

Open Spaces Study Stage 2 Appendices

ON BEHALF OF CROYDON COUNCIL

February 2024

Appendix A – Local Green Space Candidate Site Appraisals

Croydon Open Space Study – Evaluation Form

Information	
Name and Address of Site	Parkfields Recreation Ground, CR0 8DB
Aerial Map	 <p>Source: Google.com</p>
Council Description	<p>Parkfields was acquired in 1936 to develop as a public open space in a rapidly growing residential area. For many years a further area of several acres was held under licence by the family that sold Parkfields to the Council. While the rest of the park was developed for sport this area gradually developed as a small woodland coppice. When the land was returned to the Council the coppice was retained and enhances the park which already had a number of mature trees in the grounds.</p> <p>Source: Croydon Council website</p>
Local Plan Designations	

The site is allocated as 'Other Undesignated Open Space' (London Plan Policy 7.18). In addition, the western extent of the site is designated as a 'Site of Nature Conservation Importance'.

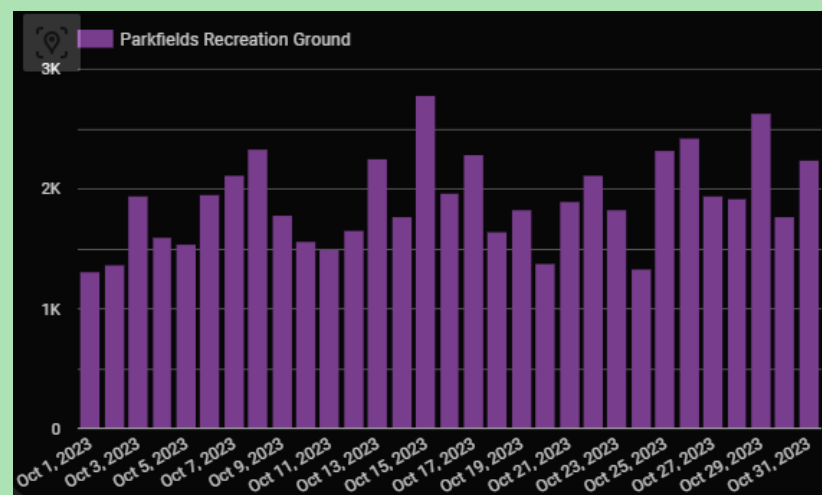
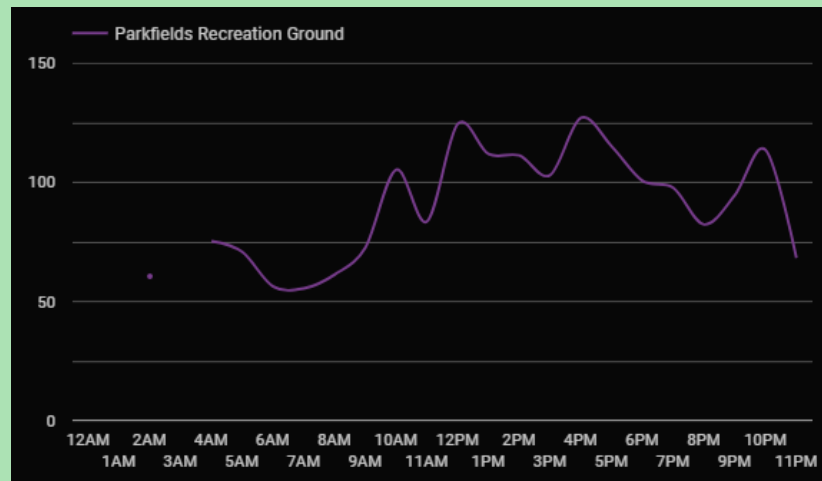
Source: Croydon Local Plan 2018, Proposals Map

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) = 11,637 (Source: Experian AppLibrary software)

Footfall per Day (October 2023, Source, YellowSubmarine)

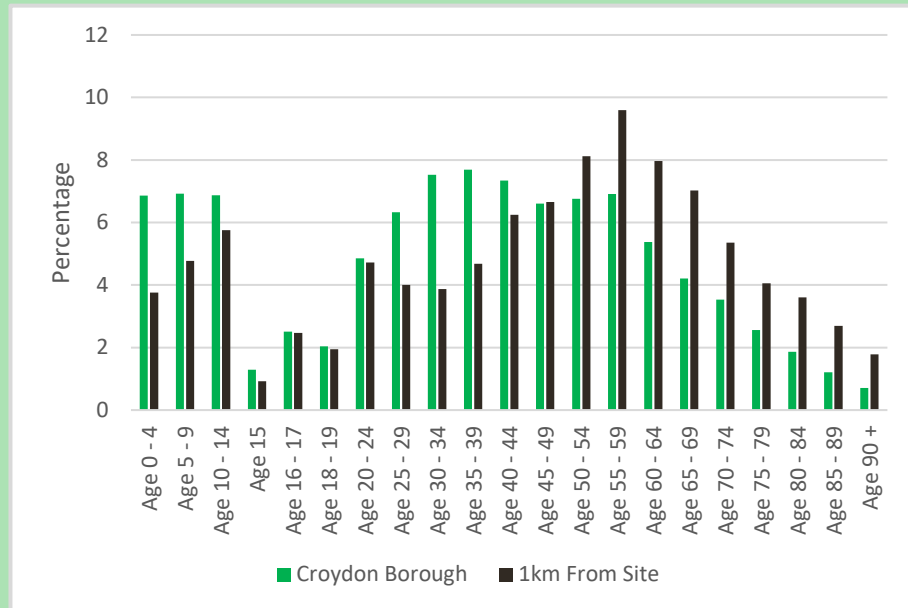


Of the 84 sites surveyed, Parkfields Recreation Ground is the **8th** busiest in terms of footfall over the October 2023 survey period with an average attraction of **1,903 visitors a day**. It has a peak visitation time of **12pm and 4pm**.

Average Dwell-time Data (Source: YellowSubmarine)

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

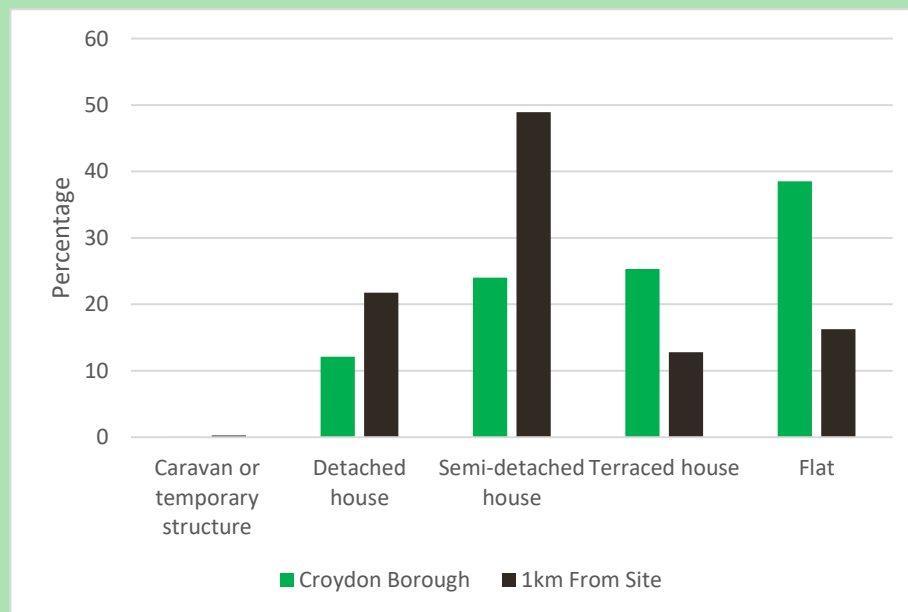
Age Profile within a 1km radius



The age profile of the surrounding population has higher than Croydon-average retirement age population. This fits with the profile of relatively consistent use of the park throughout the afternoon and evening.

(Source: Experian AppLibrary software)

Residential Tenure within a 1km radius



There is an above Croydon-average number of detached and semi-detached dwellings in proximity to the park, thereby pointing towards sizable amounts of private amenity space locally.

(Source: Experian AppLibrary software)

	<p><u>PTAL Rating</u></p> <p>The south-western extent of the site is PTAL 2 rated, the northern extent of the site is PTAL 1a rated, and the balance of the site is PTAL 1b rated.</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>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</p>	<p><u>DEFRA Classification</u></p> <p>The park is classified as a mix of ‘Acid, Calcareous, Neutral Grassland’ and ‘Broadleaved, Mixed and Yew Woodland’.</p> <p>Under the National Habitat Network, the park is classified as being within a ‘Network Enhancement Zone 2’.</p> <p>Under the Priority Habitat Inventory the western extent of the site is classified as ‘Deciduous Woodland’.</p> <p>Under the National Forest Inventory the western extent of the site is classified as ‘Broadleaved’.</p> <p>The western extent of the site has a ‘High Spatial Priority’ for Woodland Improvement.</p> <p>The eastern extent of the site has a ‘High Spatial Priority’ within the Woodland Priority Habitat Network.</p> <p>The site has no special wildlife designations under the DEFRA guidelines. However, the small area of forest within the site’s western extent provides an attraction for birds and wildlife.</p> <p>Source: DEFRA, Magic Map website + park.addiscombe.net</p> <p><u>Historic Significance</u></p> <p>There are no Listed Buildings within the park. However, please refer to the Council Description included within this document for some background on the park’s history.</p> <p>Source: Historic England website</p> <p><u>Community Importance</u></p> <p>Given the park’s open and flat nature, it is a suitable space for hosting community events. It is also used for walking and family activities.</p> <p>The park is celebrated for its nice forest.</p> <p><u>Sports Facilities</u></p> <p>The park contains a playing field with two sets of football posts installed. It’s open and flat nature also makes the park suitable for other informal sport and</p>

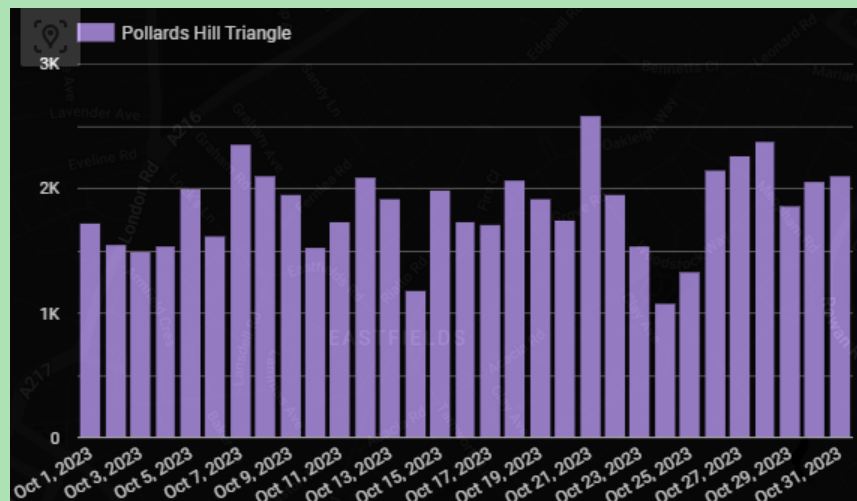
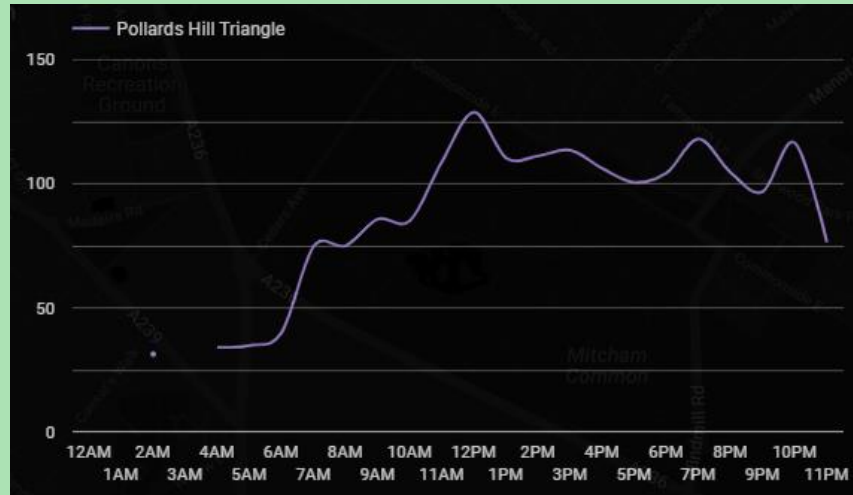
	<p>recreational activities.</p> <p>A playground is located towards the western boundary of the park. There are also walking paths towards the perimeters and a designated cycle path (part of the Waterlink Way) running through the park.</p> <p><u>Tranquillity</u></p> <p>The small area of forest within the site’s western extent, as well as trees lining the park’s perimeters, gives it a sense of tranquillity. The park provides a space for relaxation and escape for the community.</p>
<p>Local in Character and not an extensive tract of land</p>	<p>The site is not an extensive tract of land.</p> <p>In terms of local character, the park developed as a public open space in 1936 and has since formed an integral part of the community. It is highly prominent from Parkfields and Cheston Avenue, and is suitable for relaxation, recreation, exercise and community sport. It also provides a place for children to play.</p>
<p>Recommendation</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>Proximity to the community: Medium</p> <p>Demonstrably special to a local community: Medium</p> <p>Local in character and not an extensive tract of land: High</p> <p><u>Overall Value:</u> Medium</p>

Croydon Open Space Study – Evaluation Form

Information	
Name and Address of Site	Pollards Hill Triangle, SW16 4LR
Aerial Map	 <p>Source: Google.com</p>
Council Description	No Council description for Pollards Hill Triangle is available.
Local Plan Designations	 <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) = 29,872 (Source: Experian AppLibrary software)

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

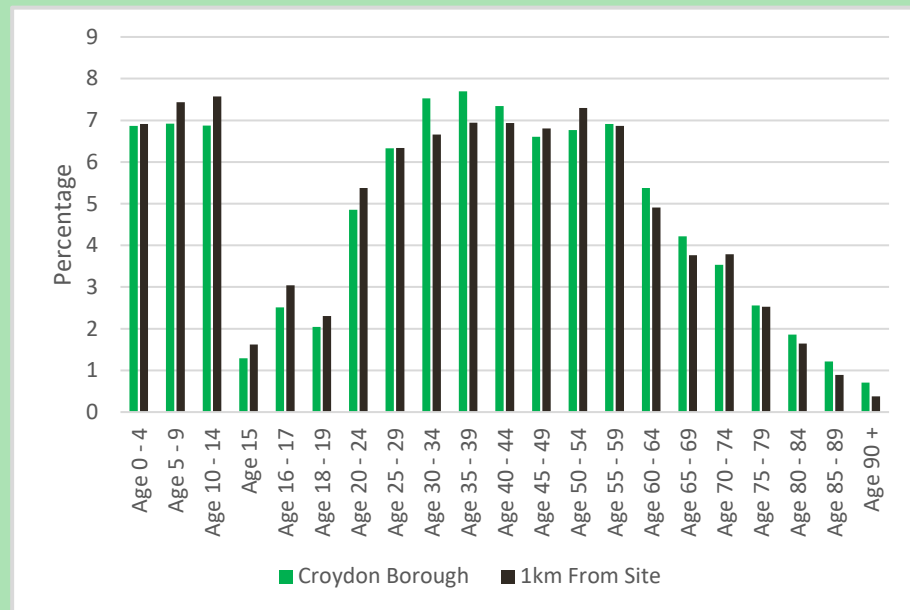


Of the 84 sites surveyed, Pollards Hill Triangle is the **11th** busiest in terms of footfall over the October 2023 survey period with an average attraction of **1,847 visitors a day**. It has a peak visitation time of around **12pm**.

