



London Borough of Sutton **Local Plan**

Green Belt and Metropolitan Open Land Review Report

June 2015



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1. Introduction

- 1.1** This study provides an assessment of the Green Belt and Metropolitan Open Land (MOL) within the London Borough of Sutton. The purpose of the study is to evaluate whether the Green Belt and MOL within the borough are performing the functions they were designated for and to evaluate the effectiveness of the Green Belt and MOL in the borough.
- 1.2** The study will inform the preparation of the emerging Sutton Local Plan, which may include some alterations to the boundaries of the Green Belt and MOL to reflect previous development, existing planning permissions and may also include some releases of Green Belt and MOL to deliver the objectives of the emerging plan.

2. Structure of the Document

- 2.1** This document firstly reviews the national, regional and local policy relating to the Green Belt and sets out the borough's Green Belt within the wider context of the south-east. Secondly, it reviews the regional and local policy relating to MOL and sets out the borough's MOL within the wider context of London. Then, the study is divided into two stages.
- 2.2** Stage 1 reviews the existing two existing parcels of Green Belt and 21 parcels of MOL against criteria derived from the National Planning Policy Framework (NPPF) and the Further Alterations to the London Plan. Stage 1 will also identify potential areas within the Green Belt and MOL which may not be fulfilling their functions particularly well and so may be potential development areas.
- 2.3** Stage 2 looks at the potential development areas within Green Belt and MOL, identified in Stage 1 and evaluates them against more stringent criteria to assess their suitability for development.
- 2.4** The study will also examine any previously developed land within the Green Belt or MOL, which should be de-designated, and brings up-to-date the measurements and boundaries of the Green Belt and MOL.

3. The Green Belt in Context

History

- 3.1** The London (Metropolitan) Green Belt was first suggested by the Greater London Regional Planning Committee in 1935. The Green Belt (London and Home Counties) Act 1938 permitted local authorities around London to purchase land to be protected as open space and enter into covenants with landowners that open spaces would not be given over to development. Sir Patrick Abercrombie's London Plan (1944) defined London's Green Belt. The Town and Country Planning Act 1947 permitted local authorities to designate

areas to be protected as part of the Green Belt within their Development Plans.

- 3.2** The London Borough of Sutton has two parcels of Green Belt: the Cuddington Green Belt in the south-western part of the borough and the Woodcote Green Belt in the south of the borough. Schedule 2A and Map 2.1 of the Site Development Policies DPD show the areas of Green Belt within the borough: http://www.sutton.gov.uk/downloads/file/1405/site_development_policies_dpd_appendix_2_part_1

National Context

- 3.3** Green Belt policy is contained within the NPPF (2012). It states:

The Government attaches great importance to Green Belts. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence.

Green Belt serves five purposes:

- to check the unrestricted sprawl of large built-up areas;
- to prevent neighbouring towns merging into one another;
- to assist in safeguarding the countryside from encroachment;
- to preserve the setting and special character of historic towns; and
- to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

(Paragraphs 79 and 80)

- 3.4** The alteration of Green Belt boundaries is similarly strictly controlled:

Local planning authorities with Green Belts in their area should establish Green Belt boundaries in their Local Plans which set the framework for Green Belt and settlement policy. Once established, Green Belt boundaries should only be altered in exceptional circumstances, through the preparation or review of the Local Plan. At that time, authorities should consider the Green Belt boundaries having regard to their intended permanence in the long term, so that they should be capable of enduring beyond the plan period.

When drawing up or reviewing Green Belt boundaries local planning authorities should take account of the need to promote sustainable patterns of development. They should consider the consequences for sustainable development of channelling development towards urban areas inside the Green Belt boundary, towards towns and villages inset within the Green Belt or towards locations beyond the outer Green Belt boundary.

When defining boundaries, local planning authorities should:

- ensure consistency with the Local Plan strategy for meeting identified requirements for sustainable development;
- not include land which it is unnecessary to keep permanently open;
- where necessary, identify in their plans areas of 'safeguarded land' between the urban area and the Green Belt, in order to meet longer-term development needs stretching well beyond the plan period;
- make clear that the safeguarded land is not allocated for development at the present time. Planning permission for the permanent development of safeguarded land should only be granted following a Local Plan review which proposes the development;
- satisfy themselves that Green Belt boundaries will not need to be altered at the end of the development plan period; and
- define boundaries clearly, using physical features that are readily recognisable and likely to be permanent.

(Paragraphs 83-85)

Regional Context

- 3.5** In the Further Alterations to the London Plan (2015), the Mayor of London continues the restrictive approach towards development in the Green Belt:

Strategic

A The Mayor strongly supports the current extent of London's Green Belt, its extension in appropriate circumstances and its protection from inappropriate development.

Planning decisions

B The strongest protection should be given to London's Green Belt, in accordance with national guidance. Inappropriate development should be refused, except in very special circumstances. Development will be supported if it is appropriate and helps secure the objectives of improving the Green Belt as set out in national guidance.

(Policy 7.16)

Local Context

- 3.6** Current London Borough of Sutton policy states "the council will seek to safeguard and enhance the borough's open space network, including within the Metropolitan Green Belt [and] Metropolitan Open Land" (Core Strategy Policy PMP9). Site Development Policies DPD Policy DM15 avoids repeating national and regional policy and instead provides a locally distinctive slant. It states:

(a) The Council will grant planning permission for extensions and replacement of existing dwellings in the Green Belt at Cuddington and Woodcote (as shown on the Proposals Map) provided that the openness of the Green Belt is

not affected and that the increase in the floor area is no greater than 30% above the size of the original dwelling.

(b) The Council will not grant planning permission for development adjacent to the Green Belt or Metropolitan Open Land (MOL) (as shown on the Proposals Map) if it has a detrimental impact on its visual amenities.

LB Sutton's Green Belt within the South East

- 3.7** Appendix 2, Map1 shows the extent of the Green Belt in South London and Surrey. The borough's Cuddington Green Belt area is an important link in preserving the contiguousness of the Green Belt, connecting Banstead Downs (Reigate and Banstead) with North Looe (Epsom and Ewell) and Epsom Downs (Epsom and Ewell). The borough's Woodcote Green Belt area is one of the innermost parts of the Green Belt and is significant because of its mass. Other Green Belt areas in the vicinity of the Woodcote Green Belt, such as the Woodmansterne Green Belt (Reigate and Banstead) and the Coulsdon Green Belt (LB Croydon) are much more fragmented and so much less effective in the tasks they should perform.

4. Metropolitan Open Land In Context

History

- 4.1** The concept of MOL was one of the first acts of the Greater London Council. In its first plan, the Greater London Development Plan (published in 1969 but not approved by a Minister until 1976), MOL was introduced as a protective designation for open land within the urban area. It was recommended that parks, golf courses, nursery gardens, cemeteries and other open land which may be developed should receive this designation. However, the concept of "green lungs" was not new as it was mooted in Abercrombie's London Plan (1944). Page 152 states, with reference to Sutton: "It is not desirable that any development should be allowed on the west side of Beddington Lane, as the area (which is partly a disused sewage disposal works) is a central link in a green belt which extends from Mitcham Common to Beddington Park and then on with a slight break to Croydon Aerodrome".
- 4.2** The London Borough of Sutton has 21 parcels of MOL. Schedule 2B and Map 2.2 of the Site Development Policies DPD show the areas of Green Belt within the borough:
http://www.sutton.gov.uk/downloads/file/1405/site_development_policies_dpd_appendix_2_part_1

Regional Policy

- 4.3** The Mayor of London's policy towards MOL is restrictive and he gives the same support to MOL as is given to Green Belt:

Strategic

A The Mayor strongly supports the current extent of Metropolitan Open Land (MOL), its extension in appropriate circumstances and its protection from development having an adverse impact on the openness of MOL.

Planning decisions

B The strongest protection should be given to London's Metropolitan Open Land and inappropriate development refused, except in very special circumstances, giving the same level of protection as in the Green Belt. Essential ancillary facilities for appropriate uses will only be acceptable where they maintain the openness of MOL.

LDF preparation

C Any alterations to the boundary of MOL should be undertaken by Boroughs through the LDF process, in consultation with the Mayor and adjoining authorities.

D To designate land as MOL boroughs need to establish that the land meets at least one of the following criteria:

a it contributes to the physical structure of London by being clearly distinguishable from the built up area

b it includes open air facilities, especially for leisure, recreation, sport, the arts and cultural activities, which serve either the whole or significant parts of London

c it contains features or landscapes (historic, recreational, biodiversity) of either national or metropolitan value

d it forms part of a Green Chain or a link in the network of green infrastructure and meets one of the above criteria.

(Policy 7.17)

Local Context

- 4.4** Current London Borough of Sutton policy states “the council will seek to safeguard and enhance the borough’s open space network, including within the Metropolitan Green Belt [and] Metropolitan Open Land” (Core Strategy Policy PMP9). Site Development Policies DPD Policy DM15 avoids repeating regional policy excessively. Instead, it states:

(b) The Council will not grant planning permission for development adjacent to the Green Belt or Metropolitan Open Land (MOL) (as shown on the Proposals Map) if it has a detrimental impact on its visual amenities.

LB Sutton’s MOL within London and the South East

- 4.5** There are four distinct chains of MOL which pass through LB Sutton, as shown in Appendix 2, Map 2:
- (i) The old Abercrombie line going from Mitcham Common (LB Merton), through Beddington Farmlands (LB Sutton), which has had some development to the west of Beddington Lane, notably BedZED, through Beddington Park (LB Sutton), taking in Bandon Hill Allotments and Cemetery (LB Sutton) and then to Roundshaw Park and Roundshaw Downs (LB Sutton and LB Croydon), which is the site of the former Croydon Aerodrome.

(ii) An outer semi-circle sweeping from Morden Hall Park (LB Merton), through Ravensbury Park (LB Merton), Tooting and Mitcham Football Ground (LB Merton) and Poulter Park (LB Sutton), where this chain links to the old Abercrombie line via Land to the North of Goat Road (LB Sutton) and Mill Green (LB Sutton). The outer semi-circle continues from Poulter Park, through St Helier Open Space (LB Sutton), Rosehill Park East and Rosehill Recreation Ground (LB Sutton) to Reigate Avenue Recreation Ground (LB Sutton) and then to Sutton Cemetery (LB Sutton) and finally to Mayflower Park (LB Sutton), Merton and Sutton Cemetery (LB Merton), Morden Cemetery and the sports grounds to the north (LB Merton), the Sir Joseph Hood Memorial Playing Fields (LB Merton), Green Lane Primary School Fields (LB Sutton), the BBC Sports Ground (RB Kingston) and the University of London Athletic Ground (RB Kingston).

