



**LONDON BOROUGH OF CROYDON**  
**OPEN SPACES NEEDS ASSESSMENT**  
**STANDARDS PAPER**  
**AUGUST 2009**

**Integrity, Innovation, Inspiration**

1-2 Frecheville Court ◀ off Knowsley Street ◀ Bury BL9 0UF  
T 0161 764 7040 ◀ F 0161 764 7490 ◀ E mail@kcp.co.uk ◀ www.kkp.co.uk



Quality assurance	Name	Date
Report origination	Claire Fallon	14 <sup>th</sup> August 2009
Quality control	Louise Hunsley	20 <sup>th</sup> August 2009
Client comments		
Final approval		

# LONDON BOROUGH OF CROYDON OPEN SPACE NEEDS ASSESSMENT

---

PART 1: INTRODUCTION .....	4
PART 2: SETTING PROVISION STANDARDS .....	5
Introduction .....	5
Accessibility standards.....	6
Parks and gardens.....	8
Natural and semi natural greenspaces .....	10
Amenity greenspace .....	12
Provision for children and young people.....	14
Allotments .....	16
Cemeteries.....	17
Quantity standards.....	18
Quality standards .....	31
Quality and value matrix .....	34
PART 3: CONCLUSIONS.....	45

# LONDON BOROUGH OF CROYDON

## OPEN SPACE NEEDS ASSESSMENT

### PART 1: INTRODUCTION

This technical report should form the first part of an Open Space Strategy. It provides a summary of the key issues from the Needs Assessment Report (which provided an audit based assessment of both quantitative and qualitative open spaces). The specific objectives are to:

- ◀ Set provision standards in terms of accessibility, quality, value and quantity.
- ◀ Apply provision standards to identify deficiencies in provision.
- ◀ Where appropriate, identify surplus provision.
- ◀ Inform the development of policy options.

The evidence presented in this report should be used to inform the development of supplementary planning documents to set out an approach to securing open space through new housing development and form the basis for negotiation with new housing developers for contributions towards the provision of appropriate open spaces and their long term maintenance.

This report covers the following open space typologies as set out in ‘Assessing Needs and Opportunities: Planning Policy Guidance 17 Companion Guide.’

*Table 1: PPG17 definitions:*

	PPG17 typology	Primary purpose
<b>Greenspaces</b>	Parks and gardens	Accessible, high quality opportunities for informal recreation and community events.
	Natural and semi-natural greenspaces	Wildlife conservation, biodiversity and environmental education and awareness.
	Green corridors	Walking, cycling or horse riding, whether for leisure purposes or travel, and opportunities for wildlife migration.
	Amenity greenspace	Opportunities for informal activities close to home or work or enhancement of the appearance of residential or other areas.
	Provision for children and young people	Areas designed primarily for play and social interaction involving children and young people, such as equipped play areas, ball courts, skateboard areas and teenage shelters.
	Allotments	Opportunities for those people who wish to do so to grow their own produce as part of the long term promotion of sustainability, health and social inclusion.
	Cemeteries, disused churchyards and other burial grounds	Quiet contemplation and burial of the dead, often linked to the promotion of wildlife conservation and biodiversity.
<b>Civic spaces</b>	Civic and market squares and other hard surfaced areas designed for pedestrians including the promenade	Providing a setting for civic buildings, public demonstrations and community events.

# LONDON BOROUGH OF CROYDON

## OPEN SPACE NEEDS ASSESSMENT

---

### PART 2: SETTING PROVISION STANDARDS

#### Introduction

There are three elements to setting provision standards:

- ◀ **Quantity** – hectares per 1,000 population.
- ◀ **Accessibility** – how far people will travel to access provision.
- ◀ **Quality and value** – thresholds used to define high and low quality within a matrix.

Target quantity standards are a guideline as to how much open space provision per 1,000 people is needed to strategically serve Croydon over the next ten years. Standards for each type of provision have been created in relation to demand, access and future population growth and are provided on an analysis area basis.

Quality and accessibility standards are also provided for each type of provision, where appropriate. Where a quality standard is provided, it is based on the audit and assessment of sites and provides a minimum level of quality (percentage score), which sites should achieve. An accessibility standard is also provided based on catchment areas and how far people should be expected to travel to visit each type of provision, against which surpluses and deficiencies are determined.

KKP has applied a composite approach to the setting of open space provision standards in Croydon. It has taken account of the other possible options including the application of national standards and believes that this is the most appropriate way to produce locally derived standards. This conforms to the guidance set out by PPG17 and the Companion Guide 'Assessing Needs and Opportunities'.

Development of provision standards has been carried out on an individual typology basis as opposed to grouping similar types of open spaces together such as formal (parks, cemeteries and allotments) and informal (amenity greenspace, natural and semi natural greenspace). This is done in order to recognise the different values placed on each typology as identified during site visits and as placed on by residents during the consultation. However, on a local level some similar typologies such as amenity greenspace and natural and semi natural greenspace have been compared within the process and are recognised as providing a similar function.

This report is a 'living document' and the recommendations contained within it should be reviewed on a regular basis as outlined in PPG17 and the Companion Guide 'Assessing Needs and Opportunities' and take account of adopted housing allocations and windfall developments as and when required.

# LONDON BOROUGH OF CROYDON

## OPEN SPACE NEEDS ASSESSMENT

### Accessibility standards

The use of accessibility standards enables the identification of areas of deficiency. Standards are set for the provision of public open space and for access to natural green space, as well as for specific typologies of public open space such as play space and allotments. Accessibility in this instance refers to the distance to travel to open space, rather than to access for disabled people.

The methodology used to identify catchment areas takes data from user surveys and takes the distance from which the majority of users have travelled to reach sites. The results are rationalised into walking, cycling and for larger open spaces, public transport and/or driving distances. The approach used adopts 5, 10, 15 or 20-minute travel times and converts them into distances using typical walking, cycling, and public transport or driving times.

In London, the London Plan sets standards for the accessibility of each category of open space. It requires that every London resident should have a small or local park (less than 20 ha) within 400m of their home, a district park (20-60ha) within 1.2km and a metropolitan scale park (60-400ha) within 3.2 km. This benchmark should be applied across London to ensure that the provision for London residents is consistent.

The table below presents the resident survey responses and London hierarchy recommended distance thresholds by PPG17 typology. Taking both into account, we have then recommended a distance threshold to apply in Croydon. This standard has then been used to map each type of open space and identify deficiencies.

*Table 2.1: Summary of accessibility standards*

PPG17 typology	Recommended distance threshold in Croydon
Allotments	All residents to be within 15 minute walk time of good quality provision.
Amenity greenspace	All residents to be within 400 metres of good quality provision.
Cemetery/churchyard	To be driven by the need for burial capacity.
Civic space	Deficiencies to be identified through consultation.
Natural/semi natural greenspace	All residents to be within 400 metres of good quality provision.
Parks and gardens	All residents to be within 3,200 metre walk of Metropolitan parks or 1,200 metre walk of District parks provision or 400 metre walk of Local park provision.
Provision for children	All residents to be within 5 minute walk of good quality LEAP provision or 15 minute walk of good quality NEAP provision.
Provision for young people	All residents to be within 5 minute walk of good quality LEAP provision or 15 minute walk of good quality NEAP provision.

### Identifying deficiencies

If a settlement does not have access to the required level of open space provision (as stated above) it is deemed deficient. KKP has estimated how many sites, of a minimum size (as provided by the Greater London Authority (GLA) guidance), are needed to provide comprehensive access to this type of provision (in hectares), together with demand identified during the consultation.

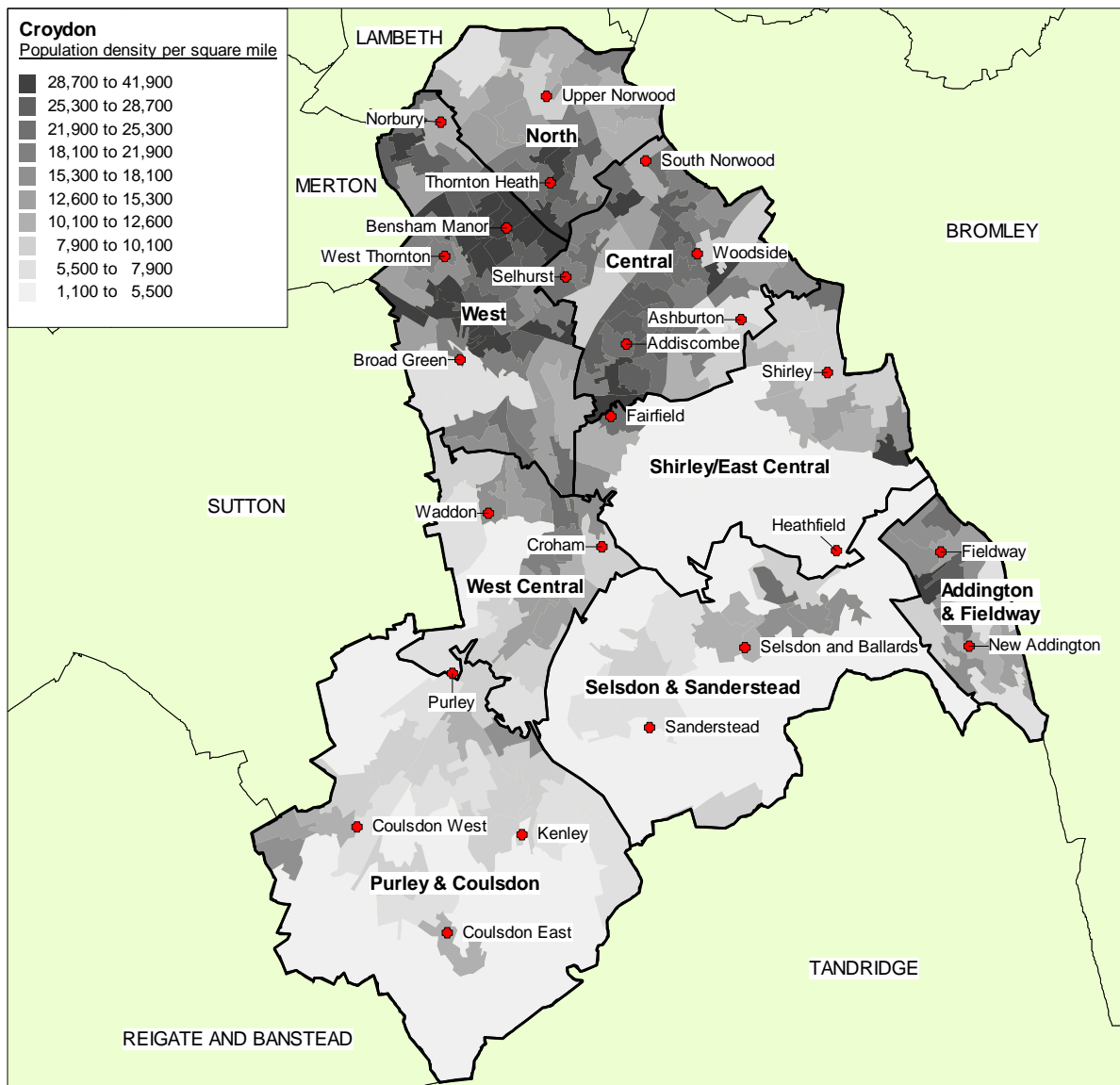
# LONDON BOROUGH OF CROYDON OPEN SPACE NEEDS ASSESSMENT

Table 2.2: Minimum size of sites

Classification	Minimum size of site
Allotments	0.4 ha (0.025 per plot)
Amenity greenspace	0.4 ha
Natural and semi natural	0.4 ha
Parks and gardens	2 ha
Play areas (equipped)	0.04 ha
Play areas (informal/casual)	0.04 ha

The identification of deficient settlements was driven by the map below, which identifies wards/settlement areas.