Average Dwell-time Data (Source: YellowSubmarine)

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

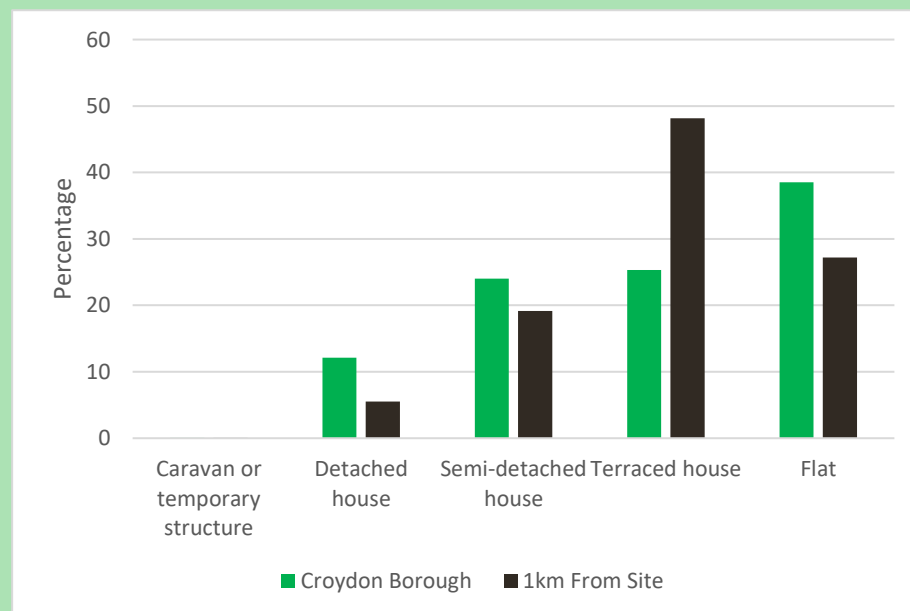
Age Profile within a 1km radius



The age profile of the surrounding population is similar to the Croydon-average population, with the majority of people being working-age.

(Source: Experian AppLibrary software)

Residential Tenure within a 1km radius



There are an above Croydon-average number of terraced houses 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 site is PTAL rated 1a.</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>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</p>	<p><u>DEFRA Classification</u></p> <p>The park is classified as ‘Acid, Calcareous, Neutral Grassland’.</p> <p>The park is within a Nitrate Vulnerable Zone.</p> <p>The park is identified as containing habitat for Farmland Birds, including the Redshank and Tree Sparrow.</p> <p>Source: DEFRA, Magic Map website</p> <p><u>Historic Significance</u></p> <p>There are no Listed Buildings within or adjacent to the park.</p> <p><u>Community Importance</u></p> <p>Pollards Hill Triangle is a “beautiful patch of Pollards Hill”. It has been used to host community events, including a Family Fun Day – Picnic on the Green day.</p> <p>A local group called ‘Croydon Conservatives’ launched a petition in 2018 to ‘save’ the green space.</p> <p>The space contains gardens and hedges that are well maintained.</p> <p><u>Sports Facilities</u></p> <p>There are no sports facilities within the Pollards Hill Triangle. However, the space has informal recreation facilities including walking paths and park benches, as well as some open space for activities.</p> <p><u>Tranquillity</u></p> <p>The park provides a green oasis in a residential neighbourhood which can serve as a place for relaxation. It has a high exposure to the community and is not sheltered from view.</p>
<p>Local in Character and not an extensive tract of land</p>	<p>The site is not an extensive tract of land.</p> <p>In terms of local character, the site is highly visible from the three surrounding residential streets and the houses that line these streets. It is fully accessible to the public at all hours of the day and contributes to the overall aesthetic of the neighbourhood.</p>

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: Medium

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

Overall Value: Medium

Croydon Open Space Study – Evaluation Form

Information	
Name and Address of Site	College Green, CR0 1JN (also known as Fairfield Gardens)
Aerial Map	 <p>Source: Google.com</p>
Council Description	<p>For many centuries fairs were held every year in Croydon and from early Tudor times the Walnut Fair was held on the Fair Field. Fairs used to form part of the social life of a town, and as they were first introduced by the Church they were planned to coincide with a church festival.</p> <p>As well as being a cattle fair, Croydon's Great Fair was an occasion for an enjoyable outing, and various groups came to entertain the people including mummers, jugglers, tumblers, men with dancing bears, and other attractions to entertain the crowd. The funfair side of the event became more and more important but it unfortunately attracted undesirables and the fair was abolished in 1868 after rioting, but the cattle fair continued for a number of years on Fair Field and other locations.</p> <p>The arrival of the railway in Croydon made a tremendous difference to the town, the population rapidly increased and although people could reach the fair more easily they were no longer way of life.</p> <p>The new railway was always seeking more land and in 1863 it was reported that the Brighton Railway Company was planning to buy the Fair Field. Although people protested about the sale of the field the Croydon Local Board of Health took the opportunity to suppress the Croydon Fair which they found difficult to control. The Croydon pleasure fair was officially abolished in 1868 and instead, Croydon had a new railway line. The site turned out to be rich in gravel and for years the old Fair Field was carried away load by load in railway trucks.</p> <p>The old gravel pit was used as a car park and in the 1960s Croydon College of Technology was designed and built. Next to the college, the gravel pit was turned</p>

into an underground car park with the Fairfield Gardens on top.

The gardens were laid out in a modern geometric style which was quite different from any other park in Croydon. The gardens were given over to grass and borders and fish ponds, due to the shallowness of the soil above the car park large trees could not be established. 1969 saw the first of a number of open-air art exhibitions and in 1976 the first of several permanent sculptures was located in the gardens.

Situated on the opposite side of the gardens is the Fairfield Halls, they were opened in 1962 by the Queen Mother and were the largest complex of halls between London and the Coast.

Local Plan Designations



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

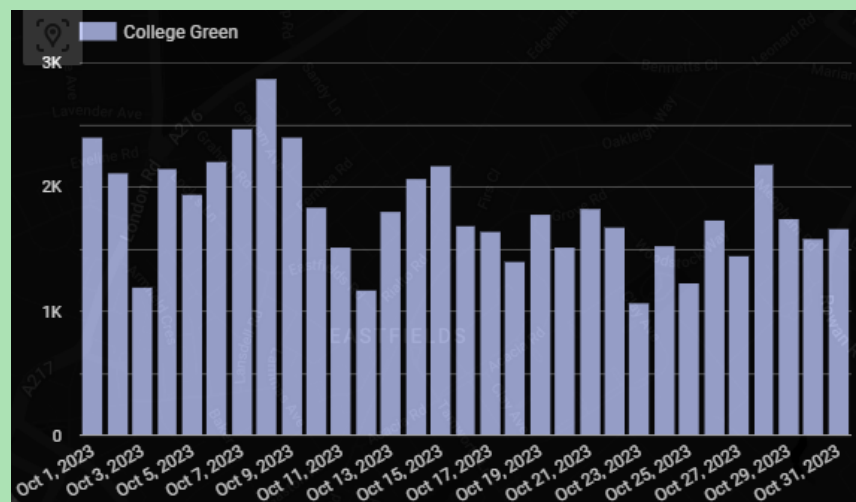
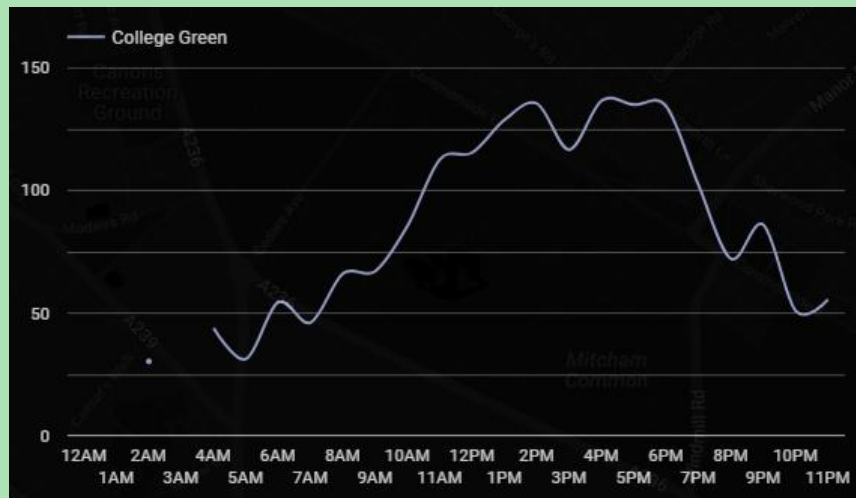
Source: Croydon Local Plan 2018, Proposals Map

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) = 31,685 (Source: Experian AppLibrary software)

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

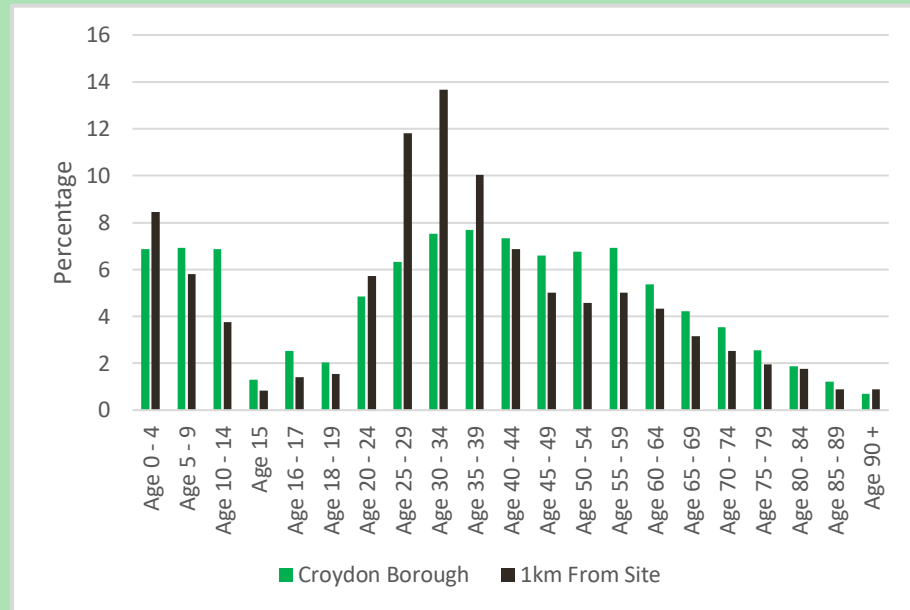


Of the 84 sites surveyed, College Green is the **14th** busiest in terms of footfall over the October 2023 survey period with an average attraction of **1,809 visitors a day**. It has a peak visitation time of around **2pm-6pm**.

Average Dwell-time Data (Source: YellowSubmarine)

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

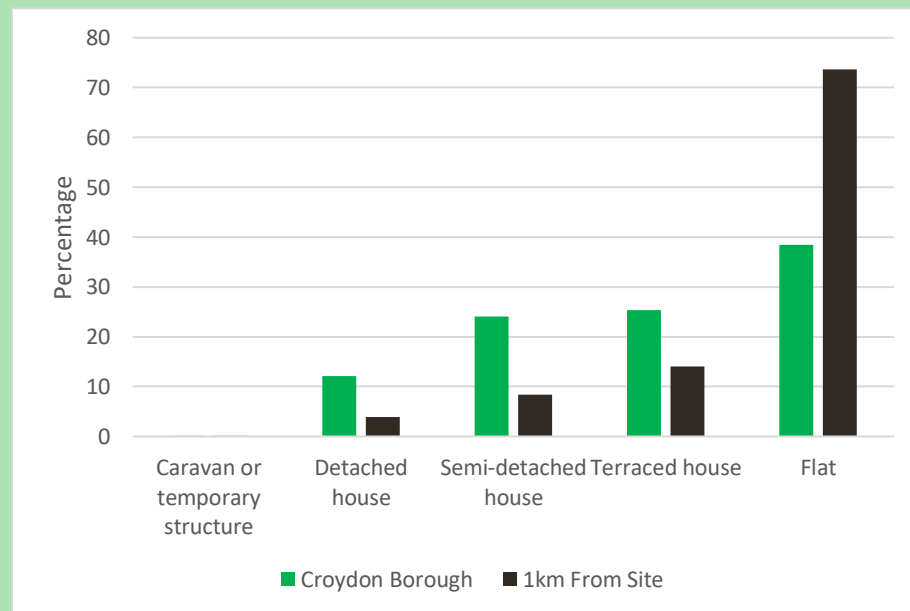
Age Profile within a 1km radius



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 site is PTAL rated 6b.</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>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</p>	<p><u>DEFRA Classification</u></p> <p>The park is classified as ‘Acid, Calcareous, Neutral Grassland’.</p> <p>The park is within a Nitrate Vulnerable Zone.</p> <p>Source: DEFRA, Magic Map website</p> <p><u>Historic Significance</u></p> <p>There are no Listed Buildings within or adjacent to the park.</p> <p><u>Community Importance</u></p> <p>College Green was initially used to hold annual fairs and formed part of the social life of the town. However, when the Croydon College of Technology was designed and built in the 1960s, an underground car park was established beneath the Green which was redesigned as ornamental gardens and ponds.</p> <p>The site is currently being redesigned as part of a new Cultural Quarter and rejuvenated civic space in the centre of Croydon.</p> <p><u>Sports Facilities</u></p> <p>There are no sports facilities within College Green. However, the space is suitable for informal recreation and socialisation. Walking paths and seating areas are provided throughout the space.</p> <p><u>Tranquillity</u></p> <p>The park provides a green space in an urban environment and is used to provide a visual break from the surrounding buildings such as airfield Halls and Croydon Technical College.</p>
<p>Local in Character and not an extensive tract of land</p>	<p>The site is not an extensive tract of land.</p> <p>In terms of local character, the site complements the surrounding built form, being within a highly urban context. It has an extensive history of community engagement and events, though has since gone through substantial change to create a modern, geometric space with underground parking beneath. The space is also currently undergoing another redesign.</p>

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: Low

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

Overall Value: Low

Croydon Open Space Study – Evaluation Form

Information	
Name and Address of Site	Westow Park, SE19 3PP
Aerial Map	 <p>Source: Google.com</p>
Council Description	<p>Westow Park was originally a small recreation ground acquired by the Council for a children's playground. The ground was enlarged in 1969/70 when the grounds of two houses Windamere and Walmer were included and also part of the "pre-fab" estate at College Green.</p> <p>Windermere House was built by Sir MD Wyatt as a private house, but was converted and enlarged by John Norton in 1873-6 into part of the Royal Normal College and Academy of Music for the Blind. Walmer House was also used by the same College until it was bought by the Corporation.</p> <p>The houses looked down the hill to a large pond beside Bedwardine Road, this has now been filled in but the ground is still quite wet. Several springs appear during the winter months on the slopes of the park.</p> <p>There are a number of very large horse chestnut trees in the park which were originally planted in the grounds of the houses.</p>

Local Plan Designations



The site has the following designations under the Croydon Local Plan:

- 'Other Undesignated Open Space' (London Plan Policy 7.18)
- 'Site of Nature Conservation Importance'
- 'Conservation Area'