(iii) An inner chain starting at Thomas Wall Park (LB Sutton), through Sutton Common Recreation Ground (LB Sutton) to Morden Park (LB Merton) and then with a small break to Cannon Hill Common (LB Merton), Joseph Hood Recreation Ground (LB Merton), Messines Playing Field (LB Merton) and Prince George's Playing Field (LB Merton).

(iv) A small agglomeration to the west comprising Cheam Park and Cheam Recreation Ground (LB Sutton) and Nonsuch Park, which is designated as Strategic Open Space by Epsom and Ewell. Since Epsom and Ewell is not within Greater London, it does not use the designation of MOL but Strategic Open Space is the equivalent of MOL.

STAGE 1 EVALUATION

5. Criteria for Evaluation

- 5.1 Reviewing paragraphs 79-92 of the NPPF, the following questions can be devised from the Government's policy standpoint on Green Belts:

Table 1: Characteristics of the Green Belt

Reference	Green Belt Characteristics
Para 79	Does the area have an open character?
Para 79	Does the area have a permanent character?
Para 80	Does the area check the unrestricted sprawl of built-up areas?
Para 80	Does the area prevent neighbouring towns from merging into one another?
Para 80	Does the area safeguard the countryside from encroachment?
Para 80	Does the area preserve the setting and special character of historic towns?
Para 80	Does the area assist in urban regeneration by encouraging the recycling of derelict and other urban land?
Para 85	Is the area in an unsustainable location?
Para 85	Is it necessary for this area to be kept open?
Para 85	Is the area's boundary clear, readily recognisable and likely to be permanent, using physical features?

- 5.2 In terms of Metropolitan Open Land, the following questions can be devised from Policy 7.17 of the London Plan:

Table 2: Characteristics of Metropolitan Open Land

Reference	Metropolitan Open Land Characteristics
Policy 7.17 Da	Does the area contribute to the physical structure of London by being clear distinguishable from the built up area?
Policy 7.17 Db	Does the area include open air facilities, especially for leisure, recreation, sport, the arts and cultural activities, which serve either the whole or significant parts of London?
Policy 7.17 Dc	Does the area contain features or landscapes (historical, recreational, biodiversity) of either national or metropolitan value?
Policy 7.17 Dd	Does the area form part of a Green Chain or link in the network of green infrastructure?

- 5.3 However, to make these questions applicable to the London Borough of Sutton, some of these questions need to be refined. These refinements are set out in red in Table 3:

Table 3: Evaluation Questions for Green Belt and Metropolitan Open Land

Reference	Evaluation Questions
Para 79	Does the area have an open character?
Para 79	Does the area have a permanent character?
Para 80	Does the area check the unrestricted sprawl of built-up areas?
Para 80	Does the area prevent neighbouring towns or centres from merging into one another?
Para 80	Does the area safeguard the countryside from encroachment? (Repeats the third question)
Para 80	Does the area preserve the setting and special character of historic towns or centres?
Para 80	Does the area assist in urban regeneration by encouraging the recycling of derelict and other urban land? (Difficult to evaluate)
Para 85	Is the area in an unsustainable location?
Para 85	Is it necessary for this area to be kept open? (Repeats the third question)
Para 85	Is the area's boundary clear, readily recognisable and likely to be permanent, using physical features?
Policy 7.17 Da	Does the area contribute to the physical structure of London by being clearly distinguishable from the built up area?
Policy 7.17 Db	Does the area include open air facilities, especially for leisure, recreation, sport, the arts and cultural activities, which serve either the whole or significant parts of London?
Policy 7.17 Dc	Does the area contain features or landscapes (historical, recreational, biodiversity) of either national or metropolitan value?
Policy 7.17 Dd	Does the area form part of a Green Chain or link in the network of green infrastructure?

- 5.4** The above questions will form the basis of the evaluation for the designated parts of the Green Belt and MOL. However, the Stage 1 evaluation will also identify areas within these parcels of the Green Belt or Metropolitan Open Land, which may not be fulfilling their function and so may be suitable for development.

GB1	Cuddington Green Belt (106ha)
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Maps: 3 and 4

1. Background

1.1 The Cuddington Green Belt is 106ha in size and is located in the south-west corner of the borough. It is part of an important chain within the wider southern Metropolitan Green Belt as it provides an essential link between the more expansive Banstead Downs (Reigate and Banstead) and the sports grounds and farmland of North Looe (Epsom and Ewell).

1.2 Since 1988, following the recommendations of the 1985 Green Belt Plan, the houses and gardens of Higher Drive, Banstead Road, Gilhams Avenue, Walnut Tree Close and the Cuddington Hospital site (now gated housing) have been included in the Green Belt. The inclusion of these residential areas within the Green Belt boundary has ensured a better relationship to the Green Belt land in Reigate and Banstead and Epsom and Ewell. Prior to this, the fragmented boundary was less defensible and had been identified as being vulnerable to development pressures.

2. Current Land Uses

2.1 Aside from the residential development, which is largely detached suburban properties in large plots, the other principal land use is a privately owned golf course. The course offers no public access and can only be seen from Cuddington Way. Within the Cuddington Green Belt, there is also some incidental woodland and some infrastructure related to a nursery.

3. Proposals Map Designations

3.1 The golf course, the incidental woodland and the area around the glasshouses of the nursery are classified as a Site of Importance for Nature Conservation (SINC) of borough importance as the area is notable for its variety of woodland and chalk grassland habitats.

4. Evaluation Scorecard

No	Questions	Evaluation
1	Does the area have an open character?	Generally no. Given the extent of residential development within the area.
2	Does the area have a permanent character?	Yes. The established suburban housing and golf course provide a permanent feel.
3	Does the area check the unrestricted sprawl of built-up areas?	Yes. It checks development from the north-east.
4	Does the area prevent neighbouring towns or centres from merging into one another?	No
5	Does the area preserve the setting and special character of historic towns or centres?	No
6	Is the area in an unsustainable location?	Yes. It has Public Transport Accessibility Levels (PTALs) of 0 to 1b.
7	Is the area's boundary clear, readily	Generally yes. Most of the boundaries

	recognisable and likely to be permanent, using physical features?	are strong except for the boundaries relating to the incidental woodland and nursery. The open end of The Drive is also weak.
8	Does the area contribute to the physical structure of London by being clear distinguishable from the built up area?	No. There is a considerable amount of residential development within this part of the Green Belt.
9	Does the area include open air facilities, especially for leisure, recreation, sport, the arts and cultural activities, which serve either the whole or significant parts of London?	Yes. Much of this part of the Green Belt is used as a golf course.
10	Does the area contain features or landscapes (historical, recreational, biodiversity) of either national or metropolitan value?	Yes. The golf course area is a SINC.
11	Does the area form part of a Green Chain or link in the network of green infrastructure?	Yes. It is an integral part of the south Metropolitan Green Belt forming and important link between Banstead Downs and North Looe.

5. Summary

Number of Green Belt criteria met	6
Number of Green Belt criteria generally met	1
Number of Green Belt criteria not generally met	1
Number of Green Belt criteria not met	3

- 5.1** While the Cuddington Green Belt does not fulfil all the criteria identified as important to the functioning of the Green Belt, it does meet most of them. Most importantly, it performs a vital function of linking more important areas of Green Belt within adjacent boroughs and, for this reason alone, it would be inappropriate in planning terms to consider a release of open space in this part of the Green Belt.

6. Possible Portions for Release

- 6.1** There are no identifiable portions for release.

GB2	Woodcote Green Belt (510ha)
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Maps: 5 and 6

1. Background

- 1.1 The Woodcote Green Belt is the largest area of open space in the borough. The area falls into five distinct landscape areas:

Orchard Hill/Stanley Park High/Wellfield Plantation/BIBRA

- 1.2 This area is now relatively built-up. It comprises two housing estates: one built in the early 2000s and one currently under construction. The more recent development wraps about a new school Stanley Park High, which has its buildings to the north and its playing fields to the south. The parcel also includes a cul-de-sac of large houses entitled Wellfield Gardens. There is also what is termed “The BIBRA site”, which is now occupied by a large church and has permission for a care home, the Queen Elizabeth Foundation for Disabled People, which includes a driving circuit, and a riding school. All this built form is surrounded either by woodland (between Wellfield Gardens and the new Orchard Hill development and south of the old Orchard Hill development) or parkland (to the west of Wellfield Plantation and to the west and south of BIBRA). In summary, some of this land is so developed that it is does not merit retention in the Green Belt and boundaries may need to be redrawn.

Little Woodcote Estate

- 1.3 The Little Woodcote Estate is the largest parcel within the Woodcote Green Belt and has a distinctive character. Much of the area, which is gently undulating, is dotted with what are known locally as “The Smallholdings”. These are predominantly weatherboard houses and are peculiar to this area of the borough. The smallholdings were formed in 1925 by Surrey County Council to help soldiers returning from the First World War take the first steps to becoming farmers in their own right. When originally established the small size of holdings dictated the layout and character of the area. However, upon consolidation of holdings into larger sized units, hedgerows have been lost and some of the smallholdings are now surrounded by glasshouses, barns, outhouses and farm machinery and look somewhat untidy.
- 1.4 The north-eastern corner of the parcel is occupied by Wallington High School for Girls and the large Woodcote Green Garden Centre. These two developments, together with their tree screening, limit the openness in this part of the parcel. Besides the development outlined above, there have also been some more recent smallholding-type development, a school and a fish farm.

Woodcote Park

- 1.5 The Woodcote Park parcel comprises Woodcote Grove House, Woodcote Park Golf Course and New Lodge Stud Farm. Woodcote Grove House was built in 1820 and is now a private care home. It is set in impressive gardens

and plantations. To the west of the house, there is a belt of woodland. To the south of the house, there is a further part of the care home complex, Orford House and some residential and industrial development. Woodcote Park Golf Course runs from the south of the parcel to the north and includes the highest point in the borough. Access is limited but the views are some of the best in the borough. New Lodge Stud Farm is to the east Woodcote Grove House and includes two fields which are used for grazing horses.

Ruffett & Big Wood and Grove Lane

- 1.6** Ruffett and Big Wood are two rectangular blocks of adjoining woodland. Together, they form the largest area of woodland in the borough. To the north-west of Ruffett and Big Wood, there are the Carshalton Road Pastures which comprises rough pasture and scrub and two Gypsy and Traveller Sites. To the north-east, there is the Grove Lane area. This is an ancient track; part metalled and is bounded by fields on both sides.