Figure 2.1: Map of settlements



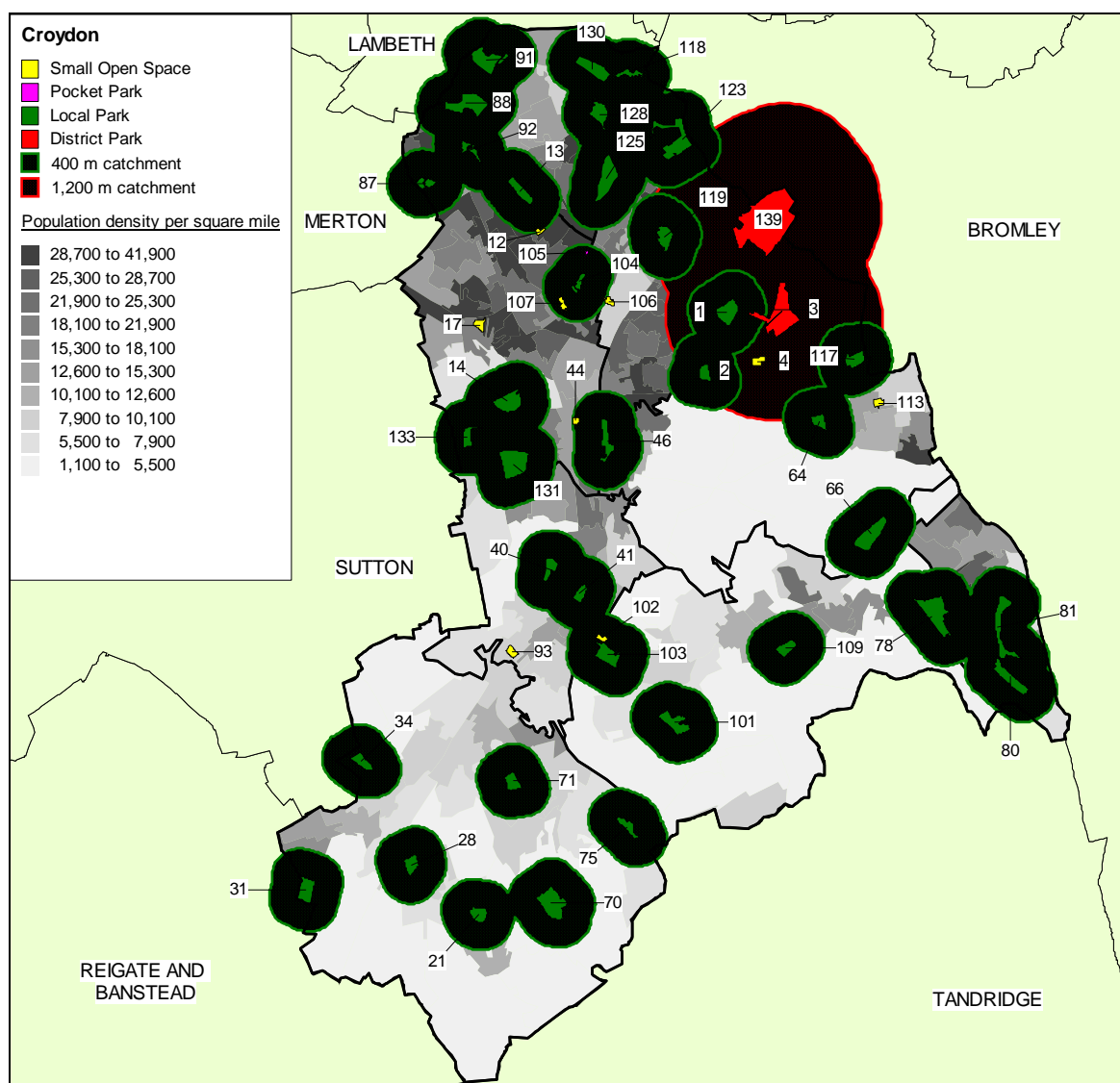
# LONDON BOROUGH OF CROYDON OPEN SPACE NEEDS ASSESSMENT

## Parks and gardens

The effective catchments of parks and gardens have been identified using data from the street survey (see figure 2.2) and guidance issued by the Greater London Authority (GLA). The following catchments are therefore used in the mapping to identify the coverage of current provision:

- ▶ Metropolitan parks – 3,200 metres.
- ▶ District parks – 1,200 metres.
- ▶ Local parks – 400 metres.

Figure 2.2: All parks mapped against population density



Catchment mapping, based on all current provision, shows that the densely populated areas of Croydon are generally well served by parks and gardens.



# LONDON BOROUGH OF CROYDON

## OPEN SPACE NEEDS ASSESSMENT

However, there are some gaps in provision where residents do not have access to any type of park site, for example:

- ◀ The south of Selsdon and Sanderstead analysis area.
- ◀ Boundary of Purley and Coulsdon and West Central Croydon analysis area.
- ◀ West of West Croydon analysis area.

There are, however, other typologies in these areas which go some way to meeting these catchment gaps. For example, Purley Way Playing Fields has been classed as amenity greenspace but may be perceived to function in a similar way to park provision and therefore seeking new provision in the area is not a priority.

The above gap analysis is translated below into specific deficient settlements areas and identifies policy options relating to the gaps identified.

*Table 2.3: Policy options*

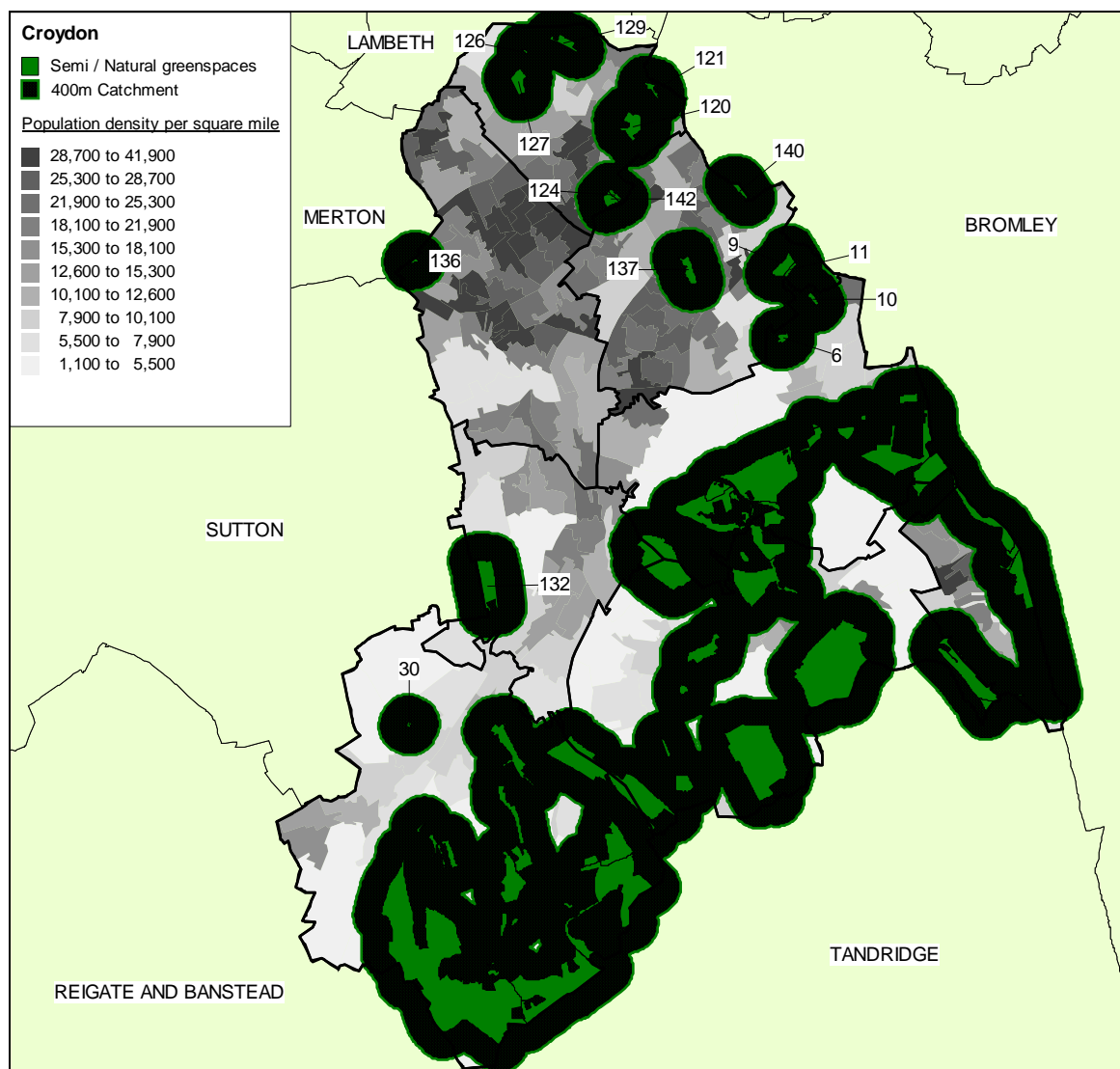
Catchment/accessibility gaps identified in mapping	Policy options	Provision requirement (ha)
West Thornton	Site 175 amenity greenspace – formalise provision to meet needs of parks. Seek new provision to meet identified deficiency (off London Road area).	2ha
Bensham Manor	New provision not recommended as Site 12 – Trumble Gardens located in gap area – increase functionality/size to increase catchment area.	-
Broad Green	New provision not recommended as Site 17 – Canterbury Road Recreation located in gap area – increase functionality/size to increase catchment area.	-
Addiscombe	Seek new provision to meet identified deficiency (consider opportunities around Little Road Playground, Freemason's Road).	2ha
Purley	Site 93 (Rotary Field) - located in gap area – increase functionality/size to increase catchment area.	-
Fieldway	Seek new provision to meet identified deficiency.	2ha
Shirley	Site 113 (Millers Pond) located in gap area – increase functionality/size to increase catchment area.	-
Thornton Heath/Upper Norwood	Playing field to the rear of St Joseph's RC Junior School, Bradley Road potential use of playing fields as an open space resource.	-

# LONDON BOROUGH OF CROYDON OPEN SPACE NEEDS ASSESSMENT

## Natural and semi natural greenspaces

The effective catchments have been identified using data from the street survey (see Figure 2.3) and guidance issued by the Greater London Authority (GLA). The following 400 metre accessibility standard is applied in the mapping to identify deficiencies in provision.

