

REPLACEMENT UNITARY DEVELOPMENT PLAN

APPENDIX TO WRITTEN STATEMENT

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APPENDIX 1: OPEN ENVIRONMENT

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SCHEDULE 1.1: STRATEGIC OPEN LAND

Green Belt

	Area (hectares)
Cuddington	106.0
Little Woodcote	510.0

Metropolitan Open Land

	Area (hectares)
Bandon Hill Cemetery and Allotments	11.9
Beddington / Mitcham Area	196.8
Beddington Park and Carew Manor	68.0
Cheam Park and Recreational Ground	26.4
Green Lane Primary School playing fields and adjoining land	11.4
Grove Park and Carshalton Ponds	8.0
Land North of Goat Road, Beddington Corner	2.12
Mill Green	4.85
Poulter Park and Playing Fields	20.5
Reigate Avenue Recreation Ground	6.3
Rosehill Recreation Ground	20.2
Rosehill Park East	12.9
Roundshaw Park, Downs and Playing Fields	59.4
St Elphege's Primary School playing field	0.8
St Helier Open Spaces (3 parts)	21.75
Surrey Tennis and Country Club (outdoor facilities)	1.0
Sutton Cemetery and land north of proposed Link Road	13.5
Sutton Common Recreation Ground	6.4
Thomas Wall Park and Playground	6.75
Wilson's School Playing Fields	6.55
Worcester Park Sewage Works, Buckland Way Recreation Ground and allotments	24.5

Land Forming Green Chains

Bandon Hill Cemetery and Demesne Road Allotments
Beddington Park and Carew Manor
Beddington / Mitcham Area
Cheam Park and Recreation Ground
Collingwood Recreation Ground and Gander Green Lane Allotments
Green Lane Primary School playing fields and adjoining land
Land North of Goat Road, Beddington Corner
Mellows Park
Mill Green
Poulter Park, Playing Fields and Riverside
Queen Elizabeth Walk
Reigate Avenue Recreation Ground
Rosehill Park East
Rosehill Recreation Ground
Roundshaw Park, Downs and Playing Fields
St Elphege's Primary School Playing Field
St Helier Open Spaces (3 parts)
Seear's Park and Perrett's Field
Surrey Tennis and Country Club (outdoor facilities)
Sutton Cemetery and land north of proposed link road
Sutton Common Recreation Ground
Westbourne Primary School Grounds
Wilson's School Playing Fields
Worcester Park Sewage Treatment Works and land fronting Green Lane