Oaks Park

- 1.7** The Oaks Park parcel includes Oaks Park itself, the Oaks Golf Course and Oaks Farm. Oaks Park, to the east of Woodmansterne Road, is bounded by mature trees and much of it is meadowland with some grassland for amenity purposes. The park was the residence of the Earls of Derby (hence the names for nearby Epsom Racecourse's famous races: the Derby Stakes and the Oaks) but the historic buildings have been lost and there are now nondescript buildings for leisure purposes. The Oaks Golf Course is to the west of Oaks Park. Oaks Farm is to the south of Oaks Park and Croydon Lane. The fields connected to the farm are used for lavender growing, horse grazing or are fallow. The Oaks Park parcel is the most publicly accessible of the parcels.

2. Current Land Uses

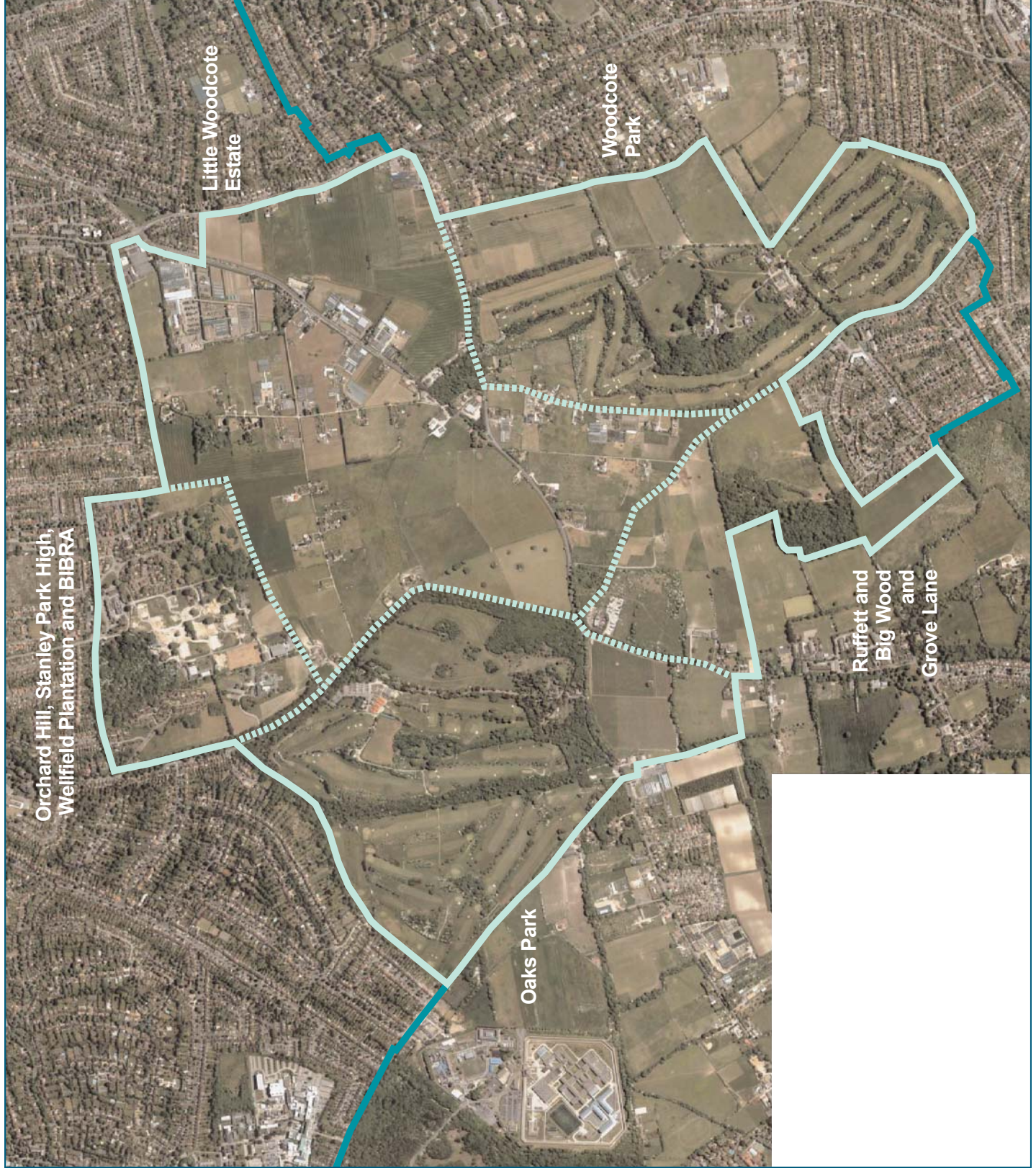
- 2.1** Much of the Woodcote Green Belt is devoted to un-intensive agriculture but there are also a variety of other land uses. There are also two golf courses (with associated infrastructure), tracts of woodland and parkland, formal public open space in the form of recreation grounds and sports grounds, a care home complex, a large nursery, two schools, a further educational establishment, a church, three sizeable residential developments, single residential units, two Gypsy and Traveller sites and a fish farm. Therefore, while some of the land uses are appropriate in the Green Belt, others are not.

3. Proposals Map Designations

- 3.1** The Woodcote Green Belt has a number of SINC designations:
- Woodcote Park Golf Course (Metropolitan Importance)
 - Queen Mary's Hospital Woodland, Wellfield Plantation and Grasslands and Woodmansterne Road Woodland (Borough Importance) in the north west of the Green Belt
 - Queen Mary's Park (Borough Importance) to the south-west of Stanley Park High School
 - Oaks Park and Golf Course (Borough Importance)
 - Little Woodcote Wood (Borough Importance)
 - Carshalton Road Pastures and Grove Lane Hedge (Borough Importance)

Woodcote Green Belt Landscape Areas

- Green Belt Boundary
- Borough Boundary
- Landscape Area Boundary



January 2015

Not to Scale



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- Lambert's Copse (Borough Importance)
- Woodcote Grove Wood (Borough Importance)
- Ruffett, Big Wood and adjacent meadow (Borough Importance)

3.2 In addition to the SINCs, Oaks Park and Oaks Golf Course are designated as an Historic Park and Garden, "The BIBRA Site" is a Major Developed Site within the Green Belt, the new Orchard Hill residential development and Stanley Park High are also a Major Developed Site within the Green Belt, while the two Gypsy and Traveller sites are safeguarded.

4. Evaluation Scorecard

No	Questions	Evaluation
1	Does the area have an open character?	<p>Orchard Hill/Stanley Park High/Wellfield Plantation/BIBRA: No. It is largely built up.</p> <p>Little Woodcote Estate: Yes. The smallholdings give it a particularly open feel.</p> <p>Woodcote Park: Generally yes. There is some residential and industrial development in the parcel.</p> <p>Ruffett & Big Wood and Grove Lane: Yes. The Gypsy and Traveller sites are the only notable development.</p> <p>Oaks Park: Yes. Although there are some leisure facilities which limit its openness.</p>
2	Does the area have a permanent character?	<p>Orchard Hill/Stanley Park High/Wellfield Plantation/BIBRA: No. There has been considerable recent development.</p> <p>Little Woodcote Estate: Generally yes. Although there has been some agricultural development around the smallholdings and the garden centre has expanded in recent years.</p> <p>Woodcote Park: Generally yes. Although there is some residential and industrial development and the care home has permission to expand.</p> <p>Ruffett & Big Wood and Grove Lane: Yes. The woodland and fields have been fixed.</p> <p>Oaks Park: Yes. Aside from leisure development, the park is unchanged.</p>
3	Does the area check the unrestricted sprawl of built-up areas?	<p>Orchard Hill/Stanley Park High/Wellfield Plantation/BIBRA: No. It has added to the sprawl.</p> <p>Little Woodcote Estate: Generally no. The garden centre is increasing the sprawl.</p> <p>Woodcote Park: Yes.</p> <p>Ruffett & Big Wood and Grove Lane: Yes.</p> <p>Oaks Park: Yes.</p>
4	Does the area prevent neighbouring towns or centres from merging into one another?	Yes.

5	Does the area preserve the setting and special character of historic towns or centres?	No.
6	Is the area in an unsustainable location?	Yes. It has PTALs of 0 to 1b.
7	Is the area's boundary clear, readily recognisable and likely to be permanent, using physical features?	Orchard Hill/Stanley Park High/Wellfield Plantation/BIBRA: No. The boundaries are unclear. Although the development is to the north side of a ridge, the ridge is not particularly prominent. Little Woodcote Estate: Generally no. The north-eastern part of the parcel, around Woodcote Green, is not clearly defined. Woodcote Park: Generally yes. The woodland, the golf course and roads define the boundary. Ruffett & Big Wood and Grove Lane: Yes. Oaks Park: Yes.
8	Does the area contribute to the physical structure of London by being clear distinguishable from the built up area?	Orchard Hill/Stanley Park High/Wellfield Plantation/BIBRA: No. Little Woodcote Estate: Generally yes. Woodcote Park: Yes. Ruffett & Big Wood and Grove Lane: Yes. Oaks Park: Yes.
9	Does the area include open air facilities, especially for leisure, recreation, sport, the arts and cultural activities, which serve either the whole or significant parts of London?	Orchard Hill/Stanley Park High/Wellfield Plantation/BIBRA: Yes. A riding centre and school playing fields. Little Woodcote Estate: Yes but the garden centre is development. Woodcote Park: Yes. A golf course. Ruffett & Big Wood and Grove Lane: Yes. A recreation ground. Oaks Park: Yes. A park, sports centre and golf course.
10	Does the area contain features or landscapes (historical, recreational, biodiversity) of either national or metropolitan value?	Orchard Hill/Stanley Park High/Wellfield Plantation/BIBRA: Yes. There are SINC's within the parcel. Little Woodcote Estate: Yes. The smallholdings are a distinctive landscape with an historical backstory. Woodcote Park: Yes. There is a golf course and SINC's. Ruffett & Big Wood and Grove Lane: Yes. There are SINC's. Oaks Park: Yes. There is a Historic Park and Garden, SINC, heritage assets and recreational facilities.
11	Does the area form part of a Green Chain or link in the network of green infrastructure?	Yes. It is a substantial part of the Southern Metropolitan Green Belt and links to Woodcote Grove recreation Ground and Woodcote Grove School playing fields in Croydon and to the nurseries, sports and recreation grounds near Woodmansterne and the nurseries and farms near Downview and Highdown Prisons in Reigate and Banstead.