Figure 2.3: Natural and semi-natural greenspaces mapped against population density



It is widely accepted that residents throughout Croydon will travel a considerable distance to access natural greenspace sites. This is thought to reflect the relative proximity of significant sites located just outside of Croydon and associated to this typology such as the South Downs.

The mapping shows a good distribution of natural and semi-natural greenspace provision in the South of the Borough, where the larger sites are located (due to land availability). However, there are significant gaps in provision in the North of the Borough particularly in Thornton Heath and Central Croydon.

## LONDON BOROUGH OF CROYDON OPEN SPACE NEEDS ASSESSMENT

The above gap analysis is translated below into significantly deficient settlements areas and identifies policy options relating to the gaps identified.

*Table 2.4: Policy options*

Catchment/accessibility gaps identified in mapping	Policy options	Provision requirement (ha)
Thornton Heath	Seek opportunities for new provision.	0.4 ha
Bensham Manor	Seek opportunities to introduce a conservation area within Queens Road Cemetery.	-
Norbury	Seek opportunities for new provision.	0.4 ha
West Thornton	Seek opportunities for new provision.	0.4 ha
Fairfield	Seek opportunities for new provision.	0.4 ha
Addiscombe	Increase access to existing provision, in particular Lower Ruff Field and Birch and Rowdown Woods.	-
Broad Green	Seek opportunities for new provision.	0.4 ha
Selhurst	Seek opportunities for new provision.	0.4 ha

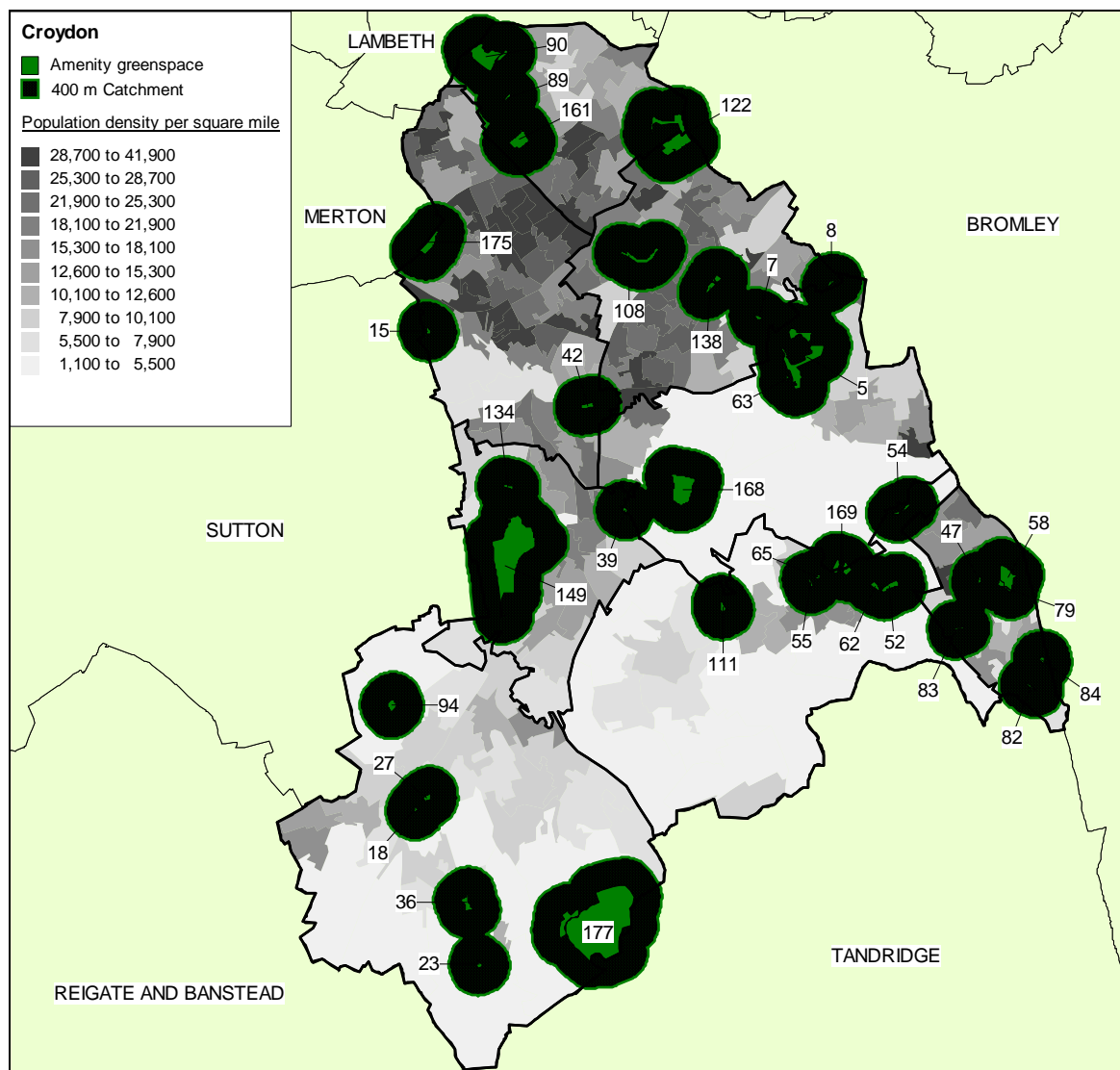
For all other deficient areas, gaps should be met by increasing the “naturalness” of existing areas of formal open space (e.g. through woodland planting). Meeting deficiencies as identified above will also go some way towards meeting the Natural England local nature reserve standard, which highlights a shortfall of 181.5 hectares in Croydon.

# LONDON BOROUGH OF CROYDON OPEN SPACE NEEDS ASSESSMENT

## Amenity greenspace

The effective catchments for amenity greenspaces have been identified using data from the street survey (see Figure 6.2) and guidance issued by the Greater London Authority (GLA). The following 400 metre catchments are therefore used in the mapping to identify the coverage of current provision.

Figure 2.4: Amenity greenspace mapped against population density



There are significant gaps in the provision of amenity greenspace, particularly in the North of the Borough, in for example, East Croydon, Thornton Heath and Broad Green. It is likely that residents will travel further to access the larger sites located in the North of the Borough and that these will go some way towards meeting deficiencies in Central Croydon. However, new provision should be sought in Thornton Heath and Broad Green.

## LONDON BOROUGH OF CROYDON OPEN SPACE NEEDS ASSESSMENT

---

The above gap analysis is translated below into significantly deficient settlements areas and identifies policy options relating to the gaps identified.

*Table 2.5: Policy options*

<b>Catchment/accessibility gaps identified in mapping</b>	<b>Policy options</b>	<b>Provision requirement (ha)</b>
Thornton Heath	Seek opportunities for new provision.	0.4 ha
Broad Green	Seek opportunities for new provision.	0.4 ha

For all other deficient areas, gaps should be met by ensuring that new housing development seeks contribution towards new provision. Explore the opportunities to increase the availability of school playing fields as an amenity resource and further investigate the option of introducing an Open Fields Policy on school sites.

# LONDON BOROUGH OF CROYDON OPEN SPACE NEEDS ASSESSMENT

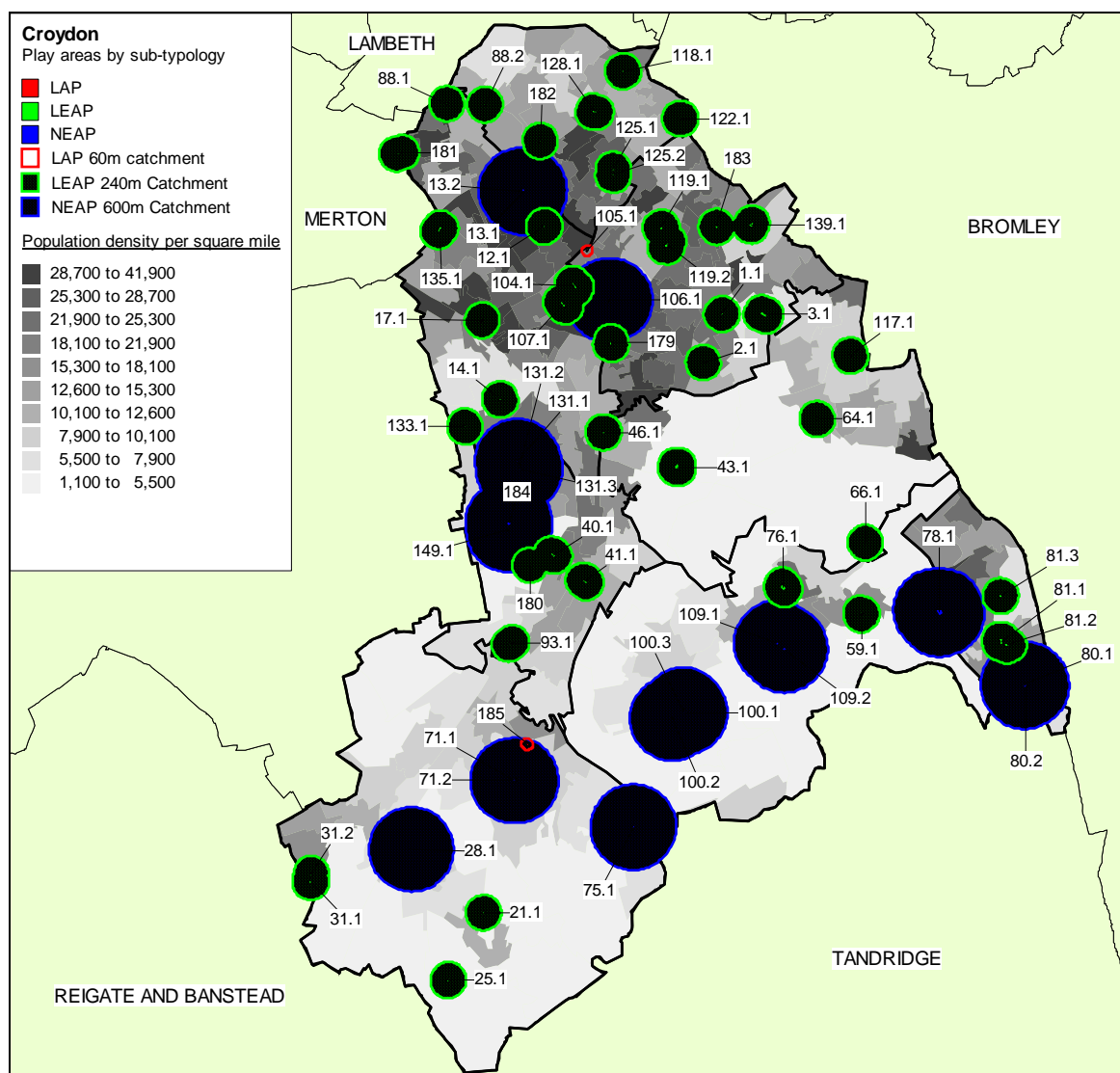
## Provision for children and young people