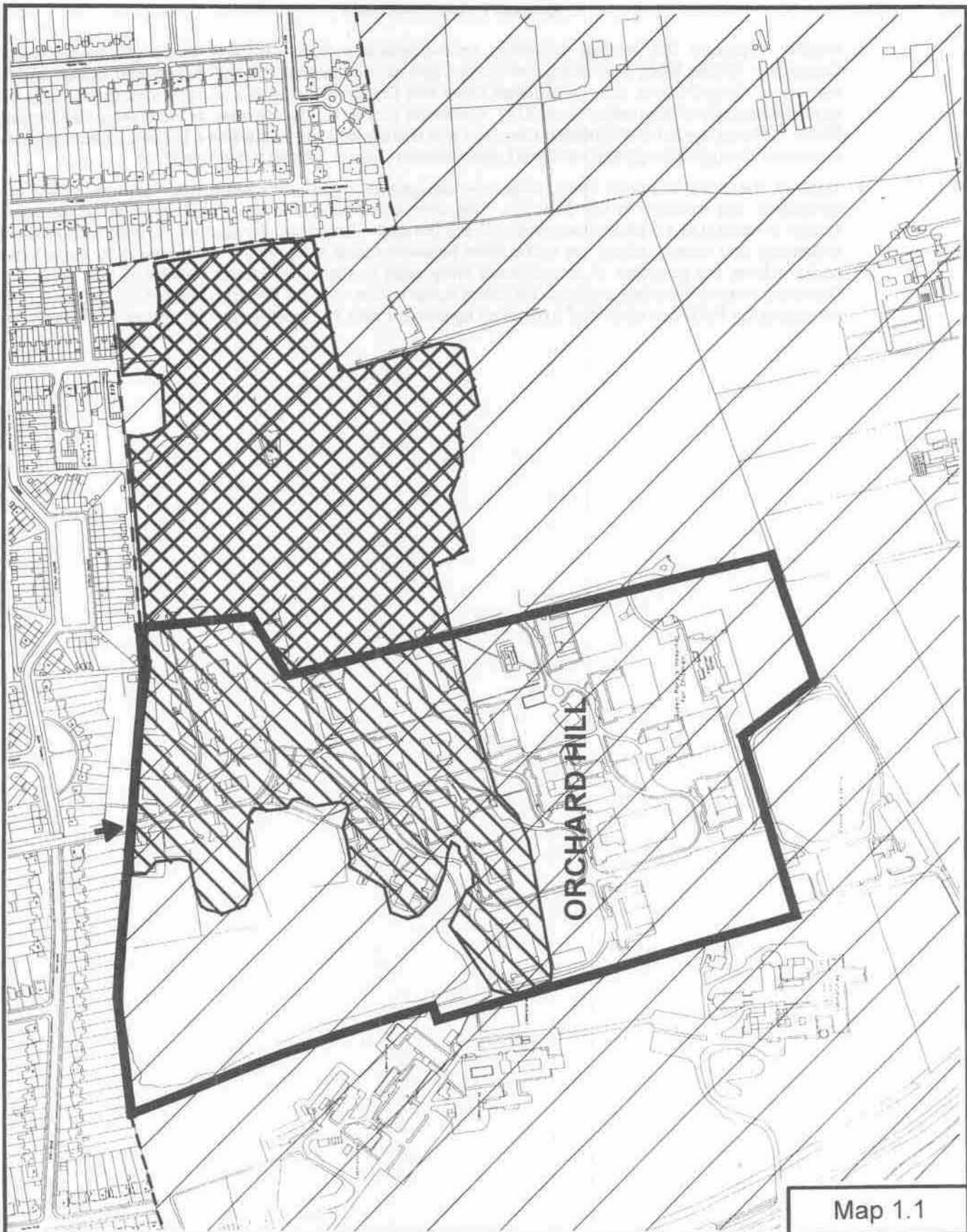
Green Chain Links and Required Enhancements

NORTH EASTERN GREEN CHAIN







1. The north-eastern chain of open spaces extends south-eastwards and north-eastwards along the northern boundary of the Borough, from Morden Park in Merton via Elm Road (west) to Sutton Common Recreation Ground. An important link between this space and the Elm Brook Nature Reserve and allotments North of Rutland Drive is a footpath just off Rutland Drive. This open space is linked with Reigate Avenue Recreation Ground via a cycle-/footpath along Romany Gardens. The links between these sites are also part of the London Cycle Network.
2. Other sites which comprise this chain are: Rosehill Recreation Grounds, Rosehill Park East, St Helier open spaces (3 parts), Poulter Park and Playing Fields and land north of Goat Road which link up with the open spaces along the South and West of Merton Borough. This chain eventually links up with the River Thames at Barn Elms in Richmond, via Richmond Park, Roehampton Golf Course and Barnes Common. This is the most established green chain in the Borough and links between these sites are the strongest and involve in most cases just the crossing of a road. This chain extends to the Mill Green open space along Watermead Lane, and eastwards along Goat Road. Enhancements of these links could be achieved by environmental improvements along Watermead lane and Goat Road. The chain extends further eastwards along the Northern boundary of the minerals extraction sites and then southwards to the Beddington Farmlands site via a footpath to Beddington Park.
3. Two other sites that form an integral part of this chain are: the open area of grassland beyond Green Lane Primary School, north of Green Lane and the Worcester Park Sewage Treatment Works (STW), adjoining the joint Merton and Sutton Cemetery to the west and the Sir Joseph Hood Memorial Playing Fields further north. These two sites form a significant part of the Green Chain in this and adjoining Boroughs which extends via the Sir Joseph Hood Memorial Playing Fields in Merton towards Wimbledon Common and Richmond Park to the River Thames. It also extends eastwards through the cemetery and via Lower Morden Lane in Merton to Morden Park, which is located on the Borough's northern boundary. Links between these sites are weak and the Council will encourage their improvement. The enhancement of these links could be facilitated for example through entering into planning agreements with developers of adjoining sites and the STW.