5. Summary

Number of Green Belt criteria met	Orchard Hill/Stanley Park High/ Wellfield Plantation/BIBRA: 5 Little Woodcote Estate: 6 Woodcote Park: 7 Ruffett & Big Wood and Grove Lane: 10 Oaks Park: 10
Number of Green Belt criteria generally met	Orchard Hill/Stanley Park High/ Wellfield Plantation/BIBRA: 0 Little Woodcote Estate: 2 Woodcote Park: 3 Ruffett & Big Wood and Grove Lane: 0 Oaks Park: 0
Number of Green Belt criteria not generally met	Orchard Hill/Stanley Park High/ Wellfield Plantation/BIBRA: 0 Little Woodcote Estate: 2 Woodcote Park: 0 Ruffett & Big Wood and Grove Lane: 0 Oaks Park: 0
Number of Green Belt criteria not met	Orchard Hill/Stanley Park High/ Wellfield Plantation/BIBRA: 6 Little Woodcote Estate: 1 Woodcote Park: 1 Ruffett & Big Wood and Grove Lane: 1 Oaks Park: 1

6. Possible Portions for Release

- 6.1** From the analysis above, the Orchard Hill/Stanley Park High/Wellfield Plantation/BIBRA parcel of Green Belt meets only five of the criteria of the Green Belt and fails to meet seven of them. Furthermore, with recent development, it could be argued that the boundary is now not clear and is not particularly defensible. Therefore, it is proposed to take this area forward for further consideration in Stage 2 of the process.
- 6.2** The Little Woodcote Estate parcel performs better as an area of Green Belt than the Orchard Hill/Stanley Park High/Wellfield Plantation/BIBRA parcel but it only fulfils six criteria fully. It could be argued that the north-east portion of the parcel could be considered for Green Belt release. However, Wallington High School for Girl's playing fields area and the garden centre are acceptable uses in the Green Belt and while residential development is present within the area, it may be considered prudent to retain this whole area as Green Belt.
- 6.3** The Woodcote Park parcel, Ruffett & Big Wood and Grove Lane parcel and Oaks Park parcel all perform their functions well.

MOL1	Bandon Hill Cemetery and Allotments (11.9ha)
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Maps: 7 and 8

1. Background

- 1.1** This parcel of MOL divides into two distinct portions. The cemetery is an enclosed walled area and is typically formal in character, with neat rows of ornamental headstones. Tree planting within the area of graves is sparse but, around the boundary and along the remnant hedgerow through the centre of the site, the trees are more mature. A formal chapel building is dominant in the centre of the site. The adjacent allotments are contrastingly more ramshackle, with some neglected plots.

2. Current Land Uses

- 2.1** The parcel of MOL is used as a cemetery and allotments.

3. Proposals Map Designations

- 3.1** In addition to MOL, the whole area is designated as a Metropolitan Green Chain and as part of the Wandle Valley Regional Park. The cemetery is a SINC of borough importance while the allotments, due to their changing character, are only designated as a Green Corridor. Part of the allotments is also Safeguarded Land for Burial Space. However, a study for the GLA (2012) suggested the borough had enough burial space for next 30 years without recourse to the safeguarded land.

4 Evaluation Scorecard

No	Questions	Evaluation
1	Does the area have an open character?	Yes.
2	Does the area have a permanent character?	Yes. Even the allotments have a permanent character.
3	Does the area check the unrestricted sprawl of built-up areas?	No.
4	Does the area prevent neighbouring towns or centres from merging into one another?	No.
5	Does the area preserve the setting and special character of historic towns or centres?	No.
6	Is the area in an unsustainable location?	No. It has PTALs of 1a to 2.
7	Is the area's boundary clear, readily recognisable and likely to be permanent, using physical features?	Yes. It is mainly bounded by back gardens and the railway line.
8	Does the area contribute to the physical structure of London by being clear distinguishable from the built up area?	Yes.
9	Does the area include open air facilities, especially for leisure, recreation, sport, the arts and cultural activities, which serve either the whole or significant parts of London?	Yes. It includes allotments

10	Does the area contain features or landscapes (historical, recreational, biodiversity) of either national or metropolitan value?	Yes. It includes allotments.
11	Does the area form part of a Green Chain or link in the network of green infrastructure?	Yes. It forms part of the Wandle Valley Regional Park, a Green Corridor and the Eastern Green Chain.

5. Summary

Number of Green Belt criteria met	7
Number of Green Belt criteria generally met	0
Number of Green Belt criteria not generally met	0
Number of Green Belt criteria not met	4

- 5.1** The Bandon Hill Cemetery and Allotments parcel fulfils the functions of MOL. It is clearly defined, is in use for community facilities and is part of a network of green infrastructure.

6. Possible Portions for Release

- 6.1** There are no identifiable portions for release.

MOL2	Beddington/Mitcham Area (196.8ha)
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Maps: 9, 10, 11 and 12

1. Background

- 1.1** The Beddington/Mitcham parcel of MOL, usually called Beddington Farmlands, is a large parcel of MOL that connects to other parts of MOL to the north and the south, namely Mitcham Common and Beddington Park. The area was formerly common land and was relatively late to be enclosed as there were still parts of common land in 1865 (nearly a century after the Inclosure Act). In the 1890s, the Croydon Corporation established a sewage farm on the site but the character remained essentially agricultural with fields interspersed with drains. After the Second World War, the sewage farms capacity increased and the main works were to the east of Beddington Lane. However, since the 1970s, the parcel has undergone considerable change. The sewage farm was relocated back to the farmlands and the sewage farm infrastructure increased with additional tanks and sludge beds. In the 1990s, a long-standing sports ground and some allotments were closed and the Flower Estate, north of Hackbridge station, was built. In 1995, permission was granted on appeal for the area to be excavated for gravel and it became a landfill site. As a result, the parcel completely lost its agricultural character. In 2004, further open land was lost to residential development in the shape of the BedZED development and the last remaining allotments became a go-kart track.
- 1.2** Incremental change is continuing to affect the area. In 2013, planning permission was granted for an Energy Recovery Facility in the north-eastern corner of the parcel. With this planning permission, there is a restoration plan for the landfilled area. Therefore, the maps in Appendix 1 not only show the current land uses but also the major features of the restoration plan. On the western side of the parcel, a primary school is proposed. Two lines of overhead cables and pylons run north-west to south-east across the parcel.
- 1.2** The parcel can be divided into four distinct areas: (1) the Land North of BedZED and the old Day and Sons Landfill Site; (2) Jessops Way and the Northern Fringe; (3) the Land North of Mile Road; and (4) the Land South of Mile Road.
- 1.3** Land North of BedZED and the old Day and Sons Landfill Site
This area comprises two ancient fields and part of the BedZED development. The Land North of BedZED has possibilities for gravel extraction but it is generally considered that it is uneconomic to win and work the gravel. It is proposed that a new primary school is located in the south-western part of the field with links to BedZED. Land North of BedZED is partly open scrubland and partly woodland. The field to the north is the old Day and Sons Landfill Site. There is a small pocket of woodland to the south-west but the area is largely scrubland. It is poor quality scrubland as the land is badly

Beddington Farmlands
Metropolitan Open Land
Landscape Areas

Metropolitan Open Land Boundary

Borough Boundary

Landscape Area Boundary



January 2015

Not to Scale



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contaminated. There is built development in the north-western corner. It adjoins scrubland within the London Borough of Merton.

1.4 Jessops Way and the Northern Fringe

This area comprises a Go-Kart track a lagoon and two sludge beds. It is reached via Jessops Way which is a servicing road for industrial uses. The industrial uses are outside the MOL parcel. The area is also served by Beddington Lane tram stop and it adjoins Mitcham Common Golf Course in the London Borough of Merton.

1.5 Land North of Mile Road

This area currently comprises lagoons, sludge beds, a waste management operation and some of the restored landfill. The current waste management operation is due to be replaced by an Energy Recovery Facility (ERF). The restoration plan envisages wet grassland to the north of the area, further grassland in the south-eastern part of the area and a man-made lake to the west.

1.6 Land South of Mile Road

The area south of Mile Road is dominated by the sewage treatment works and its sludge beds. The remainder of the area is in the process of being remediated. The restoration plan envisages a lake and reedbed to the west and publicly accessible meadowland in the centre. The sewage treatment works will remain unaltered.

2. **Current Land Uses**

- 2.1 The parcel is currently used for sewage treatment, waste management, landfill and restoration, open land and go-karting.

3. **Proposals Map Definitions**

- 3.1 In addition to being MOL, the whole parcel is also covered by Metropolitan Green Chain and SINC designations. The SINC designation is of interest as, currently, it is designated primarily for its open water, waterside and wet grassland habitats which provide exceptional bird interest. It is also good for amphibians, fungi and butterflies. While the restoration plan seeks to retain the principal characteristics of the SINC, there will be an element of change.

4 **Evaluation Scorecard**

No	Questions	Evaluation
1	Does the area have an open character?	<p>North of BedZED/Day and Sons: Generally yes. However, the new primary school will have a very limited impact on the open character.</p> <p>Jessops Way and Northern Fringe: Yes.</p> <p>Land North of Mile Road: Generally yes. However, the Energy Recovery Facility (ERF) with a 100-metre chimney will affect the openness. The ERF's screening will also impact on openness. It will also effectively cut off the land to the east from the main part of the MOL</p>

		parcel. Land South of Mile Road: Yes.
2	Does the area have a permanent character?	North of BedZED/Day and Sons: Generally yes. The scrubland has a timeless quality even though it was previously farmland. The primary school will have some effect the permanent character. Jessops Way and Northern Fringe: No. The go-kart track does not give a sense of permanence. Land North of Mile Road: No. The whole area is currently undergoing restoration and the ERF will be a significant new addition to the landscape. Land South of Mile Road: Generally yes. The sewage treatment works will be unaltered. A smaller part of the area is being restored.
3	Does the area check the unrestricted sprawl of built-up areas?	North of BedZED/Day and Sons: Yes. Jessops Way and Northern Fringe: Yes. Land North of Mile Road: Yes. Land South of Mile Road: Yes.
4	Does the area prevent neighbouring towns or centres from merging into one another?	North of BedZED/Day and Sons: Yes. It prevents Hackbridge from merging with Beddington and Broad Green in Croydon. Jessops Way and Northern Fringe: Yes. It prevents Beddington Corner from merging with Beddington and Broad Green. Land North of Mile Road: Yes. It prevents Hackbridge from merging with Beddington. Land South of Mile Road: Yes. It prevents Hackbridge from merging with Beddington.
5	Does the area preserve the setting and special character of historic towns or centres?	North of BedZED/Day and Sons: No. Jessops Way and Northern Fringe: No. Land North of Mile Road: No. Land South of Mile Road: Yes. The area contains the remains of a Roman Villa.
6	Is the area in an unsustainable location?	North of BedZED/Day and Sons: No. It has PTALs of 1b-2. Jessops Way and Northern Fringe: Yes. It has PTALs of 1a-1b. Land North of Mile Road: Yes. It has PTALs of 0-1b. Land South of Mile Road: Yes. It has PTALs of 0-1b.
7	Is the area's boundary clear, readily recognisable and likely to be permanent, using physical features?	North of BedZED/Day and Sons: Generally yes. The boundaries follow the old field/drain layout. Jessops Way and Northern Fringe: Generally yes. Although the original MOL parcel has been encroached upon by industrial uses.