Catchment areas for equipped play areas are assessed through the following distances and walking times, provided by the National Playing Fields Association (NPFSA) now Fields in Trust (FIT). The following catchments are therefore used in the mapping to identify the coverage of current provision.

Table 2.6: Methodology to calculate catchment areas:

Facility	Time	Pedestrian route	Straight line distance
LAP	1 minute	100 metres	60 metres
LEAP	5 minutes	400 metres	240 metres
NEAP	15 minutes	1,000 metres	600 metres.
SEAP			Over 1,000 metres

Figure 2.5: Provision for children and young people mapped population density



## LONDON BOROUGH OF CROYDON OPEN SPACE NEEDS ASSESSMENT

The mapping above highlights that although play provision is well distributed, and each significant settlement area has access to at least one play area, there are still gaps in provision. Meeting these deficiencies should be a priority in the more densely populated areas in the North. There appears to be a lack of larger, NEAP sized play areas in the North and increasing the size of existing sites in the area will increase the accessibility to these sites to help meet deficiencies.

The Strategy also found that 38% of parents perceive that there is nowhere for their children to play. Parents identified poor physical accessibility for wheelchair users and those with a physical disability, lack of adapted playground equipment and concerns about safety and security were barriers to outdoor play. It also identified the main barrier to play is the lack of information about such provision. Lack of choice and limited number of spaces and days allocated were also stated.

The above gap analysis is translated below into significantly deficient analysis areas and identifies policy options relating to the gaps identified.

*Table 2.7: Policy options*

Catchment/accessibility gaps identified in mapping	Policy options	Provision requirement (ha)
Addington & Fieldway	Seek new provision in Fieldway. Consider natural play opportunities in Shirley Heath / Three Halfpenny Wood (146).	0.04 ha
Central	Seek new provision in Addiscombe and upgrade Ashburton Park (1.1) to NEAP size.	0.04 ha
North	Seek new provision in Upper Norwood. Options could include provision on Nettlefold Field (90) or Norwood Grove (91).	0.04 ha
Purley & Coulsdon	Seek new provision in Coulsden West and upgrade Roke Playspace, Purley Vale (185) to NEAP size.	0.04 ha
Selsdon & Sanderstead	Upgrade Courtwood Playground to NEAP size.	-
Shirley/East Central	Upgrade Shirley Church Recreation Ground (64.1) to NEAP size. Seek new provision in Fairfield. Options include provision on Normanton Meadow (39).	0.04 ha
West	Upgrade Northwood Road Playground (105.1) to NEAP size.	-
West Central	Upgrade 93.1 and 41.1 to NEAP size.	-

For all other deficient areas, increase casual play opportunities including reducing 'No Ball Games' policy on housing land and increasing natural play opportunities in natural greenspace sites. We also recommend that at least two inclusive adventure playgrounds are provided in the north and south of the Borough.

# LONDON BOROUGH OF CROYDON

## OPEN SPACE NEEDS ASSESSMENT

### Allotments

For allotments no specific access standard is set to identify deficiencies, as provision is assessed through a demand based calculation (see page 27/28 for the full calculation). However, catchment areas are used when analysing demand for allotments to calculate the current population not served by provision. According to the residents' survey, of those that use allotments, the majority are willing to travel by transport to reach an allotment site. Therefore, we have applied an accessibility standard of a 15 minute walk.

Once applied, this identifies the following population not served by allotment provision:

Addington & Fieldway	Central	North	Purley & Coulsdon	Selsdon & Sanderstead	Shirley/East Central	West	West Central
4,253	1,746	-	14,996	21,616	7,623	19,290	7,934

Current deficiencies are further identified through waiting lists for provision:

Addington & Fieldway	Central	North	Purley & Coulsdon	Selsdon & Sanderstead	Shirley/East Central	West	West Central
50	26	182	-	50	103	50	187

The combined allotment waiting list, across Croydon, of 648 demonstrates that demand for allotments is not being met by provision. In particular, consultation identifies demand for additional provision in the North of the Borough, particularly in and around Upper Norwood, and in areas where gardens are smaller, such as New Addington and Thornton Heath and as such these areas should be a priority for new provision.

This then feeds into a detailed demand based calculation taking into account the following:

- ◀ Latent suppressed demand – as expressed by the number of residents on waiting lists.
- ◀ Latent potential demand – to calculate this, the size of population not covered by an existing allotment site and its catchment is calculated; the current participation rate (total number of occupied plots/total current population) is applied to this population figure to calculate how many plots are required.
- ◀ Demographic change - plots required to cater for population change based on a 7.2% estimated population increase.

The calculation identifies the following plots required to meet demand in the future, together with the hectares that this equates to using the England average plot size of 0.025 hectares:

Addington & Fieldway	Central	North	Purley & Coulsdon	Selsdon & Sanderstead	Shirley/East Central	West	West Central
55	42	218	94	98	124	172	283



# LONDON BOROUGH OF CROYDON

## OPEN SPACE NEEDS ASSESSMENT

---

As discussed in the Open Space Needs Assessment Report, a policy option should be to further consider plot splitting and sharing to cater for the significant amount of plots identified as being required. This could be considered at South Croydon Allotments, Spa Hill Allotments and Maberley Road, where there are particularly high waiting lists.

Three sites are identified as being unused and as a priority should be brought back into use:

- ◀ Godstone Road
- ◀ South Norwood Lake
- ◀ Pollards Hill, Norbury

LBC should further investigate reinstating a number of unused allotment sites to help alleviate demand. Priority sites include:

- ◀ The old allotment site at South Norwood Park, near Sylvan Hill which reportedly has capacity for approximately 40 full size plots. There is some woodland on site, but the Federation believe this to be statutory allotment land.
- ◀ Top of Pollards Hill, Norbury.
- ◀ Mickelham Way Allotments. The site was significantly reduced in size in the 1980s, due to a lack of demand. However, it is thought that this site could be reinstated to its former size and help meet demand for plots in the area.

LBC should also seek funding opportunities to increase the availability of plots at Hartley Down Allotments, Stoats Nest Road, Purley, which has approximately 140 plots, of which two thirds are vacant/overgrown. Establishing an association/society at this site would also help to increase local interest and ownership.

### **Cemeteries**

For cemeteries no specific access standard is set. It is difficult to identify deficiencies through setting accessibility standards, as demand is determined by the need for burial space. There is a lack of burial space in the North of the Borough with only reclaimed graves are available. However, Greenlawns Memorial Park has provision for two more years of new burials.

# LONDON BOROUGH OF CROYDON OPEN SPACE NEEDS ASSESSMENT

## Quantity standards

### *Methodology*

The Assessment Report divides Croydon into analysis areas. These have been adopted to allow more localised assessment of provision, examination of open space/facility surplus and deficiencies and local circumstances and issues to be taken into account. The following example calculation is applied to each typology to calculate how much open space provision per 1,000 people is needed to strategically serve Croydon in the future.

Analysis area	Current provision (ha)	Current population	Current provision (ha per 1,000 population)	Provision to meet catchment gaps (ha)	Total future provision required (ha)	Target standard (ha per 1,000 population)	Future population (2019)	Deficiency in provision 2009-2019 (ha)
	A	B	C	D	E	F	G	H
			$A/B \times 1,000$		$A+D$	$E/B \times 1,000$		$(E \times G / 1,000) - A$

*The current level of provision (column A, B, C)*

The current level of provision is calculated using the information collected and is presented earlier within the assessment report and analysed using the open spaces project database. Residents often base their judgement of future need on or around the amount of current provision. Therefore, the starting point for calculating recommended quantitative standards is total current provision.

## LONDON BOROUGH OF CROYDON OPEN SPACE NEEDS ASSESSMENT

---

### *Current deficiencies (column D)*

If a settlement does not have access to the required level of open space provision (as stated above) it is deemed deficient. KKP has estimated how many sites, of a minimum size (as provided by the Greater London Authority (GLA) guidance), are needed to provide comprehensive access to this type of provision (in hectares), together with demand identified during the consultation.

*Table 2.8: Minimum site sizes*

<b>Classification</b>	<b>Minimum size of site</b>
Allotments	0.4 ha (0.025 per plot)
Amenity greenspace	0.4 ha
Natural and semi natural	0.4 ha
Parks and gardens	2 ha
Play areas (equipped)	0.04 ha
Play areas (informal/casual)	0.04 ha

Accessibility standards have been applied in the form of catchment mapping to demonstrate which areas are deficient in provision. If a settlement does not have access to the required level of open space provision (as stated above) it is deemed deficient. KKP has estimated how many sites, of a minimum size (as provided by the Greater London Authority (GLA) guidance), are needed to provide comprehensive access to this type of provision (in hectares). The following table provides a summary of deficiencies in Croydon.