EASTERN GREEN CHAIN

4. The eastern chain of open spaces extends northwards from Roundshaw Park, Downs and Playing Fields and St Elphages and Wilson Schools Playing Fields along Plough Lane to Mellows Park and further north to Bandon Hill Cemetery and Demesne Road Allotments. Bandon Hill Cemetery is linked with Queen Elizabeth Walk via a footpath to Rookwood Avenue. This narrow strip of mature woodland incorporates a central footpath, accessible by pedestrians and cyclists and links Queenswood Avenue with Croydon Road. This open space is linked with Beddington Park via a footpath leading westwards along Croydon Road.
5. This chain extends through Beddington Park and Farmlands to Mitcham Common in Merton and a network of open spaces surrounding the River Wandle through Merton and Wandsworth to the River Thames. A key improvement to this link was the development of a footpath along the western boundary of Beddington Farmlands. Further enhancements could include the greening of sidewalks, the marking of footpaths and cycleways northwards along Plough Lane and Rookwood Avenue. In conjunction with the future extension of the cemetery (Policy CL20) the Council will also encourage the development of a public footpath or the enhancement of the existing footpath between Bandon Hill Cemetery and Demesne Road allotments.
6. The large area of open land at Roundshaw also extends towards the Purley Way Playing Fields in Croydon to the east. Another link with Croydon's open space system is eastwards along the southern bank of the River Wandle and the bridle path towards Waddon Ponds.



**ORCHARD HILL
MAJOR DEVELOPED SITE**

- | | |
|--|---|
|  Site Boundary |  Vehicular Access |
|  Green Belt Boundary |  Redevelopment Area
8ha (20 acres) |
|  Green Belt |  Extent of residential
development granted
planning permission |



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SCHEDULE 1.2: LOCAL OPEN SPACES

Public Open Space

	Area (hectares)
Back Green, Green Lane, Worcester Park	2.3
Beddington Park	61.3
Belmont Park, Belmont Road, Belmont	1.8
Benhill Recreation Ground, Lavender Road, Sutton	2.4
Buckland Way Recreation Ground, Worcester Park	0.5
Carshalton Park, Ruskin Road, Carshalton	9.2
Cheam Park and Recreation Ground	24.9
Collingwood Recreation Ground (excluding Sutton Utd FC Borough Sports Ground), West Sutton	6.9
Corrigan Avenue Recreation Ground, Corrigan Avenue, Coulsdon	6.2
Courtney Crescent, Carshalton Beeches	0.4
Cuddington Recreation Ground, Sandringham Road, Worcester Park	10.1
Dale Park Recreation Ground, Dale Park Avenue, Carshalton	1.5
Dorchester Road Recreation Ground, Worcester Park	2.5
Elm Grove, London Road, Carshalton	0.4
Fairlands Park, London Road, Cheam	2.0
Great Woodcote Park, Ambrey Way/The Drive, Wallington	1.6
The Green, High Street, Sutton (two parts)	1.0
Grove Park, High Street, Carshalton	7.9
Hamilton Avenue Recreation Ground, Kimpton Road, Cheam	2.2
Limes Avenue Recreation Ground, Carshalton	1.2
Little Woodcote Wood	1.9
Love Lane Playground, Rosehill	0.4
Manor Park, Throwley Way, Sutton	2.3
Mellows Park, Stafford Road, Wallington	7.7
Mill Green, Beddington Corner	4.9
Oaks Park (including woods around golf course)	33.5
Old Belmont Hospital Meadow	0.7
Overton Park, Overton Road, Belmont	8.7
Pond, War Memorial and Garden of Remembrance, Carshalton	0.5
Poulter Park (including playing fields), St Helier	20.5
Queen Elizabeth Walk, Wallington	1.9
Radcliffe Gardens and Woodland, Carshalton Beeches	1.2
Reigate Avenue Recreation Ground, Forest Road, Sutton	6.3
Rosehill Park East	6.2
Rosehill Recreation Ground	20.2
Roundshaw Park, Downs and Playing Fields	59.4
Royston Park	3.3
Ruffett, Big Wood and adjacent meadow	9.7
Rushey Park/ Fellowes Park, off Wrythe Lane, Carshalton	1.6
Seear's Park and Perrett's Field, St Dunstan's Hill, Cheam	9.0
Springclose Lane, Cheam	0.4
St. Helier Park	7.5
St. Helier open space (east of Middleton Road inc. Revesby Road Wood)	8.4
St. Helier open space (west of Middleton Road)	3.4
St. Mary's Field, Bute Road, Wallington	0.5
Stanley Park Recreation Ground	4.0
Sutton Common Recreation Ground	6.4
Sutton Ecology Centre, Carshalton	2.2
Thomas Wall Park, Green Lane, Rosehill	6.75
Warren Park, Kings Lane, Sutton	0.9
Former Watercress Beds, Guy Road, Beddington	2.9
Watercress Park, Spencer Road, Hackbridge	0.9
Wilderness Island and land opposite River Gdns and adjacent to railway, River Gdns, Carshalton	1.5
Woodcote Green, Sandy Lane South, Wallington	1.0
Wrythe Green (as extended), Wrythe Lane, Carshalton	1.2