Source: Croydon Local Plan 2018, Proposals Map

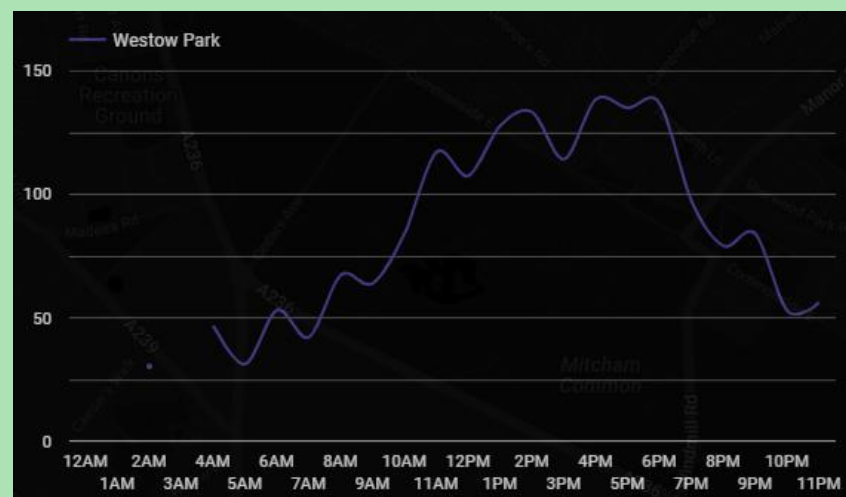
In addition, the community noted in a survey that the park is an important Ecological area, being a source of River Effra and with a spotted Stag Beetle population

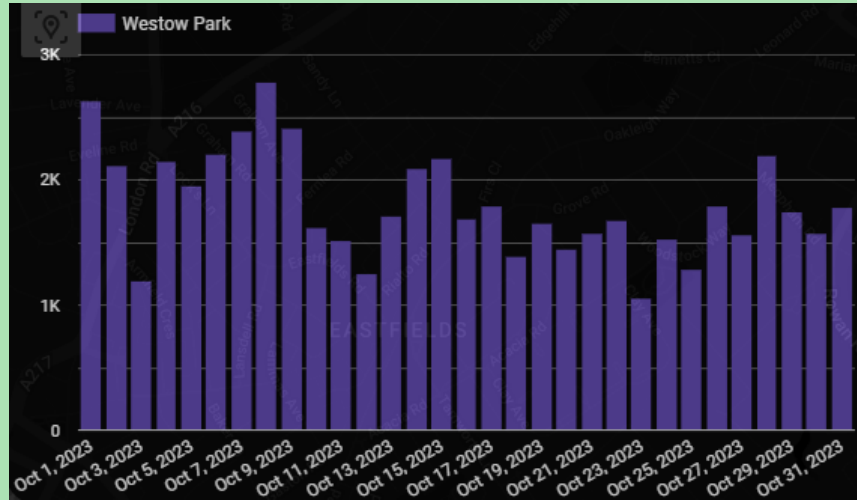
Proximity to the Community it serves

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) = 24,503 (Source: Experian AppLibrary software)

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



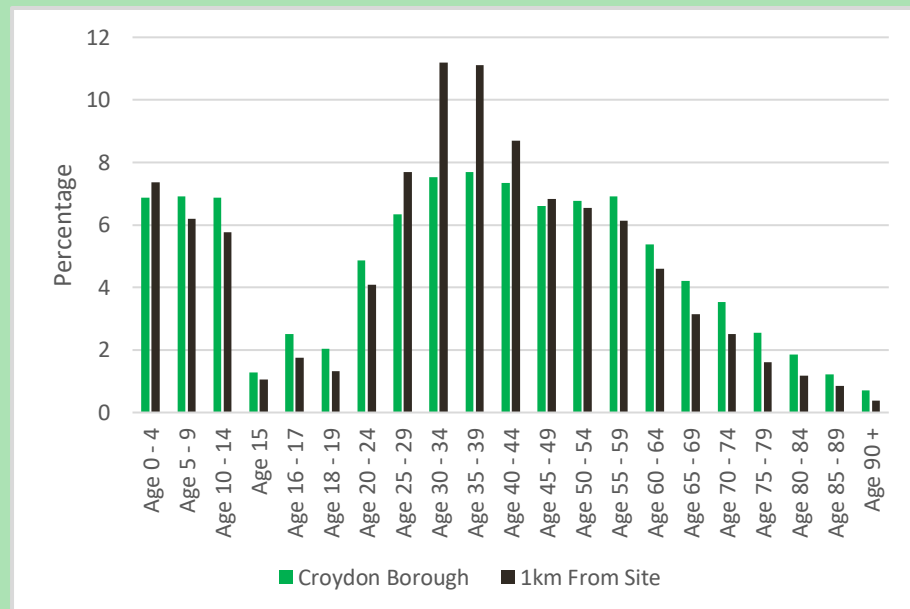


Of the 84 sites surveyed, Pollards Hill Triangle is the **15th** busiest in terms of footfall over the October 2023 survey period with an average attraction of **1,905 visitors a day**. It has a peak visitation time of around **2pm-6pm**.

Average Dwell-time Data (Source: YellowSubmarine)

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

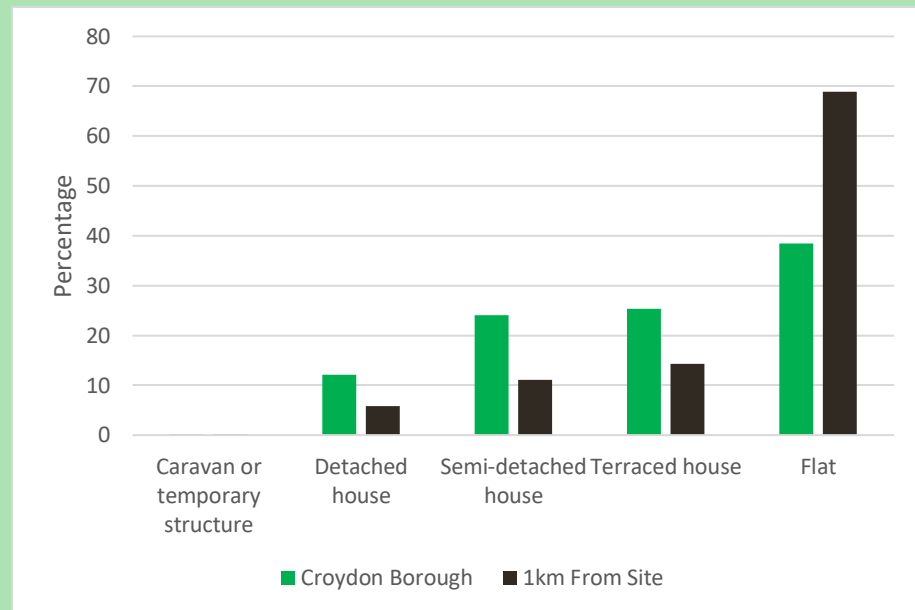
Age Profile within a 1km radius



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)

PTAL Rating

The site has a mixed PTAL rating of 1b, 2 and 3.

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 eastern extent of the site has a 'High Spatial Priority' for Woodland Improvement.

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

Source: DEFRA, Magic Map website

Historic Significance

There are no Listed Buildings within the park, however, it is within a Conservation Area. There is also a Class II Listed Building to the east of the site (Rosebank), being a small villa.

Community Importance

There is a dedicated community group called 'Friends of Westow Park' who work on a voluntary basis to maintain the park and plant new trees, flowers, shrubs etc. The community group also work to gain grants to improve the park including updating playground equipment.

The Friends group assist in organising various events held in the park to encourage community engagement, including Children's sports event and clean up days.

The park was also host to the band UB40 – Ali, Astro and Mickey in 2021.

A community survey revealed that a popular reason for visiting the park was to attend community events including getting involved in an edible garden project, as well as park picnics. A number of respondents also mentioned volunteering and gardening as being common uses of the space, and a number of people said they enjoy the community feel.

Sports Facilities

A lawn bowls ground is provided towards the Church Road boundary of the park. Additionally, the space has informal recreation facilities including walking paths and park benches, as well as some open space that can be used for various activities. The park also has a children's playground.

A community survey revealed that the park is regularly used for exercise including jogging and dog walking. The children's facilities are also evidently well-used, and sledging is a popular activity in winter.

Tranquillity

Westow Park provides a relaxing atmosphere where community members can get close to nature. The park is also used for play and exercise.

Mature trees line the perimeter of the park, providing a more insulated natural environment.

The park is gated, though accessible to the public during daylight hours.

A community survey revealed that the park is regularly used as a place to relax and read, with respondents noting that it has a positive impact on mental well-being.

Local in Character and not an extensive tract of land

The site is not an extensive tract of land.

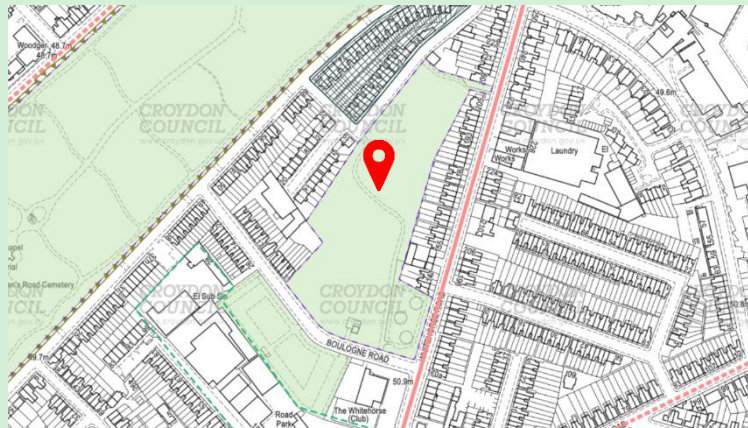
In terms of local character, the site adjoins multiple streets and the rear of multiple residential lots. It provides local residents with an opportunity to relax, play and exercise, and can also act as a meeting point. It contributes to the

	aesthetic and charm of the neighbourhood.
Recommendation	<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>Proximity to the community: High</p> <p>Demonstrably special to a local community: High</p> <p>Local in character and not an extensive tract of land: High</p> <p><u>Overall Value:</u> High</p>

Croydon Open Space Study – Evaluation Form

Information	
Name and Address of Site	Whitehorse Road Recreation Ground, CR0 2QJ
Aerial Map	 <p>Source: Google.com</p>
Council Description	<p>Whitehorse Road Recreation Ground was acquired by the Council in 1891 as an informal play area for local children. Although the area was not large enough for any organised games it was well used for informal games by the children who lived in the otherwise congested neighbourhood.</p> <p>An enclosed rest garden was built for the elderly people to use and also a shelter. Berwick-Sayers described the garden in 1938 "It has a shelter for old folk, where they can sit in pleasant surroundings and play cribbage and other games. A fire is provided for them in the winter months."</p> <p>The original estimate for lay out the grounds list as the first operation "Raising level of ground....£400" and adds as a footnote from the Borough Road Surveyor "I propose to raise it as much as possible within a reasonable time by carting the dust and ashes, as well as the road scrapings, on to it, commencing at the southern end of the ground, and pushing forward to the north as fast as materials come to hand."</p> <p>During the Second World War the main part of the field was used for ARP Shelters.</p>

Local Plan Designations



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

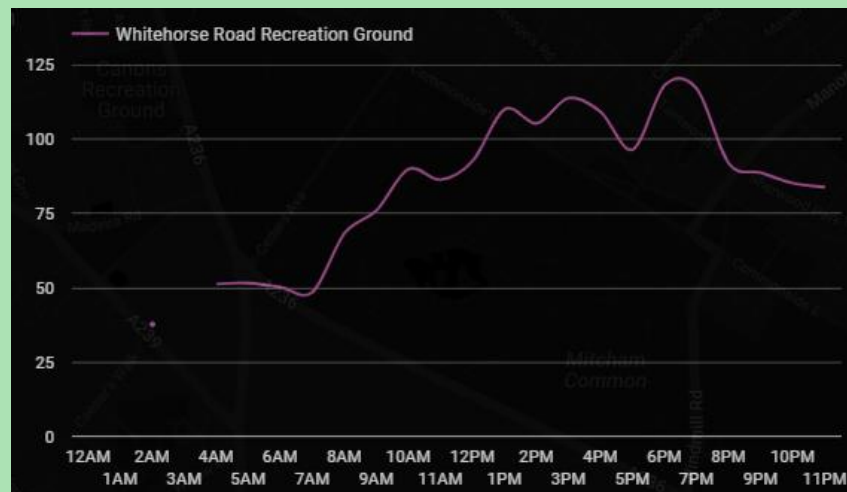
Source: Croydon Local Plan 2018, Proposals Map

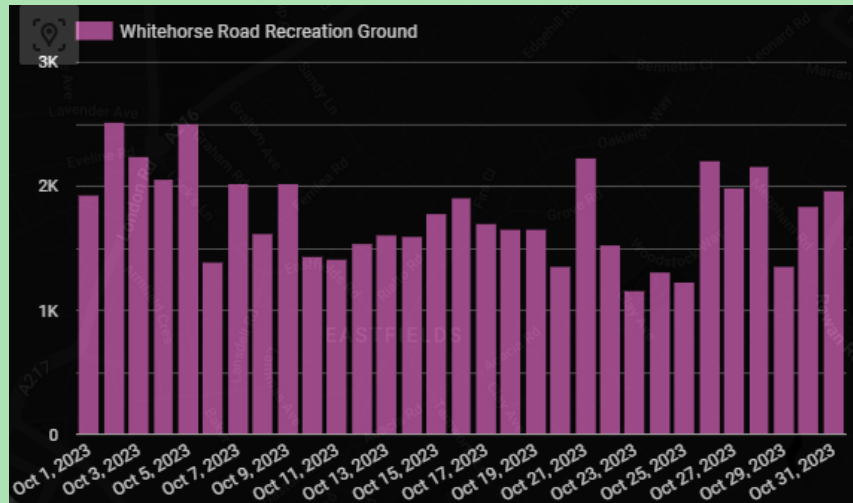
Proximity to the Community it serves

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) = 32,143 (Source: Experian AppLibrary software)

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



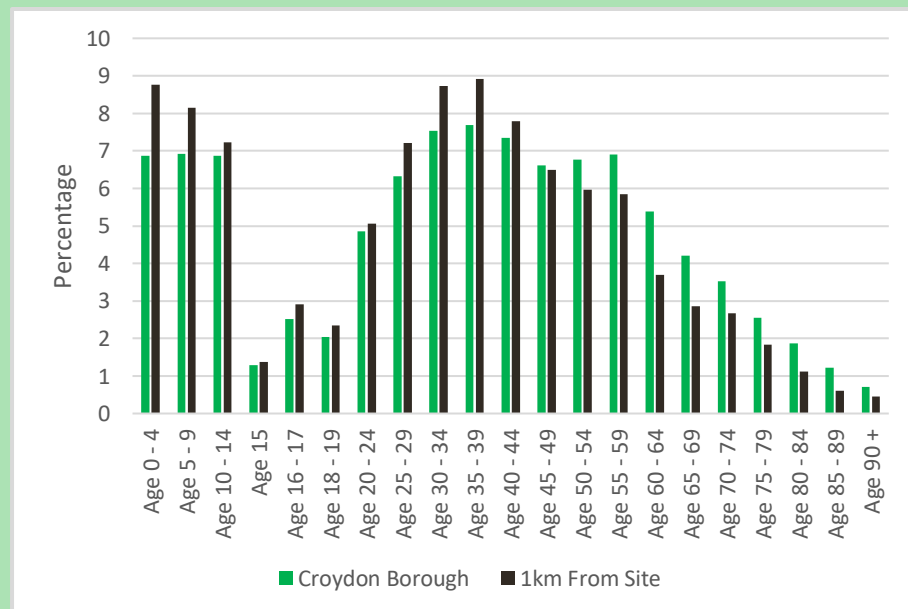


Of the 84 sites surveyed, Whitehorse Road Recreation Ground is the **16th** busiest in terms of footfall over the October 2023 survey period with an average attraction of **1,773 visitors a day**. It has a peak visitation time of between **6pm-7pm**.

