' group show various built and natural historical features, including a World War II shelter and ancient trees. Please see below extracts from representations made by the 'Friends of Foxley':

*"There is a disused Second World War Air Raid Shelter and a pond which has been created from the filling in of an old well".*

*"There are two Ancient Trees – an Ancient Beech Tree which is approximately 300 years old and an Ancient Yew Tree which is approximately 200 years old. There is also a Giant Redwood and a large West-ern Red Cedar and a veteran Oak is located the Higher Drive margin of the Recreation Ground. An old disused quarry is also located on the site".*

*"The name Foxley means "Fox Meadow" and the ancient name "Foxle" first appears in the Surrey Assize Rolls of 1279.*

*"In 1875 the Lords of the Manor sold the Great Foxley Estate to George Armstrong, a prosperous merchant and manufacturer, who then built the large house "Foxley", later to be known as Foxley Hall. The estate was sold again to Edward Densham, a tea merchant, who with his brother and father founded the Mazawattee tea company. To some local people the wood is still known as Densham Woods.*

*In 1937 the Coulsdon and Purley UDC purchased by compulsory purchase the Foxley Estate as part of the Green Belt Scheme and it is now owned and managed by Croydon Council".*

#### Community Importance

In collaboration with Croydon Borough Council, the 'Friends of Foxley' assist in carrying out the 5 Years Management Plan. They also organise conservation related activities for various community groups to encourage participation in community green projects and education events. This is detailed in the below extract made by the 'Friends of Foxley' group:

*"In addition to carrying out the 5 Years Management Plan agreed with Croydon Council the Friends of Foxley also arrange conservation related activities for local schools, uniformed groups such as Cubs and Brownies as well as corporate work days for those companies wishing to support community green projects. The group also organises Woodland and Open Days as well as Guided Walks including Bat Walks for the local community to educate them on the conservation work being carried out and to encourage their active participation."*

Recently, the Friends group hosted a 'Litter Pick' day to help clean up the park.

Further to this, please see below extract from representations made by the 'Friends of Foxley' group, outlining the importance of the park to the local community:

*"The Nature Reserve together with Higher Drive Recreation Ground are the only two green spaces in the immediate area and the Nature Reserve is therefore demonstrably important to the local community."*

#### Sports Facilities

There are no sports facilities. However, the park is used for numerous recreational activities, as outlined in the below extract made by the 'Friends of Foxley' group.

*"The site is a Local Nature Reserve and whilst no formal team or other sport is played in the Nature Reserve it is still important for recreational activities such as dog walking, jogging or just strolling to enjoy its beauty, tranquillity and wildlife."*

#### Tranquillity

Please see below and extract from representations made by the 'Friends of Foxley':

*"Whilst the site is surrounded by housing and main roads it can only be accessed by quiet side roads or via Higher Drive Recreation Ground and is therefore remote from any traffic noise. Any traffic noise is also deadened by the trees surrounding the site and picnic tables and benches have been installed at various locations throughout the wood where visitors can sit quietly and peacefully to enjoy the views and wildlife."*

#### **Local in Character and not an extensive tract of land**

The site is not an extensive tract of land.

In terms of local character, please see below an extract from representations made by the 'Friends of Foxley':

*"It is a designated Local Nature Reserve and is open to the public 24/7 throughout the year and is extensively used by local residents and others visiting the wood. It*

*is located next to Higher Drive Recreation Ground and the two sites are contiguous.”*

**Recommendation**

An assessment value of Low, Medium or High has been allocated against each of the three tests as defined in the NPPF to determine whether Biggin Woods should be assigned as a Local Green Space designation.

The following conclusions have been drawn based on the information collated within this evaluation form.

**Proximity to the community:** Medium

**Demonstrably special to a local community:** High

**Local in character and not an extensive tract of land:** High

**Overall Value:** High

# Croydon Open Space Study – Evaluation Form

Information	
<b>Name and Address of Site</b>	Higher Drive Recreation Ground, CR8 2HN
<b>Aerial Map</b>	 <p>Source: Google.com</p>
<b>Council Description</b>	<p>The Recreation Ground was acquired in two parts, firstly the upper field beside Higher Drive and then the lower field behind Oaks Road. The top field was purchased in 1925 by the Urban District Council and was a former part of the Sherwood Oaks Estate. The other field was compulsorily purchased by the Council in 1953 from Roke Land Ltd. under the Ministry of Housing and Local Government powers. The area was retained as an open space.</p> <p>The hedge between the two fields and beside Higher Drive shows very clearly on a mid-19th century plan of the area. The fields were reached by a track which led from Old Lodge Lane, east past Old Lodge Farm and up the hill to the top field. This track no longer exists but is probably along the line of Lodge Hill.</p> <p>Source: Croydon Council website</p>
<b>Local Plan Designations</b>	

The site is allocated as 'Other Undesignated Open Space' (London Plan Policy 7.18).

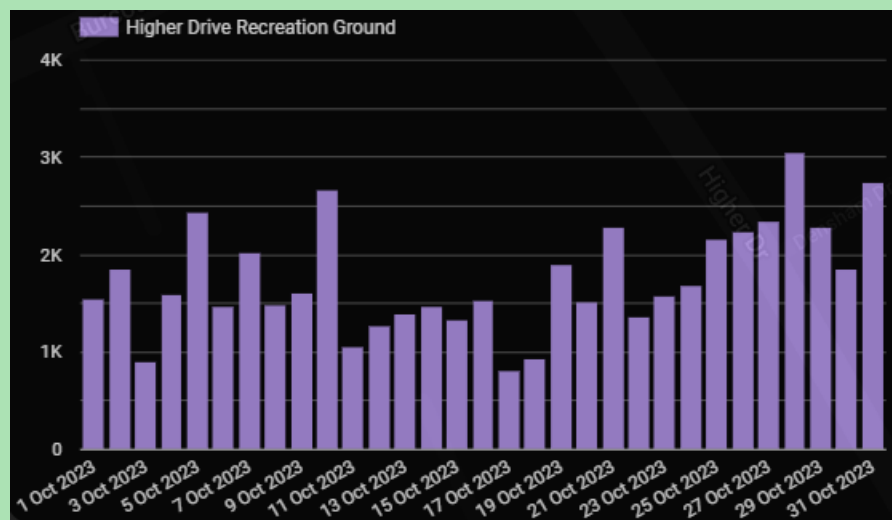
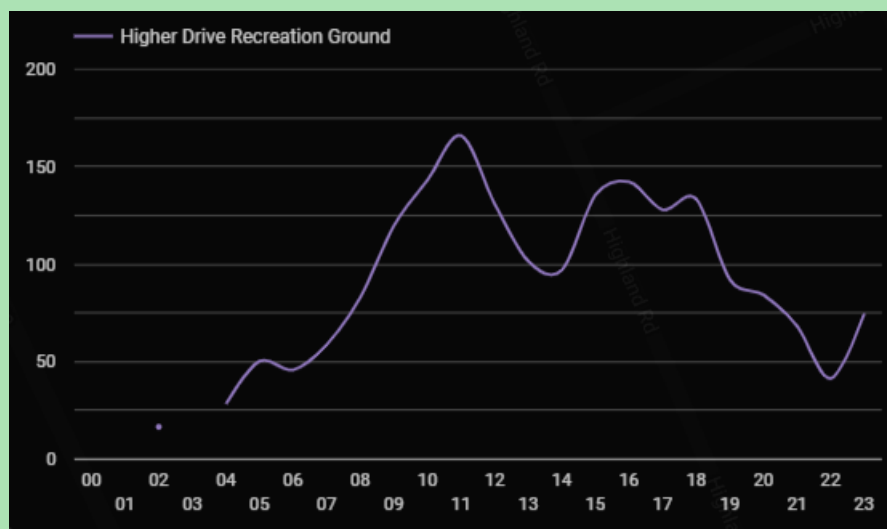
Source: Croydon Local Plan 2018, Proposals Map

**Proximity to the Community it serves**

Using a range of data-sources, we consider below the proximity and accessibility of the park to its local community.

Population within 1.0km (2023) = 12,054 (Source: ExperianApp Library software)

Footfall per Day (October 2023, Source: Yellow Submarine)

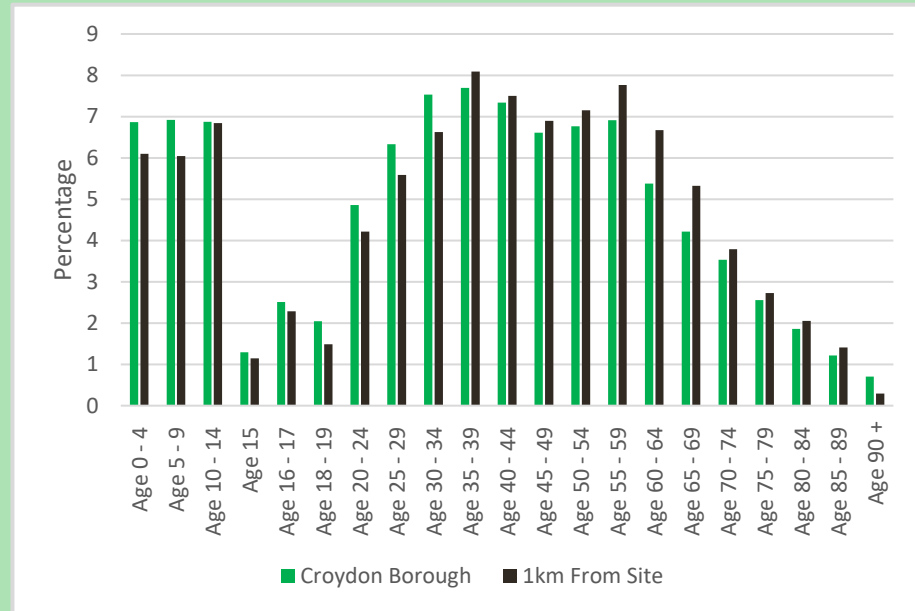


Of the 84 sites surveyed, Higher Drive Recreation Ground is the **18<sup>th</sup>** busiest in terms of footfall over the October 2023 survey period with an average attraction of **1,754 visitors a day**. It has a peak visitation time of between **10pm-12pm**.

Average Dwell-time Data (Source: YellowSubmarine)

The average dwell-time for the survey period in October 2023 was **15 minutes**.

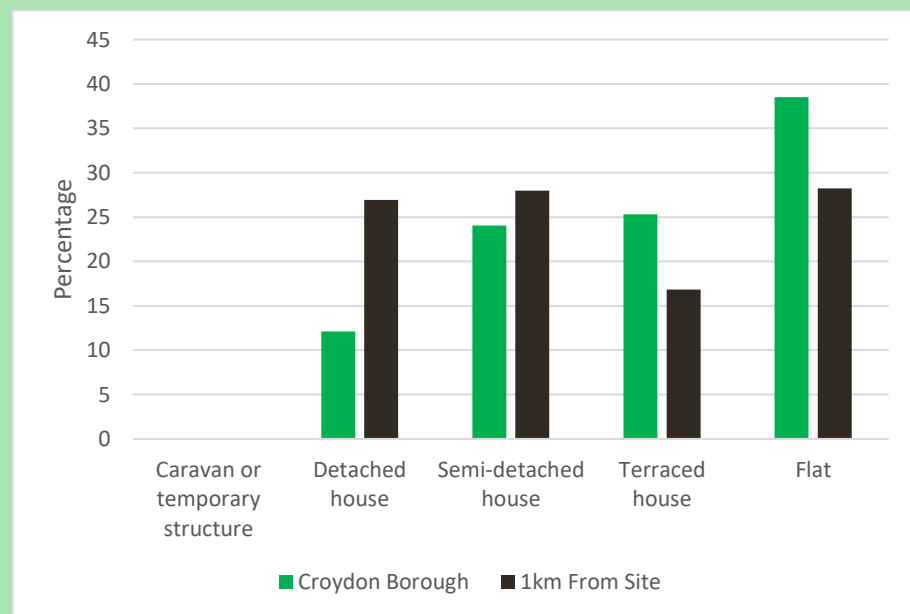
Age Profile within a 1km radius



The age profile of the surrounding population has a notably above Croydon-average elderly population.

(Source: Experian AppLibrary software)

Residential Tenure within a 1km radius



There are a above Croydon-average number of larger-sized dwellings in proximity to the park, meaning private gardens are likely to be plentiful in the



	<p>local area.</p> <p>(Source: Experian AppLibrary software)</p> <p><u>PTAL Rating</u></p> <p>The majority of the site is PTAL 0 rated, and there is a portion of the site to its eastern extent that is PTAL 1b rated.</p> <p>PTAL6 is the highest level of accessibility by a range of means of transport, whilst PTAL1 is the lowest level of accessibility by a range of means of transport.</p> <p>Source: TfL website, WebCAT tool</p>
<p><b>Demonstrably special to a local community and holds a particular significant, for example because of its beauty, historic significance, recreational value, tranquillity, or richness of wildlife</b></p>	<p><u>DEFRA Classification</u></p> <p>The park is classified as ‘Acid, Calcareous, Neutral Grassland’, and ‘Dwarf Shrub Heath’.</p> <p>The park is within a Nitrate Vulnerable Zone.</p> <p>The park is not listed under the Priority Habitat Inventory.</p> <p>Source: DEFRA, Magic Map website</p> <p>The site has no special wildlife designations under the DFRA guidelines. However, the site adjoins and is widely accepted as an extension of the Foxley Wood and Sherwood Oaks Field (Local Nature Reserve). Please see below an extract from representations made by the ‘Friends of Foxley’:</p> <p><i>“Due to the connectivity between the two sites, Higher Drive Recreation increases the diversity of habitats of use to wildlife inhabiting the Wood and surrounding area as well as being part of a wider green corridor used by badgers, muntjac and roe deer traversing the extensive network of woodlands between Foxley Wood LNR and Kenley Commo<sup>2</sup>. Higher Drive Recreation Ground provides valuable habitat for the wide range of wildlife present including owls and butterflies in the Wood and any impacts on Higher Drive Recreation Ground will necessarily affect the biodiversity value of Foxley Wood LNR.”</i></p> <p><u>Historic Significance</u></p> <p>There are no Listed Buildings on or adjacent to the Park. However, the ‘Friends of Foxley’ group have identified historic trees on the site, as outlined in the below extract:</p> <p><i>“There is a veteran oak tree located on the margins of Higher Drive Recreation Ground, and Foxley Wood is home to a 300 year Ancient Beech tree and an ancient 200 year old Ancient Yew tree. There is also a Giant Redwood and a large Western Red Cedar.”</i></p> <p><u>Community Importance</u></p> <p>The park is host to an end-of-year local Primary school event in which Grade 6 students meet their parents for a picnic and outdoor activities.</p>

It has also been noted by the 'Friends of Foxley' that *"there are no other local accessible alternative natural green spaces for informal recreation and sports use serving this area."*

#### Sports Facilities

There are no formal sports facilities. However, the park has an informal recreation area that can be used for sports. Please refer to the below statement made by representations of the 'Friends of Foxley' group:

*"Registered local Football groups have been using this site for many years as for their training and Summer match ground (their Local Council football grounds are always closed for Summer maintenance)."*

*"There are active groups of adult footballers that bring their own portable football posts playing regularly."*

*"There is paid for kids football group session. The Basketball court is used by many groups either for football or basketball sessions. Runners regularly run on the ground. The site is used for Sports Days and outdoor sport games by local Nurseries. Local Uniform groups use the site for their sport activities"*.

#### Tranquillity

Please see below and extract from representations made by the 'Friends of Foxley':

*"Higher Drive Recreation is used by the local residents to provide them with a quiet, open, natural space, to be amongst an oasis of greenery, fresh air with wildlife and nature sounds. The available access to this tranquil space not only affords physical and mental benefits but leads to better health outcomes. Residents use it for their personal meditation and yoga space. With the increasing pressures of dense housing and living in flats this site gives those an option to be in an open green space."*

#### **Local in Character and not an extensive tract of land**

The site is not an extensive tract of land.

In terms of local character, please see below an extract from representations made by the 'Friends of Foxley':

*"Both the Recreation Ground and the Wood reflect the sylvan nature of the area it serves."*

*Higher Drive Recreation is flanked by woodland on all 4 sides, two of these sides are the woodland margins of Foxley Wood, and the other two sides are also mature woodlands. The main centre recreational ground is not a massive tract of land, it is a maintained level grassland area allowing for recreational and sport use. There is gated playground, a fenced basketball court and a hardcourt tennis court. Overall the feel and appearance is of an attractive green space providing recreational functionality with 'wild' nature and also working in tandem with the adjoining Foxley Wood. It gives and provides an experience of natural green space in a tranquil setting including sounds from wildlife and tree movement."*

**Recommendation**

An assessment value of Low, Medium or High has been allocated against each of the three tests as defined in the NPPF to determine whether Biggin Woods should be assigned as a Local Green Space designation.

The following conclusions have been drawn based on the information collated within this evaluation form.

**Proximity to the community:** Medium

**Demonstrably special to a local community:** Medium

**Local in character and not an extensive tract of land:** Medium

**Overall Value:** Medium

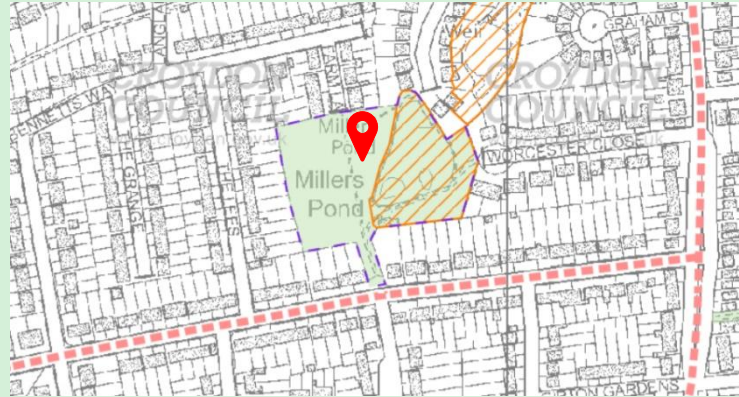
# Croydon Open Space Study – Evaluation Form

Information	
<b>Name and Address of Site</b>	Millers pond, CR0 8PN
<b>Aerial Map</b>	 <p>Source: Google.com</p>
<b>Council Description</b>	<p>Millers Pond was one of three ponds near a house called Spring Park which was also the name of the surrounding estate. The 1942 Ordnance Survey plan shows the large house still in existence but housing was obviously rapidly developing all around.</p> <p>The pond was named after the last family to work Spring Park Farm and the construction of the pond suggests that it was a working pond (if a pond is not looked after it naturally shrinks and disappears as swamp and marsh take over) the ground to the north east drops steeply beyond the park, suggesting that the footpath round the pond at that point is an earthen dam.</p> <p>There is no documentary evidence to support why the pond was created yet it was made for a specific purpose. Millers Pond is the largest pond in the area and it may have been created to serve the farm and Estate, to water stock, and to keep cart wheels in good condition (if the wheels dried out the spokes and rims shrank).</p> <p>The sales particulars of Addington Park in 1802 state that the Lessee of Spring Park Farm is responsible for maintaining heads of water from springs and preserving the banks of two ponds suggests that at some time it may have provided water power to work at least a small mill.</p> <p>Millers Pond and its surrounds were acquired by the council in 1934 as an open space but the remaining parts of the farm were developed. The area of the farm buildings became Farm Lane, and a little while later the house went under</p>

the southern and western arms of Farm Drive. The two smaller ponds remained in private ownership and eventually were filled and developed.

Source: Croydon Council website

### Local Plan Designations



The site is allocated as 'Other Undesignated Open Space' (London Plan Policy 7.18) and is a 'Locally Listed Historic Park and Garden'.

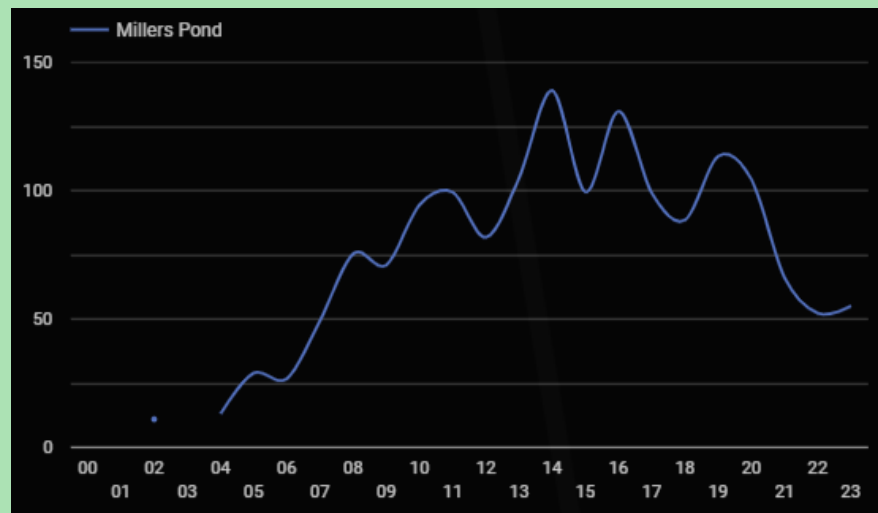
Source: Croydon Local Plan 2018, Proposals Map

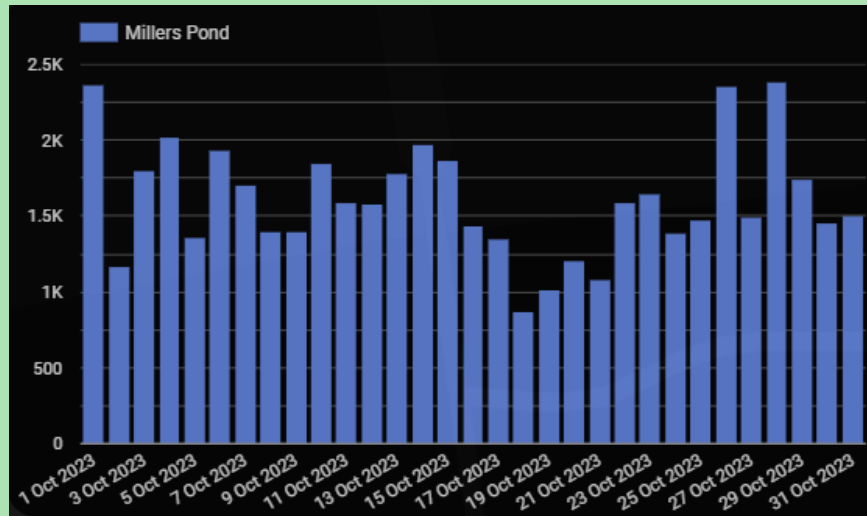
### Proximity to the Community it serves

Using a range of data-sources, we consider below the proximity and accessibility of the park to its local community.