Wrythe Recreation Ground, Wrythe Lane, Carshalton	2.7
Yardley Recreation Ground, off Wordsworth Drive, Cheam	0.6

Urban Green Space

	Area (hectares)
Aultone Way Allotments	0.8
Barrow Hedges Primary School grounds	1.1
Belmont Allotments	2.2
Benhill Estate Green Space	1.0
Bushey Meadow Allotments	0.5
Bute Road Allotments	0.7
Carshalton Athletic F.C., off Wrythe Lane, Carshalton	1.7
Carshalton Lawn Tennis Club, off Beeches Avenue, Carshalton	0.7
Chaucer Road Allotments	0.6
The Cheamfields Club, Devon Road, Cheam	0.6
Cheam Sports Club, Peaches Close, Cheam	5.3
Croydon Gas Sports Club, Mollison Drive	3.6
Culvers Avenue Allotments	0.4
Devonshire Avenue Nature Area	0.4
Devonshire Primary School Playing Fields	0.4
Downs Tennis Club, Holland Avenue, Belmont	0.4
Duke Street Allotments (part)	0.4
Gander Green Lane Allotments	3.4
Green Wrythe Lane Allotments	4.0
Manor Park Primary School	0.45
Mill Green Allotments	0.5
Orchard Allotments	1.0
Perrett's Field Allotments	0.8
Playing Field, North of the Grove	1.1
Purley Sports Club, off Lordsbury Field, Woodcote Green	3.5
Radcliffe Gardens Green Space	0.4
Ridge Road Allotments	0.8
LRT Sports Ground	1.85
Sheen Way Playing Fields	2.5
Southern Railway Sports Club, Mollison Drive	3.6
Spencer Road Allotments	0.9
St. Philip's Churchyard and Cuddington Cemetery	1.0
Stanley Road Allotments (part)	2.3
Sutton Bowling Club, off Dorset Road, Belmont	1.3
Sutton Churches Tennis Club, off Gander Green Lane, Sutton	0.6
Sutton C.C., Cheam Road, Sutton	2.7
Sutton United F.C. Borough Sports Ground, Collingwood Road Rec, Sutton	2.45
Sutton Highfields Lawn Tennis Club, Mayfield Road, Sutton	0.4
Sutton Tennis and Squash Club, Devonshire Road, Sutton	0.7
Wallington Cricket Club	1.9
Wandle Road Allotments	0.6
Watson Avenue Allotments	0.4
Westmead Road Allotments	3.4
Women's Cricket and Community Development Centre, Plough Lane	2.1
Worcester Park A.C., Green Lane, Worcester Park	2.8