Average Dwell-time Data (Source: YellowSubmarine)

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

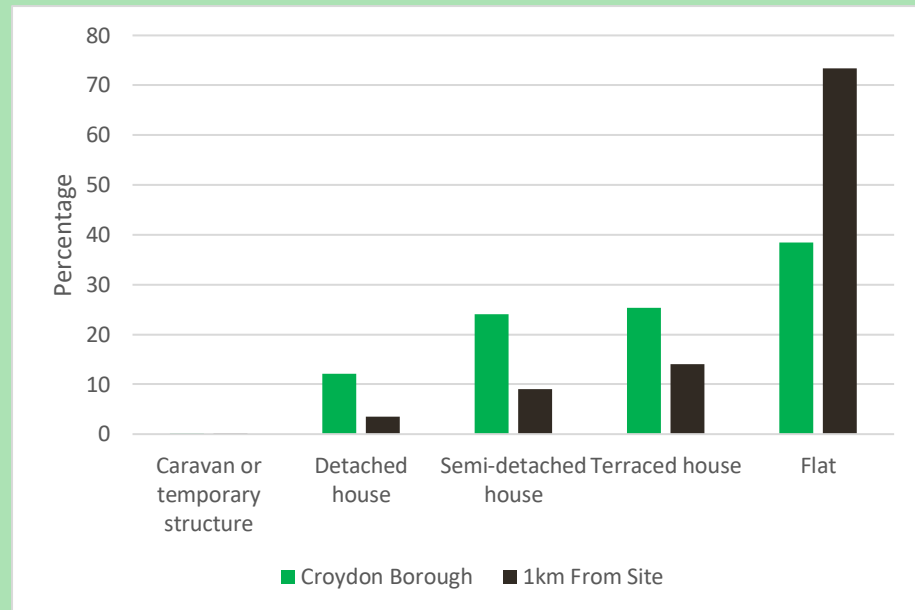
Age Profile within a 1km radius



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 after work hours.

(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 has a mixed PTAL rating of 1b, 2 and 3.

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 park is within a Nitrate Vulnerable Zone.

The park is identified as containing habitat for Tree Sparrow and Redshank birds.

Source: DEFRA, Magic Map website

Historic Significance

There are no Listed Buildings within or adjacent to the park. However, the park is designated as a Locally Listed Historic Park and Garden under the Croydon

Local Plan. It was also used for ARP shelters during the Second World War as stated on the Croydon Website.

During the Second World War the main part of the field was used for ARP Shelters.

Community Importance

There is a dedicated community group called 'Friends of White Horse Park' who work on a voluntary basis to improve the environment and facilities within the park.

The Friends group organise various events held in the park to encourage community engagement, including a picnic, gardening, a plant and book sale to raise money for Ukraine, and ParkBathe which is a mindful walk and nature connection activity.

Sports Facilities

There are no sports facilities within the Whitehorse Road Recreation Ground. However, the park has open grass fields suitable for recreation activities, as well as walking paths and park benches. There is also a community ornamental garden within the south-east corner of the park.

Tranquillity

The park provides a generous amount of green space in a residential neighbourhood, where people can go to relax, exercise, play or socialise. Trees around the park's perimeter provide a sense of tranquillity for park users. It has exposure to three local streets, and also adjoins the rear of a number of residential properties.

Local in Character and not an extensive tract of land

The site is not an extensive tract of land.

In terms of local character, the park contributes to the community's sense of pride and neighbourhood character.

In early 2023, the park benefited from government funding which enabled completion of significant improvements to the park. These improvements have made it easier for the community to enjoy the park by improving entrances and walkways, the general appearance of the park, and reopening the old messroom – which will provide much-needed activity space for community groups. The improvements introduced seven wooden sculptures that now line the new pathways. These bespoke carvings – as well as the two new benches in the community garden – were sculpted by hand, using recycled Western Red Cedar logs that were saved from being scrap timber. Pupils from local schools Elmwood Junior and Broadmead Primary took part in the carving in March 2023, lending a hand in making the beautiful designs come to life.

There has also been investment to increase the tree canopy within the park, adding 33 new trees, which will provide shade and benefits for local fauna.

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	
Name and Address of Site	Trumble Gardens, CR7 7JH
Aerial Map	 <p>Source: Google.com</p>
Council Description	<p>The walls around Trumble Garden give a clue to the history of this garden; they are built of bricks from bomb damaged houses. During the second world war, three houses in Brigstock Road were badly "blitzed" and reduced to piles of rubble.</p> <p>The site was acquired by the council in 1947/8 and cleared to make room for ornamental gardens in the built-up area of Thornton Heath. Several individual gardens were laid out including a rose garden and an Italian style garden on the road frontage. Tennis courts were constructed and a children's playground was built.</p> <p>The gardens were ideally situated beside the Brigstock Road where passers-by could see the ornamental gardens with quiet seating areas and the popular tennis courts.</p> <p>The original name of Brigstock Road Gardens was changed to Trumble Gardens after the late Alderman Trumble.</p>

Local Plan Designations



The site is allocated as 'Other Undesignated Open Space' (London Plan Policy 7.18). The majority of the park is also designated as being within a Flood Zone 2.

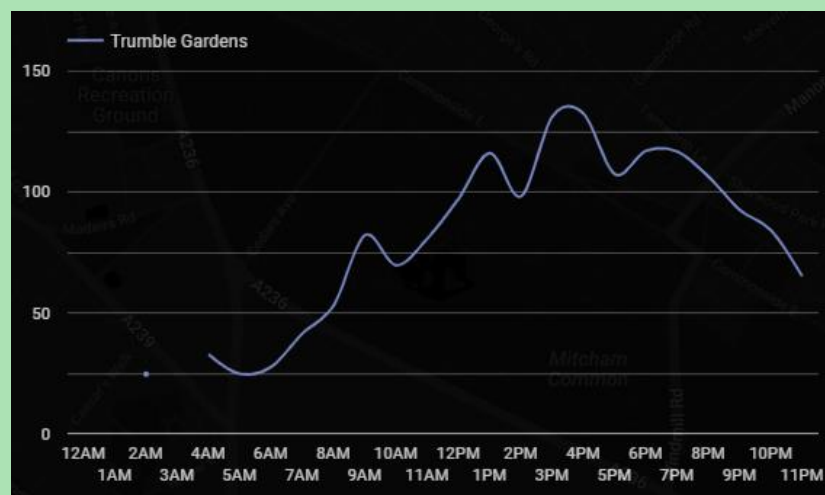
Source: Croydon Local Plan 2018, Proposals Map

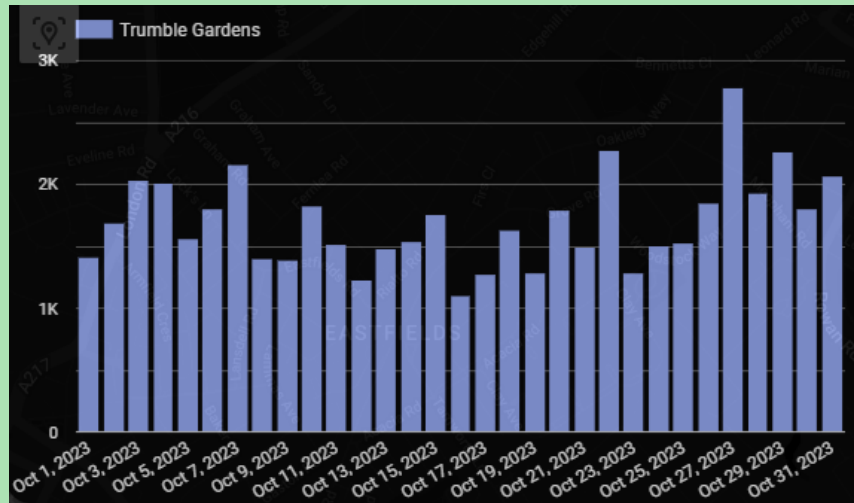
Proximity to the Community it serves

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) = 33,904 (Source: Experian AppLibrary software)

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



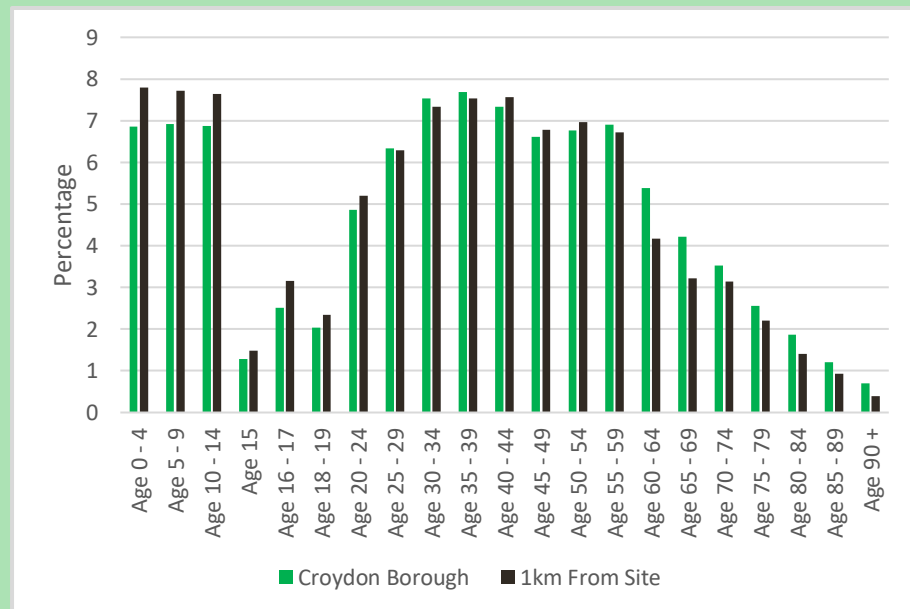


Of the 84 sites surveyed, Trumble Gardens is the **21st** busiest in terms of footfall over the October 2023 survey period with an average attraction of **1,700 visitors a day**. It has a peak visitation time of between **3pm-4pm**.

Average Dwell-time Data (Source: YellowSubmarine)

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

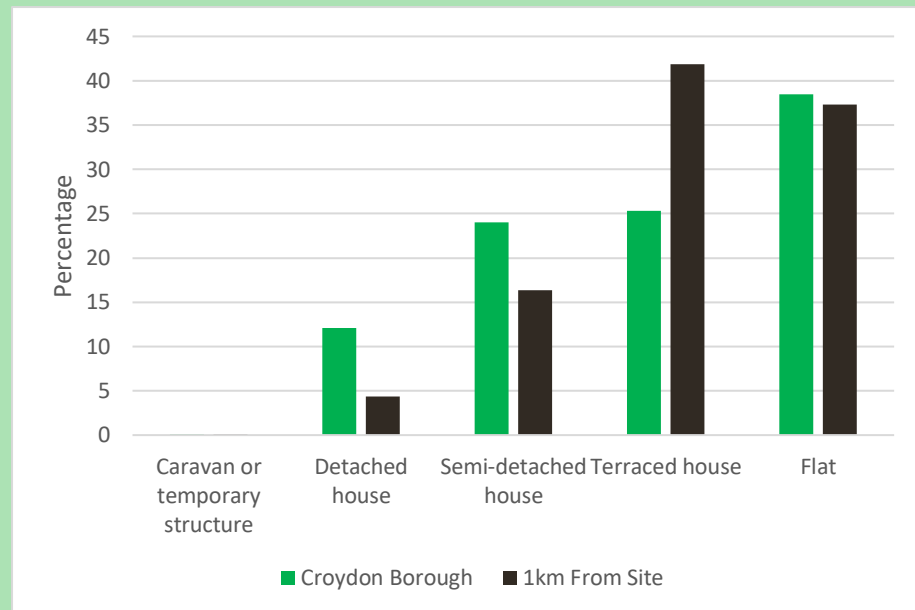
Age Profile within a 1km radius



The age profile of the surrounding population has higher than Croydon-average below-working age population. This fits with the profile of peak use of the park before 5pm.

(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 has a mixed PTAL rating of 4.

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 within a Nitrate Vulnerable Zone.

The park is partially within a Source Protection Zone – Zone II (Outer Protection Zone).

The park is identified as being within an area for Grassland Assemblage Farmland Birds.

The park is identified as containing habitat for Tree Sparrow, Redshank, and Yellow Wagtail birds.

Source: DEFRA, Magic Map website

Historic Significance

There are no Listed Buildings within or adjacent to the park.

Community Importance

There is a dedicated community group called 'Friends of Trumble Gardens' who work on a voluntary basis to maintain the park and make it a safe and attractive environment.

The Friends group organise various events held in the park to encourage community engagement, including Trumble Gardens Action Day, Desmond Dekker Day and a lights festival.

Sports Facilities

The park contains five tennis courts with on-site car parking. Additionally, it also contains ornamental gardens, a children's playground and toilet facilities.

Tranquillity

The park is generally set back from the street and adjoins a number of residential allotments. Other than within the ornamental gardens, the park contains a minimal amount of vegetation. Its focus is primarily on the recreation facilities it provides.

Given the extent of space allocated to sport facilities, traditional open space (ie. Parkland) is limited. However, the various elements of the park (ie. Tennis courts, ornamental gardens and children's playground) are relatively segregated from one another.

Local in Character and not an extensive tract of land

The site is not an extensive tract of land.

In terms of local character, the park contributes to the engagement and physical health of the community. Given that the tennis courts are open to the general public for use, the park would be of local importance to a wide community group. Further, the ornamental gardens which have a frontage to Brigstock Road contribute to the visual amenity of the neighbourhood.

The tennis courts are currently being upgraded.