Population within 1.0km (2023) = 13,550 (Source: Experian AppLibrary software)

Footfall per Day (October 2023, Source: Yellow Submarine)



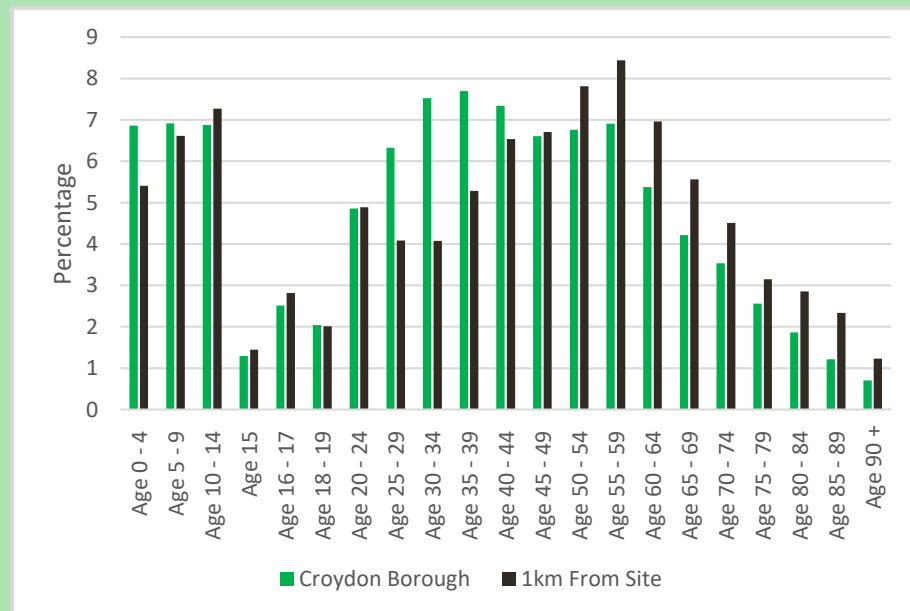


Of the 84 sites surveyed, Millers Pond is the **27<sup>th</sup>** busiest in terms of footfall over the October 2023 survey period with an average attraction of **1,607 visitors a day**. It has a peak visitation time of **2pm**.

Average Dwell-time Data (Source: YellowSubmarine)

The average dwell-time for the survey period in October 2023 was **45 minutes**.

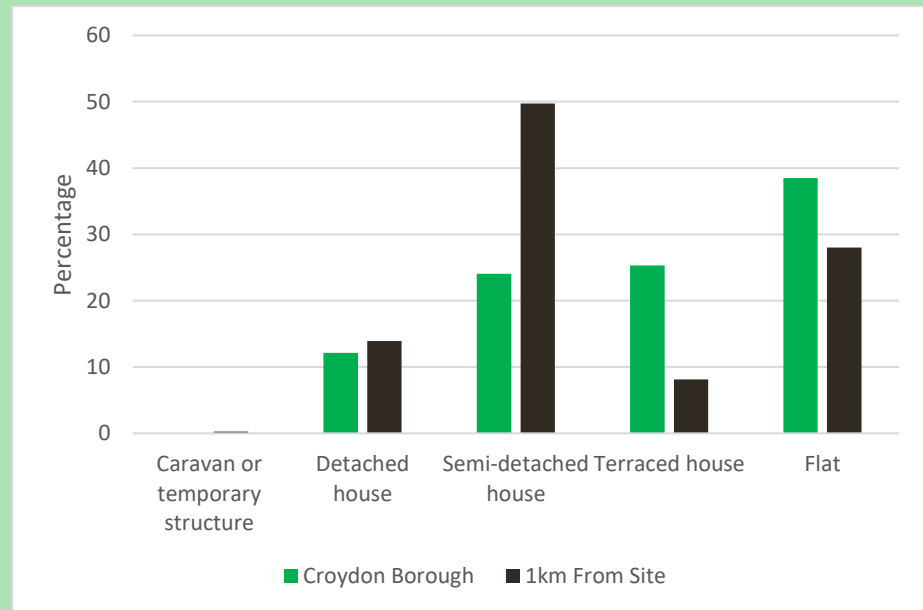
Age Profile within a 1km radius



The age profile of the surrounding population has higher than Croydon-average younger and elderly population, with a low proportion of working-age population. This is reflective of the use of the park earlier in the day.

(Source: Experian AppLibrary software)

### Residential Tenure within a 1km radius



There are an above Croydon-average number of larger-sized dwellings in proximity to the park, thereby pointing towards a good amount of private amenity space being available nearby.

(Source: Experian AppLibrary software)

### PTAL Rating

The entirety of the site is PTAL 1b rated.

PTAL6 is the highest level of accessibility by a range of means of transport, whilst PTAL0 is the lowest level of accessibility by a range of means of transport.

Source: TfL website, WebCAT tool

**Demonstrably special to a local community and holds a particular significant, for example because of its beauty, historic significance, recreational value, tranquillity, or richness of wildlife**

### DEFRA Classification

The park is classified as 'Acid, Calcareous, Neutral Grassland' and 'Broadleaved, Mixed and Yew Woodland'.

The park is not listed under the Priority Habitat Inventory.

The park is within a 'Farm Wildlife Package Area'.

Source: DEFRA, Magic Map website

The site has no special wildlife designations under the DEFRA guidelines. However, local evidence from the 'Friends of Millers Pond' group show there to be a variety of wildlife species, including wildfowl, birds and bats.

Please see below an extract from representations made by the 'Friends of Millers Pond':

*"Large pond with nesting sites and houses is home to mallards, tufted ducks, Canada geese, Egyptian geese (with brood of 9 goslings in June 2019), moorhens, coots, Mandarin ducks, swans, cormorants and the occasional grey heron. Many species breed here.*

*Apart from wildfowl, Millers pond also has a plethora of other domiciles for visiting birds, bats and insects. There are nine new and 3 old bat boxes, at least ten various bird boxes, and 4 bug/insect hotels for our visiting and resident wildlife.*

*[...] Common and Soprano Pipistrelles are seen in the park.*

#### Historic Significance

There are no Listed Buildings on or adjacent to the Park. However, Millers Pond is historically part of the grounds of Spring Park House and Farm, and the 'Friends of Miller Ponds' group note that the name of the park derives from the last owner / tenant of the farm. They also note that *"the area features a number of unique and mature trees of particular interest."*

#### Community Importance

A dedicated group called 'Friends of Millers Park' work on a voluntary basis to maintain the park in partnership with LB Croydon, as well as host various events and organise regular meetings.

Please see below extract from representations made by the 'Friends of Millers Park' group, which provides an overview of some events run in the park.

*"1. Friends of Millers Pond Fayre, held biannually attracts large crowds from all over the locality. Featuring the work of local groups and association, the event builds local networking and cements community cohesion.*

*Millers Pond has also been having regular fayres since July 2009 in the summer to support and publicise local community groups, charities, organisations and bio-diversity.*

*2. Other activities include - A monthly working day on the last Saturday in each month (except December) when the Friends meet together with others to maintain, enhance and clean up the park. The number of helpers varies from a minimum of 6 to a best of 14.*

*A TCV project day once a year in the park to help with cutting back work needed on the large island, or making the smaller island bigger by adding large coir rolls around its edges.*

*Regular visits by local nurseries with the full range of children's ages.*

*3. Forest academy school runs school trips to millers pond as part of early years science and geography education.*

*Harris Benson school visits Millers Pond with several year groups, for teaching*



various parts of the curriculum.

*Rainbows and guiding groups use the park. I have heard from both the 1st Shirley group and the 5th Shirley group. They run nature trails in the park and feed the ducks. 1st Shirley's rainbow, May 2018 – Scavenger hunt and animal care. 24 girls of 5-7 years participated in the program.*

*There is a dog walking group who have made a small community and organise walks and meets together at Millers Pond.*

*Shirley children's centre run regular visits to Millers pond for parents, childminders and young children.*

[...]

*Community bat walks are arranged regularly by the friends group which is usually attended by 30-40 people."*

#### Sports Facilities

There are no sports facilities at the park. However, it is used for numerous recreational activities, as outlined in the below extract made by the 'Friends of Millers Pond group.

*"Informal play only which includes games like football. It is also used for games and recreational activities at Millers Pond Fayre and by Guides and Rainbow groups."*

#### Tranquillity

Please see below and extract from representations made by the 'Friends of Millers Pond':

*"It is a quiet space away from busy trunk roads, bordered only by local houses and quiet suburban roads. The pond itself lends a tranquil air and peaceful atmosphere to the space.*

*The park is also very popular with people of all ages who just want to sit and enjoy being in this ornamental and tranquil 'haven'.*

*Millers Pond is a small convenient tranquil park in the middle of Shirley much loved by all the local residents and needs to be kept. It is the only park with a pond that has water fowl in abundance as well as many other wild life. It is the local residents Oasis of tranquillity.*

*Two large picnic tables in the park about 4 years ago which mothers and young children use throughout the daytime and school children use at the end of their school day."*

#### **Local in Character and not an extensive tract of land**

The site is not an extensive tract of land.

In terms of local character, please see below an extract from representations made by the 'Friends of Millers Pond':

*"Millers Pond is essentially a local green space, at the heart of the neighbourhood*

*it serves, and accessible to all. It is used and widely appreciated by local residents.*

*Millers Pond is a 4 acre park which was originally part of Spring Park Farm and was acquired by Croydon Council in 1934. It was named after the last family to work the farm. The pond was the largest of three ponds. The pond is the central feature with several wooden structures (namely a viewing platform, a dipping platform, a shaded boardwalk, a duck platform and duck house on the large island and two duck houses on the small island.) but there is also a large grassed area with two large picnic tables where families can play and a newly built path nearer the pond with two benches so visitors can sit, relax and be at one with nature.*

*Maintained and cared for by locally-based group - Friends of Millers Pond.*

*Millers Pond is the only local green space with a pond and abundant wildlife, birds and waterfowl. It has areas of woodland and a number of unusual specimen trees. Its compact size precludes large scale events, which endears it to residents, and its location surrounded by housing in the heart of the Spring Park community, helps with social cohesion and a sense of place."*

## **Recommendation**

An assessment value of Low, Medium or High has been allocated against each of the three tests as defined in the NPPF to determine whether Biggin Woods should be assigned as a Local Green Space designation.

The following conclusions have been drawn based on the information collated within this evaluation form.


**Proximity to the community:** Medium

**Demonstrably special to a local community:** High

**Local in character and not an extensive tract of land:** High

**Overall Value:** High

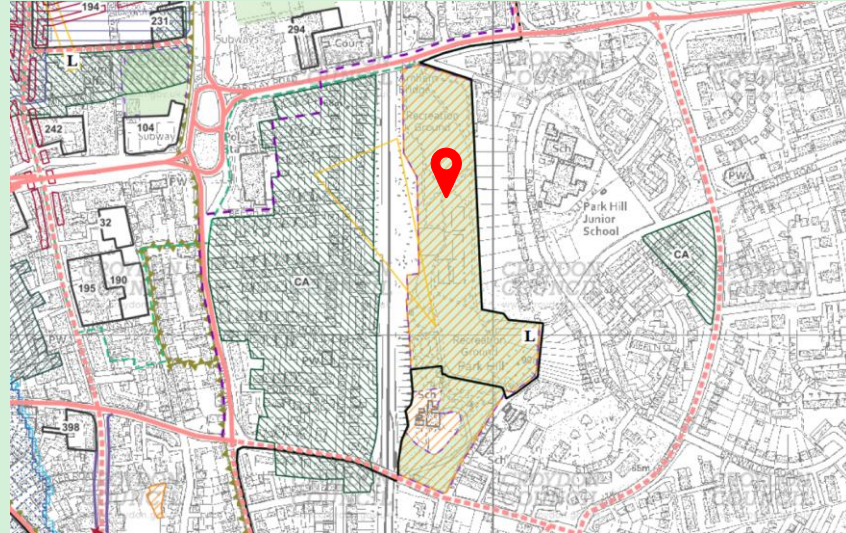
# Croydon Open Space Study – Evaluation Form

<b>Information</b>	
<b>Name and Address of Site</b>	Park Hill Recreation Ground, CR0 5PB
<b>Aerial Map</b>	 <p style="text-align: center; margin-top: 10px;">Source: Google.com</p>
<b>Council Description</b>	<p>An extract of Council’s description of the Park Hill Recreation Ground is provided below:</p> <p><i>“This delightful park, which is so close to the busy centre of modern Croydon, was once a deer park for the enjoyment of the Archbishops of Canterbury, who hunted there for nearly eight hundred years, when Croydon’s “Old Palace” was one of their chief summer residences. (The Old Palace is now a girls grammar school)</i></p> <p>[...]</p> <p><i>Park Hill House was demolished in 1949 but before this it was connected with Croydon’s Atmospheric Railway. The power house had originally been a Norwood, but after the railway was abandoned the building was removed to Park Hill House, where part of it was re-erected at the entrance of the grounds and used as a lodge; the rest was re-erected in the grounds as stab</i></p> <p>[...]</p> <p><i>“Park Hill Recreation Ground” was opened on July 11th 1888 by the Mayor of Croydon Mr.J.W. Hobbs [...].</i></p> <p>[...]</p> <p><i>The year after the park was opened, Mr F.T. Edridge was elected a Councillor for the East Ward of Croydon, and he celebrated his victory by providing a bandstand for the Park Hill Recreation Ground, which became a favourite place for outdoor</i></p>

*concerts and entertainments.”*

Source: Croydon Council website

## Local Plan Designations



The site is allocated as ‘Other Undesignated Open Space’ (London Plan Policy 7.18) and as a ‘Site of Nature Conservation Importance’. It is also a ‘Locally Listed Historic Park and Garden’, and is within a ‘Local Designated View’.

The park is situated within a ‘Croydon Opportunity Area’, and is within a ‘Place Specific Policy Area’.

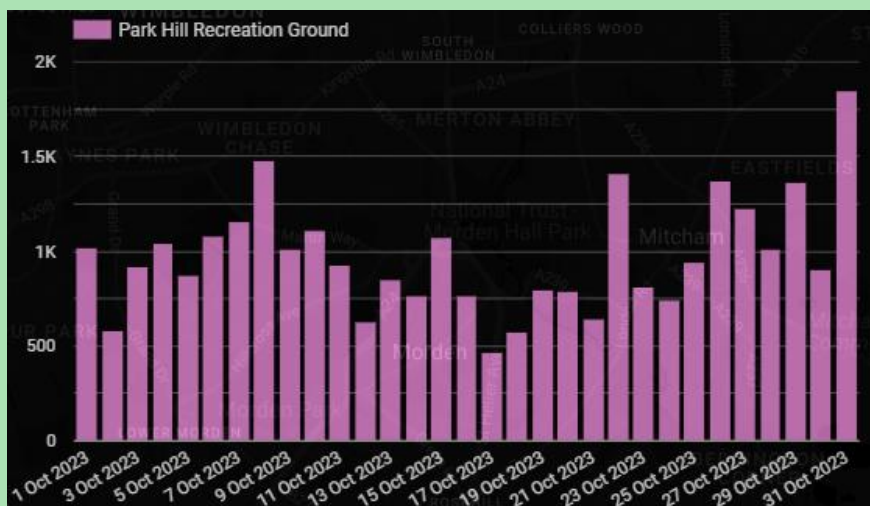
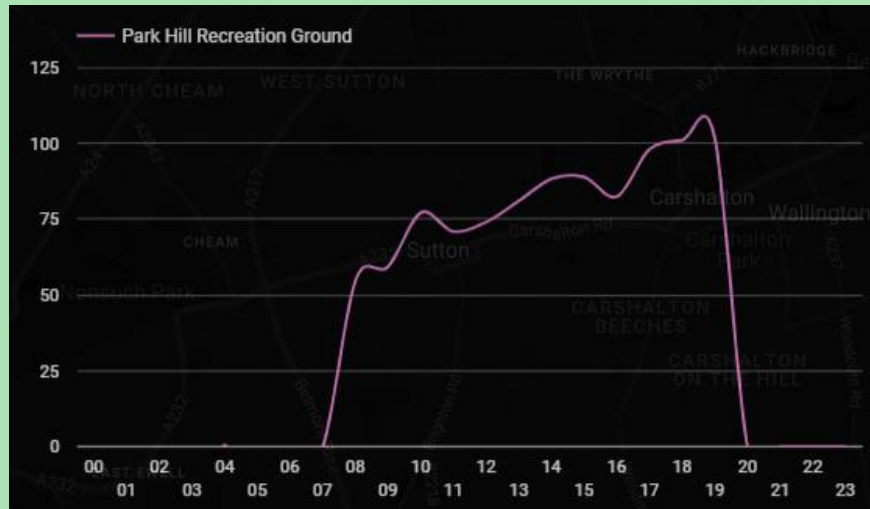
Source: Croydon Local Plan 2018, Proposals Map

## Proximity to the Community it serves

Using a range of data-sources, we consider below the proximity and accessibility of the park to its local community.

Population within 1.0km (2023) = 28,134 (Source: Experian AppLibrary software)

Footfall per Day (October 2023, Source: Yellow Submarine)

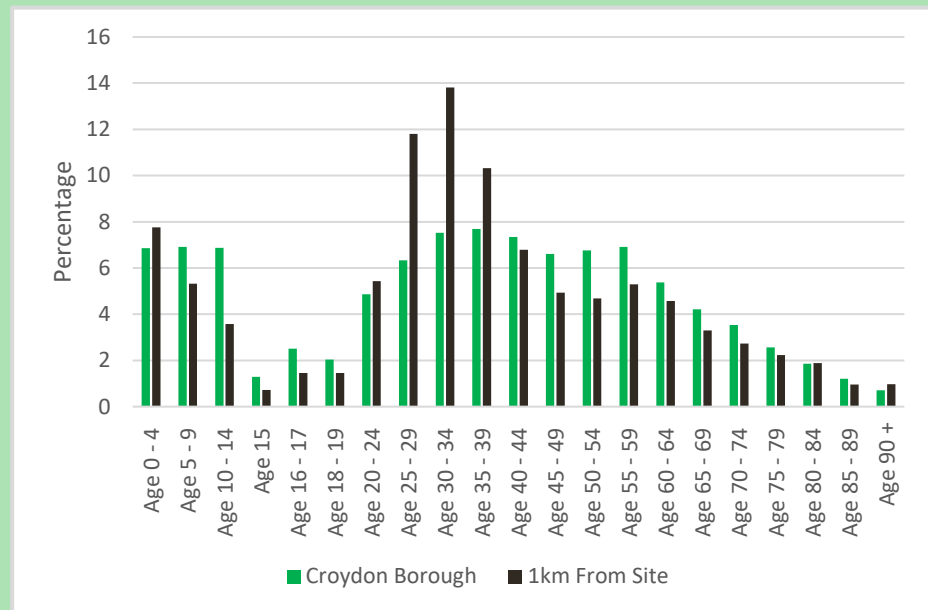


Of the 84 sites surveyed, Park Hill Recreation Ground is the 67<sup>th</sup> busiest in terms of footfall over the October 2023 survey period with an average attraction of **974 visitors a day**. It has a peak visitation time of between **6pm-7pm**.

Average Dwell-time Data (Source: YellowSubmarine)

The average dwell-time for the survey period in October 2023 was **1 hour**.

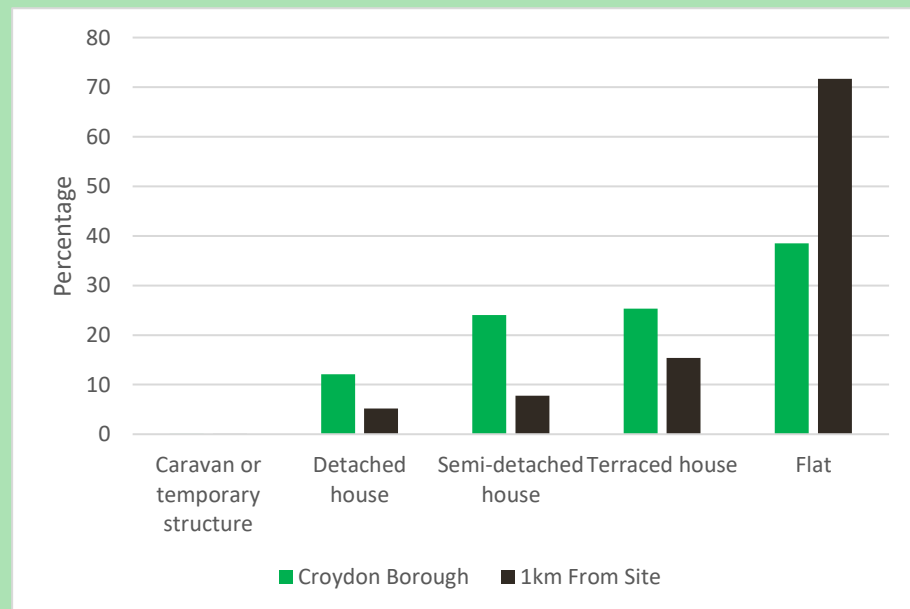
### Age Profile within a 1km radius



The age profile of the surrounding population has higher than Croydon-average working age population.