		<p>Land North of Mile Road: No. The ERF development will make the boundary unclear and will sever a small piece of the parcel from the rest of the parcel.</p> <p>Land South of Mile Road: Yes.</p>
8	Does the area contribute to the physical structure of London by being clear distinguishable from the built up area?	<p>North of BedZED/Day and Sons: Yes.</p> <p>Jessops Way and Northern Fringe: Generally yes.</p> <p>Land North of Mile Road: No. It includes a current waste management operation, which will be replaced by an ERF.</p> <p>Land South of Mile Road: No. The sewage treatment works blurs the distinction between open land and the built-up area.</p>
9	Does the area include open air facilities, especially for leisure, recreation, sport, the arts and cultural activities, which serve either the whole or significant parts of London?	<p>North of BedZED/Day and Sons: Generally yes. Currently the area is not open to the public but the primary school will provide some playing fields which will have a public access element.</p> <p>Jessops Way and Northern Fringe: Yes. There is a go-kart track</p> <p>Land North of Mile Road: Generally no. This area is only partly open to the public and the restoration plan will retain limited access for nature conservation purposes.</p> <p>Land South of Mile Road: Generally yes. The area is partly open to the public currently and will have greater public access following the restoration plan.</p>
10	Does the area contain features or landscapes (historical, recreational, biodiversity) of either national or metropolitan value?	<p>North of BedZED/Day and Sons: Yes. It is a SINC.</p> <p>Jessops Way and Northern Fringe: Yes. It is a SINC.</p> <p>Land North of Mile Road: Generally yes. It is a SINC but is liable to change character.</p> <p>Land South of Mile Road: Yes. It is a SINC which will partially change character and includes a Scheduled Ancient Monument.</p>
11	Does the area form part of a Green Chain or link in the network of green infrastructure?	<p>North of BedZED/Day and Sons: Yes. It is part of an open space chain which links to Mitcham Common and Beddington Park.</p> <p>Jessops Way and Northern Fringe: Yes. It is part of an open space chain which links to Mitcham Common and Beddington Park.</p> <p>Land North of Mile Road: Yes. It is part of an open space chain which links to Mitcham Common and Beddington Park.</p> <p>Land South of Mile Road: Yes. It is part of an open space chain which links to Mitcham Common and Beddington Park.</p>

5. Summary

Number of Green Belt criteria met	North of BedZED/Day and Sons: 5 Jessops Way and Northern Fringe: 6 Land North of Mile Road: 4 Land South of Mile Road: 8
Number of Green Belt criteria generally met	North of BedZED/Day and Sons: 4 Jessops Way and Northern Fringe: 3 Land North of Mile Road: 2 Land South of Mile Road: 2
Number of Green Belt criteria not generally met	North of BedZED/Day and Sons: 0 Jessops Way and Northern Fringe: 0 Land North of Mile Road: 1 Land South of Mile Road: 0
Number of Green Belt criteria not met	North of BedZED/Day and Sons: 2 Jessops Way and Northern Fringe: 2 Land North of Mile Road: 4 Land South of Mile Road: 1

- 5.1 The Land South of Mile Road strongly fulfils the functions of MOL, while the Land North of BedZED/Day and Sons Landfill Site and Jessops Way and the Northern Fringe both generally fulfil the functions of MOL. The weakest area, in terms of MOL function, is the part North of Mile Road, where the ERF is proposed to be located.

6. Possible Portions for Release

- 6.1 There are possible portions of MOL that could be released in the area North of Mile Road. The land east of the ERF facility will be particularly weak at fulfilling MOL functions.

MOL3	Beddington Park and Carew Manor (68.2ha)
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Maps: 13 and 14

1. Background

- 1.1** Beddington Park was originally laid out as the grounds of Carew Manor, a large manor house owned by the Carew family until the 1850s. Since then, the house was the Royal Female Orphanage between 1866 and 1968 and more recently has been used as a school. The grounds have been open to the public since the inter-war period and used to include a golf course. During the Second World War, part of the park appears to have been used for “Dig for Victory” allotments. Since the Second World War, the park has reverted to formal gardens. However, it also includes a boating lake, tennis courts and a cricket pitch.
- 1.2** Within the MOL parcel, there are two principal buildings: Carew Manor and its surrounding built development, including St Mary’s Church, The Dovecote, East Lodge and Carew and Barn Cottages, and The Grange, which is on the western edge of the MOL parcel. The River Wandle flows east to west across the centre of the park and provides the boating lake. There is a more formal parkland setting around The Grange but, generally, the parcel is characterised by traditional English parkland style planting.
- 1.3** The parcel adjoins Beddington Farmlands to the north and is, therefore, part of a chain which includes Mitcham Common.

2. Current Land Uses

- 2.1** The parcel has a number of various uses, principally including formal recreation (cricket pitch with pavilion, sports pitches, MUGAs and boating lake), informal recreation, education, a nursery, a function venue, a café, residential units, a church and an animal rescue centre.

3. Proposals Map Designations

In addition to being MOL, the parcel is covered by Conservation Area, Metropolitan Green Chain and Wandle Valley Regional Park designations. The majority of the parcel is also a Historic Park and Garden and a Site of Importance for Nature Conservation. St Mary’s Churchyard has particularly important fern and lichen populations.

4 Evaluation Scorecard

No	Questions	Evaluation
1	Does the area have an open character?	Yes. It is gently undulating parkland.
2	Does the area have a permanent character?	Yes. The park has been largely set at its boundaries for centuries.
3	Does the area check the unrestricted sprawl of built-up area?	Yes. It checks sprawl and is particularly important local open space to residents.
4	Does the area prevent neighbouring towns or centres from merging into one another?	Yes. It provides a distinction between Wallington and Beddington.

5	Does the area preserve the setting and special character of historic towns or centres?	Yes. It preserves the historic Carew Manor, which is the only Grade I Listed Building in the borough.
6	Is the area in an unsustainable location?	No. It has PTALs of 0 to 2.
7	Is the area's boundary clear, readily recognisable and likely to be permanent, using physical features?	Yes. It is defined by strong boundary treatments.
8	Does the area contribute to the physical structure of London by being clear distinguishable from the built up area?	Yes.
9	Does the area include open air facilities, especially for leisure, recreation, sport, the arts and cultural activities, which serve either the whole or significant parts of London?	Yes. It includes facilities for leisure, recreation, sport, the arts and culture.
10	Does the area contain features or landscapes (historical, recreational, biodiversity) of either national or metropolitan value?	Yes. It includes a large number of Listed buildings, is a Conservation Area and a SINC
11	Does the area form part of a Green Chain or link in the network of green infrastructure?	Yes. It adjoins the large MOL parcel of Beddington Farmlands.

5. Summary

Number of Green Belt criteria met	10
Number of Green Belt criteria generally met	0
Number of Green Belt criteria not generally met	0
Number of Green Belt criteria not met	1

- 5.1** Beddington Park strongly fulfils the functions of MOL. It is open, permanent, clearly defined, is in use for community facilities and is part of a network of green infrastructure.

6. Possible Portions for Release

- 6.1** There are no identifiable portions for release.

MOL4	Cheam Park and Recreational Ground (26.4ha)
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Maps: 15 and 16

1. Background

- 1.1 This parcel divides into two distinct portions. In the southern part of the parcel, there is formal parkland, which is well used by local residents. The boundaries are marked by mature trees and there are specimen trees within the park. The southern portion also includes the council's parks depot, which is used for storage and repairs. Some of the buildings in this complex are in a poor state of repair and much of the depot is fenced off. Nearby there is a small car park for visitors to the park.
- 1.2 The northern portion of the MOL has a more recreational character. It includes a bowling green, a children's play area, hard-standing tennis courts as well as grass football and cricket pitches. Some of this area is left un-mown during the summer for wildlife purposes.
- 1.3 The MOL parcel is adjacent to a road to the south, housing to the east (but the boundary is irregular for a considerable stretch), housing to the north and Nonsuch Park to the west. On the Epsom and Ewell Proposals Map, Nonsuch Park is designated as Strategic Open Space, which is similar to MOL

2. Current Land Uses

- 2.1 The MOL parcel is used for sport and recreation and storage and a workshop by the council.

3. Proposals Map Designations

- 3.1 In addition to the MOL designation, the whole area is covered by Metropolitan Green Chain and Public Open Space designations. The formal park and the un-mown part of the recreation ground are a SINC of borough importance. The southern, formal park area of the parcel is part of Cheam Village Conservation Area and there are Listed and Locally Listed Buildings within the park.

4. Evaluation Scorecard

No	Questions	Evaluation
1	Does the area have an open character?	Yes.
2	Does the area have a permanent character?	Yes. Although the eastern boundary looks weak and irregular, it has been in this position since the park was formalised in the inter-war period.
3	Does the area check the unrestricted sprawl of built-up areas?	Yes. Together with other open space, it prevents Cheam from merging with Ewell.
4	Does the area prevent neighbouring towns or centres from merging into one another?	No.
5	Does the area preserve the setting and special character of historic towns or	Yes. It is part of the Cheam Village Conservation Area.

	centres?	
6	Is the area in an unsustainable location?	No. The parcel has PTALs1a-2.
7	Is the area's boundary clear, readily recognisable and likely to be permanent, using physical features?	Yes. It has been permanent since the inter-war period and is generally clearly defined.
8	Does the area contribute to the physical structure of London by being clear distinguishable from the built up area?	Yes.
9	Does the area include open air facilities, especially for leisure, recreation, sport, the arts and cultural activities, which serve either the whole or significant parts of London?	Yes. It includes a formal park, bowling green, tennis courts, children's play area, and football and cricket pitches
10	Does the area contain features or landscapes (historical, recreational, biodiversity) of either national or metropolitan value?	Yes. It contains Listed and Locally Listed buildings, is part of a Conservation Area, has recreational facilities and is a SINC
11	Does the area form part of a Green Chain or link in the network of green infrastructure?	Yes. It adjoins Nonsuch Park, which is Strategic Open Space in the Epsom and Ewell Development Plan.