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: Medium



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

Overall Value: Medium

Croydon Open Space Study – Evaluation Form

Information	
Name and Address of Site	Haling Grove Park, CR2 6BR
Aerial Map	 <p>Source: Google.com</p>
Council Description	<p>South Croydon lies between Brighton Road and Pampisford Road. A footpath runs around much of the boundary from St Augustine's Avenue in the east past Tirlmont Road and south to Culmington Road.</p>
Local Plan Designations	 <p>The site has the following designations under the Croydon Local Plan Interactive Policies Map:</p> <ul style="list-style-type: none"> • Other Undesignated Open Space (London Plan Policy 7.18) • Sites of Nature Conservation Importance • Archaeological Priority Area • Locally Listed Historic Parks and Garden

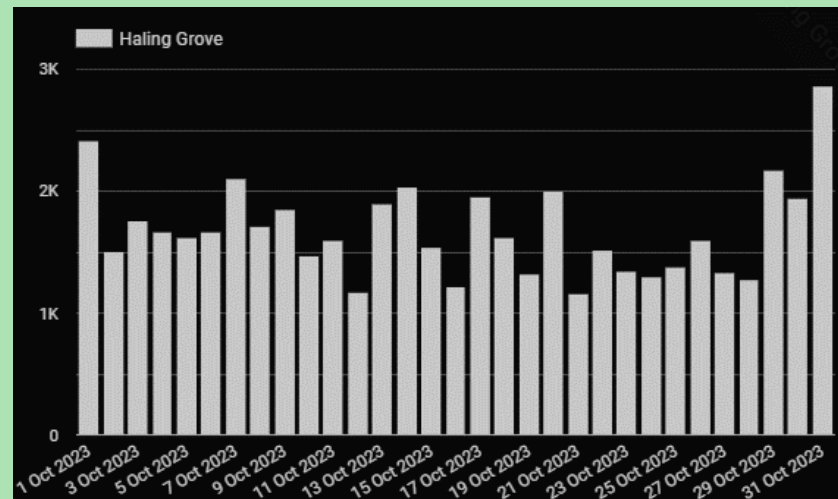
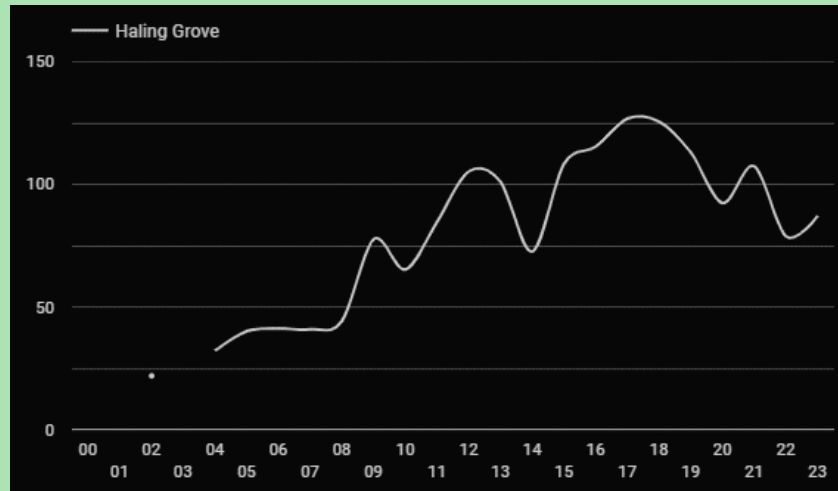
Source: Croydon Local Plan 2018, Proposals Map

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) = 15,573 (Source: Experian AppLibrary software)

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

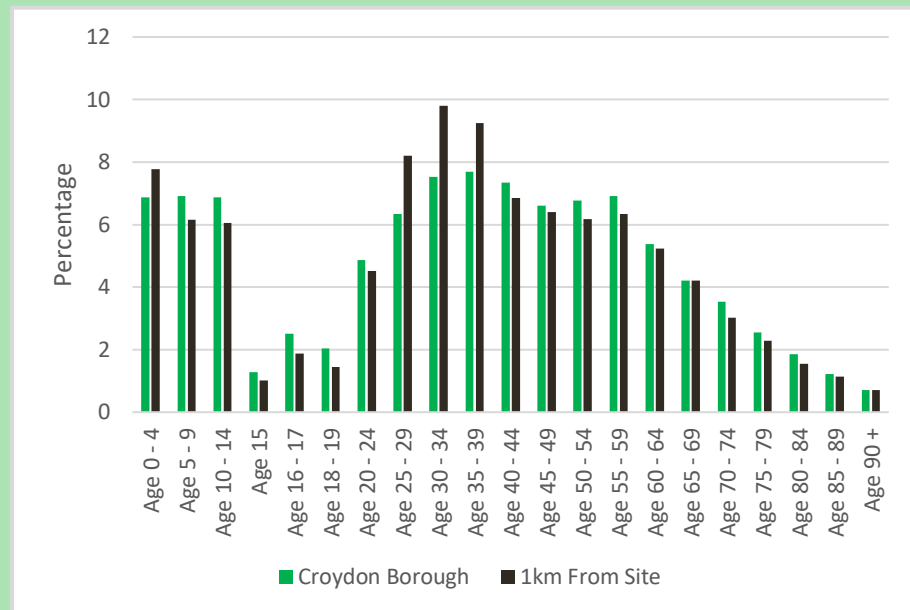


Of the 84 sites surveyed, Haling Grove is the **22nd** busiest in terms of footfall over the October 2023 survey period with an average attraction of **1,678 visitors a day**. It has a peak visitation time of between **5pm-6pm**.

Average Dwell-time Data (Source: YellowSubmarine)

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

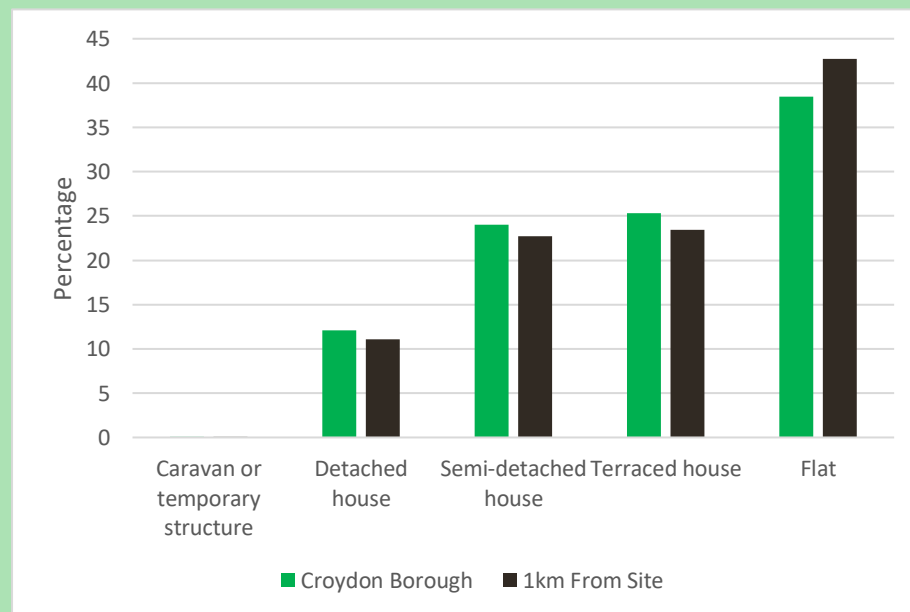
Age Profile within a 1km radius



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

(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.

A community survey revealed that the park is popular amongst people who

don't have a private garden at home.

(Source: Experian AppLibrary software)

PTAL Rating

The site has a mixed PTAL rating of 1b and 0.

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.

The park is within a Nitrate Vulnerable Zone.

Source: DEFRA, Magic Map website, Greenspace Information for Greater London

In addition, the pond supports both the Common Blue Damselfly and Emperor Dragonfly. The grass in the lower parts of the park has been allowed to grow tall and there are a good variety of common wildflowers, such as common knapweed, clovers, creeping thistle, yarrow and cow parsley. Butterflies include gatekeeper and holly blue.

Source: Greenspace Information for Greater London

Historic Significance

There are no Listed Buildings within or adjacent to the park. However, the park is designated as a Locally Listed Historic Park and Garden under the Croydon Local Plan. The park has also been protected since January 1935 under the Fields in Trust Protected Field.

Remnants of the original formal gardens, fine trees and shrubberies, and other features remain, such as a ha-ha, coach house and two walled gardens.

Community Importance

There is a dedicated community group called 'Friends of Haling Grove' who work on a voluntary basis to improve the environment and facilities within the park. They aim to encourage more people to use the park facilities and enjoy its beautiful setting.

The Friends group organise various events held in the park to encourage community engagement, including litter pick and gardening mornings, a dog show, a picnic, Outdoor Storytelling with TotsTales, bug hunting, and The Big

	<p>Lunch.</p> <p>The park has been awarded the Green Flag Award, recognising its high management standard.</p> <p>A community survey revealed that community members commonly visit the park to attend events and organised games, as well as for picnics.</p> <p>In addition, the park is protected by Fields in Trust, which is an independent charity that protects parks and green spaces.</p> <p><u>Sports Facilities</u></p> <p>Haling Grove Park contains a recreation field suitable for sporting activities. It also contains gym equipment, table tennis facilities, a children’s playground, ornamental gardens, a pavilion, and toilet facilities.</p> <p>A community survey revealed that the gym equipment and table tennis facilities are popular amongst park visitors, and a common reason for people visiting the park was for exercise.</p> <p><u>Tranquillity</u></p> <p>The park provides a generous amount of green space in a residential neighbourhood, where people can go to relax, exercise, play or socialise. Trees around the park’s perimeter provide a sense of tranquillity for park users. It has exposure to one local street (Haling Grove), and also adjoins the rear of a number of residential properties.</p> <p>A community survey revealed that a common reason for people visiting the park was to enjoy the nature of the park. 62 of the 96 survey respondents said they used the park for ‘sitting’ and ‘quiet time’, 65 respondents value the connection with nature and 56 respondents value the park for its beauty.</p>
<p>Local in Character and not an extensive tract of land</p>	<p>The site is not an extensive tract of land.</p> <p>In terms of local character, the park contributes to the community’s sense of pride and neighbourhood character. It provides valuable access to nature in an area lacking accessible wildlife sites. The park is easily accessible from both the north and south and is highly visible from Haling Grove which curves around the northern extent of the park.</p>
<p>Recommendation</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>Proximity to the community: High</p> <p>Demonstrably special to a local community: High</p>

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

Overall Value: High

Croydon Open Space Study – Evaluation Form

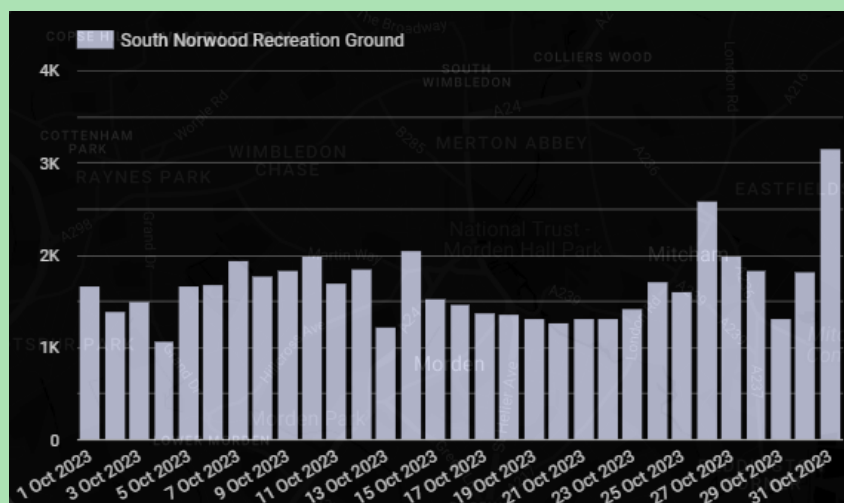
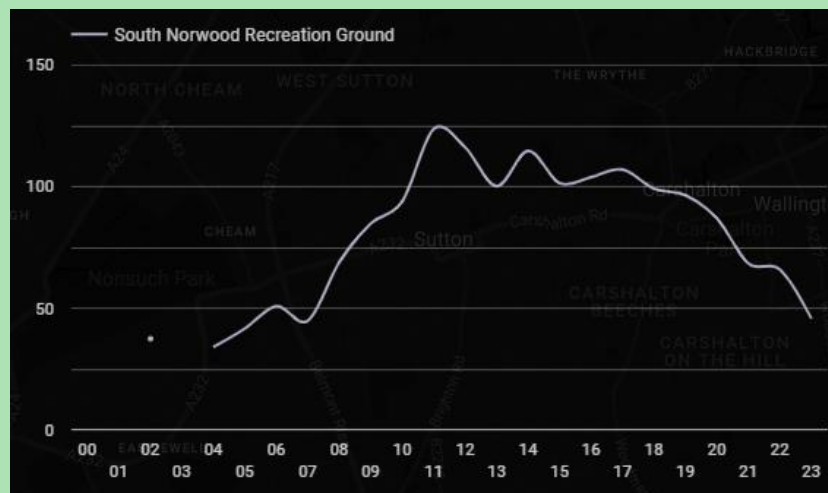
Information	
Name and Address of Site	South Norwood Recreation Ground, SE25 5SG
Aerial Map	 <p>Source: Google.com</p>
Council Description	<p>This recreation ground was acquired by the council in 1889 and the Borough Road Surveyor estimated that it would cost £1,326.19 to lay out. Over a quarter of this cost was to put land drainage in which suggests that the site was quite wet.</p>
Local Plan Designations	 <p>The site is allocated as 'Other Undesignated Open Space' (London Plan Policy 7.18). It is also designated as a Locally Listed Historic Parks and Garden. Further, the park's entrance path to Selhurst Road is within a Conservation Area.</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) = 28,499 (Source: Experian AppLibrary software)

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

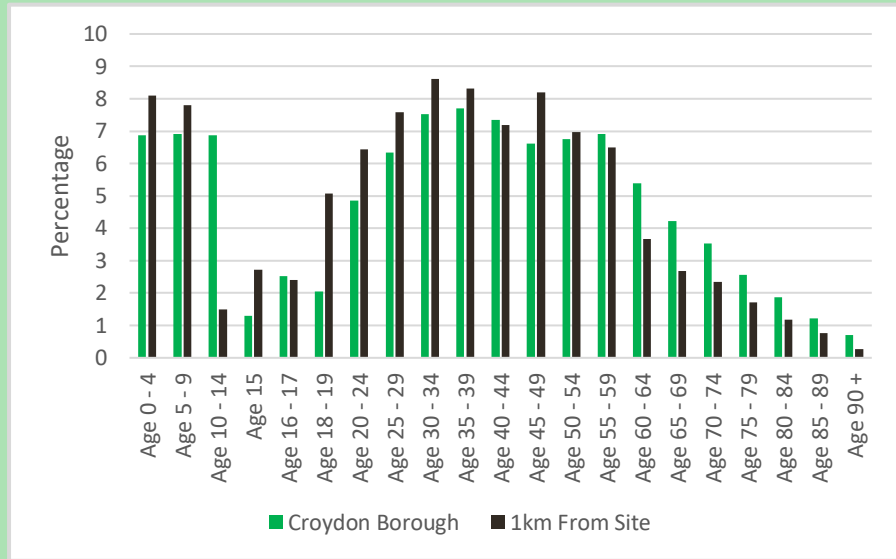


Of the 84 sites surveyed, South Norwood Recreation Ground is the **23th** busiest in terms of footfall over the October 2023 survey period with an average attraction of **1,672 visitors a day**. It has a peak visitation time of around **11am**.

Average Dwell-time Data (Source: YellowSubmarine)

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

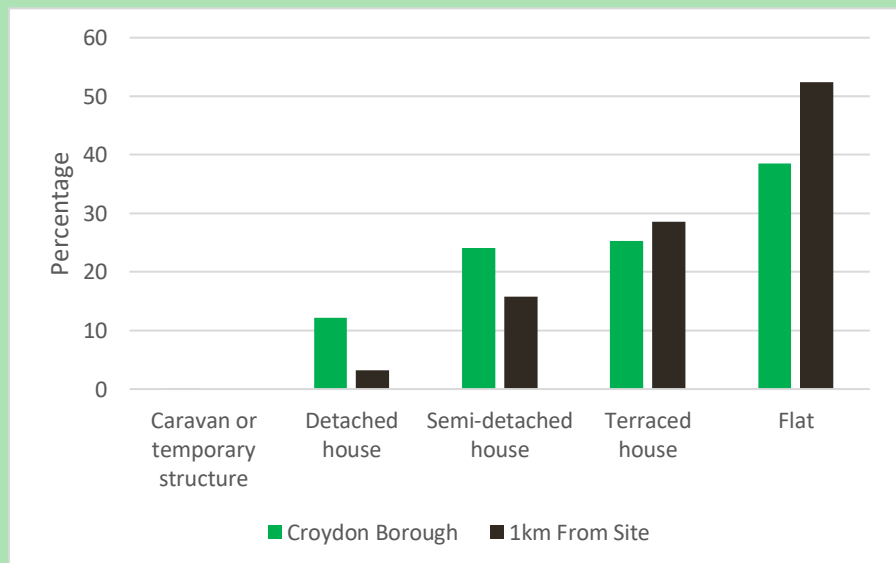
Age Profile within a 1km radius



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.

A community survey revealed that people living in flats use the garden area in the park.