(Source: Experian AppLibrary software)

### Residential Tenure within a 1km radius



There are an above Croydon-average number of smaller-sized dwellings in proximity to the park, thereby pointing towards added value where private garden space might not be available.

(Source: Experian AppLibrary software)

	<p><u>PTAL Rating</u></p> <p>The PTAL rating varies throughout the park, with the northern extent rated PTAL 6b, the central extent rated a mix of PTAL 0, 1b, and 2, and the southern extent rated a mix of PTAL 3 and 4.</p> <p>PTAL6 is the highest level of accessibility by a range of means of transport, whilst PTAL0 is the lowest level of accessibility by a range of means of transport.</p> <p>Source: TfL website, WebCAT tool</p>
<p><b>Demonstrably special to a local community and holds a particular significant, for example because of its beauty, historic significance, recreational value, tranquillity, or richness of wildlife</b></p>	<p><u>DEFRA Classification</u></p> <p>The park is classified as:</p> <ul style="list-style-type: none"> <li>- 'Acid, Calcareous, Neutral Grassland'</li> <li>- 'Broadleaved, Mixed and Yew Woodland'</li> <li>- 'Dwarf Shrub Heath'</li> </ul> <p>Under the Priority Habitat Inventory the site is classified as 'Deciduous Woodland'.</p> <p>Under the National Forest Inventory the site is classified as 'Broadleaved'.</p> <p>The park is within a 'Farm Wildlife Package Area'.</p> <p>Source: DEFRA, Magic Map website</p> <p><u>Historic Significance</u></p> <p>The park contains a Grade II Listed Building, being the Park Hill Water Tower positioned within the south-eastern extent of the park. The tower is circular and constructed with brown brick and red brick bands.</p> <p>There is also a Grade II Listed Building positioned adjacent to the park, being the Redcourt. The building is a two-storey house constructed of red brick and a tiled roof with hipped gables.</p> <p>Source: Historic England website</p> <p>Further, please see below extracts from representations made by the 'Friends of Park Hill' with regard to the site's historic significance:</p> <p><i><b>"Park Hill Water Tower</b> - The site houses the Park Hill Water Tower is a grade II listed building and is a local designated landmark and a protected view. In the mid-19th century, Croydon was a rapidly expanding town. In 1849, it had been one of the first towns to set up its own Board of Health. They worked to improve the town's water supply to avoid a repeat of the cholera pandemic of 1832 which killed over 55,000 people in the UK.</i></p> <p><i>A source of clean water was found at an aquifer in Surrey Street. A large underground reservoir holding 950,000 gallons (43.1m litres) of water was built</i></p>

at the southern end of Park Hill. It was filled by water pumped from a pumping station in the modern Exchange Square, off Surrey Street. The reservoir was inaugurated on December 11, 1851 by the Archbishop of Canterbury John Sumner.

When the reservoir opened, the population of Croydon was 20,343. In 1861, it had risen to 30,240. This meant that the reservoir was no longer enough to supply the town. The Board of Health then planned a water tower to raise water pressure in the town and to boost storage of water at Park Hill.

Plans were drawn up by Baldwin Latham, Borough Engineer for a water tower in a brick building in the Northern style 125 feet (38.1m) in height with two tanks holding 134,000 gallons (609,176 litres).

Two decades after its opening, the tower was opened as a viewing platform to take advantage of its high location. It cost one old penny (about 41p in modern money) to climb to the top to enjoy views across south London and the Surrey Hills. This height also meant it was the perfect vantage point to watch for approaching Zeppelins and fire watching in World War I.

By the 1920s, Croydon had grown to a population of 221,692. The tower was no longer able to supply the town and was closed in 1923. A larger reservoir in Addington Hills took over as the town's water source. During World War II the original reservoir was temporarily used as an emergency water supply for fire fighters.

In 1970, 47 years after it was de-commissioned, the water tower was Grade II-listed. This means that architectural specialists consider it to be of special interest.

**Coombe Cliff** – Coombe Cliff in the Park Hill Park was the last family home of one of the pioneers of the tea business. John Horniman founded the Horniman Tea Company in 1826. There is conservatory, on the west side of Coombe Cliff which is grade II listed. Horniman family attached a walled kitchen garden to their property for a ready supply of vegetables and soft fruits. In 1930, Croydon Corporation purchased the house and gardens for a children's convalescent home. The house had several other uses, including an art college, education centre and teachers' hub, before becoming an adult education centre in 1960. Coombe Cliff's gardens were merged into Park Hill and opened to the public. Coombe Cliff's current occupant is Cressey College, a special school for students with difficulties."

#### Community Importance

A dedicated group called 'Friends of Park Hill' work on a voluntary basis to maintain the park, organise community events and run park projects.

Please see below extract from representations made by the 'Friends of Park Hill' group, which provides an overview of some events run in the park.

**"The Walled Garden, 2014** - In 2014, the Friends volunteers started their activities by creating a community garden and renovating the Flower Fairies Garden, both located in Walled Garden. The Walled Garden project has continued since then with weekly community garden sessions open to all members of the community. Transform The Walled Garden is a volunteer-led community project in the Park Hill Recreation Ground. The 'Transform the



*Walled Garden' Spacehive crowdfund campaign (May to August 2019), by the Friends of Park Hill Park volunteers, was part of a 2-year project to make fully accessible the Walled Garden. This community project has been one of the most successful crowdfund campaigns run in Croydon.*

*The crowdfund will deliver:*

- *New paths inside the 'garden rooms' for disabled and pushchair use.*
- *Install new disabled paths and a meeting/performance space in the Peace Garden.*
- *New planting in the Walled Garden*

***The Pavilion Mural, 2014*** - Working with the arts group Made in Croydon CIC, local children, The Good Gym and volunteers from the Body Shop and Croydon Council, the Friends volunteers have muralised the historic pavilion with visions of animals, birds and flowers making this former dark damp shelter into a bright welcome space for children. The murals have also cut Anti-Social Behaviour. In the future, the Friends hope to renovate the pavilion into an enclosed community space.

***The Flower Fairy Festival, 2015*** - The Friends created this 4-day festival with the support of both the Croydon Heritage Festival and Penguin Books. It showcased performers & artists and launched the renovated Flower Fairy Garden in celebration of the 120th Birthday of their creator, world re-known illustrator Cicely Mary Barker. The festival had a wonderful response in the local press and social media with approx. 500 attendees throughout including families, and older people. (pictures attached- figure 6,7,8)

*Activities included:*

- *Gardening workshop for families.*
- *Classes on Environment and activities for Children to learn about the importance of insects and the impact of worms on the environment.*
- *The Croydon Beekeepers presented an exhibition glass bee hive*
- *Children used the Flower Fairy Trail (a path of illustrations from the Flower Fairies books) identifying a wide variety of wildflower plants and annuals whilst exploring the gardens. This was linked to readings of Cicely Mary Barker's poems.*
- *Story telling workshops organised in the walled garden led by local storytellers such as Lorna Liverpool as well as a professional 'Licenced' story teller supplied by Penguin Books*
- *Dance workshops aimed at all ages & abilities included a wide variety of styles and original music to reflect Croydon's cultural diversity*
- *Children's performances from a local dance school*
- *Arts & Crafts workshops run by crafting volunteers included painting, quilling & collage, making over 300 fairy wings.*

- Celebrated local artist Tina Crawford worked with children creating a large 'Fairy' mural in the Pavilion.
- POP-UP Cinema
- 120th Birthday dedication by Cecily Mary Barker's family of the redesigned Flower Fairies Garden & new memorial was accompanied by a barbershop choir. The opening also celebrated the community garden project. The new memorial replaced the planned statue. Event attended by descendants of Cecily Mary Barker.

**Wild in Park, 2017** - The Friends worked with the team at Wild in the City CIC to create a wonderful family day with an array of nature-based learning & arts, plants and food growing. There were over 500 visitors during this 1-day event.

**The Peace Garden Project, 2018** - Launched in 2018, the Peace Garden brings together 12 of Croydon's cultural, charity, religious and community groups such as the Soroptomists, the Quakers, Good Gym Croydon, Lives not Knives and a Turkish women's community group. Each group has a small easily managed pocket garden planted up with flowers or plants of their choice that symbolise 'Peace' to them. They have helped in the garden design in conjunction with the community gardeners, as well as suggestions from park users during consultations. The first design meetings were held in early 2018, and the design was initially inspired by a number of walled gardens, historic and modern, including that of the Horniman Museum and Gardens."

In addition, the Friends group have hosted numerous more recent events to promote community involvement, including 'Stories in the Gardens', 'Coffee Morning', and 'Community Gardening Sundays'.

#### Sports Facilities

The park contains various sport facilities, including:

- Netball and basketball court
- Tennis courts
- Changing rooms

It also has a number of recreation facilities, including:

- Ornamental gardens
- Walled garden
- Children's playgrounds
- Picnic area

Source: Croydon Council website

#### Tranquillity

Please see below and extract from representations made by the 'Friends of

	<p>Park Hill:</p> <p><i>“The site is a green oasis centrally located in Central Croydon. Central Croydon is transforming everyday with many new homes and offices planned. The area currently is the focal point of development. Hence Park Hill is a good place for the residents of Central Croydon and Addiscombe to relax and get away from the crowded town centre.”</i></p>
<p><b>Local in Character and not an extensive tract of land</b></p>	<p>The site is not an extensive tract of land.</p> <p>In terms of local character, please see below an extract from representations made by the ‘Friends of Park Hill’:</p> <p><i>“Central Croydon is a rapidly developing area with many new homes and offices coming up. It needs green space for people to relax and socialise. Park Hill is located very close to the town centre and it provides a relaxing atmosphere for the residents.”</i></p>
<p><b>Recommendation</b></p>	<p>An assessment value of Low, Medium or High has been allocated against each of the three tests as defined in the NPPF to determine whether Biggin Woods should be assigned as a Local Green Space designation.</p> <p>The following conclusions have been drawn based on the information collated within this evaluation form.</p> <p><b>Proximity to the community:</b> Medium</p> <p><b>Demonstrably special to a local community:</b> High</p> <p><b>Local in character and not an extensive tract of land:</b> High</p> <p><b><u>Overall Value:</u></b> High</p>

# Croydon Open Space Study – Evaluation Form

Information	
Name and Address of Site	Portland Road Community Garden, SE25 5NT
Aerial Map	 <p>Source: Google.com</p>
Council Description	<p>A description of the Portland Road Community Garden is not provided on the Croydon Council website. However, the below description is provided on the People for Portland website:</p> <p><i>“For many years, the raised flowerbeds outside the Health Centre in Enmore Road were empty and unattractive. In March 2016, NHS Property Services and Croydon Council agreed to allow People for Portland Road to take over the maintenance of the beds facing Enmore Road, and the Portland Road Community Garden was born.”</i></p>
Local Plan Designations	

The site does not have any local plan designations. However, it is noted that the community garden is positioned opposite a Neighbourhood Centre and Shopping Parade along Portland Road.

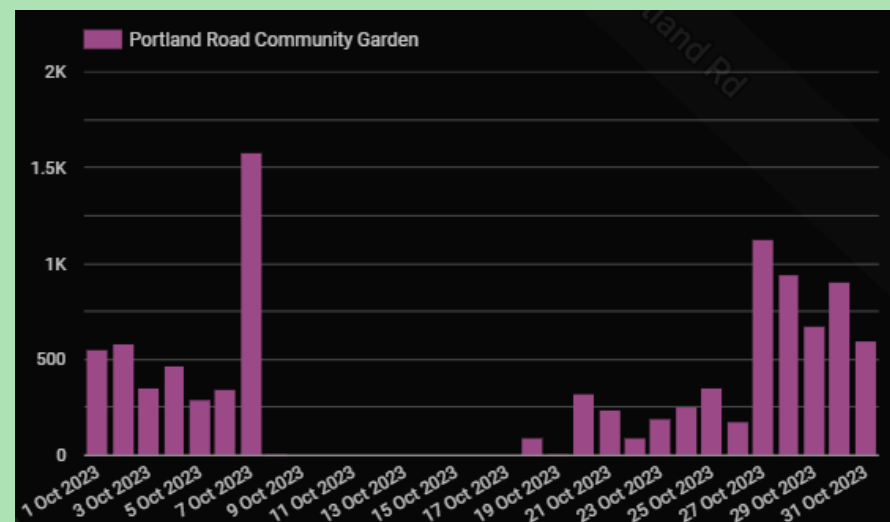
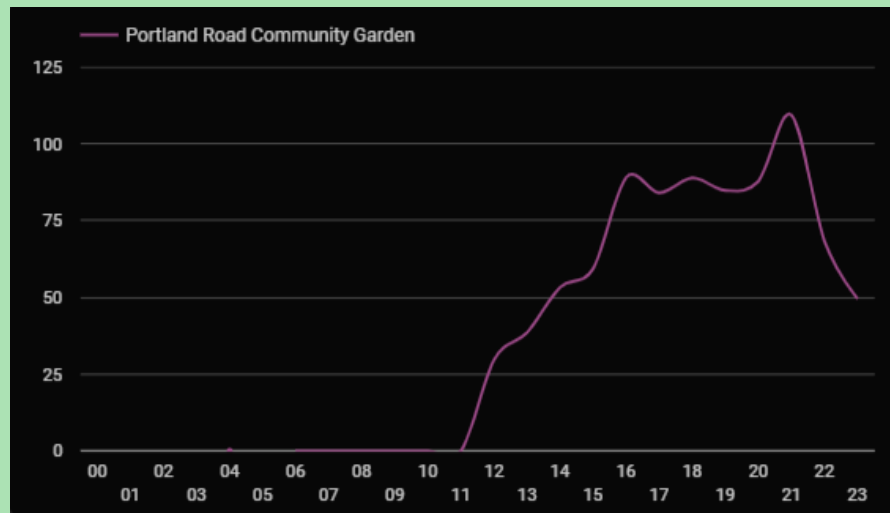
Source: Croydon Local Plan 2018, Proposals Map

### Proximity to the Community it serves

Using a range of data-sources, we consider below the proximity and accessibility of the park to its local community.

Population within 1.0km (2023) = 26,052 (Source: Experian AppLibrary software)

Footfall per Day (October 2023, Source: Yellow Submarine)

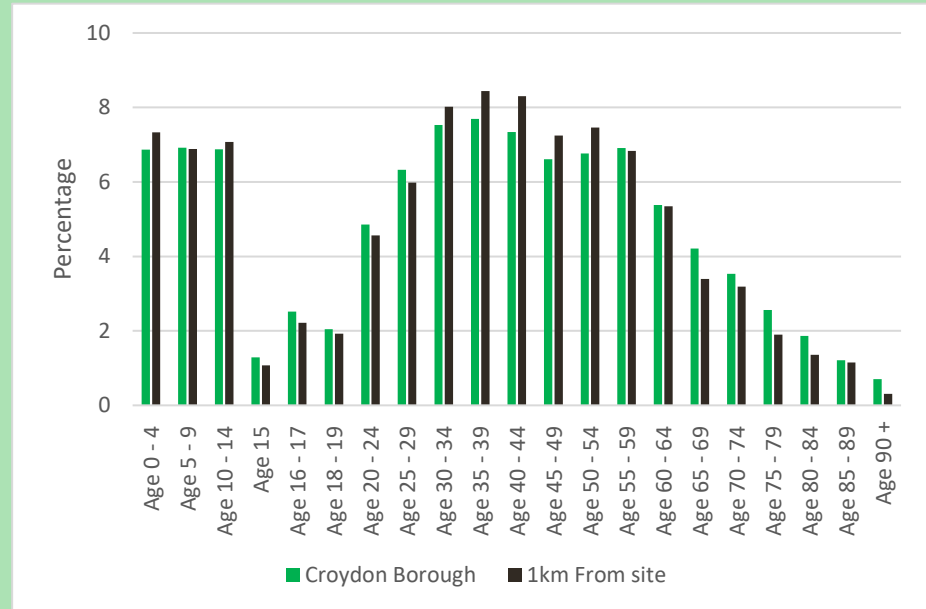


Of the 84 sites surveyed, Portland Road Community Gardens is the **82nd<sup>th</sup>** busiest in terms of footfall over the October 2023 survey period with an average attraction of **326 visitors a day**. It has a peak visitation time of between **8pm-10pm**.

Average Dwell-time Data (Source: YellowSubmarine)

The average dwell-time for the survey period in October 2023 was **15 minutes**.

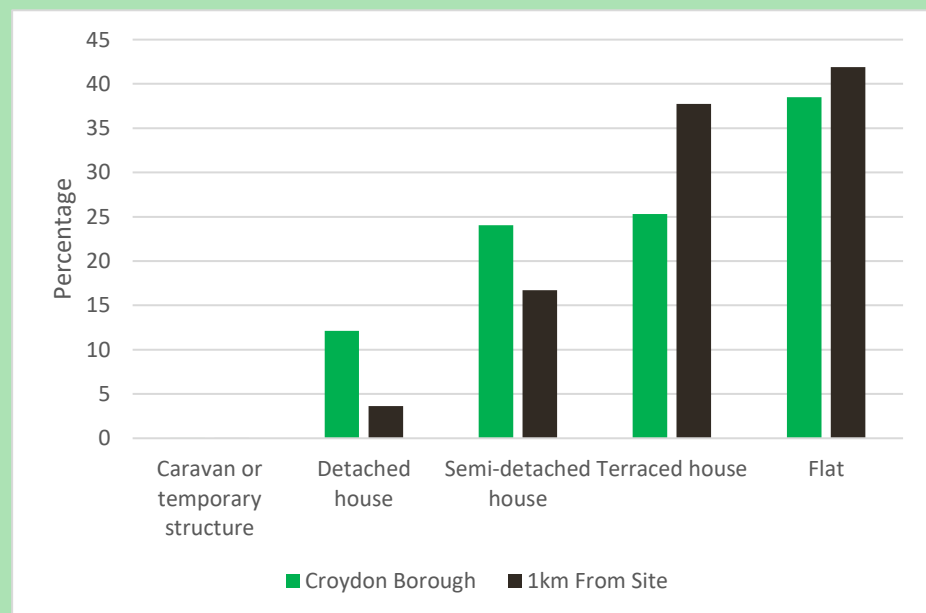
Age Profile within a 1km radius



The age profile of the surrounding population has higher than Croydon-average working age population.

(Source: Experian AppLibrary software)

Residential Tenure within a 1km radius



There are an above Croydon-average number of smaller-sized dwellings in

proximity to the park, thereby pointing towards added value where private garden space might not be available.

(Source: Experian AppLibrary software)

#### PTAL Rating

The site is part PTAL 6a rated to its northern extent, and PTAL 4 to its southern extent.

PTAL6 is the highest level of accessibility by a range of means of transport, whilst PTAL0 is the lowest level of accessibility by a range of means of transport.

Source: TfL website, WebCAT tool

**Demonstrably special to a local community and holds a particular significant, for example because of its beauty, historic significance, recreational value, tranquillity, or richness of wildlife**

#### DEFRA Classification

The site is classified as 'Built-up Areas and Gardens'.

The site is identified as being a habitat to the Turtle Dove.

Source: DEFRA, Magic Map website

In addition, local evidence from the 'People for Portland Road' group show that the community gardens support a variety of species including predominately birds and insects.

Please see below an extract from representations made by the 'People for Portland Road' group:

*"It's not formally designated for its wildlife value but since the site was created in 2016 we've seen a dramatic increase in the number of bees, hoverflies & butterflies on the site. Birds are beginning to appear & we have a white squirrel that visits. A Large Red Damselfly has been spotted here."*

#### Historic Significance

There are no Listed Buildings on or adjacent to the Park. However, the 'People for Portland Road' group have noted the following:

*"There are remains of buildings under the site due to bombing in WW2, however these are not thought to be of historic value."*

*"There is a huge Indian Bean tree & two Black Walnut trees that have been on the site for many years (years before we took over the site). We have tried to find out why these 'exotics' were planted there but have been unsuccessful."*

#### Community Importance

The 'People for Portland' group was granted permission to take over responsibility to maintain the flowerbeds facing Enmore Road in 2016, which led to the establishment of the Portland Road Community Garden.

Please refer to the below extract from a statement made by the 'People for

Portland', outlining the community importance of the community garden:

*"[...] It is very clear that there is a need for a space for people to socialise, rest & play as proved by the number of people using the seating area. Many families living in South Norwood are housed in flats so it is common to see families using the Space for outside family time.*

[...]

*The community volunteers who helped to plant the 25 new trees feel an attachment to the site because they have created a mini wood here. Schools have been seen resting at the site after a swimming lesson & eating lunch. All of the young people from National Citizen Service who helped build the mound under which a time capsule was buried live locally, many in South Norwood."*

The community group also organise ongoing community engagement events, such as installation of a Bug House, and ongoing maintenance and new tree planting.

#### Sports Facilities

There are no sports facilities. However, the site is used for activities by the community such as dancing and playing (young children) and socialising.

#### Tranquillity

Please see below and extract from representations made by the 'People for Portland' group:

*"This site is a green haven in a busy urban area. To have somewhere to sit in a Green Space surrounded by trees, wildflowers, vegetation with bees & butterflies just off the busy Portland Road is like a little sanctuary."*

### **Local in Character and not an extensive tract of land**

The site is not an extensive tract of land.