Council Allotments

	Status	Area (Hectare)
Beddington Park	Non Statutory	0.2
Belmont	Statutory	2.2
Benhill	Statutory	2.65
Bridge Walk	Non Statutory	0.2
Buckland Way	Statutory	1.3
Bushy Meadow	Statutory	0.5
Central Road	Statutory	0.3
Cheam Court (includes Forge Lane)	Statutory	3.0
Cheam Park Nursery	Statutory	0.9
Cheam Park Paddock	Non Statutory	0.3
Chaucer Road	Statutory	0.6
Clensham Lane	Statutory	0.2
Bute Road (formerly Croydon Road)	Statutory	1.5
Culvers Avenue	Statutory	0.4
Demesne Road	Statutory	4.0
Duke Street	Statutory	0.9
Fryston Avenue	Statutory	0.3
Gander Green Lane	Statutory	3.5
Goose Green	Statutory	1.1
Green Wrythe Lane	Statutory	4.0
Greenshaw Farm	Statutory	4.3
Lavender Road	Statutory	0.3
Mill Green	Statutory	0.45
Orchard Allotments (formerly Bute Road)	Statutory	1.0
Perrett's Field	Statutory	0.8
Priory Crescent	Statutory	0.1
Pylbrook Triangle	Statutory	0.025
Ridge Road	Statutory	0.9
Roundshaw	Statutory	1.9
Spencer Road New Site	Statutory	0.9
Stanley Road	Statutory	3.9
Wandle Road	Non Statutory	0.55
The Warren	Non Statutory	0.2
Watson Avenue	Statutory	0.4
Westmead Road	Statutory	3.4
Wrights Row	Non Statutory	0.2

Open Space Hierarchy

TABLE 1.1: OPEN SPACE HIERARCHY

Type of Open Space and main Function	Approx. Size and Distance from Home	Characteristics
<p>REGIONAL PARKS AND OPEN SPACES</p> <p>(Linked Metropolitan Open Land and Green Belt Corridors) Weekend and occasional visits by car or public transport.</p>	<p>400 HECTARES</p> <p>3.2 - 8 kilometres</p>	<p>Large areas and corridors of natural heathland, downland, commons, woodlands and parkland also including areas not publicly accessible but which contribute to the overall environmental amenity. Primarily providing for informal recreation with some non-intensive active recreation uses. Car parking at key locations.</p>
<p>METROPOLITAN PARKS</p> <p>Weekend and occasional visits by car or public transport.</p>	<p>60 HECTARES</p> <p>3.2 kilometres or more where the park is appreciably larger</p>	<p>Either:</p> <ul style="list-style-type: none"> (i) natural heathland, downland, commons, woodlands etc; or, (ii) formal parks providing for both active and passive recreation. May contain playing fields, but at least 40 hectares for other pursuits. Adequate car parking.
<p>DISTRICT PARKS</p> <p>Weekend and occasional visits by foot, cycle, car and short bus trips.</p>	<p>20 HECTARES</p> <p>1.2 kilometres</p>	<p>Landscape setting with a variety of natural features providing a wide range of activities, including outdoor sports facilities and playing fields, children's play for different age groups and informal recreation pursuits. Should provide some car parking.</p>
<p>LOCAL PARKS</p> <p>Pedestrian visits</p>	<p>2 HECTARES</p> <p>0.4 kilometres</p>	<p>Providing for court games, children's play, sitting-out areas, nature conservation areas.</p>
<p>SMALL LOCAL PARKS AND OPEN SPACES</p> <p>Pedestrian visits, especially by old people and children; particularly valuable in high density areas.</p>	<p>UNDER 2 HECTARES</p> <p>Under 0.4 kilometres</p>	<p>Gardens, sitting-out areas, children's play spaces or other areas of a specialist nature, including nature conservation areas.</p>
<p>LINEAR OPEN SPACES</p> <p>Pedestrian visits</p>	<p>VARIABLE</p> <p>Wherever feasible</p>	<p>The Thames, canals, other waterways and associated open spaces and towpaths; paths; disused railways; nature conservation areas; and other routes which provide opportunities for informal recreation. Often characterised by features or attractive areas which are not fully accessible to the public but contribute to the enjoyment of the space.</p>