5. Summary

Number of Green Belt criteria met	9
Number of Green Belt criteria generally met	0
Number of Green Belt criteria not generally met	0
Number of Green Belt criteria not met	2

- 5.1** Cheam Park and Recreation Ground strongly fulfils the functions of MOL. It is clearly defined, is in use for community facilities, has heritage value and is part of a network of green infrastructure.

6. Possible Portions for Release

- 6.1** There are no identifiable portions for release.

MOL5	Green Lane School Playing Fields and Adjoining Land (11.4ha)
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Maps: 17 and 18

1. Background

1.1 This parcel of open land is in the north-western corner of the borough and the northern end of Green Lane, a significantly used road which connects to Central Road in Worcester Park. The parcel largely comprises scrubland and is used for informal recreation, such as dog-walking, and horse grazing. The parcel is divided north-to-south by a path and the south-western quarter is occupied by a primary school and its playing fields. There are mature trees around the edge which provide a strong, definable boundary. On the western edge, the Beverley Brook runs along the boundary of the parcel. Overhead cables with a pylon run across the site.

1.2 While the parcel is not remarkable in itself, it is an important part of an adjoining series of open spaces, which comprises Mayflower Park in Sutton, the BBC Sports Ground and University of London Athletic Ground in Kingston and the Sir Joseph Hood Memorial Playing Fields, Morden Cemetery, Merton and Sutton Joint Cemetery, the Old Blues Rugby Ground and two other sports grounds in Merton.

2. Current Land Uses

2.1 The parcel is occupied by school buildings and is used as school playing fields, informal recreation and horse grazing.

3. Proposals Map Designations

3.1 In addition to MOL, the whole area is designated as a Metropolitan Green Chain. A SINC of local importance runs along the Beverley Brook and the area adjacent to the brook and the school playing fields are at risk of flooding.

4. Evaluation Scorecard

No	Questions	Evaluation
1	Does the area have an open character?	Yes.
2	Does the area have a permanent character?	Yes. The boundary is well defined and the parcel appears to be long-standing open land.
3	Does the area check the unrestricted sprawl of built-up areas?	Yes. It forms a boundary between the built-up areas and is part of a wider network of open space.
4	Does the area prevent neighbouring towns or centres from merging into one another?	No.
5	Does the area preserve the setting and special character of historic towns or centres?	No.
6	Is the area in an unsustainable location?	Yes. The parcel has PTALs of 0-1a.
7	Is the area's boundary clear, readily recognisable and likely to be permanent, using physical features?	Yes. It is bounded by mature trees.

8	Does the area contribute to the physical structure of London by being clear distinguishable from the built up area?	Yes.
9	Does the area include open air facilities, especially for leisure, recreation, sport, the arts and cultural activities, which serve either the whole or significant parts of London?	No. It only serves local dog walkers.
10	Does the area contain features or landscapes (historical, recreational, biodiversity) of either national or metropolitan value?	Yes. It contains a SINC.
11	Does the area form part of a Green Chain or link in the network of green infrastructure?	Yes. It is part of large agglomeration of open space on the Sutton, Kingston and Merton borders.

5. Summary

Number of Green Belt criteria met	8
Number of Green Belt criteria generally met	0
Number of Green Belt criteria not generally met	0
Number of Green Belt criteria not met	3

- 4.1 Green Lane Primary School strongly fulfils the functions of MOL. It has an open and permanent character and importantly is part of wider open space network.

6. Possible Portions for Release

- 6.1 There are no identifiable portions for release. However, as part of the research for this document, it has come to light that the Merton and Sutton Joint Cemetery Board owns the land and intends it to be used as a cemetery extension in the longer term. Therefore, it is proposed to identify part of the parcel on a future Proposals Map as Land Safeguarded for Burial Space.

MOL6	Grove Park and Carshalton Ponds (8.0ha)
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Maps: 19 and 20

1. Background

1.1 This parcel on MOL is an integral part of Carshalton in terms of amenity, recreation and heritage. It comprises the two ponds which denote the rising of the Carshalton branch of the River Wandle, the River Wandle itself, which is flows through formal and semi-formal parkland, a historic house and other historic structures, a children's play area, a multi-utility games area (MUGA), a bowling green and grassland which also serves as informal sports pitches.

1.2 It is well-used by all sections of the community: a museum overlooks one of the ponds and the War Memorial, also adjacent to one of the ponds, serves as a focus for formal community commemorations. Grove Park is an extremely well-used open space with small children feeding wildlife and using the play area, teenagers taking part in sport, office workers using it at lunchtime and pensioners strolling. Due to its attractions for children, it is extremely well used in school holidays and this usage means that the shops in nearby Carshalton High Street derive some of their income as a direct result of the park.

2. Current Land Uses

2.1 The principal use for the parcel is recreation. However, The Grove, a historic house in the centre of Grove Park, is currently used for offices by the council.

3. Designations

3.1 In addition to the MOL designation, the whole area is covered by Metropolitan Green Chain, Wandle Valley Regional Park, Public Open Space and Conservation Area designations. The formal/semi-formal park and ponds are designated as a Historic Park and Garden. There are a number of Listed and Locally Listed structures within and around the parcel of MOL. The River Wandle banks are classified as an area at risk of flooding.

4. Evaluation Scorecard

No	Questions	Evaluation
1	Does the area have an open character?	Yes.
2	Does the area have a permanent character?	Yes. The boundary is well defined and the parcel appears long-standing.
3	Does the area check the unrestricted sprawl of built-up areas?	Yes. It provides a barrier against the sprawl of new development to the north.
4	Does the area prevent neighbouring towns or centres from merging into one another?	Yes. It limits the expansion of Carshalton District Centre, thereby ensuring it retains its "village" and historic character.
5	Does the area preserve the setting and special character of historic towns or centres?	Yes. It ensures Carshalton District Centre retains its "village" and historic character.
6	Is the area in an unsustainable location?	No. The parcel has a PTALs of 3-4.
7	Is the area's boundary clear, readily	Generally yes. The ponds are clearly

	recognisable and likely to be permanent, using physical features?	demarcated. The park has clear boundaries. The recreational area is less well-defined as, in the north-east corner, there is a playing field which adjoins the recreational area but is not open to the public and is not MOL. It is the playing fields for a nearby primary school.
8	Does the area contribute to the physical structure of London by being clear distinguishable from the built up area?	Yes.
9	Does the area include open air facilities, especially for leisure, recreation, sport, the arts and cultural activities, which serve either the whole or significant parts of London?	Yes. It has significant recreational, sporting, artistic and cultural activities.
10	Does the area contain features or landscapes (historical, recreational, biodiversity) of either national or metropolitan value?	Yes. A significant portion of the area is a SINC.
11	Does the area form part of a Green Chain or link in the network of green infrastructure?	No It is a stand alone piece of open space.

5. Summary

Number of Green Belt criteria met	8
Number of Green Belt criteria generally met	1
Number of Green Belt criteria not generally met	0
Number of Green Belt criteria not met	2

- 5.1** Carshalton Ponds and Grove Park strongly fulfils the functions of MOL. It has an open and permanent character, provides an appropriate setting for heritage assets and hosts significant recreational, sporting, artistic and cultural activities.

6. Possible Portions for Release

- 6.1** There are no identifiable portions for release. However, the playing field adjacent to the north east corner of the park is no longer required by the Harris Academy and it is planned to incorporate it into the park. Consequently, it may be prudent to add the playing field to the MOL parcel.

MOL7	Land North of Goat Road (2.12ha)
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Maps: 21 and 22

1. Background

1.1 This parcel of MOL is a small triangular piece of land bounded by Wates Way, Goat Road, Watermead Lane and a watercourse that feeds the River Wandle. It is on the northern edge of the borough and is part of the borough boundary with Merton. The parcel comprises the watercourse, a small reservoir, scrubland and a pumping station. There is also a fence panel storage yard screened within the site. The boundary to Watermead Lane is marked by a strong line of mature trees, the boundaries to Wates Way and Goat Road have a less marked line of trees. A pylon is within the parcel and overhead cables run west-to-east across the parcel.

1.2 However, the importance of this parcel of MOL is its relationship with other pieces of MOL. It is a small but critical link between the St Helier Open Space/Poulter Park MOL chain and the Beddington Farmlands/Mitcham Common MOL.

2. Current Land Uses

2.1 The majority of this parcel is scrubland or infrastructure related to water. However, a company trading in fence panels has been operating on the site for over 10 years.

3. Proposals Map Designations

3.1 In addition to the MOL designation, the whole area is covered by Wandle Valley Regional Park and Metropolitan Green Chain designations. The eastern part of the parcel is a SINC of borough importance and is significant for considerable biodiversity. It is a valuable bird habitat and also has notable flora, including a particularly rare orchid specimens. Perhaps unsurprisingly, the area around the pumping station and the watercourse is classified as an area at risk from flooding.

4. Evaluation Scorecard

No	Questions	Evaluation
1	Does the area have an open character?	Generally yes.
2	Does the area have a permanent character?	No. The fence panel storage yard detracts for the permanence.
3	Does the area check the unrestricted sprawl of built-up areas?	Yes. It prevents the coalescing of two industrial estates.
4	Does the area prevent neighbouring towns or centres from merging into one another?	Yes. It prevents the coalescing of two industrial estates.
5	Does the area preserve the setting and special character of historic towns or centres?	No.
6	Is the area in an unsustainable location?	No. The parcel has a PTAL of 3.
7	Is the area's boundary clear, readily	Yes. It is bounded by three roads and a

	recognisable and likely to be permanent, using physical features?	watercourse.
8	Does the area contribute to the physical structure of London by being clear distinguishable from the built up area?	Yes.
9	Does the area include open air facilities, especially for leisure, recreation, sport, the arts and cultural activities, which serve either the whole or significant parts of London?	No.
10	Does the area contain features or landscapes (historical, recreational, biodiversity) of either national or metropolitan value?	Yes. A significant portion of the area is a SINC.
11	Does the area form part of a Green Chain or link in the network of green infrastructure?	Yes. It is a link between two larger chains of MOL.

5. Summary

Number of Green Belt criteria met	6
Number of Green Belt criteria generally met	1
Number of Green Belt criteria not generally met	0
Number of Green Belt criteria not met	4

- 5.1 The Land North of Goat Road, in itself, does not fulfil the functions of MOL particularly well. However, it is a critical link between two larger chains of MOL.