In terms of local character, please see below an extract from representations made by the 'People for Portland' group:

*"This Space has been transformed from unattractive grass into a mini wood with additional trees, wild-flower planting & seating with a stage & is regularly used by a variety of people in the community. Local people use the space for socialising, resting, taking a lunch break, playing."*

### **Recommendation**

An assessment value of Low, Medium or High has been allocated against each of the three tests as defined in the NPPF to determine whether Biggin Woods should be assigned as a Local Green Space designation.

The following conclusions have been drawn based on the information collated within this evaluation form.

**Proximity to the community: Low**


**Demonstrably special to a local community: Low**



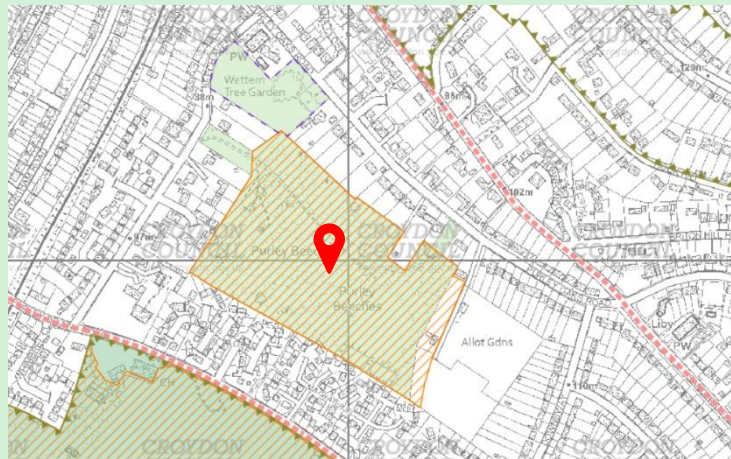
Local in character and not an extensive tract of land: Medium

Overall Value: Low

# Croydon Open Space Study – Evaluation Form

Information	
<b>Name and Address of Site</b>	Purley Beeches, CR2 ORS
<b>Aerial Map</b>	 <p>Source: Google.com</p>
<b>Council Description</b>	<p>On the evening of 23rd January 1907 the Parish Council met in the Council's school in Sanderstead Village to discuss the purchase of Purley Beeches by the ratepayers.</p> <p>For a number of years previously some of the residents of Sanderstead had subscribed for the rent and maintenance of the Beeches but the option to purchase the site expired in February 1907. They had succeeded in raising the sum of £1,474 towards the price of £5,400 asked by the owner Mr E Arkwright, for the free hold, this price being about half the value of the land for building purposes.</p> <p>It was proposed that a rate of 2d in the pound should be levied against the ratepayers in order to raise the necessary money. The resolution was put to the meeting and carried by 50 votes to 30, but a poll was demanded and the Chairman agreed. As a result, a poll of the whole Parish took place on February 2nd 1907, 178 ratepayers voted for the purchase and 114 against there being a majority in favour of the motion the Beeches was purchased.</p> <p>In 1953 the Coulsdon and Purley Urban District Council were granted a coat of arms and this included two trees, one for the Purley Oaks and the other a Beech for Purley Beeches.</p> <p>Source: Croydon Council website</p>

## Local Plan Designations



The site is allocated as 'Other Undesignated Open Space' (London Plan Policy 7.18) and as a 'Site of Nature Conservation Importance'.

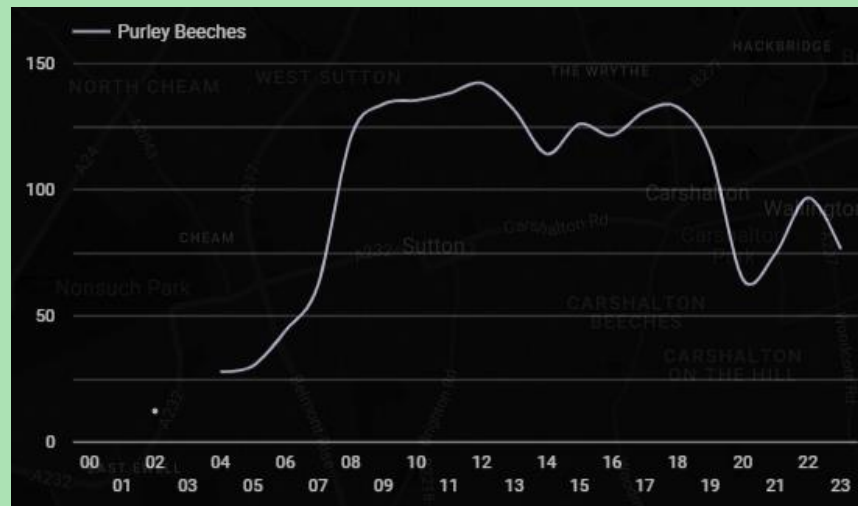
Source: Croydon Local Plan 2018, Proposals Map

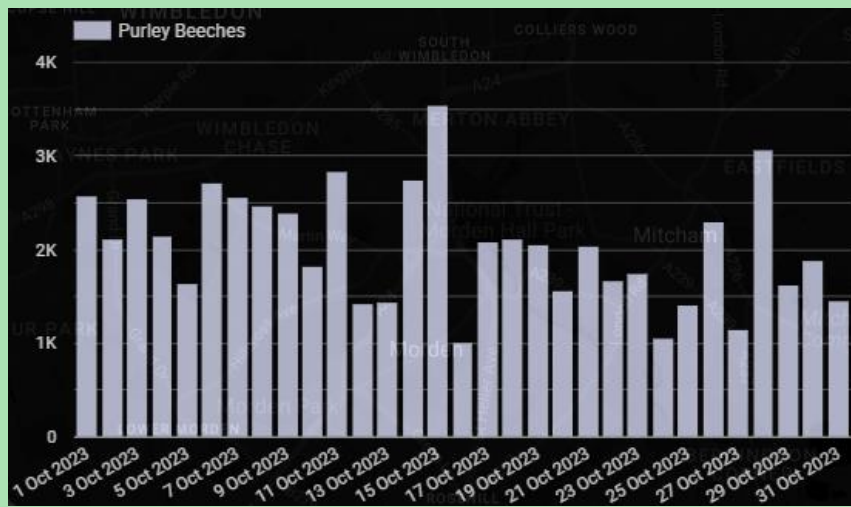
## Proximity to the Community it serves

Using a range of data-sources, we consider below the proximity and accessibility of the park to its local community.

Population within 1.0km (2023) = 9,775 (Source: Experian AppLibrary software)

Footfall per Day (October 2023, Source: Yellow Submarine)



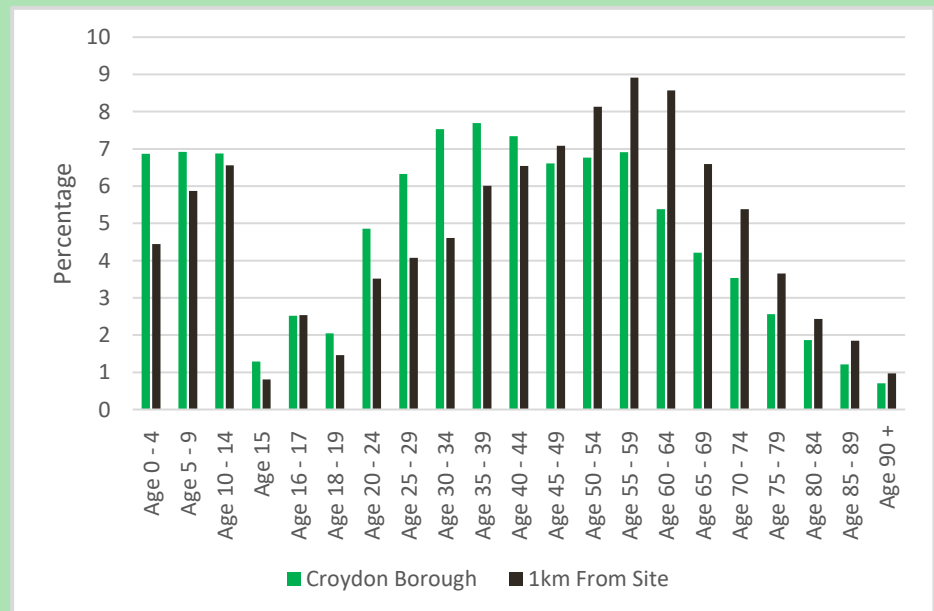


Of the 84 sites surveyed, Purley Beeches is the **7<sup>th</sup>** busiest in terms of footfall over the October 2023 survey period with an average attraction of **2,037 visitors a day**. It has a peak visitation time of **12pm**.

Average Dwell-time Data (Source: YellowSubmarine)

The average dwell-time for the survey period in October 2023 was **1 hour**.

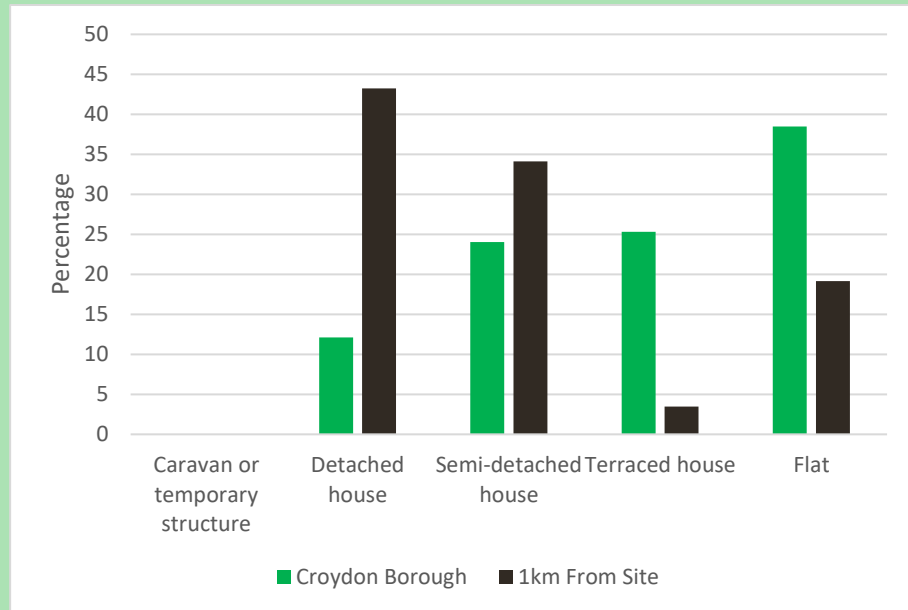
Age Profile within a 1km radius



The age profile of the surrounding population has lower than Croydon-average younger population, and a higher than average elder population.

(Source: Experian AppLibrary software)

### Residential Tenure within a 1km radius



There are an above Croydon-average number of larger-sized dwellings in proximity to the park, thereby pointing towards the availability of private amenity space locally.

(Source: Experian AppLibrary software)

### PTAL Rating

The site is PTAL 2 rated to its northern extent, and a mix of PTAL 1a and PTAL 0 to the southern extent.

PTAL6 is the highest level of accessibility by a range of means of transport, whilst PTAL0 is the lowest level of accessibility by a range of means of transport.

Source: TfL website, WebCAT tool

**Demonstrably special to a local community and holds a particular significant, for example because of its beauty, historic significance, recreational value, tranquillity, or richness of wildlife**

### DEFRA Classification

The park is classified as 'Acid, Calcareous, Neutral Grassland' and 'Broadleaved, Mixed and Yew Woodland'.

Under the Priority Habitat Inventory the site is classified as 'Deciduous Woodland'.

Under the National Forest Inventory the site is classified as 'Broadleaved'.

The site is listed as a priority area for Countryside Stewardship measures addressing Brown Hairstreak habitat issues.

The park is listed under the English Woodland Grant Scheme.

Source: DEFRA, Magic Map website

The site has no special wildlife designations under the DEFRA guidelines. However, local evidence from the 'Friends of Purley Beeches' group show there to be a diversity of wildlife and plant species. Please see below an extract from representations made by the 'Friends of Purley Beeches':

*"Mature Beech trees dominate, although many were lost in 1987. Other species include Oak, Cherry, Yew, Sycamore, Silver Birch, Ash, Hazel plus many others. Regrettably, many of replacement Beech trees planted after the 87 hurricane have been severely damaged by the grey squirrel population. New trees being planted by the FoPB do not include Beech, but squirrel proof Oak, Rowan, Small Leaf Lime and Cherry.*

*In the spring the Beeches are now full of colour after the planting by FoPB of thousands of daffodil bulbs and this autumn, hundreds of crocus bulbs as well as daffodil, which will add even more colour to spring 2020, to the delight of all visitors.*

*Purley Beeches is home to bats, foxes, owls, badgers, parakeets, squirrels and occasionally, deer. Tawny owls are often heard in the area at night.*

*With so many trees felled five years ago, there is a rich diversity of fungi including the very rare Coral Tooth and the illusive King Alfred's Cakes. The decaying wood also provide habitat for a healthy insect population."*

#### Historic Significance

There are no Listed Buildings on or adjacent to the Park. However, the 'Friends of Purley Beeches' group have provided an overview of the historic development of the park, as outlined in the below extract:

*"On the evening of 23rd January 1907 the Parish Council met in the Council's school in Sanderstead Village to discuss the purchase of Purley Beeches by the ratepayers.*

*For a number of years previously some of the residents of Sanderstead had subscribed for the rent and maintenance of the Beeches but the option to purchase the site expired in February 1907. They had succeeded in raising the sum of £1,474 towards the price of £5,400 asked by the owner Mr E Arkwright, for the freehold, this price being about half the value of the land for building purposes.*

*It was proposed that a rate of 2d in the pound should be levied against the ratepayers in order to raise the necessary money. The resolution was put to the meeting and carried by 50 votes to 30, but a poll was demanded and the Chairman agreed. As a result, a poll of the whole Parish took place on February 2nd 1907. 178 ratepayers voted for the purchase and 114 against. There being a majority in favour of the motion, the Beeches was purchased.*

*In 1953 the Coulsdon and Purley Urban District Council were granted a coat of arms and this included two trees, one for the Purley Oaks and the other a Beech for Purley Beeches.*

*Some thirty years later an adjacent plot was also purchased by 561 supporters, including the then Arch-bishop of Canterbury and Eric Wettren of Wettren Tree*

*Gardens, the seventeen acres of Purley Beech-es was then complete.*

*During the Second World War the First battalion of the Irish Guards were billeted in Purley Beeches.”*

*The Friends of Purley Beeches has in its possession a photograph album of Purley Beeches and surrounding area, created in 1907 and presented to the then Mayor of Croydon in celebration of Purley Beeches being opened as a public park.”*

#### Community Importance

The park serves the community of Sanderstead, and is maintained by a dedicated group called ‘Friends of Purley Beeches’.

The park is also host to a number of events, many of which are organised by the ‘Friends of Purley Beeches’ group. Please see below extract from representations made by the Friends group, which provides an overview of some events run in the park.

*“The 8th Purley Scouts, based at the nearby St Mary’s Church along with the Beavers and Cubs use the Beeches for woodcraft and orienteering.*

*‘Friends of Purley Beeches’ (FoPB) hosted its first dog show this year. 64 entries and raised very nearly £400 which was donated to Waggy Tails Club (A local charity for special needs teenagers working with therapy dogs, the dogs mostly sourced from the owners who regularly walk them in the Beeches). This show will become an annual activity.*

*There are many other formal and informal events organized in the park:*

- *Christmas Celebrations*
- *Cake in the park celebrations*
- *Members of the 18th purley scouts, cubs and beavers, based at united reformed church, sanderstead hill, use the beeches every month during the summer for their activities. It is, along with wettern tree gardens, the only open space available within walking distance.*
- *The 8th purley & District Scouts, of St. Marys church, beech avenue, also use the beeches and wettern tree gardens regularly through the summer*
- *FoPB monthly work parties*
- *Local forest school activities take place, with the agreement of the FoPB, throughout the year like blackberry picking and planting oak trees, planting daffodil bulbs”*

The Friends Group monthly work parties are ongoing, where they work to clear paths, collect fallen wood, remove invasive species, plant thousands of spring bulbs, hundreds of saplings and every now and again, a specimen tree.

#### Sports Facilities

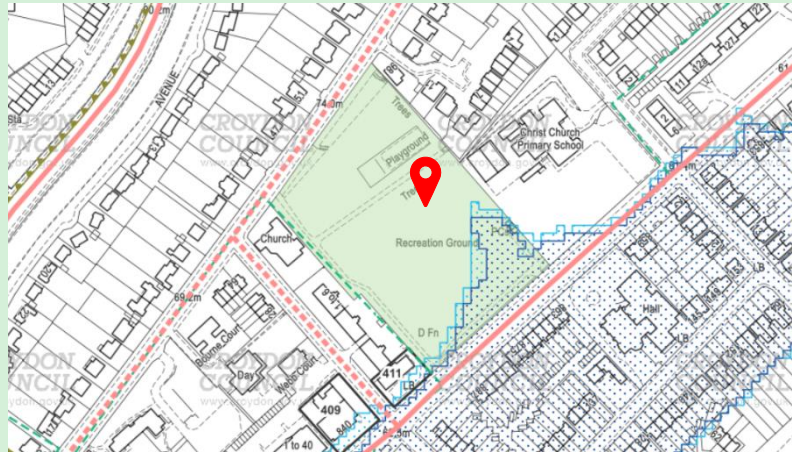
	<p>The park contains two tennis courts located towards the site’s south-eastern boundary. There is also a cleared area which is sometimes used to play cricket</p> <p>The park is also used for numerous informal recreational activities, such as walking, jogging, picnics, social catch-ups, and tobogganing.</p> <p><u>Tranquillity</u></p> <p>The ‘Friends of Purley Beeches’ group have noted that the site is valued by many as a quiet space.</p>
<p><b>Local in Character and not an extensive tract of land</b></p>	<p>The site is not an extensive tract of land.</p> <p>In terms of local character, please see below an extract from representations made by the ‘Friends of Purley Beeches’:</p> <p><i>“Purley Beeches consists of seventeen acres, mostly wooded with many paths criss-crossing. At the far end is a sloping, open green space with two tennis courts at the top. It is a very secure open space for people, children and dogs, with two of the four entrances accessed via gates.”</i></p>
<p><b>Recommendation</b></p>	<p>An assessment value of Low, Medium or High has been allocated against each of the three tests as defined in the NPPF to determine whether Biggin Woods should be assigned as a Local Green Space designation.</p> <p>The following conclusions have been drawn based on the information collated within this evaluation form.</p> <p><b>Proximity to the community:</b> High</p> <p><b>Demonstrably special to a local community:</b> High</p> <p><b>Local in character and not an extensive tract of land:</b> High</p> <p><b><u>Overall Value:</u></b> High</p>



# Croydon Open Space Study – Evaluation Form

Information	
Name and Address of Site	Rotary Field Recreation Ground, CR8 2BN
Aerial Map	 <p>Source: Google.com</p>
Council Description	<p>Rotary Field was given to the people of Purley by the Purley Rotary Club in 1925. During the first half of the 19th century the "Worlds First Railway Line" ran through the ground.</p> <p>Laid down in about 1803, its course from Coulsdon to Purley was parallel to the Brighton Road, near the Swan and Sugar Loaf it followed Southbridge and Church Roads to Pitlake, where it turned west and north to Wandsworth.</p> <p>The Surrey Iron Railway was the first public railway in the world, and its line was intended as an iron way worked by members of the public using their own horses and wagons on payment of tolls, in a similar way to the canal system that had served the public in the past.</p> <p>The wagons were drawn along iron rails, bedded on stone sleepers, one "horse-power" could pull over 50 tons along the rails, as against only one on the roads of the period. There was a surge in traffic at the time of the Napoleonic Wars when the railway was part of a system used to get supplies to Portsmouth for the fleet engaged in the battles.</p> <p>Parts of the old railway, which was eventually abandoned in 1846, can be seen in the grounds of Wallington Public Library as well as Purley Rotary Field. Relics of the lines in the form of stone sleepers in rockeries and walls of gardens can be seen along the old route.</p> <p>Source: Croydon Council website</p>

## Local Plan Designations



The site is allocated as 'Other Undesignated Open Space' (London Plan Policy 7.18). It is also partly within a Flood Zone 2 and Flood Zone 3 area (EA data October 2015).

Source: Croydon Local Plan 2018, Proposals Map

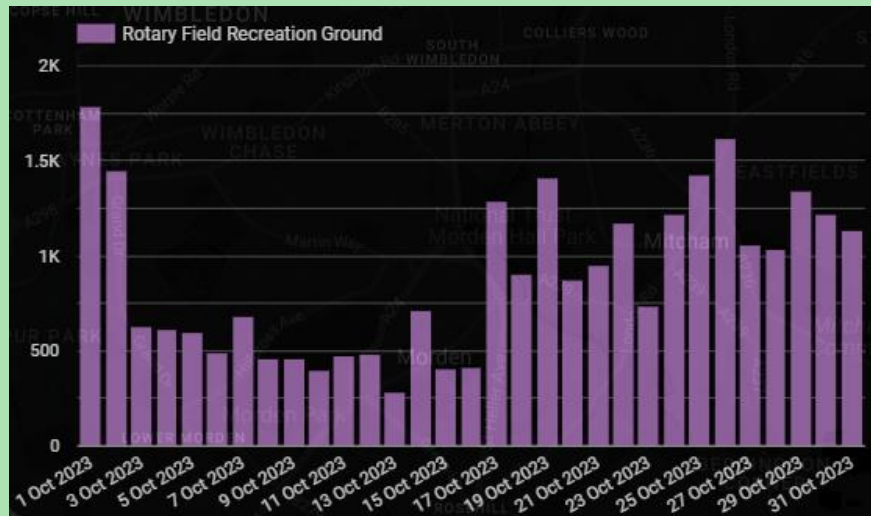
## Proximity to the Community it serves

Using a range of data-sources, we consider below the proximity and accessibility of the park to its local community.