# LONDON BOROUGH OF CROYDON OPEN SPACE NEEDS ASSESSMENT

Table 2.9: Summary of open space deficiencies

Typology	Deficiency	Requirement (analysis area)
Parks and gardens	West Thornton - seek new provision to meet identified deficiency (off London Road area).	2ha in West
	Addiscombe - seek new provision to meet identified deficiency (consider opportunities around Little Road Playground, Freemason's Road).	2ha in Central
	Fieldway - seek new provision to meet identified deficiency.	2 ha in Addington and Fieldway
	<b>Total</b>	<b>6 ha</b>
Natural and semi natural	Thornton Heath - seek opportunities for new provision.	0.4ha in North
	Norbury - seek opportunities for new provision.	0.4ha in West
	West Thornton - seek opportunities for new provision.	0.4ha in West
	Fairfield - seek opportunities for new provision.	0.4ha in Shirley/East Central
	Broad Green - seek opportunities for new provision.	0.4ha in West
	Selhurst - seek opportunities for new provision.	0.4ha in Central
<b>Total</b>	<b>2.4 ha</b>	
Amenity greenspace	Thornton Heath.	0.4ha in North
	Broad Green.	0.4ha in West
	<b>Total</b>	<b>0.8 ha</b>
Provision for children and young people	Seek new provision in Fieldway.	0.04ha in Addington & Fieldway
	Seek new provision in Addiscombe	0.04ha in Central
	Seek new provision in Upper Norwood.	0.04ha in North
	Seek new provision in Coulsden West.	0.04ha in Purley & Coulsdon
	Seek new provision in Fairfield.	0.04ha in Shirley/East Central
<b>Total</b>	<b>0.2 ha</b>	

## LONDON BOROUGH OF CROYDON OPEN SPACE NEEDS ASSESSMENT

### *Target standards (column F)*

Once a new total provision is gained by adding in any deficiencies to the current provision (column E), this provides the basis to set aspirational standards.

### *Future population growth (columns G)*

We have utilised ONS 2004-based population estimates (published 20 December 2005). They project forward the mid year estimates of population for 2004 and give an indication of future trends by age and gender for next 25 years and suggest that current ONS 2001 census population figures of 330,409 will increase by 7.2% to reach 354,198 by 2019. The projections are trend based projections and do not take in to account future local, regional or national policy and strategies. An increase of 7.2% is applied to each analysis area to reflect the population projections at a local level:

Analysis area	(ONS 2001 census) Current population	% Increase	(ONS 2004 based population estimates) Future population
Addington & Fieldway	21,528	7.2	23,078
Central	63,587	7.2	68,165
North	36,221	7.2	38,829
Purley & Coulsdon	43,224	7.2	46,336
Selsdon & Sanderstead	32,607	7.2	34,955
Shirley/East Central	29,030	7.2	31,120
West	76,281	7.2	81,773
West Central	27,931	7.2	29,942
<b>CROYDON</b>	<b>330,409</b>	<b>7.2</b>	<b>354,198</b>

### *Future deficiencies (column H)*

Future population growth is applied to the standard to calculate how much additional open space provision is needed to strategically serve population growth in Croydon until 2019.

## LONDON BOROUGH OF CROYDON OPEN SPACE NEEDS ASSESSMENT

### Quantitative provision standards

Table 2.10: Standards for parks and gardens

Analysis area	Current provision (ha)	Current population	Current provision (ha per 1,000 population)	Provision to meet catchment gaps (ha)	Total future provision required (ha)	Target standard (ha per 1,000 population)	Future population (2019)	Deficiency in provision 2009-2019 (ha)
Addington & Fieldway	31.93	21,528	1.48	2.00	33.93	1.58	23,078	4.44
Central	106.87	63,587	1.68	2.00	108.87	1.71	68,165	9.84
North	37.47	36,221	1.03	0.00	37.47	1.03	38,829	2.70
Purley & Coulsdon	38.60	43,224	0.89	0.00	38.60	0.89	46,336	2.78
Selsdon & Sanderstead	19.88	32,607	0.61	0.00	19.88	0.61	34,955	1.43
Shirley/East Central	25.69	29,030	0.89	0.00	25.69	0.89	31,120	1.85
West	39.44	76,281	0.52	2.00	41.44	0.54	81,773	4.98
West Central	21.79	27,931	0.78	0.00	21.79	0.78	29,942	1.57

## LONDON BOROUGH OF CROYDON OPEN SPACE NEEDS ASSESSMENT

Table 2.11: Standards for natural and semi natural greenspace

Analysis area	Current provision (ha)	Current population	Current provision (ha per 1,000 population)	Provision to meet catchment gaps (ha)	Total future provision required (ha)	Target standard (ha per 1,000 population)	Future population (2019)	Deficiency in provision 2009-2019 (ha)
Addington & Fieldway	45.44	21,528	2.11	0.00	45.44	2.11	23,078	3.27
Central	12.84	63,587	0.20	0.40	13.24	0.21	68,165	1.35
North	21.19	36,221	0.58	0.40	21.59	0.60	38,829	1.95
Purley & Coulsdon	405.16	43,224	9.37	0.00	405.16	9.37	46,336	29.17
Selsdon & Sanderstead	255.56	32,607	7.84	0.00	255.56	7.84	34,955	18.40
Shirley/East Central	144.19	29,030	4.97	0.40	144.59	4.98	31,120	10.81
West	0.46	76,281	0.01	1.20	1.66	0.02	81,773	1.32
West Central	14.01	27,931	0.50	0.00	14.01	0.50	29,942	1.01

## LONDON BOROUGH OF CROYDON OPEN SPACE NEEDS ASSESSMENT

Table 2.12: Standards for amenity greenspace

Analysis area	Current provision (ha)	Current population	Current provision (ha per 1,000 population)	Provision to meet catchment gaps (ha)	Total future provision required (ha)	Target standard (ha per 1,000 population)	Future population (2019)	Deficiency in provision 2009-2019 (ha)
Addington & Fieldway	7.30	21,528	0.34	0.00	7.30	0.34	23,078	0.53
Central	18.21	63,587	0.29	0.00	18.21	0.29	68,165	1.31
North	14.45	36,221	0.40	0.40	14.85	0.41	38,829	1.47
Purley & Coulsdon	75.78	43,224	1.75	0.00	75.78	1.75	46,336	5.46
Selsdon & Sanderstead	7.45	32,607	0.23	0.00	7.45	0.23	34,955	0.54
Shirley/East Central	24.32	29,030	0.84	0.00	24.32	0.84	31,120	1.75
West	4.85	76,281	0.06	0.40	5.25	0.07	81,773	0.78
West Central	40.05	27,931	1.43	0.00	40.05	1.43	29,942	2.88



## LONDON BOROUGH OF CROYDON OPEN SPACE NEEDS ASSESSMENT

Table 2.13: Standards for play areas

Analysis area	Current provision (ha)	Current population	Current provision (ha per 1,000 population)	Provision to meet catchment gaps (ha)	Total future provision required (ha)	Target standard (ha per 1,000 population)	Future population (2019)	Deficiency in provision 2009-2019 (ha)
Addington & Fieldway	1.52	21,528	0.07	0.04	1.56	0.07	23,078	0.15
Central	2.14	63,587	0.03	0.04	2.18	0.03	68,165	0.20
North	0.87	36,221	0.02	0.04	0.91	0.03	38,829	0.11
Purley & Coulsdon	0.86	43,224	0.02	0.04	0.90	0.02	46,336	0.10
Selsdon & Sanderstead	1.08	32,607	0.03	0.00	1.08	0.03	34,955	0.08
Shirley/East Central	0.85	29,030	0.03	0.04	0.89	0.03	31,120	0.10
West	1.32	76,281	0.02	0.00	1.32	0.02	81,773	0.09
West Central	1.28	27,931	0.05	0.00	1.28	0.05	29,942	0.09

## LONDON BOROUGH OF CROYDON OPEN SPACE NEEDS ASSESSMENT

Table 2.14: Standards for allotments

		Addington & Fieldway	Central	North	Purley & Coulsdon	Selsdon & Sanderstead	Shirley/East Central	West	West Central
<b>CURRENT PROVISION</b>									
A	Number of plots	20	161	479	140	65	64	374	271
B	Area (ha)	1.87	8.69	11.56	5.08	1.44	1.93	10.30	6.71
C	Current provision level (ha per 1,000 population)	21528	63587	36221	43224	32607	29030	76281	27931
D	Occupied plots (A-E)	20	161	477.5	80	65	64	374	271
E	Vacant plots	0	0	1.5	60	0	0	0	0
<b>LATENT DEMAND</b>									
F	Number of residents on waiting list	50	26	182	0	50	103	50	187
G	Population not served by existing catchments (population living outside of accessibility catchment area)	4253	1746	0	14996	21616	7623	19290	7934
H	Current participation rate (D divided by current population)	0.93	2.53	13.18	1.85	1.99	2.20	4.90	9.70
I	Plots required to cater for those not covered by current catchments (G x H / 1,000)	4	4	0	28	43	17	95	77
J	Plots required to cater for growth in population (H x by population growth)	1	12	34	6	5	5	27	20
<b>NEW PROVISION</b>									
N	Total plots for current and future demand (F+I+J)	55	42	216	34	98	124	172	283
O	Total area required (ha) based on average plot size of 0.025 ha	1.38	1.05	5.45	2.34	2.44	3.11	175.79	7.09

## LONDON BOROUGH OF CROYDON OPEN SPACE NEEDS ASSESSMENT

		Addington & Fieldway	Central	North	Purley & Coulsdon	Selsdon & Sanderstead	Shirley/East Central	West	West Central
P	Future population (2019)	23078	68165	38829	46336	34955	31120	81773	29942
Q	Provision level required to meet 2009 population (ha per 1,000 population) O/P*1,000	<b>0.06</b>	<b>0.02</b>	<b>0.14</b>	<b>0.05</b>	<b>0.07</b>	<b>0.10</b>	<b>2.15</b>	<b>0.24</b>

## LONDON BOROUGH OF CROYDON OPEN SPACE NEEDS ASSESSMENT

### Summary of recommended standards

Table 2.15: Recommended provision standards Croydon (figures relate to hectares per 1,000 population)

Typology	Addington & Fieldway	Central	North	Purley & Coulsdon	Selsdon & Sanderstead	Shirley/East Central	West	West Central
Parks and gardens	1.58	1.71	1.03	0.89	0.61	0.89	0.54	0.78
Natural/semi greenspace	2.11	0.21	0.60	9.37	7.84	4.98	0.02	0.50
Amenity greenspace	0.34	0.29	0.41	1.75	0.23	0.84	0.07	1.43
Play provision	0.07	0.03	0.03	0.02	0.03	0.03	0.02	0.05
Allotments	0.06	0.02	0.14	0.05	0.07	0.10	2.15	0.24

## LONDON BOROUGH OF CROYDON OPEN SPACE NEEDS ASSESSMENT

### *How much open space is required as part of new residential development?*

The requirement for open spaces should be based upon the number of persons generated from the net increase in dwellings in the proposed scheme, using the average household occupancy rate of 2.32 persons per dwelling as derived from the Census 2001. On this basis 1,000 persons at 2.32 persons per household represents 431 dwellings.