(Source: Experian AppLibrary software)

	<p><u>PTAL Rating</u></p> <p>The site has a mixed PTAL rating of 3, 4, and 5.</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>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</p>	<p><u>DEFRA Classification</u></p> <p>The park is classified as ‘Acid, Calcareous, Neutral Grassland’ and ‘Improved Grassland’.</p> <p>The park is identified as containing habitat for the Turtle Dove bird.</p> <p>Source: DEFRA, Magic Map website</p> <p><u>Historic Significance</u></p> <p>There are no Listed Buildings within the park. However, the park is designated as a Locally Listed Historic Park and Garden under the Croydon Local Plan. There are also two Listed Buildings adjacent to the park’s entrance path to Selhurst Road, including the Church of the Holy Innocents, and Boundary Wall (Grade II*) War Memorial at the Church of Holy Innocents (Grade II).</p> <p><u>Community Importance</u></p> <p>The park has an active Facebook group run by community members, which promotes local events and encourages community engagement. Recent events hosted in the park include a Winter Festival, South Norwood Community Festival, and Norwood ScareCrow JunKAction. The group also encourages regular litter-picking to keep the ground clean.</p> <p>A community survey revealed that the park is regularly used for community events children’s play and picnics.</p> <p><u>Sports Facilities</u></p> <p>The South Norwood Recreation Ground contains a number of sport facilities, including:</p> <ul style="list-style-type: none"> • Sports ground • Football pitches • Tennis court • Two multi-games court (floodlit) • Skate facility • 400m running track

	<p>There are also walking paths throughout the park and a Children’s playground within the park’s southern extent.</p> <p>A community survey revealed that the park is regularly used for exercising.</p> <p><u>Tranquillity</u></p> <p>The park provides a generous amount of green space in a residential neighbourhood, where people can go to relax, exercise, play or socialise. The park is reasonably open with some trees scattered around the sport facilities as well as around the park’s perimeters.</p> <p>The park’s eastern boundary adjoins railway tracks which services the Overground and National Railway Line.</p> <p>In addition, a community survey revealed that the park is enjoyed for relaxation.</p>
<p>Local in Character and not an extensive tract of land</p>	<p>The site is not an extensive tract of land.</p> <p>In terms of local character, the park provides valuable recreation space which is publicly accessible during the designated opening hours. It is generally set back from local streets, though is visible from Tennison Road and Selhurst Road. The park has been open for public access and enjoyed by the community since it was acquired by the Council in 1889.</p>
<p>Recommendation</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>Proximity to the community: High</p> <p>Demonstrably special to a local community: High</p> <p>Local in character and not an extensive tract of land: High</p> <p><u>Overall Value:</u> High</p>

Croydon Open Space Study – Evaluation Form

Information	
Name and Address of Site	The Queen’s Gardens, CR0 1YJ
Aerial Map	 <p>Source: Google.com</p>
Council Description	<p>“[...]</p> <p>The construction of the garden commenced in October 1982 and the final garden works were carried out in Spring 1983 and were completed for the Borough Centenary celebrations. The new gardens were opened by Queen Elizabeth II on 21st June 1983 when a small plinth was unveiled to commemorate the opening of The Queen’s Gardens.”</p> <p>In addition to the above, the park re-opened in mid-2022 after being closed for 2 years for a ‘revamp’ which formed part of the Queen’s Quarter development, accommodating 513 new flats across four towers within the site located immediately to the south.</p>
Local Plan Designations	

The site has the following allocations under the Local Plan Interactive Map:

- 'Other Undesignated Open Space' (London Plan Policy 7.18)
- Locally Listed Historic Parks and Garden
- Conservation Area (northern extent only)
- Archaeological Priority Area

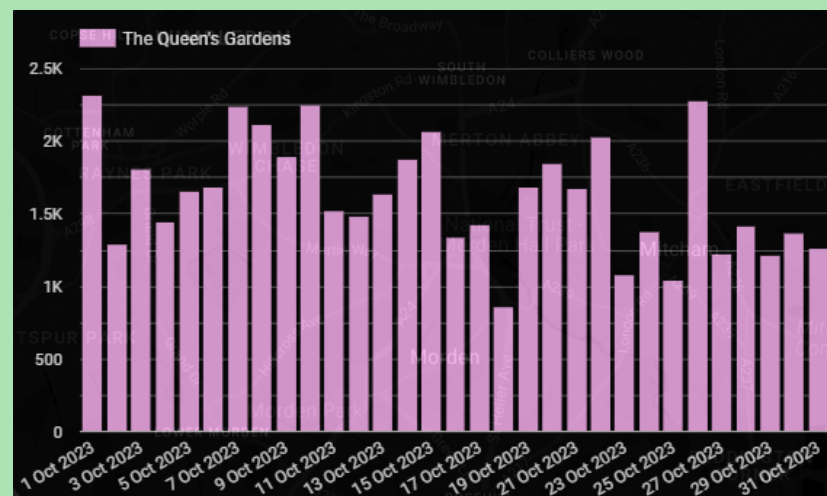
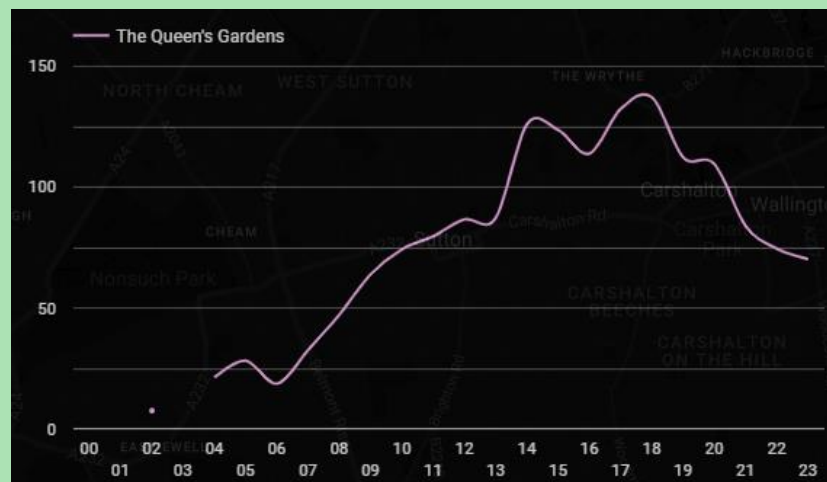
Source: Croydon Local Plan 2018, Proposals Map

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) = 31,571 (Source: Experian AppLibrary software)

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

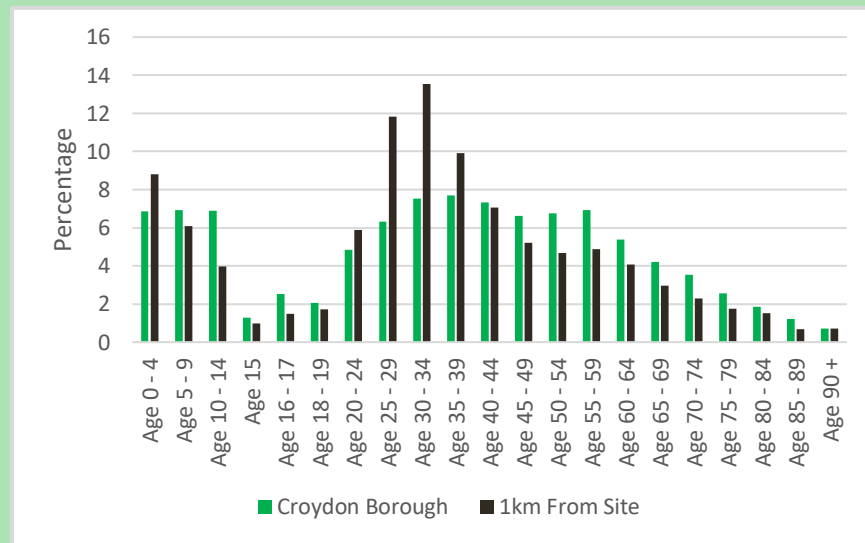


Of the 84 sites surveyed, The Queen’s Gardens is the 24th busiest in terms of footfall over the October 2023 survey period with an average attraction of **1,627 visitors a day**. It has a peak visitation time of around **6pm**.

Average Dwell-time Data (Source: YellowSubmarine)

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

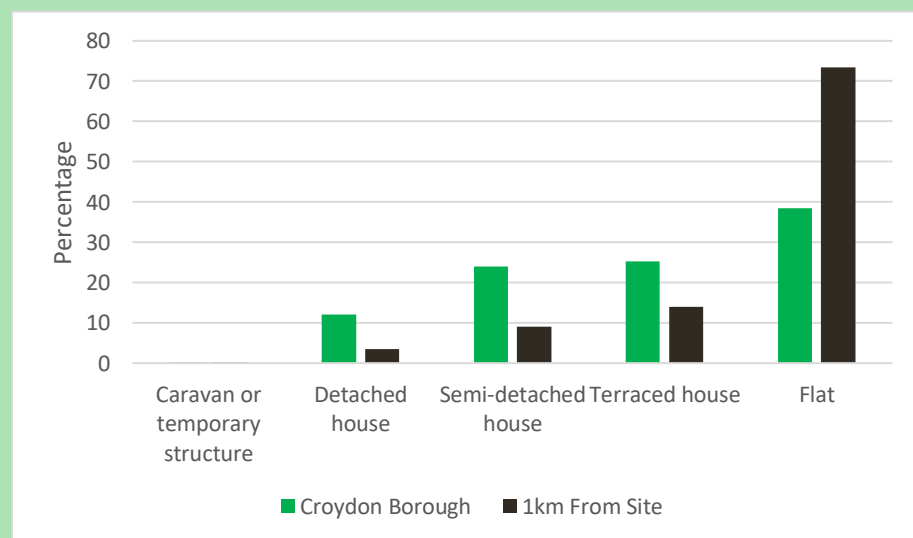
Age Profile within a 1km radius



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

(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 has a mixed PTAL rating of 6b.

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 park is designated as being within a Nitrate Vulnerable Zone.

Source: DEFRA, Magic Map website

Historic Significance

There are no Listed Buildings within the park. However, the park is designated as a Locally Listed Historic Park and Garden, is partially within a Conservation Area, and is within an Archaeological Priority Area under the Croydon Local Plan. There are also some Listed Buildings within the vicinity of the park, including Municipal Buildings (Grade II) to the west, and Segas Offices (Grade II) to the north).

Community Importance

The Queen's Gardens was recently given an uplift. Members of the local community were involved in the collaborative design with HUB for the park's recent redevelopment. This included designing the children's playground and planting design.

Members of the public has stated on an online forum:

"A lot of locals have a deep affection for The Queen's Gardens, namely because of the community Saffron Farm which stood on part of the site from 2015."

"My favourite parts are the playground, I think that's very nice for children and people to play. I also like the greenery places, it's very nice if you want to sit down with friends and have a chat and it's suitable for all ages."

"My favourite [Croydon greenspace] is The Queens Gardens and probably the places where I can sit with friends in greenery. I was with my friends in the gardens and they really enjoyed it."

In addition, the park has recently been host to some community events,

	<p>including Croydon Pride, and Liberty Festival.</p> <p><u>Sports Facilities</u></p> <p>There are no sports facilities within The Queen’s Gardens. However, the park contains walking paths, seating areas, and trees that provide shading. It also contains a children’s playground within the park’s western extent.</p> <p><u>Tranquillity</u></p> <p>The Queen’s Gardens has a formal landscaping design with trees dispersed throughout, providing community members with a well-designed space to relax in and take their children to play.</p> <p>The park is within a highly urbanised area, with the recent construction of 513 new flats across four towers immediately to the south.</p>
<p>Local in Character and not an extensive tract of land</p>	<p>The site is not an extensive tract of land.</p> <p>In terms of local character, the park evidently contributes to the community’s sense of pride and neighbourhood character, particularly following its redesign which the community contributed towards. The park provides an important contribution of green space in a highly urbanised area.</p>
<p>Recommendation</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>Proximity to the community: High</p> <p>Demonstrably special to a local community: Medium</p> <p>Local in character and not an extensive tract of land: High</p> <p><u>Overall Value:</u> High</p>

Croydon Open Space Study – Evaluation Form

Information	
Name and Address of Site	South Croydon Recreation Ground, CR2 0PB
Aerial Map	 <p>Source: Google.com</p>
Council Description	<p>This ground was acquired by the Council in 1889 to serve the growing population of South Croydon. An estimate prepared by the Borough Road Surveyor in 1888 (just prior to the purchase) gave the cost to set out the new "Brighton Road Recreation Ground" as £572 and 2 shillings, but when the ground was opened in 1895 the cost was £2,552.</p> <p>Local cricket and football matches were played at the ground and on summer evenings a band played in the band stand which was located opposite the end of Wyche Road.</p>
Local Plan Designations	

The site has the following allocations under the Local Plan Interactive Map:

- 'Other Undesignated Open Space' (London Plan Policy 7.18)
- Flood Zone 2 (south-western corner only)
- Flood Zone 3 (south-western corner only)

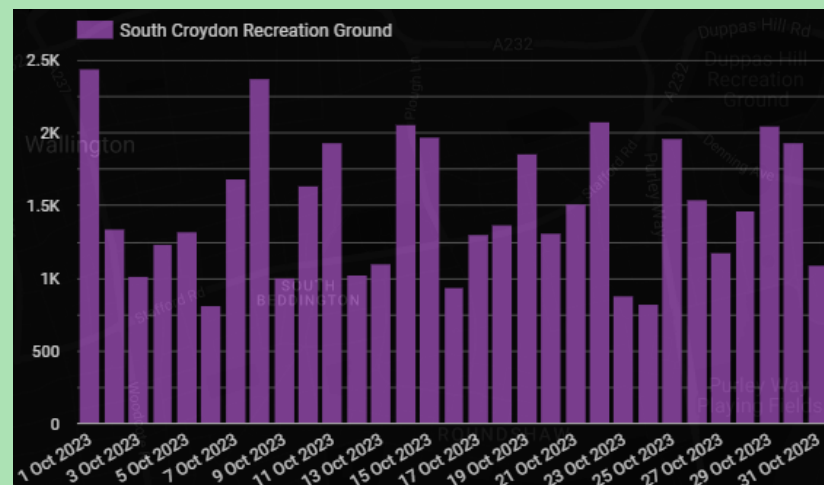
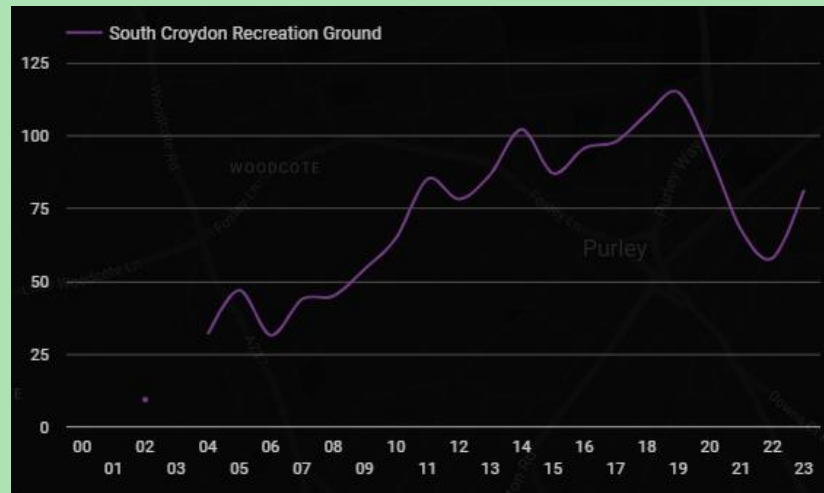
Source: Croydon Local Plan 2018, Proposals Map

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) = 16,478 (Source: Experian AppLibrary software)

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

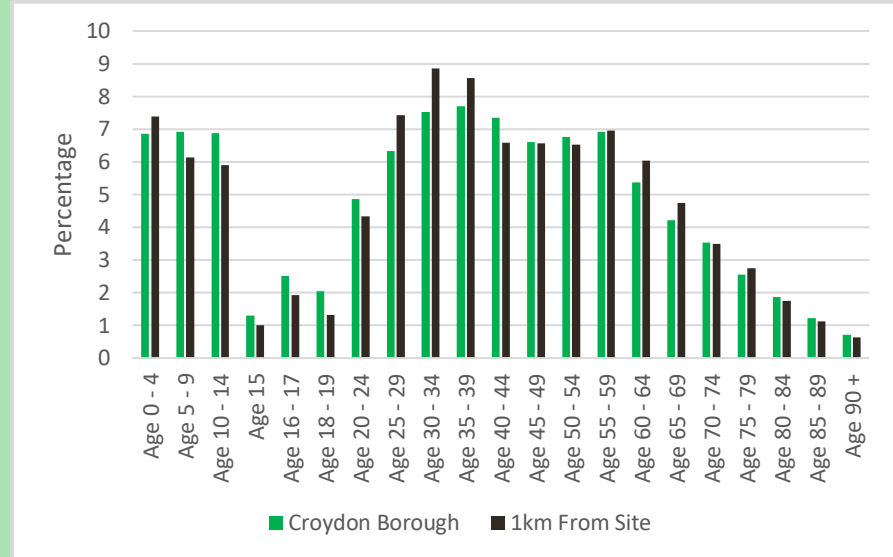


Of the 84 sites surveyed, South Croydon Recreation Ground is the **31st** busiest in terms of footfall over the October 2023 survey period with an average attraction of **1,492 visitors a day**. It has a peak visitation time of around **7pm**.