Population within 1.0km (2023) = 13,024 (Source: Experian AppLibrary software)

Footfall per Day (October 2023, Source: Yellow Submarine)



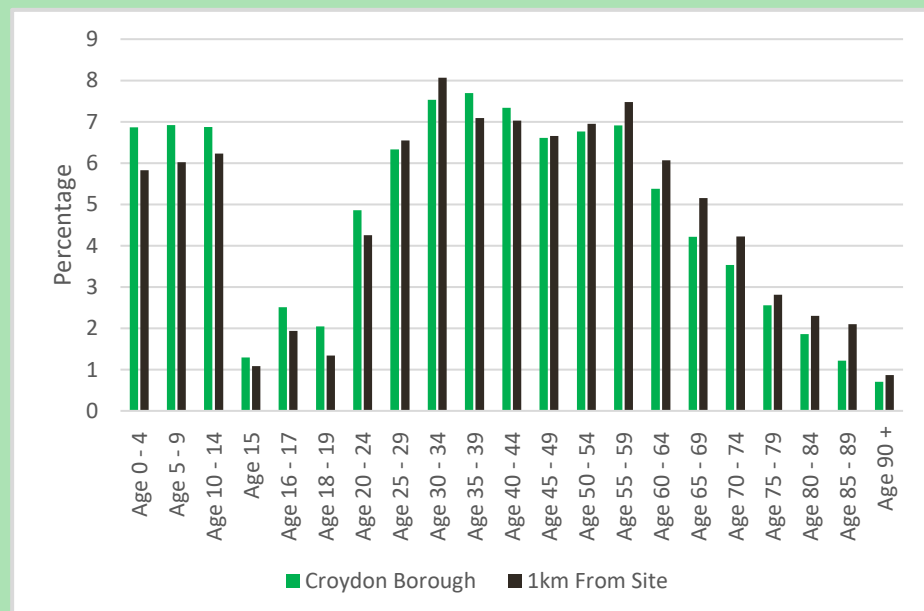


Of the 84 sites surveyed, Rotary Field Recreation Ground is the **71<sup>st</sup>** busiest in terms of footfall over the October 2023 survey period with an average attraction of **894 visitors a day**. It has a peak visitation time of between **4pm-6pm**.

Average Dwell-time Data (Source: YellowSubmarine)

The average dwell-time for the survey period in October 2023 was **15 minutes**.

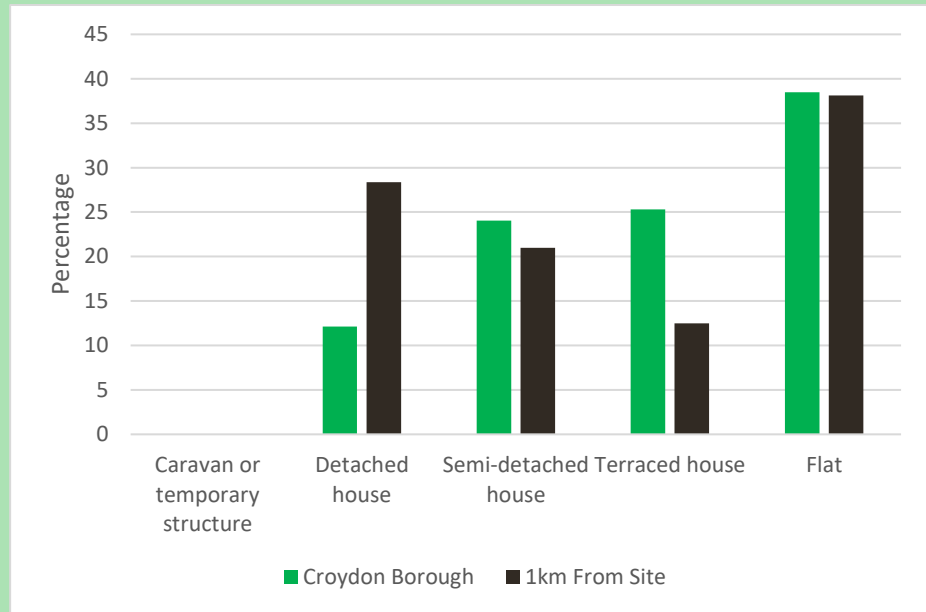
Age Profile within a 1km radius



The age profile of the surrounding population has higher than Croydon-average elderly population.

(Source: Experian AppLibrary software)

### Residential Tenure within a 1km radius



The tenure mix indicates both an above average proportion of larger homes, as well as an average number of flats. The area therefore has plentiful private amenity space, as well as a need to provide for public amenity space for flatted residents.

(Source: Experian AppLibrary software)

### PTAL Rating

The site is PTAL 4 rated to its north-western extent, and PTAL 6a rated to its south-eastern extent.

PTAL6 is the highest level of accessibility by a range of means of transport, whilst PTAL0 is the lowest level of accessibility by a range of means of transport.

Source: TfL website, WebCAT tool

**Demonstrably special to a local community and holds a particular significant, for example because of its beauty, historic significance, recreational value, tranquillity, or richness of wildlife**

### DEFRA Classification

The park is classified as 'Acid, Calcareous, Neutral Grassland'.

The site is listed as a priority area for Countryside Stewardship measures addressing Brown Hairstreak habitat issues.

The park is within a Nitrate Vulnerable Zone.

Source: DEFRA, Magic Map website

The site has no special wildlife designations under the DFRA guidelines.

### Historic Significance

There are no Listed Buildings on or adjacent to the Park. However, the Purley and Woodcote Residents Association have provided some local knowledge regarding the history of the park. Please refer to the below extract from representations of the group:

*“The Rotary Field was part of the 'World's First Railway Line', the Surrey Iron Railway, which was laid down in 1803 and ran here from Coulsdon through Purley to Wandsworth. Later in 1901 the Rotary Field was chosen to be the site of a permanent commemoration to Queen Victoria in the form of a drinking fountain erected in 1901.*

*The part played by Purley / the Rotary Field in the 'World's First Railway Line' is now to be further honoured with the Rotary Field being chosen as the site for the soon to be installed, council funded, major civic artwork celebrating this event.”*

In addition, please refer to the Council Description included within this document for discussion regarding the park's history.

#### Community Importance

The Rotary Field Recreation Ground is host to various community events and activities, including:

- Rotary Fields Fairs (at least twice a year)
- Purley Festival
- Purley Classic Car Show
- Bouncy Castle Park

In order to demonstrate the community importance of the Ground, the 'Purley and Woodcote Residents Association' undertook a survey of local residents' views about the Rotary Field in 2019. The survey results showed that of the survey respondents:

- Approximately 20% reported using the park more than once a week
- Approximately 40% highlighted the children's play area as an important reason for visiting the park
- Approximately 50% highlighted the Fairs and other events as an important reason for visiting the park

#### Sports Facilities

There are no formal sports facilities. However, some recreational equipment is provided within the park which supports numerous recreational activities, including:

Skate ramp

- Children's playground

- Small local recreation ground
- Changing room
- Open space area used for informal sports, exercise, and sledging

Source: Croydon Council website, Purley and Woodcote Residents Association Survey

Tranquillity

Please see below and extract from representations made by the Purley and Woodcote Residents Association:

*“~15% of respondents to the survey stated that they visited the Rotary Field to relax or ‘chill’. They said that, whilst not a ‘traditional’ tranquil location, the Rotary Field was exactly this for them when compared to Purley and the surrounding area generally. Many saw this as becoming more important with the increased development of the Purley area.”*

**Local in Character and not an extensive tract of land**

The site is not an extensive tract of land.

In terms of local character, please see below an extract from representations made by the Purley and Woodcote Residents Association:

*“The Rotary Field is very much local in character and inescapably part of the history of the local community. Evidence of local support for the Rotary Field comes from a survey of local residents undertaken in and around the Rotary Field on 6th, 13th July, where +80 signed questionnaires were completed. When asked, local residents speak of spending time at the Rotary Field at events such as the Fairs that visit at least twice per year, or playing ‘informal’ sports or relaxing. [...]*

*The Rotary Field was given to the people of Purley by the Purley Rotary Club in 1925 [...]. Prior to this the Rotary Field was part of the ‘World’s First Railway Line’, the Surrey Iron Railway, which was laid down in 1803 and ran here from Coulsdon through Purley to Wandsworth. Later in 1901, the Rotary Field was chosen to be the site of a permanent commemoration to Queen Victoria in the form of a drinking fountain erected in 1901. The Rotary Field is immediately adjacent to, and is within easy walking distance from Purley town. It is immediately adjacent to Christchurch Primary School and opposite Purley’s parish church. The Rotary Field is also easily accessible by public transport being located on bus routes, 60, 166, 359, 407, 412, and 466.*

*The Rotary Field contains the only purpose built children’s play area in Purley (which is used extensively on a daily basis by pupils of the adjacent Christchurch Primary School), and also purpose built skate-boarding equipment in the local area. No other site within reasonable proximity and with the same level of accessibility could house this equipment or provide these well used facilities.”*

**Recommendation**

An assessment value of Low, Medium or High has been allocated against each of the three tests as defined in the NPPF to determine whether Biggin Woods should be assigned as a Local Green Space designation.

The following conclusions have been drawn based on the information collated within this evaluation form.

**Proximity to the community:** Medium

**Demonstrably special to a local community:** High

**Local in character and not an extensive tract of land:** High

**Overall Value:** High

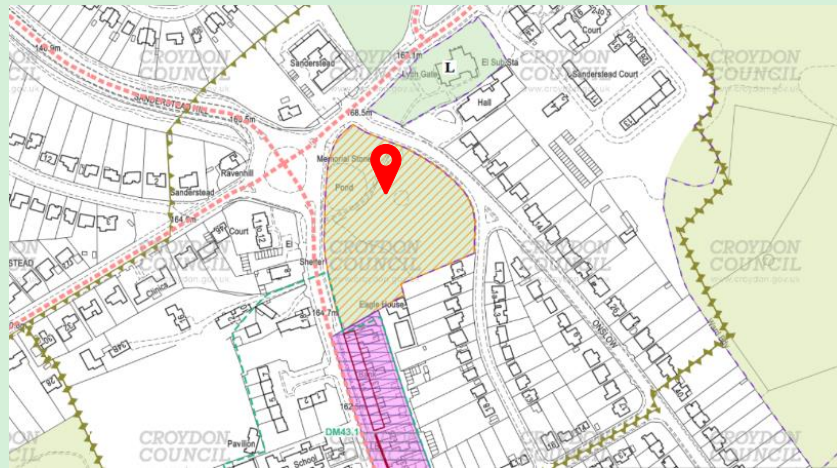
# Croydon Open Space Study – Evaluation Form

Information	
<b>Name and Address of Site</b>	Sanderstead Pond (and Green), CR2 8RE
<b>Aerial Map</b>	 <p>Source: Google.com</p>
<b>Council Description</b>	<p>The area around the pond and church once constituted Sanderstead Village, until in 1799 the squire added the village green to his park, a process of enclosure that went on in Sanderstead during the 17th, 18th and 19th centuries.</p> <p>Sanderstead Pond is almost certainly fed by rain water and not a spring and was dug hundreds of years ago to serve passers-by and livestock. It must have been passed by many pilgrims on their way to Canterbury having stopped at Croydon Parish Church and travelled via Pilgrims Way, Croham Hurst.</p> <p>In 1958-60 Sanderstead Archaeological Group excavated in the vicinity of the pond and found traces of a 17th century lodge-house and further digging revealed the presence of man as far back as the Mesolithic Period, nearly 12000 years ago. Pottery fragments dated between 100 AD - 1300 AD, a bronze belt-end of saxon era was also found.</p> <p>The water level in the pond is subject to fluctuation throughout the year and the gradual increase in both silt and vegetation also aggravates the problem. Therefore, the pond is cleaned on a regular basis and rubbish, certain varieties of water plants and silt are removed.</p> <p>One old resident recalled a very cold winter in 1894/95 when the pond froze right over. " The frost set in on Christmas 1894 and it went on until March the next year. Altogether we had about ten weeks of frost and I used to spend most of my time sliding over Sanderstead pond....The farm boys of those days all wore hob nailed boots, and they were a wonderful sort of boots for making a good slide. All the farm boys in the district used to come to the pond, when they were</p>



free, and we used to have these slides right across the pond".  
 Behind the pond is an area of grass and mature trees known as the Gruffy.  
 Source: Croydon Council website

**Local Plan Designations**



The site is allocated as 'Other Undesignated Open Space' (London Plan Policy 7.18) and as a 'Site of Nature Conservation Importance'. It is also a 'Locally Listed Historic Park and Garden' and within an 'Archaeological Priority Area'.

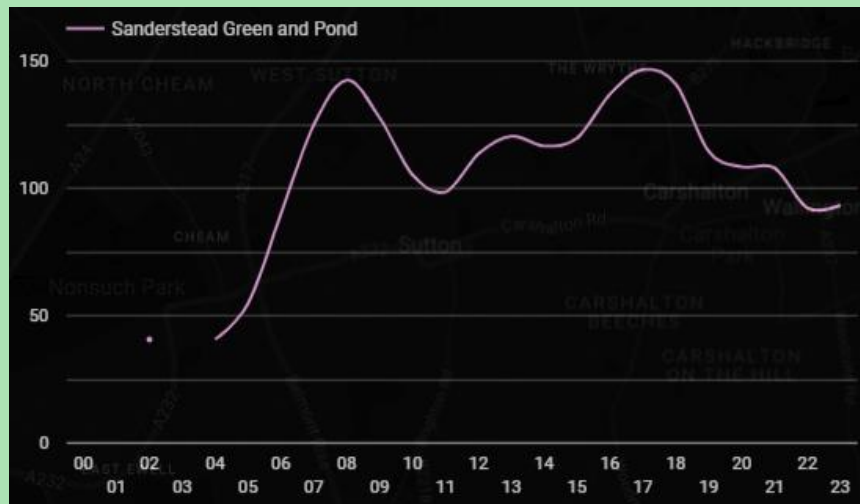
Source: Croydon Local Plan 2018, Proposals Map

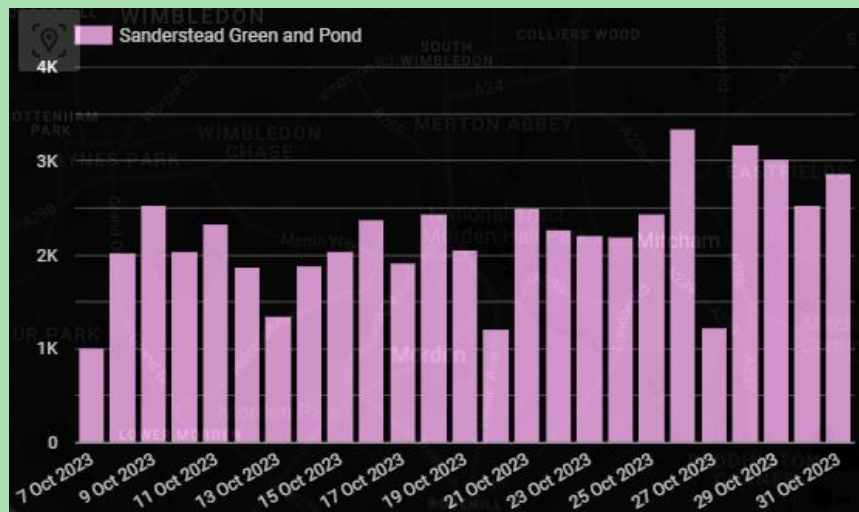
**Proximity to the Community it serves**

Using a range of data-sources, we consider below the proximity and accessibility of the park to its local community.

Population within 1.0km (2023) = 7,346 (Source: Experian AppLibrary software)

Footfall per Day (October 2023, Source: Yellow Submarine)



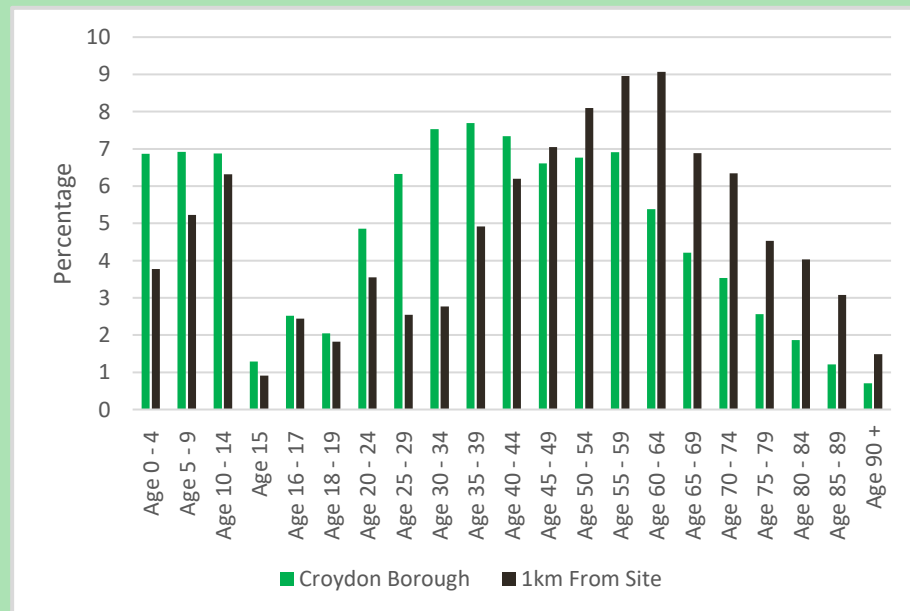


Of the 84 sites surveyed, Sanderstead Green and Pond is the **17<sup>th</sup>** busiest in terms of footfall over the October 2023 survey period with an average attraction of **1,768 visitors a day**. It has a peak visitation time of **8am and 5pm**.

Average Dwell-time Data (Source: YellowSubmarine)

The average dwell-time for the survey period in October 2023 was **15 minutes**.

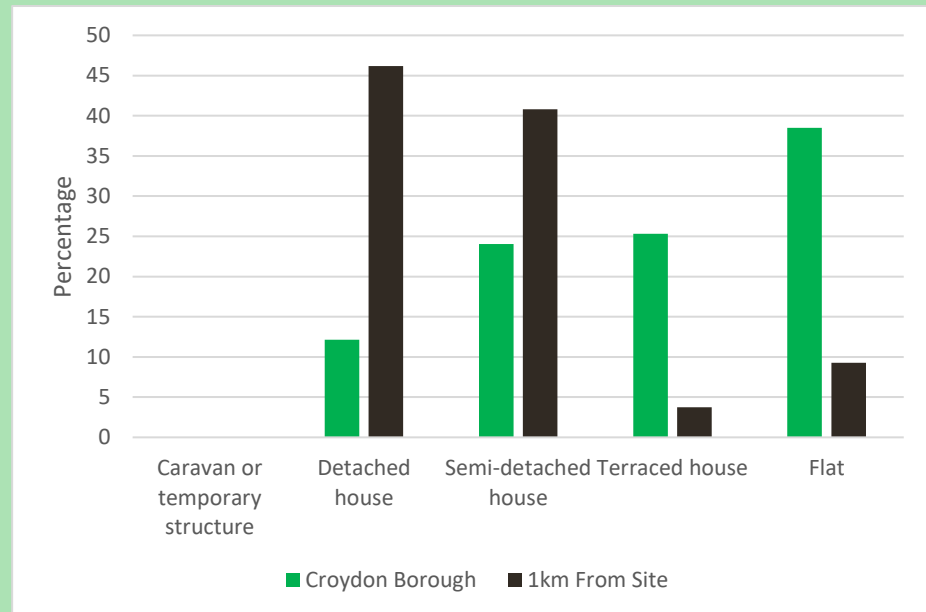
Age Profile within a 1km radius



The age profile of the surrounding population has higher than Croydon-average elderly population, and a lower than average younger population.

(Source: Experian AppLibrary software)

### Residential Tenure within a 1km radius



There are an above Croydon-average number of larger-sized dwellings in proximity to the park, thereby pointing towards sizable amounts of private amenity space being available locally.

(Source: Experian AppLibrary software)

### PTAL Rating

The site is PTAL 1b rated.

PTAL6 is the highest level of accessibility by a range of means of transport, whilst PTAL0 is the lowest level of accessibility by a range of means of transport.

Source: TfL website, WebCAT tool

**Demonstrably special to a local community and holds a particular significant, for example because of its beauty, historic significance, recreational value, tranquillity, or richness of wildlife**

### DEFRA Classification

The park is classified as:

- 'Acid, Calcareous, Neutral Grassland'
- 'Broadleaved, Mixed and Yew Woodland'
- 'Dwarf Shrub Heath'

The site is listed as a priority area for Countryside Stewardship measures addressing Brown Hairstreak habitat issues.

Source: DEFRA, Magic Map website

The site has no special wildlife designations under the DEFRA guidelines. However, local evidence from the 'Friends of Sanderstead Recreation Ground' group show there to be a diverse species of vegetation and wildlife in and around the pond.

Please see below an extract from representations made by the 'Friends of Sanderstead Recreation Ground':

*"The area supports reptiles, roosting bats, badger, common bird species, invertebrates, hedgehogs, newts, dormice and all manner of insect life. The pond draws many other types of life to live in harmony around this space. A recent professional ecological survey undertaken in 2019 identified:*

*'The pond is fringed with water-lily (*Nymphoides peltate*) and yellow water-lily (*Nuphar lutea*) forming extensive strands. Great reedmace (*Typha latifolia*) and yellow flag iris (*Iris pseudacorus*) form much of the emergent vegetation and greater spearwort (*Ranunculus lingua*), spiked milfoil (*Myriophyllum spicatum*) and greater duckweed (*Spirodela polyrrhiza*) are among the less common London plants present, as is a good population of watercress (*Ranunculus aquatilis*).*

[..]