6. Possible Portions for Release

- 6.1 There are no identifiable portions for release.

MOL8	Mill Green (4.9ha)
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Maps: 23 and 24

1. Background

1.1 Mill Green is small parcel of MOL also forming part of the borough boundary with Merton. It is bounded by Mill Green Road, Goat Road and London Road. There are two watercourses running through the parcel. A brutally culverted stream, running south east to north west and taking water from the network of ditches on Beddington Farmlands to the River Wandle and a seasonal ditch running south to north. To the west of the culvert, there is a clump of trees and bushes surrounded by parkland. To the east of the culvert, the area is largely grassland. An overhead cable runs west to east across the parcel.

1.2 Along with the Land North of Goat Road, it forms an important link between the Beddington Farmlands/Mitcham Common MOL chain and the St Helier Open Space/Poulter Park MOL chain. The area is owned by the Mitcham Common Conseravtors.

2. Current Land Uses

2.1 The parcel is wholly open space with no development whatsoever.

3. Proposals Map Designations

3.1 In addition to the MOL designation, the whole parcel is covered by Metropolitan Green Chain, Public Open Space, Wandle Park Regional Park and Site of Importance for Nature Conversation designations.

4. Evaluation Scorecard

No	Questions	Evaluation
1	Does the area have an open character?	Yes.
2	Does the area have a permanent character?	Yes. There is no development.
3	Does the area check the unrestricted sprawl of built-up areas?	Yes. It prevents the coalescing of Willow Lane Industrial Estate and Beddington Corner.
4	Does the area prevent neighbouring towns or centres from merging into one another?	Yes. It prevents the coalescing of Willow Lane Industrial Estate and Beddington Corner.
5	Does the area preserve the setting and special character of historic towns or centres?	No.
6	Is the area in an unsustainable location?	No. The parcel has a PTAL of 3.
7	Is the area's boundary clear, readily recognisable and likely to be permanent, using physical features?	Yes. It is bounded by three roads.
8	Does the area contribute to the physical structure of London by being clear distinguishable form the built up area?	Yes.
9	Does the area include open air facilities, especially for leisure,	No.

	recreation, sport, the arts and cultural activities, which serve either the whole or significant parts of London?	
10	Does the area contain features or landscapes (historical, recreational, biodiversity) of either national or metropolitan value?	Yes. The parcel is a SINC.
11	Does the area form part of a Green Chain or link in the network of green infrastructure?	Yes. It is a link between two larger chains of MOL.

5. Summary

Number of Green Belt criteria met	8
Number of Green Belt criteria generally met	0
Number of Green Belt criteria not generally met	0
Number of Green Belt criteria not met	3

5.1 The Land North of Goat Road, fulfils the functions of MOL. It is a critical link between two larger chains of MOL.

6. Possible Portions for Release

6.1 There are no identifiable portions for release.

MOL9	Poulter Park and Playing Fields (20.5ha)
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Maps: 25 and 26

1. Background

1.1 Poulter Park is a large area of MOL on the borough boundary with Merton. It is flat and rather featureless but its elevated position offers good views across the borough and beyond. At its heart is Bishopsford House, a gothic building which has been a private residence, a recreation facility for Esso petrol company staff and in 1928, the building was bought by the Greater London Playing Fields Association with the help of a gift from the trustees of the late Reginald Clifford Poulter. The house was severely damaged by fire in 2001 and has now been converted to flats. The park also contains Bishopsford Lodge, which is currently vacant, and a small amphitheatre in the south-western corner. Overhead cables bisect the parcel from east to west and there is a pylon in the clump of trees on the eastern boundary.

1.2 Much of the eastern boundary is the River Wandle. The southern, much of the western and northern boundaries comprise the rear gardens of residential development. The least defensible boundaries are on the eastern side where the boundary is an access road and on the western side where Poulter Park meets St Helier Open Space. Poulter Park is part of a larger chain of MOL that includes St Helier Open Space.

Current Land Uses

2.1 The park's uses comprise informal recreation, playing fields and a small amount of residential use.

3. Proposals Map Designations

3.1 In addition to the MOL designation, the whole park is covered by Metropolitan Green Chain, Wandle Valley Regional Park and Public Open Space designations. The River Wandle SINC runs along the eastern boundary. The area immediately adjacent to the river is, unsurprisingly, classified as an area at risk of flooding.

4. Evaluation Scorecard

No	Questions	Evaluation
1	Does the area have an open character?	Yes.
2	Does the area have a permanent character?	Yes.
3	Does the area check the unrestricted sprawl of built-up areas?	Yes. The open space delineates different and conflicting land uses.
4	Does the area prevent neighbouring towns or centres from merging into one another?	Yes. It prevents the coalescing of Willow Lane Industrial Estate and the St Helier Estate.
5	Does the area preserve the setting and special character of historic towns or centres?	No.
6	Is the area in an unsustainable location?	Yes. The parcel has PTALs of 1a-1b.

7	Is the area's boundary clear, readily recognisable and likely to be permanent, using physical features?	Yes. It is bounded by a river, roads and residential curtilage.
8	Does the area contribute to the physical structure of London by being clear distinguishable from the built up area?	Yes.
9	Does the area include open air facilities, especially for leisure, recreation, sport, the arts and cultural activities, which serve either the whole or significant parts of London?	Yes. It is a significant recreational resource for the residents of the St Helier Estate.
10	Does the area contain features or landscapes (historical, recreational, biodiversity) of either national or metropolitan value?	Yes. The parcel contains a Locally Listed Building, informal recreation space, playing fields and a SINC.
11	Does the area form part of a Green Chain or link in the network of green infrastructure?	Yes. It is part of chain of open space running east to west.

5. Summary

Number of Green Belt criteria met	10
Number of Green Belt criteria generally met	0
Number of Green Belt criteria not generally met	0
Number of Green Belt criteria not met	1

- 5.1 Poulter Park strongly fulfils the functions of MOL. It has an open and permanent character, has recreational uses and is part of a wider chain of MOL land.

6. Possible Portions for Release

- 6.1 There are no identifiable portions for release.

MOL10	Reigate Avenue Recreation Ground (6.3ha)
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Maps: 27 and 28

1. Background

- 1.1** Reigate Avenue Recreation Ground, also called “The Daisy”, is small parcel of MOL. The parcel is used for informal recreation and school playing fields. The southern part of the parcel has recently seen some encroachment related to the adjacent Glenthorne High School in the shape of a MUGA. The southern part of the recreation ground is also used by the school as playing fields and is laid out as an athletics track in summer. The northern part of the parcel is generally left open for informal recreation.
- 1.2** The northern and southern boundaries are well defined by roads and the eastern boundary is defined by a railway line. The western boundary is less well-defined as it abuts a school and the rear gardens of residential units. Furthermore, the boundary is “jagged” with the school boundary set back from the residential boundary.

Current Land Uses

- 2.1** The MOL parcel is used for school playing fields and informal recreation.

Proposals Map Designations

- 3.1** In addition to being designated MOL, the parcel is also covered by Green Chain, Wandle Valley Regional Park and Public Open Space designations. The northern part is a Green Corridor while the south-eastern part is classified as an area at risk from flooding.

4. Evaluation Scorecard

No	Questions	Evaluation
1	Does the area have an open character?	Yes.
2	Does the area have a permanent character?	Generally yes. There has been some encroachment by the school.
3	Does the area check the unrestricted sprawl of built-up areas?	Yes.
4	Does the area prevent neighbouring towns or centres from merging into one another?	Generally yes. Although the railway would delineate between the terraced development of the St Helier Estate and the semi-detached development around Reigate Avenue Recreation Ground.
5	Does the area preserve the setting and special character of historic towns or centres?	No.
6	Is the area in an unsustainable location?	Yes. The parcel has PTALs of 1a-1b.
7	Is the area's boundary clear, readily recognisable and likely to be permanent, using physical features?	Generally no. The western boundary is jagged and has seen some encroachment.
8	Does the area contribute to the physical structure of London by being clear distinguishable from the built up	Yes.

	area?	
9	Does the area include open air facilities, especially for leisure, recreation, sport, the arts and cultural activities, which serve either the whole or significant parts of London?	Yes. It provides informal recreation.
10	Does the area contain features or landscapes (historical, recreational, biodiversity) of either national or metropolitan value?	No. It contains a Green Corridor which is a local definition.
11	Does the area form part of a Green Chain or link in the network of green infrastructure?	Yes. It is part of chain of open space running east to west.

5. Summary

Number of Green Belt criteria met	6
Number of Green Belt criteria generally met	2
Number of Green Belt criteria not generally met	1
Number of Green Belt criteria not met	2

- 5.1 Reigate Avenue Recreation Ground generally fulfils the functions of MOL. However, it is not as strong as a number of other MOL parcels.

6. Possible Portions for Release

- 6.1 There may be scope to release a strip of MOL adjacent to Glenthorne High School so that the boundary aligns with the back gardens of the residential development. This would provide a more defensible boundary and would not harm the openness of the parcel unduly.

MOL11	Rosehill Recreation Ground (20.2ha)
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Maps: 29 and 30

1. Background

- 1.1** Rosehill Recreation Ground is a relatively large parcel of MOL situated just north of Sutton Town Centre and south of Rosehill. The parcel divides into two distinct areas: the part to the north of the Sutton Tennis Academy access road, which is open, and the part to the south of the Sutton Tennis Academy access road, which has considerable leisure infrastructure.
- 1.2** The northern part is largely open land and is used for informal recreation: sunbathing, dog walking, games. Twice a year, it is also the venue for a circus/fair. In the north of the parcel, there is a small MUGA. To the east, adjacent to Rose Hill, there is a milestone of some significance. To the south, there is an indoor tennis centre, the Sutton Tennis Academy, surrounded by outdoor tennis courts and with planting to screen the buildings. Overhead cables run east to west across the site.
- 1.3** The northern part has been in recreational use since the inter-war period and tennis facilities have been a feature of the parcel for just as long. Interestingly, the area to the north of the parcel has always been distinct from the recreation ground. It has been a club, a car park and is now residential units. The parcel is well-defined by the residential development and two roads. The boundary definition is enforced by mature trees on the edge of the parcel.
- 1.4** The southern part includes a pavilion, indoor tennis courts, two sets of outdoor tennis courts, a bowling green (with clubhouse), an artificial pitch (defunct), playing fields and a former putting green in the south-western corner of the parcel. The trees are predominantly along the boundaries of the parcel but there are also trees dotted within the site.
- 1.5** The parkland was established in the inter-war period and prior to the Second World War contained only the outdoor tennis courts in the south-eastern corner and the bowling green, which was established in 1933. Since then, there has been incremental leisure-related development. The pavilion was built in the 1940s, the putting green arrived in the 1970s, the indoor tennis centre and adjoining outdoor courts were constructed in the 1970s and the artificial pitch was laid on top of an old football pitch in the 1980s. The cumulative result is an area with very little openness.
- 1.6** The boundaries are well defined with the railway to the west, residential units to the north, Rose Hill to the east and the back gardens of residential development to the south.
- 1.7** The parcel is part of an east-west open space chain and links with Rosehill Park East (to the east) and Reigate Avenue Recreation Ground (to the west).