Source: London Planning Advisory Committee (1994) *Advice on Strategic Planning Guidance for London*

Open Space Deficiencies

TABLE 1.2: TYPE OF DEFICIENCIES IN OPEN SPACE PROVISION BY WARD

WARD (Pre 2002 Boundary Changes)	Lack of access to Local or Small Local Park	Lack of access to District Park	Below "6 Acre Standard"	Low "Green Space Ratio"	Poor Landscape Quality of Open Spaces
Beddington North	3				
Beddington South					
Belmont		3	3		
Carshalton Beeches*	3		3	3	
Carshalton Central					
Carshalton North			3	3	
Cheam South	3	3	3		
Cheam West					
Clockhouse	3				
North Cheam	3	3	3	3	
Rosehill					3
St Helier North					
St Helier South			3		
Sutton Central*	3	3	3	3	3
Sutton Common	3	3	3		
Sutton East*	3		3	3	
Sutton South*	3	3	3		
Sutton West		3			3
Wallington North*			3	3	
Wallington South*	3		3	3	
Wandle Valley			3	3	
Woodcote			3	3	
Worcester Park North*	3	3	3		3
Worcester Park South	3	3	3	3	
Wrythe Green			3		

Notes:

1. '6 Acre Standard' (NPFA): Requires a minimum provision of 2.4 hectares per 1,000 population. Depending on the population profile of the area the total standard should be met by an aggregate of 1.6 - 1.8 hectares of outdoor sport facilities and 0.6-0.8 hectares of play space.
2. Low 'Green Space Ratio' = Ratio of all open space to ward area which is less than half the Borough average of 28%.
3. *Denotes priority open space deficiency ward based on key indicators of sensitivity to open space deficiency. These are:
 - Wards with high percentage of children between 0-15 years of age;
 - Wards with high percentage of retired persons without access to a private car;
 - Wards with high percentage of households without cars;
 - Wards with high percentage of flats (either converted or purpose built).
4. This assessment of open space deficiency by Ward, undertaken by Llewelyn-Davies and MVA in 1997, was carried out on the basis of Ward boundaries which were subsequently changed in 2002. A review of open space deficiency and the implications for new Ward boundaries will be undertaken as a matter of urgency as part of the production of an Open Space Strategy.

WESTERN GREEN CHAIN

7. The chain of open spaces to the west of Sutton extends south-westwards from Reigate Avenue Recreation Ground along Oldfields Road to Sutton Cemetery and south eastwards along Collingwood Road to Collingwood Recreation Ground and Westbourne Primary School Grounds in Anton Crescent, off Colingwood Road. The chain extends further along Frederick Road and Denbigh Close via a footpath through the Surrey Tennis and Country Club to Seear's Park and Perrett's Field. The link extends further south-westwards via Park Lane to Cheam Park and Recreation Ground. Eventually it links up with the Green Belt in Epsom Ewell via Nonsuch Park and with the network of open spaces north towards the River Thames via open spaces in Merton, Wandsworth and Richmond.
8. Another important link is that extending north-westwards from Oldfields Road (South of Sutton Cemetery), Willow Walk and along the public right of way beside the Pyl Brook, and further north-westwards along the one side of Trafalgar Drive and Conrad Drive to link up with a footpath along the eastern boundary of Worcester Park STW. It extends further via the Sir Joseph Hood Memorial Playing Fields in Merton towards Wimbledon Common and Richmond Park to the River Thames. It also extends eastwards through the cemetery and via Lower Morden Lane in Merton to Morden Park.
9. Most of the links between these sites are designated cycle- and walkways. However, they are considered the weakest in the Borough. The sites comprising this chain currently act as 'stepping stones' in relation to the other green chains in the Borough. Therefore, the Council will particularly look at enhancing and strengthening the routes/links between these sites. Key improvements to these links could include, the provision of an additional entry point to the south western parcel of land at Sutton Cemetery when it becomes available for future burial space, and the enhancement of the public right of way along the Pyl Brook as part of a planning agreement with the development of Worcester Park STW.