Average Dwell-time Data (Source: YellowSubmarine)

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

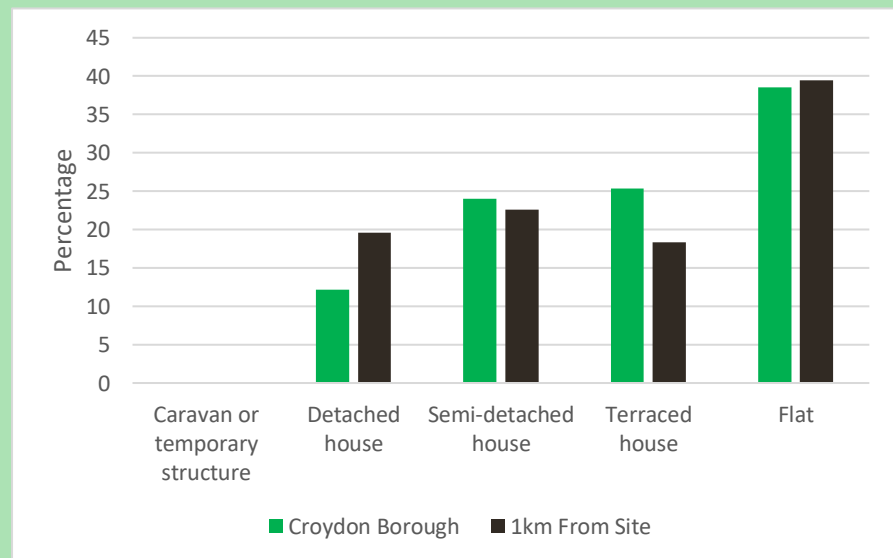
Age Profile within a 1km radius



The age profile of the surrounding population has higher than Croydon-average working age population. This fits with the profile of peak use of the park after 5pm.

(Source: Experian AppLibrary software)

Residential Tenure within a 1km radius



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

(Source: Experian AppLibrary software)

PTAL Rating

The majority of the site has a PTAL rating of 3, with a small portion of the park towards the eastern boundary having a PTAL rating of 2.

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', and 'Improved 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

Historic Significance

There are no Listed Buildings within or adjacent to the park.

Community Importance

There is a dedicated community group called 'Friends of South Croydon Rec' who work on a voluntary basis. They aim to encourage more people to use the park facilities and enjoy its beautiful setting.

The Friends group organise projects in the park for the community to get involved with, which aim to improve the environment and facilities within the park. Projects include:

- Extend the playground area
- Get planting!
- Keep the park clean
- Fireworks display

The park is also host to various community events including 2Play Football (every weekend), Creative Play with Coach Darral (every weekend).

In addition, the below is an extract from the website of the Friends group, which demonstrates its importance within the community:

"South Croydon Recreation Ground is a much-loved and well-used local

park.”

Sports Facilities

There are no formal sports facilities within the South Croydon Recreation Ground. However, the park has an open grass field suitable for recreation activities including sports, as well as a children’s playground, walking paths, park benches and a pavilion.

Tranquillity

The park provides a generous amount of green space in a residential neighbourhood, where people can go to relax, exercise, play or socialise. The park has an open layout with trees planted around the park’s perimeters.

The park’s eastern boundary adjoins railway tracks which services the National Railway Line.

Local in Character and not an extensive tract of land

The site is not an extensive tract of land.

In terms of local character, the park provides valuable recreation space to the local community which is publicly accessible at all times of the day. It contributes to the street greening of the neighbourhood being visible from the surrounding street network including from Sanderstead Road and Brantwood Road.

The park has been open for public access and enjoyed by the community since it was acquired by the Council in 1889.

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: High

Overall Value: High

Croydon Open Space Study – Evaluation Form

Information	
Name and Address of Site	Ashburton Park, CR0 6NN
Aerial Map	 <p>Source: Google.com</p>
Council Description	<p>The park is on the site of the Woodside Convent, however all that remains today is the chapel. The original mansion was built in 1788 and underwent several name changes, the estate was known as Byculla Park from 1855 after a suburb of Bombay, and from 1869 to 1878 the mansion was called Stroud Green House after Stroud Green Common a 12 acre stretch of land on the other side of Lower Addiscombe Road.</p> <p>The estate changed hands often and at one time was owned by the horse racing celebrity Henry Dorling, whose Correct Card all race goers used. In 1878 the estate became the property of Reverend Father Tooth, the founder of the Community of the Paraclete. He erected the chapel buildings and maintained an orphanage for the sons of gentlemen, under the care of six sisters of his Community subject to his rules, and later he had a home for inebriates.</p> <p>The Corporation purchased the site in 1924 and the mansion was demolished soon after, the site was developed as a putting green, which after a decline in use was dismantled. The Park was the venue for the Croydon Summer Show which was held annually over two days and was open till midnight with illuminations and a ten piece dance band.</p>

Local Plan Designations



The site has the following allocations under the Local Plan Interactive Map:

- 'Other Undesignated Open Space' (London Plan Policy 7.18)
- Locally Listed Historic Parks and Garden
- Archaeological Priority Area

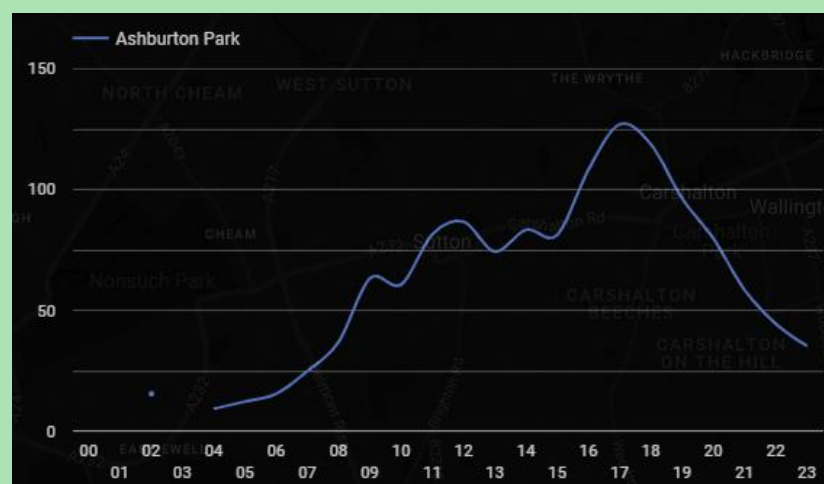
Source: Croydon Local Plan 2018, Proposals Map

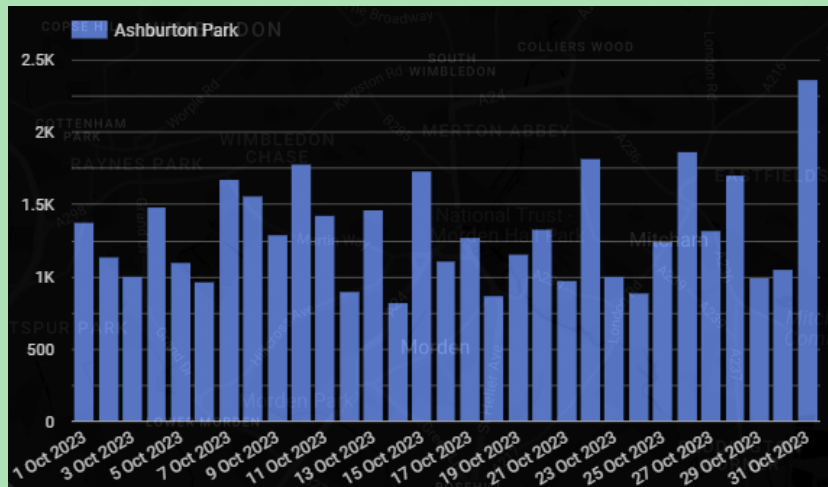
Proximity to the Community it serves

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) = 26,603 (Source: Experian AppLibrary software)

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

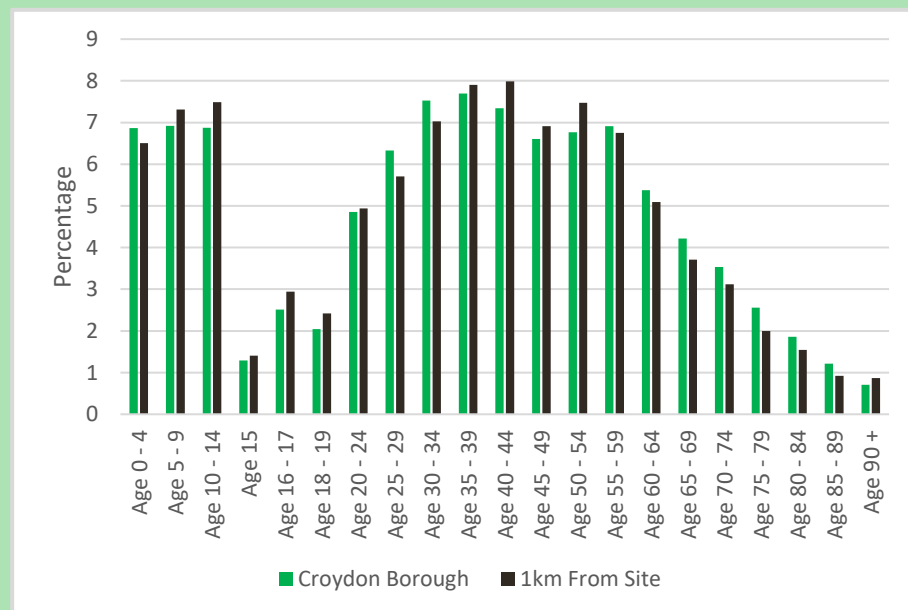




Of the 84 sites surveyed, Ashburton Park is the **41st** busiest in terms of footfall over the October 2023 survey period with an average attraction of **1,314 visitors a day**. It has a peak visitation time of around **5pm**.

Average Dwell-time Data (Source: YellowSubmarine)

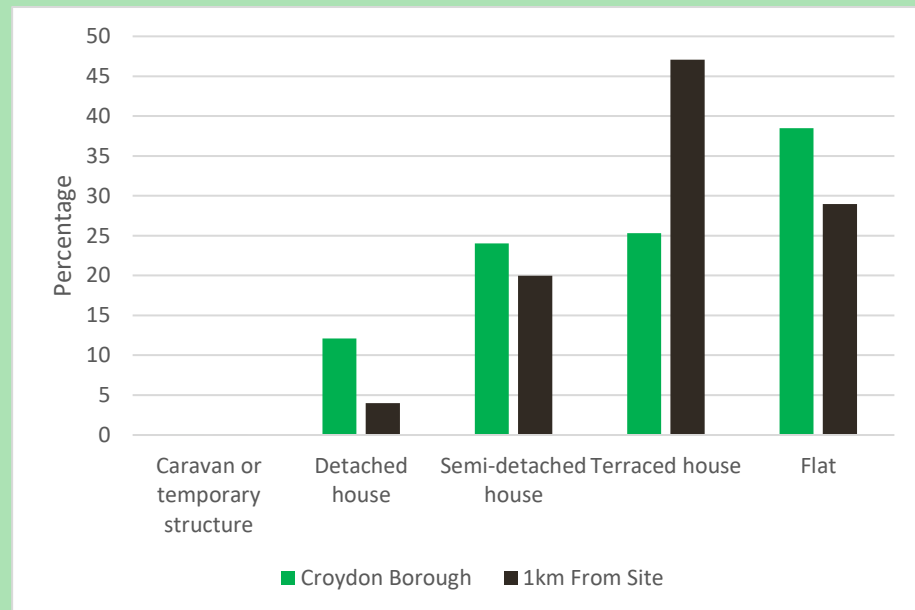
The average dwell-time for the survey period in October 2023 was **3 hours**.



The age profile of the surrounding population has an age demographic similar to that of the Croydon-average.

(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 has a PTAL rating of 3 within its eastern extent, and a PTAL rating of 4 within its western 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 has the following Living England Habitat classifications:

- 'Acid, Calcareous, Neutral Grassland'
- 'Dwarf Shrub Heath'
- 'Improved Grassland'

Source: DEFRA, Magic Map website

In addition, a community survey revealed that a number of people visit the park to enjoy the wildlife.

Historic Significance

There are no Listed Buildings within or adjacent to the park. However, the park is designated as a Locally Listed Historic Parks and Garden and is within an Archaeological Priority Area.

In addition, a community survey revealed that a number of people enjoy the history of the tea rooms.

Community Importance

There is a dedicated community group called 'Friends of Ashburton Park' who work on a voluntary basis to improve the environment and facilities within the park. The Friends group assist in organising various events and community projects that are held in the park. Recent events have included Petanque Taster Sessions, Litter Pick, Gardening, Nordic Walking, and Zippos Circus.

A community survey revealed that a popular reason for visiting the park was for community gatherings, and the green space was used by the local primary school.

In addition, the below is an extract from the website of the Friends group, which demonstrates its importance within the community:

"Dog walkers and runners as well as school children on their way to and from local schools regularly use the park."

Sports Facilities

Ashburton Park contains the following sports facilities:

- Bowling green and pavilion
- Netball and basketball court
- Tennis courts
- Petanque

With regard to informal recreational facilities, the park contains a children's playground, walking paths, park benches and a pavilion. The park also contains an open grass field suitable for informal sporting and recreation activities.


A community survey revealed that the park is regularly used for exercise and sports.