*This wood is noted for its display of bluebells (*Hyacinthoides non scripta*) during May, when the flowers form a blue carpet under the trees. The canopy of the wood is predominantly of pedunculate oak (*Quercus robur*) and ash *Fraxinus excelsior*. There is a line of beech *Fagus sylvatica* trees on the eastern boundary. On the chalk, the more interesting species in the ground flora include early dog-violet (*Viola reichenbachiana*) and sanicle (*Sanicula europae*). There is an interesting list of birds, including breeding nuthatch (*Sitta europaea*), spotted flycatcher (*Muscicapa striata*), stock dove (*Columba oenas*) and chiffchaff (*Phylloscopus collybita*). Other plant varieties include Yarrow, False Oat-grass, Cocksfoot, American Willowherb, Great Willowherb, Reed Sweet-grass, Yorkshire Fog, Yellow Iris, Soft Rush, Gipsywort, Water Mint, Fringed Water-lily, Reed Canary-grass, Common Reed, Ribwort Plantain, Rough Meadow-grass, Meadow Buttercup, Watercress, Marsh Yellow-cress, Broad-leaved Dock, Bulrush, Nettle.*

*Closer to the site of the rectory the woodland is: Broadleaved semi-natural woodland is present. The woodland ranges in height from 10-20m tall and was dominated by mature beech and ash. This is true of the original Birtsclose Plantation and Sanderstead Plantation.*

*The woodland contained a rich species diversity of mature trees including sycamore, English elm (*Ulmus minor*), horse chestnut (*Aesculus hippocastanum*) and yew (*Taxus baccata*) and contained an understorey of cherry laurel (*Prunus laurocerasus*) and bramble *Rubus fruticosus* agg."*

#### Historic Significance

There are no Listed Buildings within the park, however, there are some Listed

Buildings within proximity to the park. These include:

- Grade I Listed Building: Church of All Saints (located opposite the park east of Onslow Gardens)
- Grade II Listed Building: The White House (located opposite the park west of Limpsfield Road)
- Grade II Listed Building: Sanderstead War Memorial (located opposite the park east of Onslow Gardens)

In addition, the 'Friends of Sanderstead Recreation Ground' have provided some local knowledge regarding the history of the park. Please refer to the below extract from representations of the Friends group:

*"The area around the pond and church once constituted Sanderstead Village, until in 1799 the squire added the village green to his park, a process of enclosure that went on in Sanderstead during the 17th, 18th and 19th centuries.*

*In 1958 - 60 Sanderstead Archaeological Group excavated in the vicinity of the pond and found traces of a 17th century lodge-house and further digging revealed the presence of man as far back as the Meso-lithic Period, nearly 12000 years ago. Pottery fragments dated between 100 AD - 1300 AD, a bronze belt end of saxon era was also found. This entire area is likely to have Romano-British remains and has led to the LPA identifying the area as part of the Croydon Down Archaeology Priority Area (APA). [...]"*

#### Community Importance

The dedicated community group called 'Friends of Sanderstead Recreation Ground' work closely with local Councillors to manage the park maintenance.

A statement made by the Friends group notes that the park is "*demonstrably special and has been used continually by the community for many years and would continue to be an important local landmark for years to come*".

As outlined by the Friends group, the park is used to host various community events and activities, including:

- Meeting place and activity venue for the 16<sup>th</sup> Purley Scouts group
- Annual Gruffy Fayre
- Christmas Lights / Father Christmas event
- Litter picks

#### Sports Facilities

There are no formal sports facilities within the park. However, local knowledge from the 'Friends of Sanderstead Recreation Ground' group has shown that the park is used for numerous recreational activities, including:

- Scouts football games

- Feeding ducks
- Church activities
- Exercise

Tranquillity

Please see below and extract from representations made by the ‘Friends of Sanderstead Recreation Ground’:

*“The area known as the Gruffy is an important space not only for plants and fauna but for residents young and old who enjoy this space whether feeding ducks or taking a rest on one of the benches and enjoying an afternoon. Many of the flats no longer have gardens and this is the only place where people can enjoy a breath of fresh air.*

*The Gruffy is the centre of the old village being by the church who incidentally use the Gruffy for occasional services and activities. It is an area of tranquillity being screened largely from the busy Limpsfield Road by trees. It serves a different purpose to the heavily used Sanderstead Recreation Ground which provides the children’s playground, football pitches, cricket pitches, cycle trail, tennis courts etc. Many people like to wander there and observe the wildlife – the pond is a haven for several species and the ducks can often be seen wandering amongst the trees on the Gruffy.*

[...]”

**Local in Character and not an extensive tract of land**

The site is not an extensive tract of land.

In terms of local character, please see below an extract from representations made by the ‘Friends of Sanderstead Recreation Ground’:

*“The Pond and Green are positioned at the summit of Sanderstead Hill, adjacent to All Saints Church and on the approach to the Sanderstead local centre, with cafes and small retail units on the east side and the older historic buildings and the local recreational ground on the west side of Limpsfield Road. Together with the church, they provide a lovely scene and an attractive landmark entrance to Sanderstead village.”*

**Recommendation**

An assessment value of Low, Medium or High has been allocated against each of the three tests as defined in the NPPF to determine whether Biggin Woods should be assigned as a Local Green Space designation.

The following conclusions have been drawn based on the information collated within this evaluation form.

**Proximity to the community:** Medium

**Demonstrably special to a local community:** High

**Local in character and not an extensive tract of land:** High

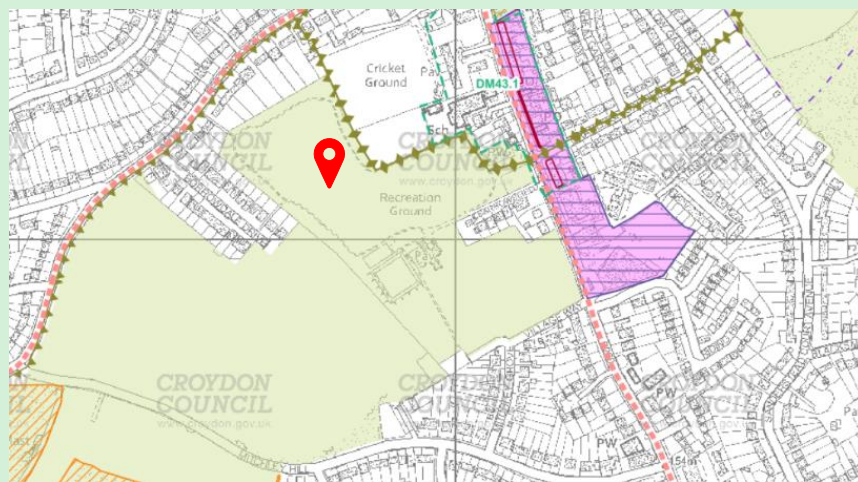
**Overall Value:** High

# Croydon Open Space Study – Evaluation Form

Information	
<b>Name and Address of Site</b>	Sanderstead Recreation Ground, CR2 9HS
<b>Aerial Map</b>	 <p>Source: Google.com</p>
<b>Council Description</b>	<p>Sanderstead Recreation ground was formerly fields belonging to Whitehorse Farm and later to Borough Farm. The northern part was glebe land attached to the Rectory.</p> <p>Beside Limpsfield Road and adjacent to the Recreation Ground is the Brand Memorial Hall which was built by a late tenant of Sanderstead Court, James Brand, as a club room. One resident of Sanderstead recalled: "The Brand Memorial Hall was not used as much as it should have been. I used to go there every winter because I was Treasurer to one of these Men's Clubs and we used to pay out at the Hall. We also used it for Cricket lunches, on Bank Holidays, but there was little else going on because the community was so small."</p> <p>For a number of years an annual Bonfire has been held in November, with the Greenspaces department constructing a large fire and the Croydon Round Table organising an evening of events to raise money for local charities.</p> <p>Recent improvements to the park include a perimeter pathway providing improved access combined with a four station outdoor gym for all to enjoy.</p> <p>Source: Croydon Council website</p>



## Local Plan Designations



The site is allocated as being within the 'Metropolitan Green Belt' and within an 'Archaeological Priority Area'.

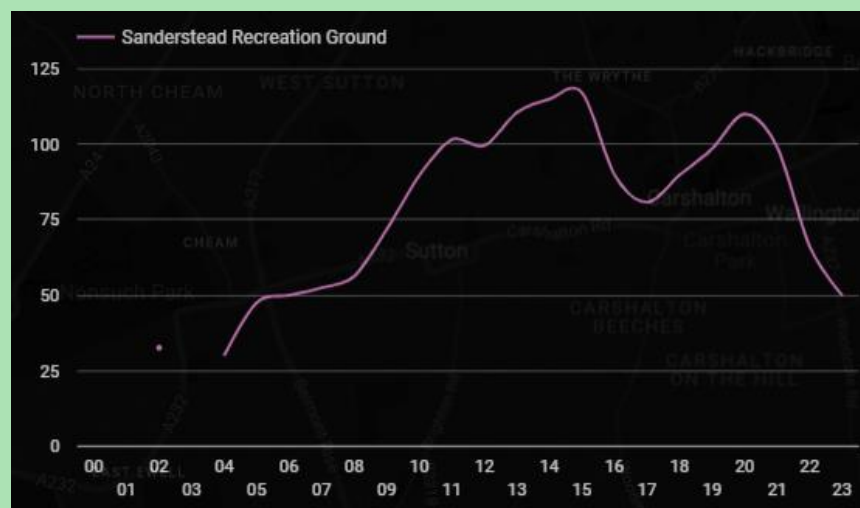
Source: Croydon Local Plan 2018, Proposals Map

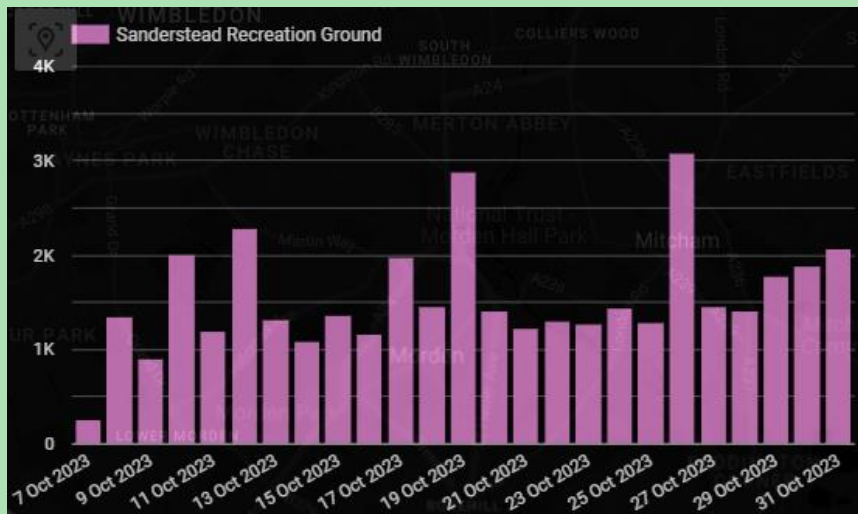
## Proximity to the Community it serves

Using a range of data-sources, we consider below the proximity and accessibility of the park to its local community.

Population within 1.0km (2023) = 6,028 (Source: Experian AppLibrary software)

Footfall per Day (October 2023, Source: Yellow Submarine)



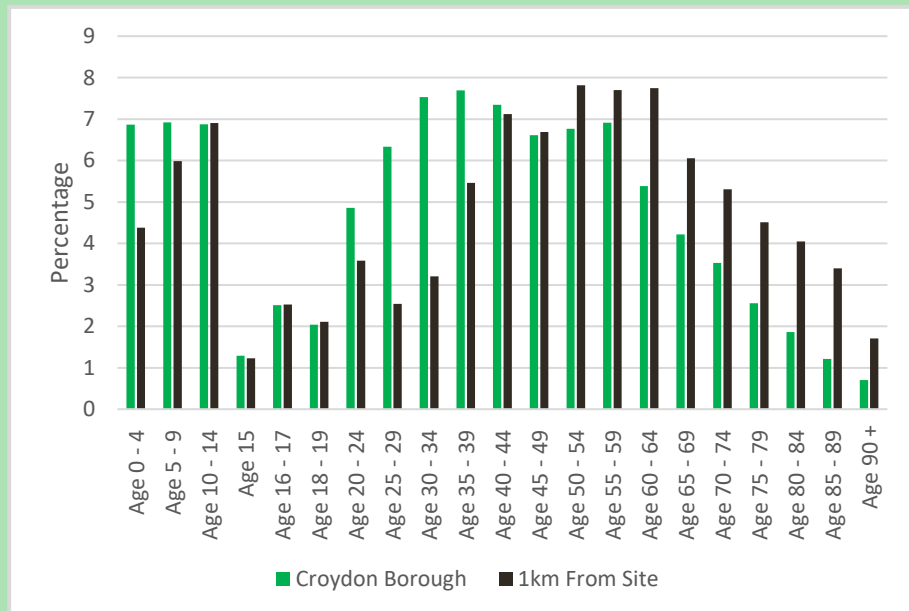


Of the 84 sites surveyed, Sanderstead Recreation Ground is the 46<sup>th</sup> busiest in terms of footfall over the October 2023 survey period with an average attraction of **1,254 visitors a day**. It has a peak visitation time of between **1pm-3pm**.

Average Dwell-time Data (Source: YellowSubmarine)

The average dwell-time for the survey period in October 2023 was **15 minutes**.

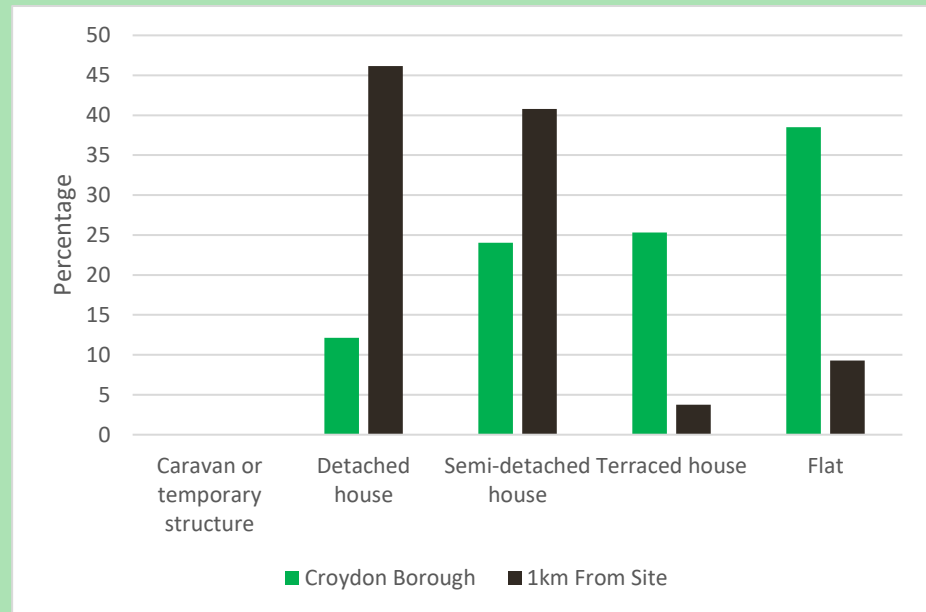
Age Profile within a 1km radius



The age profile of the surrounding population has higher than Croydon-average elderly population, with a lower-than-average younger population.

Source: Experian AppLibrary software)

### Residential Tenure within a 1km radius



There are an above Croydon-average number of larger-sized dwellings in proximity to the park, thereby pointing towards sizable amounts of private amenity space locally.

(Source: Experian AppLibrary software)

### PTAL Rating

The majority of the site is PTAL 1b rated, with the central portion of the site being PTAL 1a rated.

PTAL6 is the highest level of accessibility by a range of means of transport, whilst PTAL0 is the lowest level of accessibility by a range of means of transport.

Source: TfL website, WebCAT tool

**Demonstrably special to a local community and holds a particular significant, for example because of its beauty, historic significance, recreational value, tranquillity, or richness of wildlife**

### DEFRA Classification

The park is classified as 'Acid, Calcareous, Neutral Grassland' and 'Improved Grassland'.

The site is listed as a priority area for Countryside Stewardship measures addressing Brown Hairstreak habitat issues.

Source: DEFRA, Magic Map website

The site has no special wildlife designations under the DEFRA guidelines. However, local evidence from the 'Friends of Sanderstead Recreation Ground' group show there to be a diverse species of vegetation and wildlife.

Please see below an extract from representations made by the 'Friends of Sanderstead Recreation Ground':

*"Sanderstead Recreation Ground has many large mature trees and hedgerows which provide wildlife havens and help to protect residents and school children from pollution from the nearby busy Limps-field Road. There will be further ecological improvements to the recreation ground through the planting of 50 Sakura Cherry Trees in autumn 2020 gifted from the Japanese Embassy. Sanderstead Recreation Ground is one of only 160 green spaces in the UK to be fortunate enough to be gifted the trees."*

In addition, the Friends group are working with The Brilliant Butterflies Project, which aims to bring rare butterfly species back to chalk grassland, where rare butterflies thrive.

#### Historic Significance

There are no Listed Buildings on or adjacent to the Park, and no local knowledge regarding heritage on the site has been provided. However, please refer to the Council Description as well as the description of 'Local in Character' included within this document for an overview of the park's history.

#### Community Importance

The dedicated community group called 'Friends of Sanderstead Recreation Ground' work closely with local Councillors to manage the park maintenance. The Friends group also organise park activities and events, supported by the 'Priscillas Tea Room' and 'Rotary Club'. Some of the events held in the park include:

- The Sanderstead Community Day (annual event, attracts approximately 2000-2500 people)
- Christmas Fayres (annual event)
- Litter picks (monthly)
- Dog Club

Recently, Priscilla's Tea Room organised a Sponsored Walk to raise money for conservation and enrichment.

In addition, local knowledge from the Friends group show that a nursery (Sanderstead Park Nursery) is run out of the park pavilion and caters for approximately 53 children. Children in the nursery use the Sanderstead Recreation Ground to enhance the children's health and physical development and outdoor learning.

#### Sports Facilities

The Sanderstead Recreation Ground contains a number of sports facilities, including:

- Junior football pitches

	<ul style="list-style-type: none"> <li>- Cricket pitches</li> <li>- Netball court</li> <li>- Multi-games court</li> <li>- Sports pavilion</li> </ul> <p>The park also contains informal recreation facilities, including:</p> <ul style="list-style-type: none"> <li>- Children’s playground</li> <li>- Running trails and outdoor fitness stations</li> <li>- Children’s cycle area</li> </ul> <p>Source: Croydon Council website</p> <p><u>Tranquillity</u></p> <p>The Sanderstead Recreation Ground provides a tranquil atmosphere where community members can play, exercise and relax.</p>
<p><b>Local in Character and not an extensive tract of land</b></p>	<p>The site is not an extensive tract of land.</p> <p>In terms of local character, please see below an extract from representations made by the ‘Friends of Sanderstead Recreation Ground’:</p> <p><i>“Sanderstead Recreation Ground was first acquired in 1895 from the Trustees of the Arkwright Estate. The newly-elected Parish Council had asked for a piece of flat land near the centre of the village for use as a cricket pitch and undertook the cost of levelling it and sowing the grass. When the park was subsequently purchased by the then Coulsdon and Purley Council, this was under the powers conferred on the council by the Public Health Acts of 1875 and 1925. The land was purchased in order to secure public open space for public health reasons. Whilst the public health reasons for acquiring the land in those days, were very different from the health and wellbeing benefits of a park today, they are still of huge importance and often unquantifiable.</i></p> <p><i>Since then, this area of parkland has been a focus for the whole community. Residents and visitors of all ages, abilities and backgrounds use the existing facilities.”</i></p>
<p><b>Recommendation</b></p>	<p>An assessment value of Low, Medium or High has been allocated against each of the three tests as defined in the NPPF to determine whether the site should be assigned as a Local Green Space designation.</p> <p>The following conclusions have been drawn based on the information collated within this evaluation form.</p> <p><b>Proximity to the community:</b> Low</p> <p><b>Demonstrably special to a local community:</b> High</p>

**Local in character and not an extensive tract of land: High**

**Overall Value: Medium**

# Croydon Open Space Study – Evaluation Form

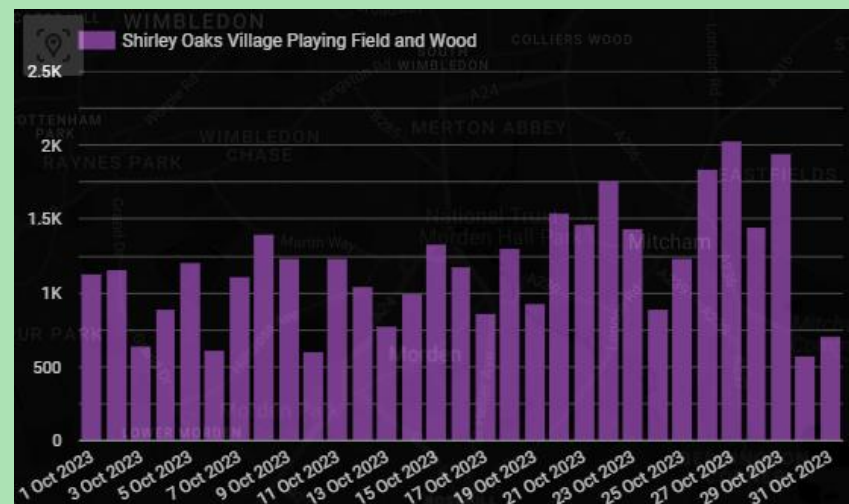
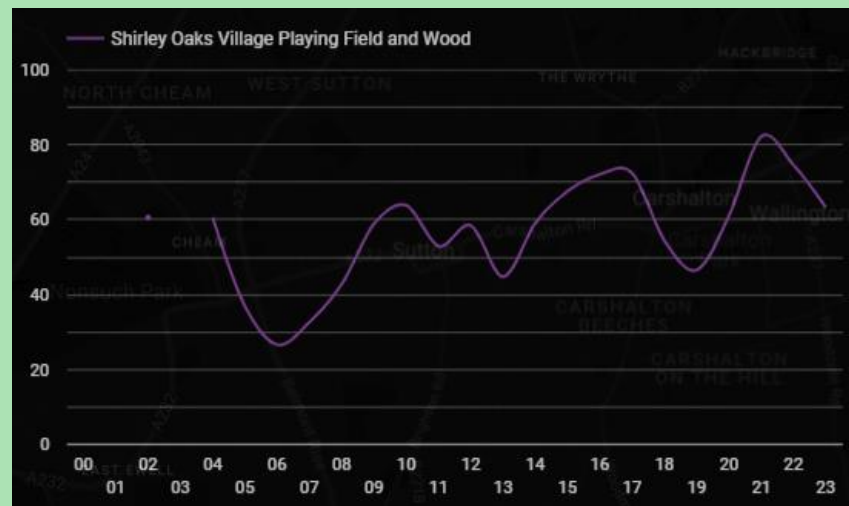
<p><b>Information</b></p>	
<p><b>Name and Address of Site</b></p>	<p>Shirley Oaks playing Field and Woods, CR0 7PS</p>
<p><b>Aerial Map</b></p>	 <p>Source: Google.com</p>
<p><b>Council Description</b></p>	<p>A description of the Shirley Oaks Playing Field and Woods is not provided on the Croydon Council website.</p>
<p><b>Local Plan Designations</b></p>	 <p>The site is allocated as 'Other Undesignated Open Space' (London Plan Policy 7.18).</p> <p>Source: Croydon Local Plan 2018, Proposals Map</p>

## Proximity to the Community it serves

Using a range of data-sources, we consider below the proximity and accessibility of the park to its local community.