The next stage is to calculate the open space requirement by typology per dwelling. This is calculated by multiplying 431 (dwellings) by the appropriate provision per dwelling by typology. Using children's play space in Central Analysis Area as an example, the recommended standard is 0.03 ha per 1,000 population (300m<sup>2</sup>). Therefore by dividing 300m<sup>2</sup> by 431 dwellings a requirement for 0.7m<sup>2</sup> per dwelling is obtained.

The table below shows the open space requirement per dwelling by typology in m<sup>2</sup>.

*Table 2.16: Open space requirements per dwelling*

Typology	Addington & Fieldway	Central	North	Purley & Coulsdon	Selsdon & Sanderstead	Shirley/East Central	West	West Central
Parks and gardens	36.6	39.7	24.0	20.7	14.1	20.5	12.6	18.1
Natural/semi greenspace	49.0	4.8	13.8	217.5	181.8	115.6	0.5	11.6
Amenity greenspace	7.9	6.6	9.5	40.7	5.3	19.4	1.6	33.3
Play provision	1.7	0.8	0.6	0.5	0.8	0.7	0.4	1.1
Allotments	1.4	0.4	3.3	1.2	1.6	2.3	49.9	5.5

## LONDON BOROUGH OF CROYDON OPEN SPACE NEEDS ASSESSMENT

---

The findings of the Open Space Needs Assessment Report should inform the development of planning policy in relation to the protection and improvement of open spaces across Croydon. The recommended quantitative standards summarised in Table 2.15, should be used by LBC to revise/develop supplementary planning guidance in relation to the continued securing of Section 106 contributions. In particular, it is recommended that:

- ◀ Planning consent should include appropriate conditions and/or be subject to a Section 106 Agreement. Where development contributions are applicable, a Section 106 Agreement must be completed specifying the amount and timing of sums to be paid.
- ◀ All developments provide an adequate quantity of high quality and diverse recreational space to cater for the needs of new and existing residents and employees. These should be accessible by foot and bicycle and linked into the wider green infrastructure network.
- ◀ Capital receipts from disposals of open spaces should be ring-fenced specifically for investment into other comparable provision. It should be invested in accordance with meeting deficiencies in quality and quantity.

# LONDON BOROUGH OF CROYDON

## OPEN SPACE NEEDS ASSESSMENT

### Quality standards

In order to determine sites as high or low quality (as recommended by PPG17) we colour code each site visited against a set threshold (high is green and low is red). In the Assessment Report the threshold for assessing open space quality has been set at 60%; this is based on the pass rate for Green Flag Award and is the only national benchmark available for parks and open spaces. However, the site visit criteria for Green Flag is not always appropriate to every typology of open space. The primary aim of the quality threshold is to identify sites where investment and/or improvements are required. It can also be used to set an aspirational threshold to be achieved in the future and will inform decisions around the need to further protect sites from future development when applied with its respective value score in a matrix format.

Table 2.17: Quality standards

Typology	Consultation findings	Recommended quality standard
Allotments	Although the majority of sites score as low value (14 sites), the mean scores across the Borough are relatively healthy. When assessed against a threshold of 60% only seven sites score as high quality. However, a number of allotment associations consider sites to be of high quality. On this basis, we recommend lowering the quality standard to 50% to better identify sites for improvement. This identifies eight sites as poor quality.	50%
Amenity greenspace	Twelve sites are identified as low quality. Consultation identifies that residents consider this type of open space provision to be particularly valuable and residents therefore expect provision to be high quality. Nearly one in five (19%) were neither satisfied nor dissatisfied with provision. 13% and 11% of respondents commented as being satisfied (very/fairly) and dissatisfied (fairly/very) with provision respectively.	60%
Cemeteries	At 60% threshold, all sites are identified as high quality. This is further supported through consultation which suggests no significant problems or issues were raised with regard to the general quality of provision. Consultation further suggests that LBC appears to visit its main sites once a week to undertake maintenance, and users accept this as adequate frequency.	60%
Natural/semi natural greenspace	Fifty-two sites are identified as low quality at 60% threshold. The majority of these are in Purley & Coulsdon. These are generally classified as such due to poor overall quality. However, the majority (40%) of survey respondents are satisfied (very/fairly) with the provision of nature areas, whilst only a small proportion (8%) is dissatisfied (fairly/very). On this basis, we recommend lowering the quality standard to 50% to better identify sites for improvement. This identifies eight sites as poor quality. This identifies 28 sites as poor quality.	50%

# LONDON BOROUGH OF CROYDON OPEN SPACE NEEDS ASSESSMENT

Typology	Consultation findings	Recommended quality standard
Parks and gardens	Quality scores for parks and gardens range from just 43% (Addington Park) to 82% (South Norwood Lake and Grounds). Twelve sites scored above 60%, indicating high standards in key sites. Consultation suggests that in general improvements to the quality of parks are required. Given the high value placed on parks provision in Croydon and with 36 sites identified as being deficient when assessed against a 60% quality standard, LBC should strive to generally increase the quality of provision through improved maintenance regimes and improvements in terms of the provision and maintenance of toilets, seating and bins.	60%
Play provision	Consultation and site assessments identify that quality of play areas varies significantly across the Borough from only 30% for Purley Way Playing Fields (KKP Ref 84) to 92% for Addington Park (KKP Ref 66.1). However, only four sites are assessed as poor quality play areas. Just over a quarter (26%) of survey respondents are satisfied (very/fairly) with provision, whilst 16% are dissatisfied (fairly/very). In order to further strive for consistency in quality and to further improve provision, we suggest increasing the quality standard to 75%. This identifies 18 sites of low quality.	75%

The table below summarises and applies the recommended quality thresholds.

Table 2.18: Quality thresholds

Typology	QUALITY Scores					Number at:	
	Maximum score	Lowest score	MEAN score	Highest score	Spread	Below 60%	Above 60%
Allotments	124	0%	46%	78%	78%	8	13
Amenity greenspace	121	41%	63%	80%	39%	12	24
Cemeteries	161	60%	63%	68%	8%	1	6
Children's play areas	97	30%	79%	92%	63%	18	49
Parks and Gardens	159	43%	56%	65%	23%	36	12
Natural/semi natural greenspace	117	0%	49%	70%	70%	28	35



# LONDON BOROUGH OF CROYDON

## OPEN SPACE NEEDS ASSESSMENT

---

### ***Quality and value***

Assessing the quality and value of open spaces is used below to identify those open spaces which should be given the highest level of protection by the planning system, those which require enhancement in some way and those which may no longer be needed for their present purpose. We present below a high/low quality and value classification giving the following possible combinations of quality and value for open spaces:

#### **High quality/low value**

Wherever possible, the preferred policy approach to an open space in this category should be to enhance its value in terms of its present primary purpose. If this is not possible, the next best policy approach is to consider whether it might be of high value if converted to some other primary purpose. Only if this is also impossible will it be acceptable to consider a change of use.

#### **High quality/high value**

Ideally all open spaces should have an aspiration to come into this category and the planning system should then seek to protect them.

#### **Low quality/low value**

Wherever possible, the policy approach to these spaces or facilities should be to enhance their quality provided it is possible also to enhance their value. If this is not possible, for whatever reason, the space or facility may be 'surplus to requirements' in terms of its present primary purpose.

#### **Low quality/high value**

The policy approach to these spaces should be to enhance their quality and therefore the planning system should seek to protect them.

The above approach (as outlined in PPG17: The Companion Guide) provides a simple means of determining the most appropriate policy approach to each existing open space or facility. It also provides a basis for linking planning, design, management and maintenance.

The tables below present where each existing open space fits into the matrix. As a priority, LBC should focus on improving low quality sites of high value and any low value sites of high quality and investigate (using the site audit – supplied as an electronic file) how these sites could be enhanced.

If there is a choice of spaces or facilities of equal quality to declare surplus, and no need to use one or part of one to remedy a deficiency in some other form of open space or sport and recreation provision, it will normally be sensible to consider disposing of the one with the lowest value. Similarly, if two are of equal value, it will normally be sensible to dispose of the one of lower quality.

# LONDON BOROUGH OF CROYDON OPEN SPACE NEEDS ASSESSMENT

## Quality and value matrix

### Addington & Fieldway

Typology	QUALITY	VALUE	
		Low	High
Allotments	High	-	-
	Low	-	<ul style="list-style-type: none"> <li>Micklem Way Allotments (KKP 186)</li> </ul>
Amenity greenspace	High	<ul style="list-style-type: none"> <li>Land fronting 89-119 King Henry's Drive, New Addington (KKP 47)</li> </ul>	<ul style="list-style-type: none"> <li>Comport Green, New Addinton (KKP 82)</li> <li>Land fronting 61-91 North Downs Road, New Addington (KKP83)</li> <li>Land fronting 327-373 King Henry's Drive, New Addington (KKP 84)</li> </ul>
	Low	<ul style="list-style-type: none"> <li>Forestdale Amenity Space (KKP 58)</li> <li>Lands south of pitch and putt course (KKP 79)</li> </ul>	-
Cemeteries	High	-	-
	Low	-	-
Children's play areas	High	-	<ul style="list-style-type: none"> <li>North Down PA (KKP 78.1)</li> <li>Milne Park Ball Court (KKP 80.1)</li> <li>Milne Park PA (KKP 80.2)</li> <li>Hares Bank MUGA (KKP 81.1)</li> <li>Hares Bank PA (KKP 81.2)</li> <li>Queen Elizabeth's Drive PA (KKP 81.3)</li> </ul>
	Low	-	-
Parks and Gardens	High	<ul style="list-style-type: none"> <li>Milne Park (KKP 80)</li> </ul>	-
	Low	-	<ul style="list-style-type: none"> <li>North Down Recreation Ground (KKP 78)</li> <li>Addington Vale (KKP 81)</li> </ul>
Semi / Natural greenspaces	High	-	-
	Low	<ul style="list-style-type: none"> <li>Birch and Rowdown Woods (KKP 85)</li> <li>Birchwood and Castle Hill Ruffs (KKP 86)</li> <li>Lower Ruff Field (KKP 143)</li> <li>Birch and Rowdown Woods (KKP 144)</li> </ul>	-