In addition, the below is an extract from the website of the Friends group, which discusses the park's facilities over the years:

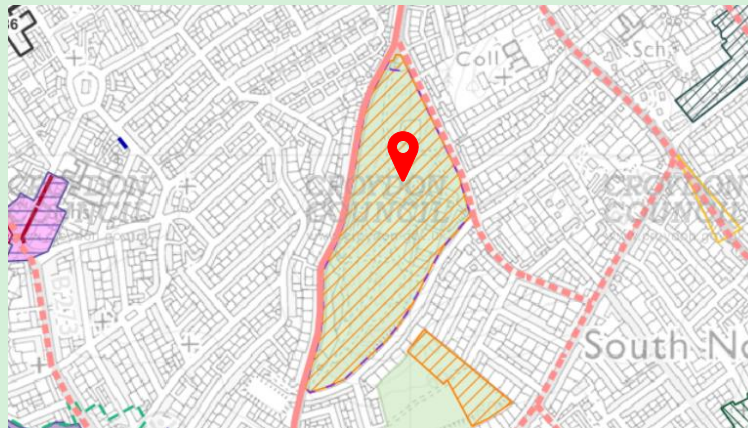
"The grounds have undergone numerous changes over the centuries. It has had vineyards, stables, an Italian garden, croquet lawn, fine timber and ornamental lake. Today it has a running and walking track that needs to be repaired. There are tennis courts, children's playground and a bowling green."

	<p><u>Tranquillity</u></p> <p>The park provides a generous amount of green space in a residential neighbourhood, where people can go to relax, exercise, play or socialise. There are trees planted around the park's perimeters as well as throughout the park to provide a sense of segregated spaces and separation between the various facilities available.</p> <p>A community survey revealed that a common reason for people visiting the park was to 'escape' and enjoy its tranquillity. 117 of the 203 survey respondents said they used the park for 'sitting', 108 respondents used the park for 'quiet time', and 30 respondents used the park to meditate.</p>
<p>Local in Character and not an extensive tract of land</p>	<p>The site is not an extensive tract of land.</p> <p>In terms of local character, the park provides valuable recreation space to the local community which is publicly accessible during the park's opening hours. It contributes to the street greening of the neighbourhood being visible from the surrounding street network including from Spring Lane and Lower Addiscombe Road.</p>
<p>Recommendation</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>Proximity to the community: Medium</p> <p>Demonstrably special to a local community: High</p> <p>Local in character and not an extensive tract of land: High</p> <p><u>Overall Value:</u> High</p>

Croydon Open Space Study – Evaluation Form

Information	
Name and Address of Site	Grangewood Park, SE25 6TW
Aerial Map	 <p>Source: Google.com</p>
Council Description	<p>Grangewood was originally part of the Manor of Whitehorse which was bought in 1787 by John Cator, Esq. and enclosed by him in 1797. The wood known as Whitehorse Wood was part of the great North Wood (Norwood). It was 80 acres in extent and belonged to two successive Bishops of London between 1299 and 1338. The name White Horse was not used until 1368 when the manor became the possession of Walter Whitehors, Shield-bearer to Edward III (Before that it was known as Benchesham Manor).</p> <p>[...]</p> <p>In 1800 the wood was completely surrounded by fields and the nearest dwellings were cottages clustered around the farm house. By 1847 a track had been constructed across the wood to connect Beulah Spa (which was laid out by John Davidson Smith Esq.) with the road junction at White Horse Farm. This formed the line of what is now Grange Road.</p> <p>[...]</p> <p>Despite the changes that the park has seen it is still a popular area with the Oak woodland, gardens, sports facilities and playground, and in the spring the steep bank beside Grange Road provides a magnificent display of Daffodiles.</p>

Local Plan Designations



The site has the following allocations under the Local Plan Interactive Map:

- 'Other Undesignated Open Space' (London Plan Policy 7.18)
- Site of Nature Conservation Importance
- Locally Listed Historic Parks and Garden

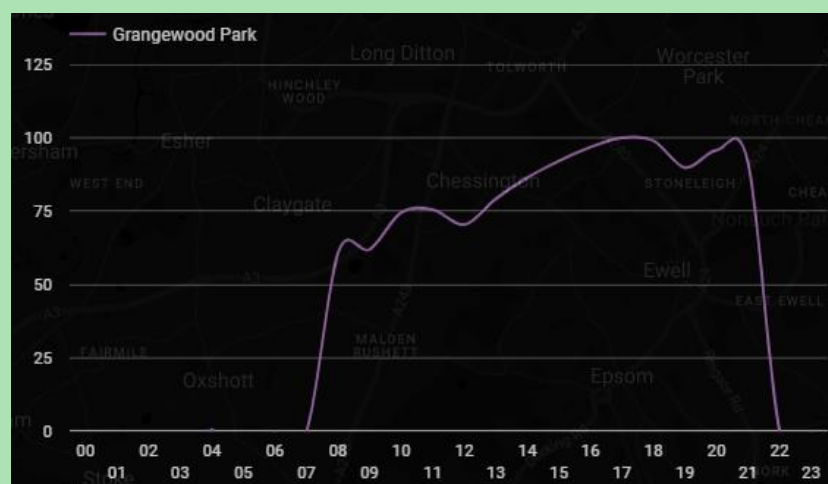
Source: Croydon Local Plan 2018, Proposals Map

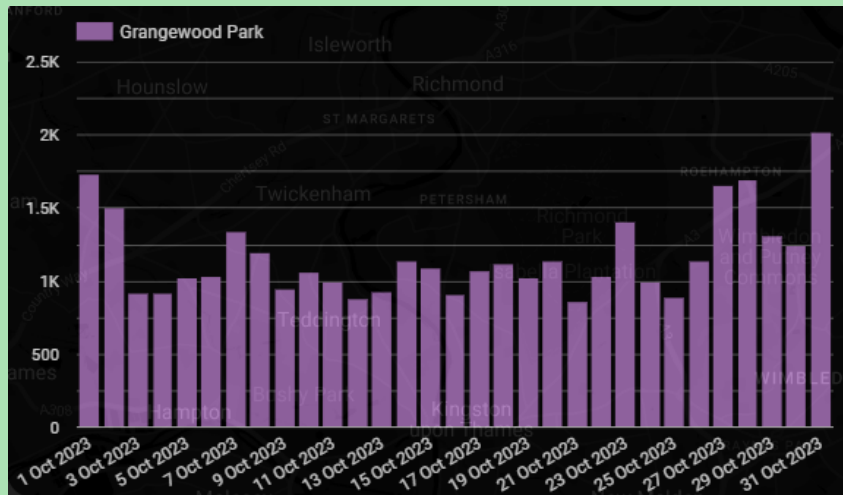
Proximity to the Community it serves

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) = 30,503 (Source: Experian AppLibrary software)

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



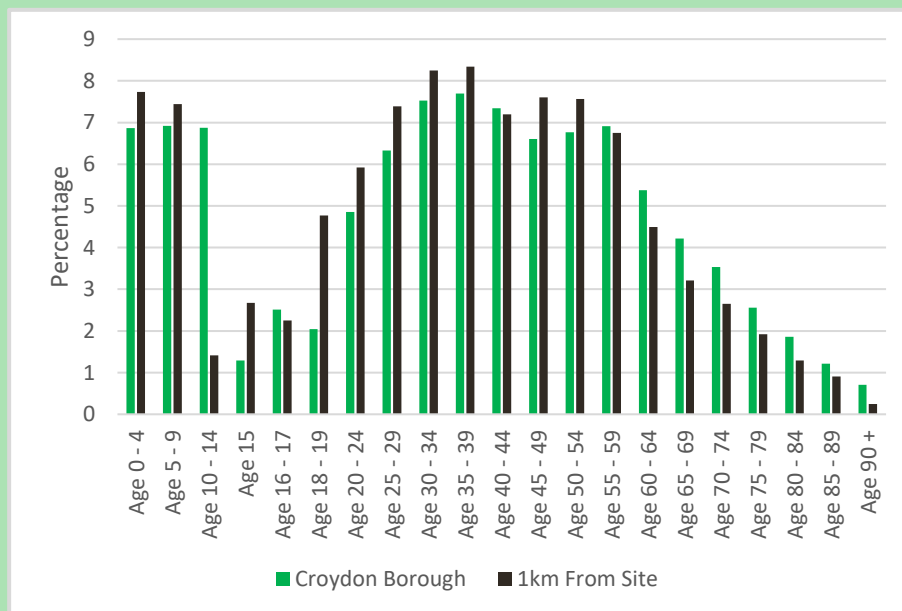


Of the 84 sites surveyed, Grangewood Park is the 53rd busiest in terms of footfall over the October 2023 survey period with an average attraction of **1,170 visitors a day**. It has a peak visitation time of around **5pm-9pm**.

Average Dwell-time Data (Source: YellowSubmarine)

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

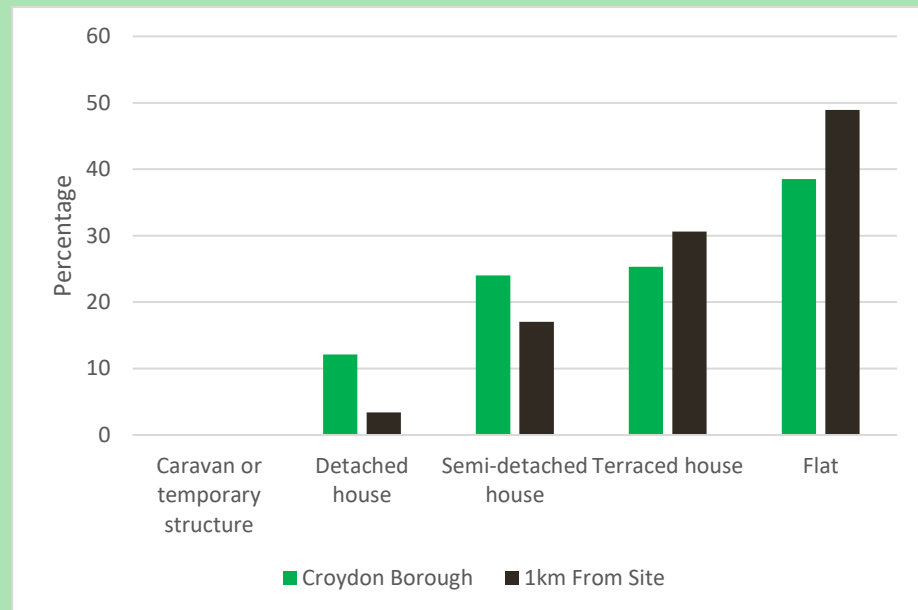
Age Profile within a 1km radius



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

(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 has a mixed PTAL rating of 0, 1b, 2, and 3.

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 majority of the site is classified as 'Deciduous Woodland'.

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

Segments of the park has a 'High Spatial Priority' for Woodland Improvement, and majority of the remaining areas of the park have a 'Lower Spatial Priority'.

The park is categorised as being within a Higher Tier of a Countryside Stewardship Agreement Management Area.

The majority of the park is within an area which benefits from the Woodland Grant Scheme 3.

The park is identified as containing habitat for the Yellow Wagtail and the Turtle Dove bird.

Source: DEFRA, Magic Map website

In addition, the below is an extract from the Friends of Grangewood Park website:

“The park is known for its much loved and friendly squirrel population especially generations of white squirrels which have been frequent visitors to the park over the years.”

A community survey also revealed that a number of people visit the park to enjoy the wildlife.

Historic Significance

There are no Listed Buildings within or adjacent to the park. However, the park is designated as a Locally Listed Historic Park and Garden under the Croydon Local Plan.

Community Importance

There is a dedicated community group called ‘Friends of Grangewood Park’ who work on a voluntary basis to preserve, maintain and enhance the park as well as promoting its use by the local community.

The Friends group release a monthly newsletter and organise numerous events in the park, including: Picnic in the Park (annual event), Summer Fair, Photography Competition, Halloween Pumpkin Trail, Community Action Day, Carols in the Park, the Big Clean Up, Family Forest Run, and a Woodpecker Hunt.

A community survey revealed that a popular reason for visiting the park was for meeting friends, attending community events, and enjoying community life.

In addition, the below is an extract from the Friends group website, which demonstrates the importance of the park to the community:

“We also hold a much loved Halloween Spooktacular which is attended by hundreds of local children. Sadly, it hasn’t taken place for the last two years but has temporarily been replaced by a popular Pumpkin Trail organised by local parents.

We were lucky enough in 2019 to hold our first outdoor cinema which was a fantastic success.

We have also organised a number of action days and activities over the years and raising funds for a variety of projects which has seen us paint a mural on the side of the park hut, repair a mosaic in the cultural garden and carry out numerous gardening projects. We have restored the pond in the cultural garden on at least three occasions but sadly each time it was vandalised and have also planted many trees including an English Oak to help carry on the

park's amazing legacy.

This year, The Friends, decided to focus on organising one big event which was the park's 120th birthday celebrations but we will also be holding the annual lantern procession and Christmas carols in the park which will be particularly special this year.

The Friends are joining forces with St Paul's Church which is celebrating its 150th anniversary and St Albans Church which marked 130 years in Thornton Heath to put on an extra special Christmas carol service.

We have been lucky enough to forge a number of partnerships over the years most notably with the London Wildlife Trust as part of the Heritage Lottery funded Great North Wood project. This has involved many action and planting days with informative butterfly and bug hunts.

[...]

With the support of successive Community Ward budgets we have been able to acquire two picnic benches, and three memorial benches.

[...]

More recently the sunken garden has been revived with an edible garden project which has seen plants and raised beds created thanks to a crowdfunding appeal and the hard efforts of volunteers."

Sports Facilities

The Grangewood Park contains a number of sport facilities, including:

- Bowling green and pavilion
- Tennis courts
- Multi-games courts
- Basketball and kick around
- Outdoor gym

A community survey revealed that the park is regularly used for exercise (gym equipment, sports, and play).

In addition, the park also contains a children's playground, a cultural garden, ornamental gardens and walking paths throughout.

Tranquillity

The park's woodlands provides a nature escape within an urban area for community members.

A community survey with 98 respondents revealed that a common reason for people visiting the park was to enjoy quiet time (63 people) and connect with nature (72 people), with 32 people noting that they use the park to meditate.

	<p>64 of the respondents also noted that they value the park for its tranquillity.</p> <p>The below is an extract from the Friends group website, which lends to the tranquillity of the park:</p> <p><i>“Grangewood is one of our prettiest open spaces, diversified as it is by undulating scenery and many a woodland path, such as we might go many miles to see.”</i></p>
<p>Local in Character and not an extensive tract of land</p>	<p>The site is not an extensive tract of land.</p> <p>In terms of local character, the park evidently contributes to the community’s sense of pride and neighbourhood character. The park originally formed part of the great North Wood. Grangewood Park has been open for public access and enjoyed by the community since it was bought by the Corporation of Croydon in 1900.</p> <p>In addition, the Friends of Grangewood Park website states: <i>“The park offers a mix of formal and informal spaces including the cultural garden, sunken garden and orchard.”</i></p>
<p>Recommendation</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>Proximity to the community: Medium</p> <p>Demonstrably special to a local community: High</p> <p>Local in character and not an extensive tract of land: High</p> <p><u>Overall Value:</u> High</p>

Appendix B – Local Green Space Journey

Table	Open Space Proposed protective designations	Croydon Local Plan Review 2024
Stage	Summary	Number
1	No. of Local Green Spaces (LGS) designated in the adopted Croydon Local Plan 2018 (CLP Review)	None
2	No. of LGS suggested for CLP Review Regulation 18 consultation	89
3	No. of green spaces identified for evaluation within the CLP Review	102 (89 spaces suggested +13 additional spaces coming forward)
4	No. of green spaces identified for LGS testing round 1 of CLP Review evaluation and community engagement.	44
5	No. of green spaces identified for LGS testing round 2 of the CLP Review evaluation and community engagement.	20
6	No. of LGS proposed following Stage 1 Open Green Space study (Nexus Planning)	18
7	No. of LGS proposed following Stage 2 Open Green Space study (Nexus Planning)	8
8	No. of open space proposed designations as Important Green Spaces in the CLP Review (Row 3- Row 8)	76 (102-26)
9	Total no. of Local Green Spaces proposed designations in the CLP Review (Row 6 + Row 7)	26 (18+8)

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