Population within 1.0km (2023) = 13,546 (Source: Experian AppLibrary software)

Footfall per Day (October 2023, Source: Yellow Submarine)



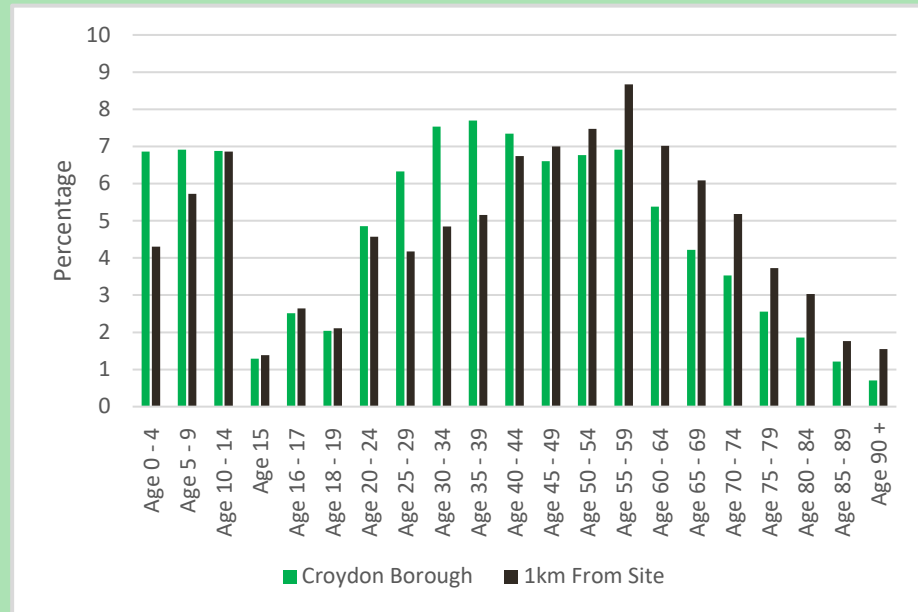
Of the 84 sites surveyed, Shirley Oaks Playing Field and Wood is the **52<sup>th</sup>** busiest in terms of footfall over the October 2023 survey period with an average attraction of **1,178 visitors a day**. It has a peak visitation time of **9pm**.

Average Dwell-time Data (Source: YellowSubmarine)

The average dwell-time for the survey period in October 2023 was **15 minutes**.



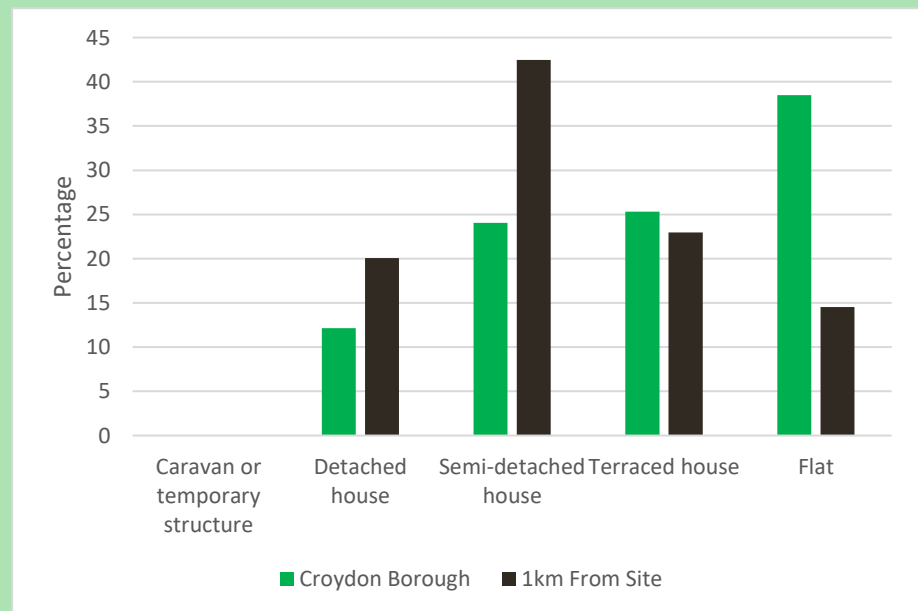
### Age Profile within a 1km radius



The age profile of the surrounding population has higher than Croydon-average elderly population, with a lower-than-average younger population.

(Source: Experian AppLibrary software)

### Residential Tenure within a 1km radius



There are an above Croydon-average number of larger-sized dwellings in proximity to the park, thereby pointing towards sizable amounts of private amenity space locally.

(Source: Experian AppLibrary software)

### PTAL Rating

The site is PTAL 0 rated to its north-west extent, with the remainder of the site being PTAL 1a rated.

PTAL6 is the highest level of accessibility by a range of means of transport, whilst PTAL0 is the lowest level of accessibility by a range of means of transport.

Source: TfL website, WebCAT tool

**Demonstrably special to a local community and holds a particular significant, for example because of its beauty, historic significance, recreational value, tranquillity, or richness of wildlife**

### DEFRA Classification

The park is classified as 'Acid, Calcareous, Neutral Grassland' and 'Improved Grassland'.

The western extent of the park is identified as being an 'Open Mosaic Habitat' partially listed under the English Woodland Grant Scheme.

Source: DEFRA, Magic Map website

The site has no special wildlife designations under the DEFRA guidelines, and no presence of wildlife or flora species has been indicated by the Shirley Oaks Village Residents Association.

### Historic Significance

There are no Listed Buildings within the park, and no historic significance with regard to buildings, natural environment or events has been recorded by the Shirley Oaks Village Residents Association or the Croydon Council website.

### Community Importance

A number of community events and activities are hosted in the park which are valued by the community, including:

- Village Fun Day
- Annual outdoor coffee morning
- Committee Working 'Picnic'

### Sports Facilities

There are no formal sports facilities within the park. However, local knowledge from the Shirley Oaks Village Residents Association has shown that the park is used on a daily basis for informal recreational activities, including:

- Walking and exercise
- Painting

	<ul style="list-style-type: none"> <li>- Informal sport</li> <li>- Family activities</li> <li>- Picnics</li> </ul> <p><u>Tranquillity</u></p> <p>The park provides a space that the local community can use to relax.</p>
<p><b>Local in Character and not an extensive tract of land</b></p>	<p>The site is not an extensive tract of land.</p> <p>The park is a community hub and an area that the whole village uses as a focal point. It is used for local events and fayres.</p>
<p><b>Recommendation</b></p>	<p>An assessment value of Low, Medium or High has been allocated against each of the three tests as defined in the NPPF to determine whether the site should be assigned as a Local Green Space designation.</p> <p>The following conclusions have been drawn based on the information collated within this evaluation form.</p> <p><b>Proximity to the community:</b> Low</p> <p><b>Demonstrably special to a local community:</b> Low</p> <p><b>Local in character and not an extensive tract of land:</b> Medium</p> <p><b><u>Overall Value:</u></b> Low</p>

# Croydon Open Space Study – Evaluation Form

Information	
Name and Address of Site	Shirley Recreation Ground, CR0 5EN
Aerial Map	 <p>Source: Google.com</p>
Council Description	<p>A local recreation ground which was purchased in 1928 by the Council to preserve an area of open space among the suburban estates which were rapidly developing. The trees along Shirley Church Road are clearly marked on a map dated 1868 which suggests that the area was well wooded in previous years.</p> <p>The ground is opposite St. Johns Church which was started in 1854 to the designs of Sir Gilbert Scott.</p> <p>Source: Croydon Council website</p>
Local Plan Designations	

The site is allocated as 'Other Undesignated Open Space' (London Plan Policy 7.18).

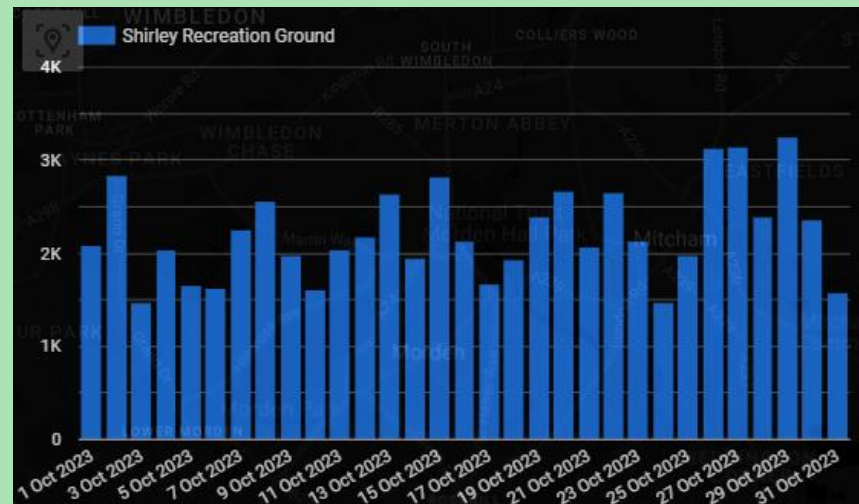
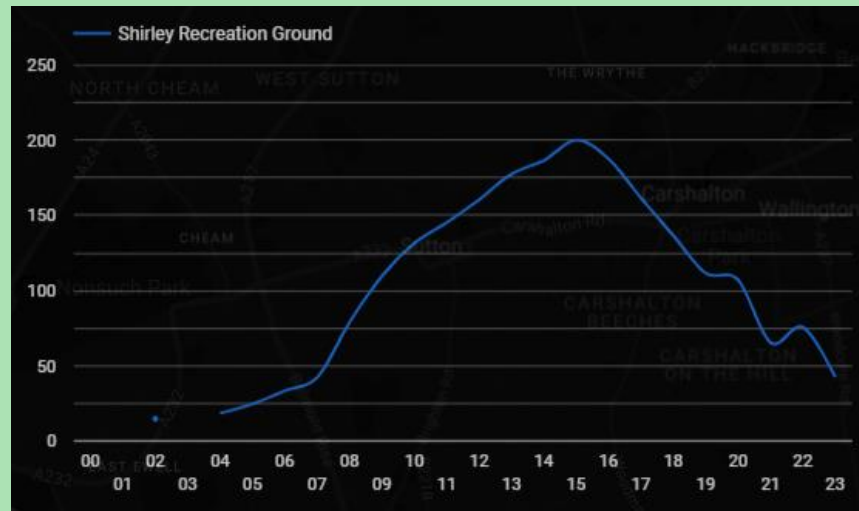
Source: Croydon Local Plan 2018, Proposals Map

### Proximity to the Community it serves

Using a range of data-sources, we consider below the proximity and accessibility of the park to its local community.

Population within 1.0km (2023) = 9,050 (Source: Experian AppLibrary software)

Footfall per Day (October 2023, Source: Yellow Submarine)

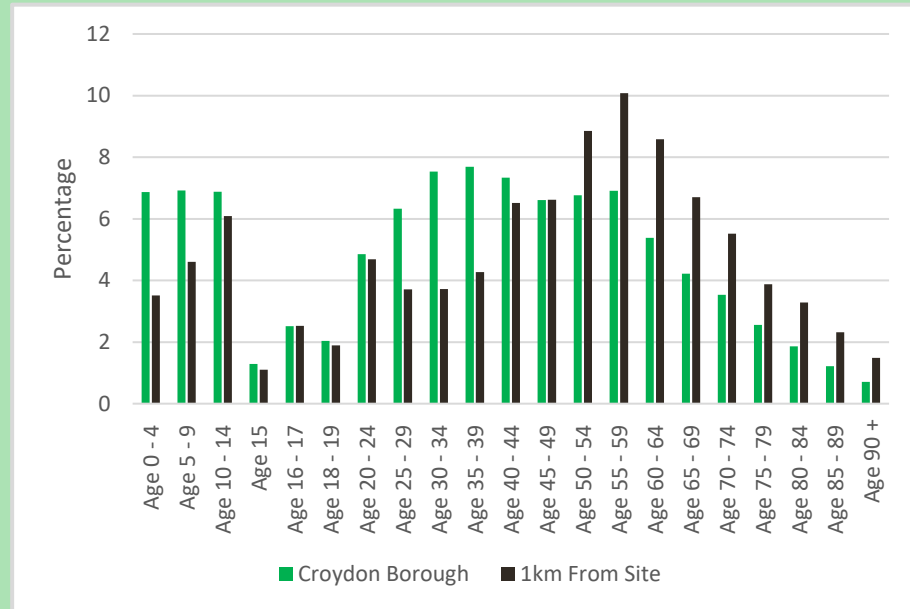


Of the 84 sites surveyed, Shirley Recreation Ground is the **3<sup>th</sup>** busiest in terms of footfall over the October 2023 survey period with an average attraction of **2,214 visitors a day**. It has a peak visitation time of between **2pm-4pm**.

Average Dwell-time Data (Source: YellowSubmarine)

The average dwell-time for the survey period in October 2023 was **45 minutes**.

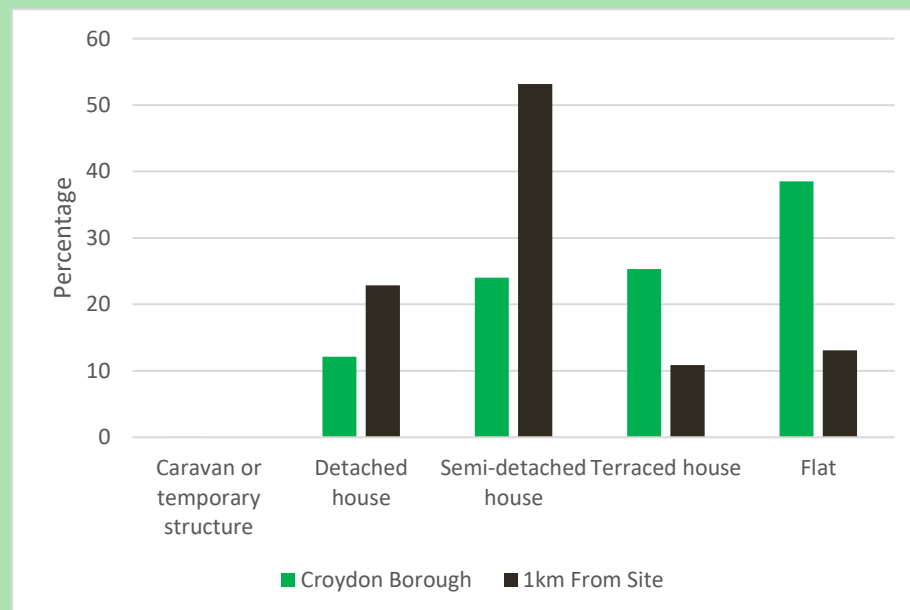
Age Profile within a 1km radius



The age profile of the surrounding population has significantly higher than Croydon-average elderly population, with a lower-than-average younger and working age population.

(Source: Experian AppLibrary software)

Residential Tenure within a 1km radius



There are an above Croydon-average number of larger-sized dwellings in proximity to the park, thereby pointing towards sizable amounts of private

amenity space locally.

(Source: Experian AppLibrary software)

#### PTAL Rating

The site is PTAL 1a rated towards the centre of the park and PTAL 1b rated within the south-eastern extent. The remainder of the site is PTAL 2 rated.

PTAL6 is the highest level of accessibility by a range of means of transport, whilst PTAL0 is the lowest level of accessibility by a range of means of transport.

Source: TfL website, WebCAT tool

**Demonstrably special to a local community and holds a particular significant, for example because of its beauty, historic significance, recreational value, tranquillity, or richness of wildlife**

#### DEFRA Classification

The park is classified as 'Acid, Calcareous, Neutral Grassland' and 'Broadleaved, Mixed and Yew Woodland'.

The park is listed as being within the Woodland Priority Habitat Network, and partially within a Woodland Improvement area.

Under the Priority Habitat Inventory, the eastern extent of the site is classified as 'Deciduous Woodland'.

Under the National Forest inventory, the eastern extent of the site is classified as 'Broadleaved'.

Source: DEFRA, Magic Map website

The site has no special wildlife designations under the DEFRA guidelines, and no presence of wildlife or flora species has been indicated by the Spring Park Residents Association.

#### Historic Significance

There are no Listed Buildings on or adjacent to the Park.

Local evidence from the Spring Park Residents Association show there to be a number of mature historic trees on the site within the more densely wooded area.

In addition, the Residents Association have provided some local knowledge regarding the history of the park, as outlined below:

*"The Recreation Ground was acquired in 1928, at the suggestion of the Vicar of Shirley. A local benefactor Mrs Wall donated a quarter of the full cost of the land £3000, with the Council meeting the balance. The donor's intention was that this would provide a recreation space for Shirley 'for all time'."*

#### Community Importance

A number of community events and activities are hosted in the park which are

valued by the community, including:

- Annual Fun Day
- Shirley Open Gardens event
- Bowls Club party of visitors from local sheltered accommodation (Hall Grange) to watch the bowling and socialise

Local knowledge from the Spring Park Residents Association has also shown that the park is regularly used by local Guiding groups for various activities, and is the only facility offering a range of recreational activity and green space in Shirley.

Sports Facilities

The park contains a bowling green and pavilion, as well as netball and tennis courts. In addition, local knowledge from the Spring Park Residents Association has shown that the park is also used for numerous informal recreational activities, including:

- Walking and exercise
- Children’s playground
- Informal ball games
- Picnics

Tranquillity

Please see below and extract from representations made by the Spring Park Residents Association:

*“Large 8.5 acre extent of site and lack of any major arterial roads close by, mean the area is largely quiet and peaceful. Recent speed limit reduction has lessened previous traffic noise levels (only one road passes the site).”*

**Local in Character and not an extensive tract of land**

The site is not an extensive tract of land.

In terms of local character, please see below an extract from representations made by the Spring Park Residents Association:

*“Close to the main parish church, the Recreation Ground is centrally rooted in the local community both-physically and socially. The majority of users and residents generally view it as their ‘village green’.*

*However it attracts visitor from outside the vicinity. The Bowling Club attracts members from as far as-Selsdon, Addington and Farnborough.”*

**Recommendation**

An assessment value of Low, Medium or High has been allocated against each of the three tests as defined in the NPPF to determine whether the site should be assigned as a Local Green Space designation.



The following conclusions have been drawn based on the information collated within this evaluation form.

**Proximity to the community:** High

**Demonstrably special to a local community:** High

**Local in character and not an extensive tract of land:** High

**Overall Value:** High

# Croydon Open Space Study – Evaluation Form

Information	
<b>Name and Address of Site</b>	Spring Park Wood, CR0 8NX
<b>Aerial Map</b>	 <p>Source: Google.com</p>
<b>Council Description</b>	<p>This small area of woodland is hidden behind houses on all sides and in name is all that remains of a huge area called Spring Park Wood which reached from Ash Road to Spout Hill and Bridle Way.</p> <p>In 1922 a considerable part of the woodland became a golf course from Shirley Road to Links View Road (hence the name which today appears unusual with no golf course in site), and included Kennel Wood.</p> <p>Source: Croydon Council website</p>
<b>Local Plan Designations</b>	

The site is allocated as 'Other Undesignated Open Space' (London Plan Policy 7.18) and as a 'Site of Nature Conservation Importance'.