# LONDON BOROUGH OF CROYDON OPEN SPACE NEEDS ASSESSMENT

Typology	QUALITY	VALUE	
		Low	High
		<ul style="list-style-type: none"> <li>Addington Boundary Woods (KKP 145)</li> </ul>	

## Central

Typology	QUALITY	VALUE	
		Low	High
Allotments	High	-	<ul style="list-style-type: none"> <li>Heavers Farm allotments (KKP 159)</li> <li>Glenthorne Ave allotments, Ashbur (KKP 163)</li> </ul>
	Low	-	<ul style="list-style-type: none"> <li>Enmore Road allotments (KKP 154)</li> <li>Aylesford Allotments (KKP 192)</li> </ul>
Amenity greenspace	High	-	<ul style="list-style-type: none"> <li>Land at Chaucer Green, Ashburton (KKP 7)</li> <li>Land at Greenway Avenue, Monks Orchard (KKP 8)</li> <li>South Norwood Lake (KKP 122)</li> </ul>
	Low	-	<ul style="list-style-type: none"> <li>Heavers Meadow (KKP 108)</li> <li>Woodside Green (KKP 138)</li> </ul>
Cemeteries	High	-	-
	Low	-	-
Children's play areas	High	-	<ul style="list-style-type: none"> <li>Ashburton Park PA (KKP 1.1)</li> <li>Addiscombe Recreation Ground PA (KKP 2.1)</li> <li>Asburton Playing Fields PA (KKP 3.1)</li> <li>Boulogne Road Playground PA (KKP 104.1)</li> <li>King George's Field PA (KKP 106.1)</li> <li>South Norwood Country Park PA (KKP 139.1)</li> <li>Little Road PA (KKP 179)</li> <li>Apsley Road PA (KKP 183)</li> </ul>
	Low	<ul style="list-style-type: none"> <li>South Norwood PA (KKP 105.1)</li> <li>Tennison Road PA (KKP 119.2)</li> </ul>	-

# LONDON BOROUGH OF CROYDON OPEN SPACE NEEDS ASSESSMENT

Typology	QUALITY	VALUE	
		Low	High
		<ul style="list-style-type: none"> <li>South Norwood Recreation Ground MUGA (KKP 119.1)</li> </ul>	
Parks and Gardens	High	-	<ul style="list-style-type: none"> <li>South Norwood Lake and Grounds (KKP 123)</li> </ul>
	Low	<ul style="list-style-type: none"> <li>Ashburton Playing Fields/Stroud Green Amenity Area (KKP 3)</li> <li>Stroud Green Well (KKP 4)</li> <li>Northbrook Road Playground (KKP 105)</li> <li>South Norwood Recreation ground (KKP 119)</li> <li>South Norwood Country Park (KKP 139)</li> </ul>	<ul style="list-style-type: none"> <li>Whitehorse Road &amp; Boulongne Road Recreation Ground (KKP 104)</li> <li>King Georges Field (KKP 106)</li> </ul>
Semi / Natural greenspaces	High	-	-
	Low	<ul style="list-style-type: none"> <li>Long Land Woods (KKP 9)</li> <li>Long Land Bird Sanctuary (KKP 11)</li> </ul>	<ul style="list-style-type: none"> <li>Brickfield Meadow (KKP 137)</li> <li>Land at Love Lane (KKP 140)</li> </ul>

## North

Typology	QUALITY	VALUE	
		Low	High
Allotments	High	-	<ul style="list-style-type: none"> <li>Spa Hill allotments (KKP 148)</li> <li>Maberley Road allotments (KKP 155)</li> <li>Biggin Wood allotments (KKP 176)</li> </ul>
	Low	-	-
Amenity greenspace	High	-	<ul style="list-style-type: none"> <li>Green Lane Sports Ground (KKP 161)</li> </ul>
	Low	-	<ul style="list-style-type: none"> <li>Land at Norbury Close, Norbury (KKP 89)</li> <li>Nettlefold Field (KKP 90)</li> </ul>
Cemeteries	High	-	-
	Low	-	-

# LONDON BOROUGH OF CROYDON OPEN SPACE NEEDS ASSESSMENT

Typology	QUALITY	VALUE	
		Low	High
Children's play areas	High	-	<ul style="list-style-type: none"> <li>Norbury Park PA(KKP 88.2)</li> <li>Westow Park PA (KKP 118.1)</li> <li>South Norwood Lake PA (KKP 122.1)</li> <li>Grangewood Park PA (KKP 125.1)</li> <li>Grangewood Park MUGA (KKP 125.2)</li> <li>Northwood Road Recreation Ground PA (KKP 182)</li> </ul>
	Low	<ul style="list-style-type: none"> <li>The Lawns, Spa Hill (KKP 128.1)</li> </ul>	-
Parks and Gardens	High	-	-
	Low	<ul style="list-style-type: none"> <li>Westow Park (KKP 118)</li> <li>Upper Norwood Recreation Ground (KKP 130)</li> </ul>	<ul style="list-style-type: none"> <li>Norwood Grove (KKP 91)</li> <li>GrangewoodPark (KKP 125)</li> <li>The Lawns (KKP 128)</li> </ul>
Semi / Natural greenspaces	High	-	<ul style="list-style-type: none"> <li>Whitehorse Meadow 1 (KKP 124)</li> <li>Whitehorse Meadow 2 (KKP 142)</li> <li>Strambourne Woodland Walk (KKP 121)</li> <li>Biggin Wood (KKP 127)</li> <li>Convent Wood (KKP 129)</li> </ul>
	Low	<ul style="list-style-type: none"> <li>Belulah Hill Pond (KKP 126)</li> </ul>	<ul style="list-style-type: none"> <li>Beaulieu Heights (KKP 120)</li> </ul>

# LONDON BOROUGH OF CROYDON OPEN SPACE NEEDS ASSESSMENT

## Purley & Coulsdon

Typology	QUALITY	VALUE	
		Low	High
Allotments	High	-	<ul style="list-style-type: none"> <li>Hartley Downs allotment (KKP 150)</li> </ul>
	Low	-	<ul style="list-style-type: none"> <li>Godstone Road allotments (KKP 158)</li> <li>Smitham allotments (KKP 170)</li> </ul>
Amenity greenspace	High	<ul style="list-style-type: none"> <li>Lacy Green (KKP 23)</li> <li>Woodcote Village Green (KKP 94)</li> <li>Kenley Airfield (KKP 177)</li> </ul>	<ul style="list-style-type: none"> <li>Bradmore Green (KKP 36)</li> </ul>
	Low	<ul style="list-style-type: none"> <li>Land Rear of Hilliards Heath Road (KKP 18)</li> <li>Stoats Nest Green (KKP 27)</li> </ul>	-
Cemeteries	High	-	-
	Low	-	-
Children's play areas	High	-	<ul style="list-style-type: none"> <li>Grange Park PA (KKP 21.1)</li> <li>Ellis Road PA (KKP 25.1)</li> <li>Coulsdon Memorial Ground PA (KKP 28.1)</li> <li>Rickman Hill PA (KKP 31.1)</li> <li>Higher Drive Recreation Ground (KKP 71.1)</li> <li>Higher Drive Recreation Ground MUGA (KKP 75.1)</li> <li>Roke PA (KKP 185)</li> </ul>
	Low	<ul style="list-style-type: none"> <li>Higher Drive (KKP 71.2)</li> </ul>	<ul style="list-style-type: none"> <li>Rickman Hill MUGA (KKP 31.2)</li> </ul>
Parks and Gardens	High	-	<ul style="list-style-type: none"> <li>Coulsdon Memorial Ground (KKP 28)</li> <li>Woodcote Grove Recreation Ground (KKP 34)</li> </ul>
	Low	-	<ul style="list-style-type: none"> <li>Grange park recreation ground (KKP 21)</li> <li>Rickman Hill Recreation Ground (KKP 31)</li> <li>Betts Mead Recreation Ground (KKP 70)</li> <li>Higher Drive Recreation Ground (KKP 71)</li> <li>Bourne Park (KKP 75)</li> </ul>

# LONDON BOROUGH OF CROYDON OPEN SPACE NEEDS ASSESSMENT

Typology	QUALITY	VALUE	
		Low	High
Semi / Natural greenspaces	High	<ul style="list-style-type: none"> <li>• Land South of Woodhatch Spinney (KKP 29)</li> <li>• Kenley Common (KKP 37)</li> <li>• Coulsdon Common (KKP 45)</li> <li>• Riddlesdown (KKP 67)</li> <li>• Land East of Parsons Pightle (KKP 20)</li> <li>• Woodland Rear of the Glades (KKP 24)</li> <li>• Farthing Downs / Happy Valley / New Hill` (KKP 25)</li> <li>• Land north of Woodhatch Spinney (KKP 26)</li> <li>• Copse Hill Spinney (KKP30)</li> <li>• Dollypers Hill (KKP 33)</li> <li>• Coulsdon Coppice (KKP 35)</li> <li>• Inwood, Woodland Rear of the Glade (KKP 141)</li> </ul>	-
	Low	<ul style="list-style-type: none"> <li>• The Avenue (KKP 19)</li> <li>• Lacy Green/Coulsdon Road (KKP 22)</li> <li>• Stoneyfield Shaw (KKP 32)</li> <li>• Hawkhurst (KKP 49)</li> <li>• Foxley wood and Sherwood Oaks, Kenley (KKP68)</li> <li>• Wood East of Haydn Avenue / Roffey Close (KKP 72)</li> <li>• Land West of Pondfiled Road (KKP 73)</li> <li>• Land opposite Elmgrove Cotts, Old Lodge (KKP 74)</li> </ul>	-

# LONDON BOROUGH OF CROYDON OPEN SPACE NEEDS ASSESSMENT

## Selsdon & Sanderstead

Typology	QUALITY	VALUE	
		Low	High
Allotments	High	-	-
	Low	-	<ul style="list-style-type: none"> <li>Sanderstead Allotments (Purley Oaks Road) (KKP 167)</li> </ul>
Amenity greenspace	High	<ul style="list-style-type: none"> <li>Falconwood Meadow (KKP 52)</li> <li>Land between Farnborough Ave, Broadcoombe and Heat (KKP 55)</li> <li>The Green, Featherbed Lane (KKP 62)</li> <li>Land at Copse View (KKP 65)</li> <li>Queenhill Road Playspace (KKP 111)</li> </ul>	-
	Low	<ul style="list-style-type: none"> <li>Land r/o42-100 Addington Village Road (KKP 54)</li> <li>John Ruskin Playing Field (KKP 1699)</li> </ul>	-
Cemeteries	High	-	-
	Low	-	-
Children's play areas	High	-	<ul style="list-style-type: none"> <li>Courtwood PA (KKP 59.1)</li> <li>Edgecombe PA (KKP 76.1)</li> <li>Sanderstead Recreation Ground Cycle Track (KKP 100.3)</li> <li>Selsdon Recreation Ground PA (KKP 109.1)</li> <li>Selsdon Recreation Ground, PA (KKP 109.2)</li> </ul>
	Low	<ul style="list-style-type: none"> <li>Courtwood Playground (KKP 59)</li> </ul>	<ul style="list-style-type: none"> <li>Edgecombe PA (KKP 76)</li> <li>Sanderstead Recreation Ground PA (KKP 100.1)</li> <li>Sanderstead Recreation Ground MUGA (KKP 100.2)</li> </ul>
Parks and Gardens	High	-	-
	Low	<ul style="list-style-type: none"> <li>Wettern Tree Garden (KKP 102)</li> <li>Purley Beeches (KKP 103)</li> </ul>	<ul style="list-style-type: none"> <li>Sanderstead Recreation Ground (KKP 101)</li> <li>Selsdon Recreation ground (KKP 109)</li> </ul>



# LONDON BOROUGH OF CROYDON OPEN SPACE NEEDS ASSESSMENT

Typology	QUALITY	VALUE	
		Low	High
Semi / Natural greenspaces	High	<ul style="list-style-type: none"> <li>Sanderstead pond (KKP 96)</li> <li>Threecorner Grove (KKP 50)</li> <li>Hutchinsons Bank (KKP 51)</li> <li>Bramley Bank (KKP 60)</li> <li>Gushybank Shaw (KKP 77)</li> <li>Ansley Berry Shaw (KKP 95)</li> <li>Ragged Grove (KKP 97)</li> <li>The Ruffet (KKP 110)</li> <li>Selsdon Wood / Foxshaw / Courtwood (KKP 112)</li> </ul>	<ul style="list-style-type: none"> <li>Littleheath wood (KKP 69)</li> <li>King's Wood (KKP 98)</li> <li>Sanderstead Plantation (KKP 99)</li> </ul>
	Low	<ul style="list-style-type: none"> <li>Croham Hurst (KKP 38)</li> </ul>	-

## *Shirley/East Central*

Typology	QUALITY	VALUE	
		Low	High
Allotments	High	-	-
	Low	-	<ul style="list-style-type: none"> <li>Orchard Avenue Allotments (KKP 188)</li> <li>Park Hill Allotments (KKP 191)</li> </ul>
Amenity greenspace	High	<ul style="list-style-type: none"> <li>Amenity land at Shirley Oaks Village (KKP 5)</li> <li>Normanton Meadow (KKP 39)</li> <li>Land at Shirley Avenue, Shirley (KKP 63)</li> <li>Coombe Lodge Playing Field (KKP 168)</li> </ul>	-
	Low	-	-
Cemeteries	High	-	<ul style="list-style-type: none"> <li>St John's Church, Shirley (KKP 151)</li> </ul>
	Low	-	-
Children's play areas	High	-	<ul style="list-style-type: none"> <li>Park Hill PA (KKP 46.1)</li> <li>Shirley Church Recreation Ground PA (KKP 64.1)</li> <li>Addington Park PA (KKP 66.1)</li> <li>Parkfields PA (KKP 117.1)</li> </ul>
	Low	-	-

# LONDON BOROUGH OF CROYDON OPEN SPACE NEEDS ASSESSMENT

Typology	QUALITY	VALUE	
		Low	High
Parks and Gardens	High	<ul style="list-style-type: none"> <li>• Parkfields Recreation Ground (KKP 117)</li> </ul>	-
	Low	-	<ul style="list-style-type: none"> <li>• Park Hill Recreation Ground (KKP 46)</li> <li>• Shirley Church Recreation Ground (KKP 64)</li> <li>• Addington Park (KKP 66)</li> <li>• Millers Pond (KKP 113)</li> </ul>
Semi / Natural greenspaces	High	<ul style="list-style-type: none"> <li>• Shirley Heath/Three Halfpenny Wood (KKP 56)</li> <li>• Coombe Wood (KKP 61)</li> <li>• Shirley Heath/Three Halfpenny Wood (KKP 146)</li> <li>• Temple Avenue Copse (KKP 116)</li> </ul>	<ul style="list-style-type: none"> <li>• Former Tree Nursery, Shirley Oaks (KKP 6)</li> </ul>
	Low	<ul style="list-style-type: none"> <li>• Pinewoods (KKP 48)</li> <li>• Heathfield (KKP 53)</li> <li>• Addington/Shirley Hills (KKP 57)</li> <li>• Foxes Wood (KKP 114)</li> <li>• Royal Russel School Woodland Area (KKP 178)</li> </ul>	<ul style="list-style-type: none"> <li>• Glade Wood (KKP 10)</li> <li>• Spring Park Wood (KKP 115)</li> </ul>

## West

Typology	QUALITY	VALUE	
		Low	High
Allotments	High	-	<ul style="list-style-type: none"> <li>• Norbury Park allotments (KKP 160)</li> </ul>
	Low	<ul style="list-style-type: none"> <li>• Bert Road allotments (KKP 152)</li> <li>• Pawsons Road allotments (KKP 165)</li> </ul>	<ul style="list-style-type: none"> <li>• Thornton Heath Allotments (KKP 190)</li> </ul>
Amenity greenspace	High	-	<ul style="list-style-type: none"> <li>• Public Open Space West of Franklin Way (KKP 15)</li> </ul>
	Low	-	<ul style="list-style-type: none"> <li>• Fairfield Gardens (KKP 42)</li> <li>• Galpins Road – Open Lane for Sports (KKP 175)</li> </ul>

# LONDON BOROUGH OF CROYDON OPEN SPACE NEEDS ASSESSMENT

Typology	QUALITY	VALUE	
		Low	High
Cemeteries	High	-	<ul style="list-style-type: none"> <li>• Mitcham Road Cemetery 2 (KKP 156)</li> <li>• Mitcham Road Cemetery 1 (KKP 157)</li> <li>• St John's Memorial Garden (south) (KKP 172)</li> <li>• St John's Memorial Garden (north) (KKP 173)</li> <li>• Queen's Road Cemetery (KKP 193)</li> </ul>
	Low	-	<ul style="list-style-type: none"> <li>• St John's Memorial Garden (east) (KKP 171)</li> </ul>
Children's play areas	High	-	<ul style="list-style-type: none"> <li>• Trumble Gardens PA (KKP 12.1)</li> <li>• Thornton Heath Recreation Ground PA (KKP 13.1)</li> <li>• Wandle Park PA (KKP 14.1)</li> <li>• Canterbury Road Recreation Ground PA (KKP 17.1)</li> <li>• Wilford Road Recreation Ground PA (KKP 107.1)</li> </ul>
	Low	-	<ul style="list-style-type: none"> <li>• Valley Park PA (KKP 16)</li> <li>• Thornton Heath Recreation Ground MUGA (KKP 13.2)</li> <li>• Norbury Park Ball Court (KKP 88.1)</li> <li>• Mayfield Road PA (KKP 135)</li> <li>• Mayfield Road Recreation Ground PA (KKP 135.1)</li> </ul>
Parks and Gardens	High	-	<ul style="list-style-type: none"> <li>• Trumble Gardens (KKP 12)</li> <li>• Wandle Park (KKP 14)</li> <li>• Canterbury Road Recreation Ground (KKP 17)</li> <li>• Pollards Hill (KKP 87)</li> <li>• Waddon Ponds (KKP 133)</li> </ul>
	Low	<ul style="list-style-type: none"> <li>• The Queen's Gardens (KKP 44)</li> <li>• Wilford Road Playground (KKP 107)</li> </ul>	<ul style="list-style-type: none"> <li>• Thornton Heath (KKP 13)</li> <li>• Narbury Park (KKP 88)</li> <li>• Norbury Hall (KKP 92)</li> </ul>
Semi / Natural greenspaces	High	-	-
	Low	-	<ul style="list-style-type: none"> <li>• Land adjacent to 149 Wingaet Crescent (KKP 136)</li> </ul>

# LONDON BOROUGH OF CROYDON OPEN SPACE NEEDS ASSESSMENT

## West Central

Typology	QUALITY	VALUE	
		Low	High
Allotments	High	-	<ul style="list-style-type: none"> <li>Pampisford Road Allotments (KKP 164)</li> </ul>
	Low	-	<ul style="list-style-type: none"> <li>South Croydon Allotments (KKP 189)</li> </ul>
Amenity greenspace	High	<ul style="list-style-type: none"> <li>Land at Denning Avenue, Waddon (KKP 134)</li> </ul>	<ul style="list-style-type: none"> <li>Purley Way Playing Fields (KKP 149)</li> </ul>
	Low	-	-
Cemeteries	High	-	-
	Low	-	-
Children's play areas	High	-	<ul style="list-style-type: none"> <li>Haling Grove St PA (KKP 40.1)</li> <li>South Croydon Recreation Ground PA (KKP 41.1)</li> <li>Rotary Field PA (KKP 93.1)</li> <li>Cooper Road MUGA (KKP 131.1)</li> <li>Cooper Road PA (KKP 131.3)</li> <li>Waddon Ponds, The Ridgeway (KKP 133.1)</li> <li>Allder Way PA(KKP 180)</li> </ul>
	Low	-	<ul style="list-style-type: none"> <li>Purley Way Playing Fields, Waddon Way (KKP 184)</li> <li>Cooper Road Outdoor Gym (KKP 131.2)</li> <li>Purley Way Playing Fields Skate Ramp (KKP 149.1)</li> </ul>
Parks and Gardens	High	-	<ul style="list-style-type: none"> <li>Haling Grove (KKP 40)</li> </ul>
	Low	-	<ul style="list-style-type: none"> <li>South Croydon Recreation Ground (KKP 41)</li> <li>Rotary Field (KKP 93)</li> <li>Duppas Hill (KKP 131)</li> </ul>
Semi / Natural greenspaces	High	-	-
	Low	-	<ul style="list-style-type: none"> <li>Purley Way West (KKP 132)</li> </ul>

# LONDON BOROUGH OF CROYDON OPEN SPACE NEEDS ASSESSMENT

---

## **PART 3: CONCLUSIONS**

LBC should draw upon the information outlined in the Assessment Report and this Recommendations/Standards Report to:

- ◀ Develop a site specific action plan.
- ◀ Develop a vision for open spaces across the Borough.
- ◀ Identify and secure funding to meet identified deficiencies in quality, quantity and accessibility.
- ◀ Develop planning policy and supplementary planning documents for the future improvement and protection of open spaces.