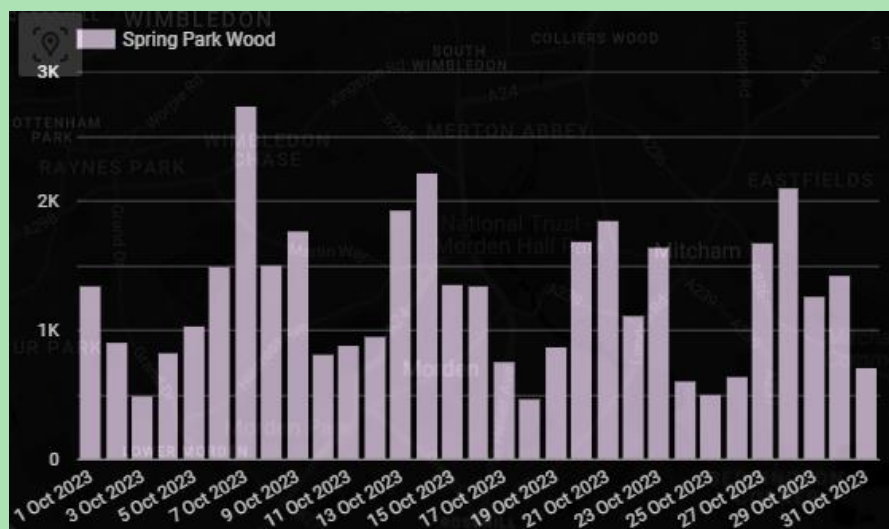
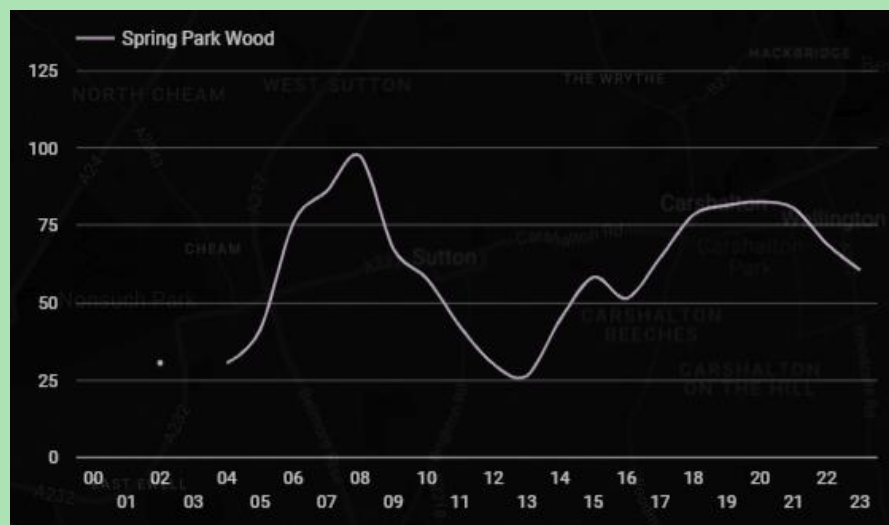
Source: Croydon Local Plan 2018, Proposals Map

### Proximity to the Community it serves

Using a range of data-sources, we consider below the proximity and accessibility of the park to its local community.

Population within 1.0km (2023) = 13,883 (Source: Experian AppLibrary software)

Footfall per Day (October 2023, Source: Yellow Submarine)

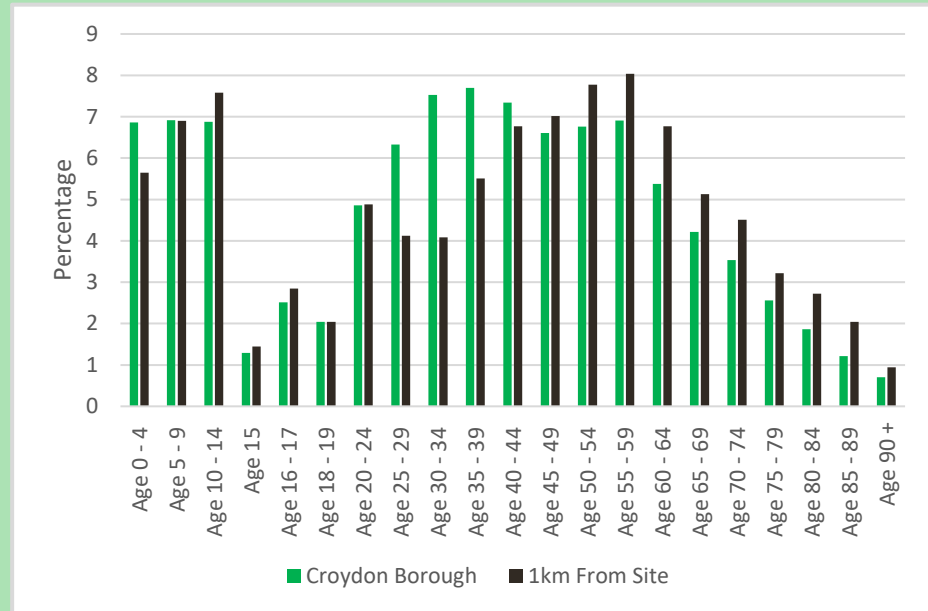


Of the 84 sites surveyed, Spring Park Wood is the 45<sup>th</sup> busiest in terms of footfall over the October 2023 survey period with an average attraction of **1,257 visitors a day**. It has a peak visitation time of around **8am**.

Average Dwell-time Data (Source: YellowSubmarine)

The average dwell-time for the survey period in October 2023 was **15 minutes**.

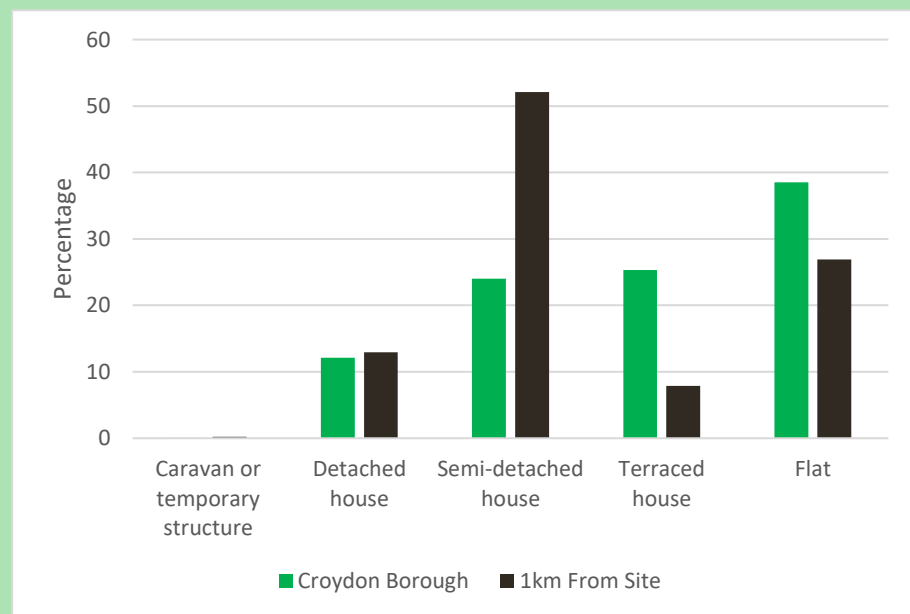
Age Profile within a 1km radius



The age profile of the surrounding population has higher than Croydon-average elderly population, with a lower-than-average younger adult population.

(Source: Experian AppLibrary software)

Residential Tenure within a 1km radius



There are an above Croydon-average number of larger-sized dwellings in proximity to the park, thereby pointing towards sizable amounts of private

amenity space locally.

(Source: Experian AppLibrary software)

#### PTAL Rating

The entirety of the site is PTAL 1b rated.

PTAL6 is the highest level of accessibility by a range of means of transport, whilst PTAL0 is the lowest level of accessibility by a range of means of transport.

Source: TfL website, WebCAT tool

**Demonstrably special to a local community and holds a particular significant, for example because of its beauty, historic significance, recreational value, tranquillity, or richness of wildlife**

#### DEFRA Classification

A small portion of the park along the northern and south-western extents are classified as a High Spatial Priority within the Woodland Priority Habitat network.

The park is classified as 'Broadleaved, Mixed and Yew Woodland'.

Under the Priority Habitat Inventory the site is classified as 'Deciduous Woodland'.

Under the National Forest inventory the site is classified as 'Broadleaved'.

The park is within a 'Farm Wildlife Package Area'.

The park is listed under the English Woodland Grant Scheme.

The park is home to the Tree Sparrow bird.

Source: DEFRA, Magic Map website

In addition, the 'Spring Park Residents Association' have noted that there are various important habitats and species on the site, including:

- Flora – English bluebells, wood anemones
- Fauna – Stag beetle, pipistrelle, noctule bats
- Birds – variety of bird life (over 20 bird and bat boxes have been erected in recent years)

#### Historic Significance

There are no Listed Buildings on or adjacent to the Park. However, local evidence from the 'Spring Park Residents Association' notes the presence of a WWII Air Raid shelter and fire wardens accommodation which is now used as a tool store for the Friends group. They also note that there are remains of a small trolley railroad used for removal of shingle.

With regard to historic landscape features, please refer to the below statement

made by the Residents Association:

*“This area of woodland once formed part of extensive woodland running from existing Spring Park Woods /Threepenny Woods/Shirley Heath (to the South) through to West Wickham in the North. It was part of a 500 acre managed estate, clearly to be seen on maps from the 1800s.”*

#### Community Importance

Please see below extract from representations made by the ‘Spring Park Residents Association’, which provides an insight into the community importance of the park:

*“Educational benefit – Friends group mentor Duke of Edinburgh Award scheme students doing community service.*

*Teaching woodland crafts such as creating small and large hurdles, living hedges and coppicing, particularly hazel. Undertaken by Friends group.*

*Friends of Spring Park Woods, started in 2003 and supported by LB Croydon has, since inception, completed 7000 hours of person work hours caring for this amenity. The group of volunteers numbering around 15, with two coming from Kenley and Central London. Volunteers carry out woodland conservation to the understory of the woods amongst a number of other woodland management tasks. Participants include young people doing the DoE Silver Award, comprising this voluntary work in Spring Park Wood.*

*Walking for Health Group – regularly uses the Wood as part of its walking routes.”*

In addition, the Friends of Spring Park Wood meet the first and third Saturday in the month to improve the biodiversity and natural habitat of the woods for everyone to enjoy.

#### Sports Facilities

There are no sports facilities. However, local knowledge from the ‘Spring Park Residents Association’ suggests that the park is used for informal recreation activities such as walking, jogging, bird-watching, conservation, and woodland crafts.

#### Tranquillity

Please see below and extract from representations made by the ‘Spring Park Residents Association’:

*“Situated distant from any arterial roads, surrounded only by rear back gardens of houses on quiet residential roads, Spring Park Wood remains a haven of peace and tranquillity. This attracts wildlife and draws local residents in equal measure.”*

### **Local in Character and not an extensive tract of land**

The site is not an extensive tract of land.

In terms of local character, please see below an extract from representations

made by the 'Spring Park Residents Association':

*"The wood is a small haven of tranquillity between surrounding residential roads. Local residents therefore use this historic and ancient wood it as a beautiful 'extension' of their gardens."*

**Recommendation**

An assessment value of Low, Medium or High has been allocated against each of the three tests as defined in the NPPF to determine whether the site should be assigned as a Local Green Space designation.

The following conclusions have been drawn based on the information collated within this evaluation form.

**Proximity to the community:** Medium

**Demonstrably special to a local community:** High

**Local in character and not an extensive tract of land:** Medium

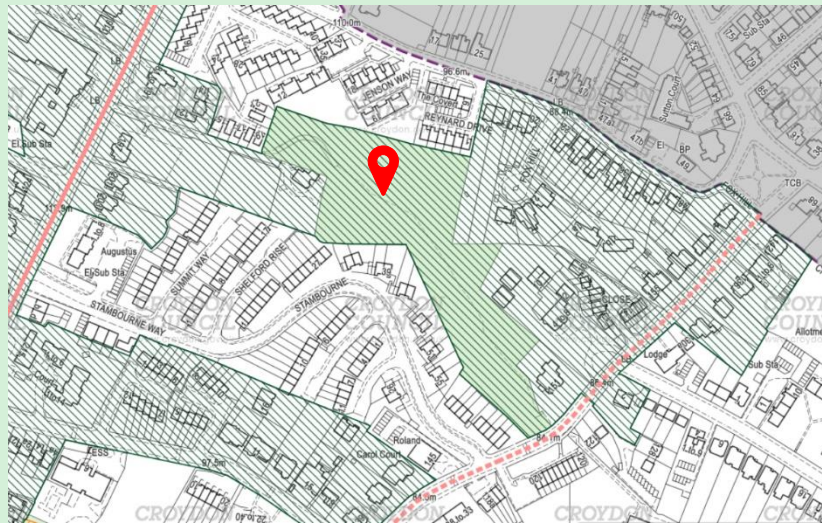
**Overall Value:** Medium

# Croydon Open Space Study – Evaluation Form

<b>Information</b>	
<b>Name and Address of Site</b>	Stambourne Woodland Walk, SE19 2SF
<b>Aerial Map</b>	 <p>Source: Google.com</p>
<b>Council Description</b>	<p>This pleasant walk provides a wooded link between Westow Park and South Norwood Lake; it was opened in 1984.</p> <p>Stambourne Woodland Walk covers an area of once neglected and overgrown land lying between developments in Stambourne Way and Fox Hill. The land originally formed the gardens of large Victorian Villas built on the hill overlooking Croydon, but as the buildings fell into disrepair the gardens disappeared amongst dense, impenetrable scrub and trees.</p> <p>The project to develop a link was conceived in 1962 when the Council approved terms for buying the Church Commissioners' freehold interest in the land. Several smaller packages of land were also acquired to complete the link.</p> <p>Paths were constructed through the woodland and seats were placed along its length. Much of the vegetation was left undisturbed and additional native trees and shrubs were planted, also wild flower seed was distributed. The natural vegetation of the woodland is home to many birds, small animal and insects.</p> <p>Source: Croydon Council website</p>



## Local Plan Designations



The site is allocated as 'Other Undesignated Open Space' (London Plan Policy 7.18) and a 'Conservation Area'.

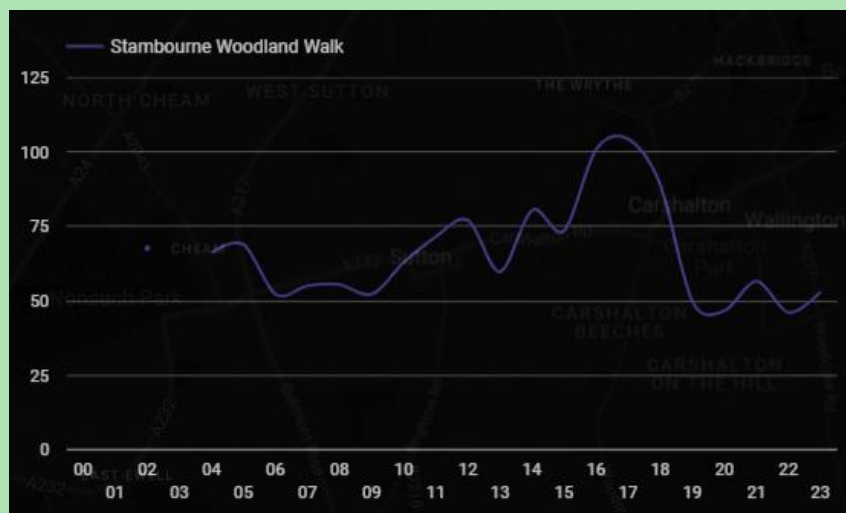
Source: Croydon Local Plan 2018, Proposals Map

## Proximity to the Community it serves

Using a range of data-sources, we consider below the proximity and accessibility of the park to its local community.

Population within 1.0km (2023) = 23,871 (Source: Experian AppLibrary software)

Footfall per Day (October 2023, Source: Yellow Submarine)



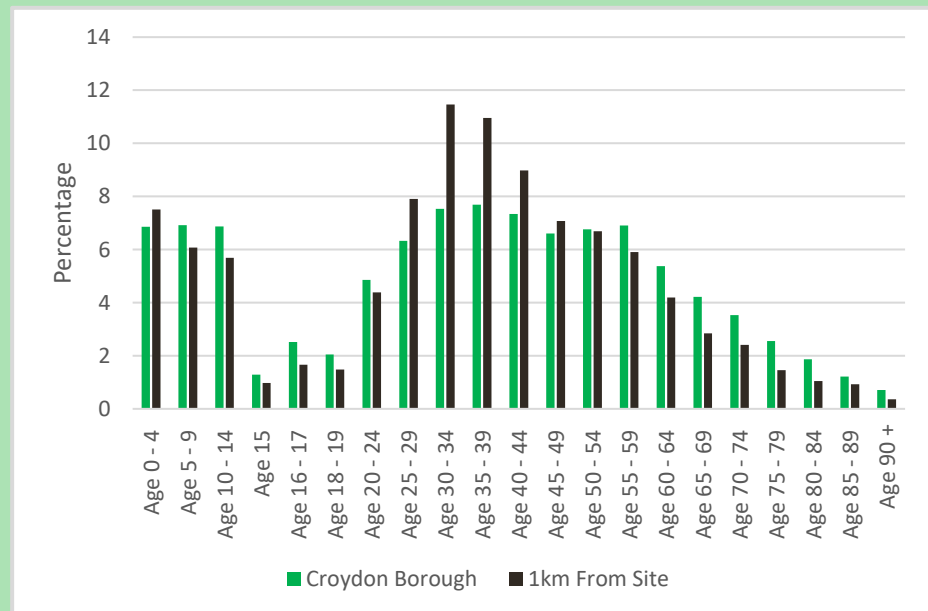


Of the 84 sites surveyed, Stambourne Woodland Walk is the **35<sup>th</sup>** busiest in terms of footfall over the October 2023 survey period with an average attraction of **1,395 visitors a day**. It has a peak visitation time of around **5pm**.

Average Dwell-time Data (Source: YellowSubmarine)

The average dwell-time for the survey period in October 2023 was **15 minutes**.

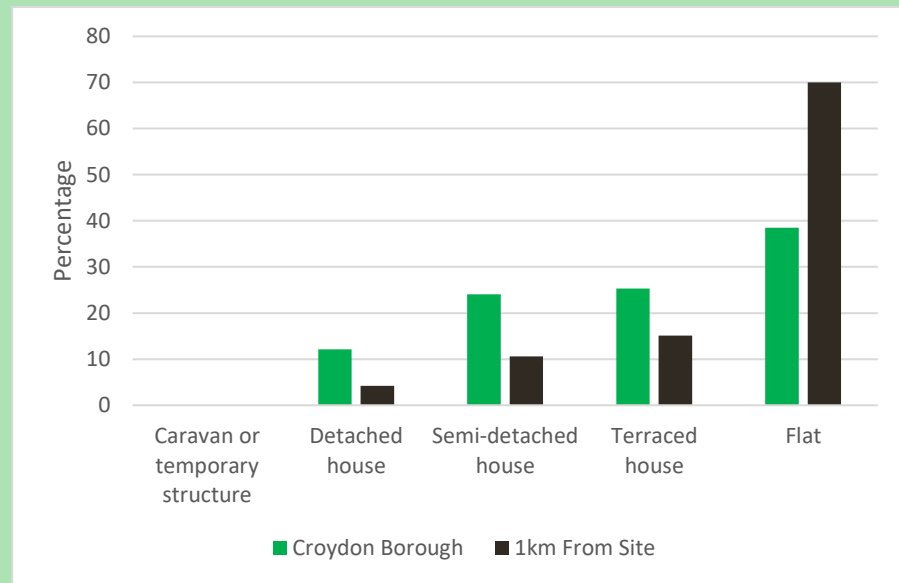
Age Profile within a 1km radius



The age profile of the surrounding population has higher than Croydon-average working age population, with a lower-than-average younger and elderly population.

(Source: Experian AppLibrary software)

### Residential Tenure within a 1km radius



There are an above Croydon-average number of smaller-sized dwellings in proximity to the park, thereby pointing towards a requirement for publicly available amenity spaces.

(Source: Experian AppLibrary software)

### PTAL Rating

The PTAL rating of the site is varied, being mixed between 1b, 2, and 3 ratings.

PTAL6 is the highest level of accessibility by a range of means of transport, whilst PTAL0 is the lowest level of accessibility by a range of means of transport.

Source: TfL website, WebCAT tool

**Demonstrably special to a local community and holds a particular significant, for example because of its beauty, historic significance, recreational value, tranquillity, or richness of wildlife**

### DEFRA Classification

The park is classified as 'Broadleaved, Mixed and Yew Woodland'.

Under the Priority Habitat Inventory the site is classified as 'Deciduous Woodland'.

Under the National Forest Inventory the site is classified as 'Broadleaved'.

The park is listed under the English Woodland Grant Scheme.

The site is identified as containing habitat for the Turtle Dove bird.

Source: DEFRA, Magic Map website

### Historic Significance

There are no Listed Buildings within or adjacent to the park and no local

knowledge regarding heritage on the site has been provided. However, please refer to the Council Description included within this document for some background on the park's history.

### Community Importance

The dedicated community group called 'Friends of Sambourne Woodland' is volunteer-run and assists in the management and upkeep of the park. In 2019, the group was awarded the Best Community Woodland by the Forestry Commission.

The below statement provided by the Friends group provides an overview of their contribution to the park and the local community:

*"FoSW [Friends of Sambourne Woodland] community group was formed in June 2016, to help revive and rekindle local connection to what was at that time an overlooked, undervalued, litter-strewn place. In under four years a wide-ranging conservation engagement program has received financial and in-kind support from Local Councillors Ward Budget, The Conservation Volunteers, London Wildlife Trust, Grow Wild, Woodland Trust, National Park City, South London Botanical Institute, Croydon Council's Ambitious Parks Fund and the King Badouin Foundation."*

The Friends group also organises various events and activities in the park to enhance the environmental benefit of the Woods, connect people to nature and foster community building. Events include:

- Monthly working parties
- Ad-hoc activities
- Conservation, bushcraft and forest school program
- Batwalk
- Easter Egg Hunt

### Sports Facilities

There are no formal sports facilities within the park. However, local knowledge from the 'Friends of Sambourne Woodland' group has shown that the park is used for numerous informal recreational activities, including:

- Exercise
- Children's play
- Picnics and parties
- Foraging (wild garlic, blackberries, elderflower and berries)
- Observing nature and wildlife
- Various community events