- 1.8 The parcel is liable to some encroachment as it is proposed the route of the Sutton-Wimbledon tram will run along the eastern edge of the parcel.

2 Current Land Uses

- 2.1 The site is used for informal recreation: dog-walking, sunbathing and informal sports matches. It is used, on a temporary basis, for a circus/fair twice a year. The Sutton Tennis Academy is well used and is one of England's premier tennis academies.

3 Proposals Map Designations

- 3.1 In addition to being designated as MOL, the whole parcel is covered by Metropolitan Green Chain, Wandle Valley Regional Park and Public Open Space designations. The Sutton Tennis Academy and its access road are classified as areas at risk of flooding.

4. Evaluation Scorecard

No	Questions	Evaluation
1	Does the area have an open character?	Northern Part: Generally yes. The Sutton Tennis Academy detracts from the openness. Southern Part: No. It has considerable recreational infrastructure which detracts from any open character.
2	Does the area have a permanent character?	Northern Part: Generally yes. The Sutton Tennis Academy detracts from the permanence. Southern Part: No. It has a defunct artificial pitch and the Indoor Tennis Centre building has a transitory appearance.
3	Does the area check the unrestricted sprawl of built-up areas?	Northern Part: Yes. It limits the sprawl of Rosehill. Southern Part: Generally yes. Although the infrastructure can be confused with sprawl.
4	Does the area prevent neighbouring towns or centres from merging into one another?	Northern Part: Yes. It limits Rosehill from merging into Sutton. Southern Part: Generally yes. However, the northern parcel of MOL is more effective at this purpose.
5	Does the area preserve the setting and special character of historic towns or centres?	Northern Part: No. Southern Part: No.
6	Is the area in an unsustainable location?	Northern Part: No. It has a PTAL of 2 and this may increase with the arrival of the tram. Southern Part: No. It has PTAL levels of 2 and 3. This may increase should the tram become operational.
7	Is the area's boundary clear, readily recognisable and likely to be permanent, using physical features?	Northern Part: Generally yes. Although the Sutton Tennis Academy weakens the boundary definition somewhat. Southern Part: Generally yes. However, the infrastructure within the parcel means the boundaries are less clear than they

		should be.
8	Does the area contribute to the physical structure of London by being clear distinguishable from the built up area?	Northern Part: Yes. Due to the topography, this is a highly visible parcel of MOL and, with Rosehill Park East, it forms a substantial expanse of open land. Southern Part: Generally yes. However, the infrastructure within the parcel means the distinction is less clear than they should be.
9	Does the area include open air facilities, especially for leisure, recreation, sport, the arts and cultural activities, which serve either the whole or significant parts of London?	Northern Part: Yes. It provides informal recreation and a circus/fair twice a year. Southern Part: Yes. It includes facilities for recreation and sport.
10	Does the area contain features or landscapes (historical, recreational, biodiversity) of either national or metropolitan value?	Northern Part: Yes, it includes an historic milestone. Southern Part: No. It does not contain such landscapes.
11	Does the area form part of a Green Chain or link in the network of green infrastructure?	Northern Part: Yes. It is part of chain of open space running east to west and there is a further parcel of MOL on the other side of Rose Hill. Southern Part: Yes. It is part of the east-west open space chain and there is a further parcel of MOL on the other side of Rose Hill

5. Summary

Number of Green Belt criteria met	Northern Part: 6 Southern Part: 2
Number of Green Belt criteria generally met	Northern Part: 3 Southern Part: 4
Number of Green Belt criteria not generally met	Northern Part: 0 Southern Part: 0
Number of Green Belt criteria not met	Northern Part: 2 Southern Part: 5

- 5.1** The northern part fulfils the functions of MOL adequately. The southern part is not fulfilling the functions of MOL particularly well. It lacks openness and the recreational infrastructure development within the parcel suggests a lack of permanence. It only partially meeting the other functions of MOL.

6. Possible Portions for Release

- 6.1** Given that it is in a relatively high PTAL level, which may increase, and that some of the parcel is not fulfilling its MOL functions particularly well, it is suggested that there may be portions of the parcel suitable for release.

MOL12	Rosehill Park East (12.9ha)
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Maps: 31 and 32

1. Background

1.1 Rosehill Park East is a relatively large parcel of MOL, on the opposite side of Rose Hill from Rosehill Recreation Ground. It divides into two distinct parts: open land, which is used for dog-walking and informal recreation, and Greenshaw Wood, which effectively screens St Helier Hospital when looking from the west. Overhead cables cross the parcel running west to east to a pylon in the middle of the parcel and then to the north-east.

1.2 The parcel is relatively well defined. It is bounded by roads, the back gardens of residential development and St Helier Hospital. However, an area of woodland beyond the south-eastern corner is excluded from the MOL designation for no apparent reason. Unfortunately, there has been some hospital-related development in this area. Along the northern edge of the parcel, there is a relatively well-used footpath which connects Rose Hill with Wrythe Lane in pedestrian terms and links Rosehill Park East with St Helier Open Space in open space terms. Given its location between Rosehill Recreation Ground and St Helier Open Space, this parcel of MOL is an important piece of MOL in respect of chains and links.

1.3 It is proposed that the Sutton-Wimbledon tram will run through the parcel. It will run adjacent to the footpath on the northern edge and then will snake through Greenshaw Wood utilising the less densely forested area before linking to St Helier Hospital

2. Current Land Uses

2.1 The parcel is used for informal recreation, principally dog-walking.

3. Proposals Map Designations

3.1 In addition to being designated MOL, the whole parcel is also covered by Metropolitan Green Chain, Wandle Valley Regional Park and Public Open Space designations. A sizeable portion of the parcel is designated as a SINC of Borough Importance. It is notable for some ancient oak pollards and meadows with a range of wild flowers.

4. Evaluation Scorecard

No	Questions	Evaluation
1	Does the area have an open character?	Yes. The parkland is particularly open, the wood is less so.
2	Does the area have a permanent character?	Yes,
3	Does the area check the unrestricted sprawl of built-up areas?	Yes. It limits the sprawl of Rosehill.
4	Does the area prevent neighbouring towns or centres from merging into one another?	Yes. It limits Rosehill from merging into Sutton.

5	Does the area preserve the setting and special character of historic towns or centres?	No.
6	Is the area in an unsustainable location?	No. It has a PTAL of 2 and this may increase with the arrival of the tram.
7	Is the area's boundary clear, readily recognisable and likely to be permanent, using physical features?	Yes. The boundaries are well-defined by roads, the rear of residential development and the hospital.
8	Does the area contribute to the physical structure of London by being clear distinguishable from the built up area?	Yes. It is a sizeable part of open land and is within sight are a further three parcels of open land.
9	Does the area include open air facilities, especially for leisure, recreation, sport, the arts and cultural activities, which serve either the whole or significant parts of London?	Yes. It provides informal recreation.
10	Does the area contain features or landscapes (historical, recreational, biodiversity) of either national or metropolitan value?	Yes. It includes a SINC.
11	Does the area form part of a Green Chain or link in the network of green infrastructure?	Yes. It is part of chain of open space running east to west and is a key link between Rosehill Recreation Ground and St Helier Open Space.

5. Summary

Number of Green Belt criteria met	9
Number of Green Belt criteria generally met	0
Number of Green Belt criteria not generally met	0
Number of Green Belt criteria not met	2

- 5.1** Rosehill Park East strongly fulfils the functions of MOL. It has an open and permanent character, limits the merger of two centres and is part of a wider chain of MOL land.

6. Possible Portions for Release

- 6.1** There are no identifiable portions for release.

MOL13	Roundshaw Park, Downs and Playing Fields (59.4ha)
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Maps: 33 and 34

1. Background

1.1 Roundshaw is a long-standing piece of open space. Farmland until the establishment of Beddington Airport in 1915, it became part of Croydon Airport in 1920 and remained in that use until 1959 when the area reverted to open space. In 1967, the Roundshaw housing estate was built and so part of the open space was lost. However, a sizeable area of open land remains. The MOL parcel is contiguous with another parcel of MOL across the borough boundary in Croydon.

1.2 The boundary of the MOL parcel has been slightly redrawn recently to reflect the redevelopment of the Roundshaw estate. The industrial estate to the east of the parcel was established in the 1960s on the site of the airport hangars but has been expanded over time. In general, the boundaries of the parcel are not particularly strong, including roads, the back gardens of housing estates, other MOL and industrial and leisure units. Notably, the boundaries are jagged in nature and so there are pockets of the parcel that are not particularly open.

1.3 The parcel itself divides into two distinct parts: the open grassland to the east of the stub of Plough Lane (the lane used to run across the airfield until it was closed on safety grounds) and the wooded area to the west of Plough Lane. Therefore, it has been decided to evaluate these two areas separately.

2. Current Land Uses

2.1 The land is used for informal recreation and as playing fields. There are some pavilions and a children's play area within the parcel but the parcel is largely natural.

3. Proposals Map Designations

3.1 In addition to being MOL, the parcel is also wholly covered by Metropolitan Green Chain and Public Open Space designations. There is also a SINC of Metropolitan Importance stretching across the middle of the parcel. It is notable as a large area of chalk grassland containing a number of rare plants.

4. Evaluation Scorecard

No	Questions	Evaluation
1	Does the area have an open character?	<p>East of Plough Lane: Generally yes. The area is laid to grass but the remnants of hedgerows limit the openness.</p> <p>West of Plough Lane: Generally no. The area is quite wooded and the open areas are not connected.</p>
2	Does the area have a permanent character?	<p>East of Plough Lane: Generally yes. However, the northern part is encroached upon from both sides.</p> <p>West of Plough Lane: Generally yes.</p>

		The wooded area has a permanent character, the open areas less so. Housing development suggests previous encroachment.
3	Does the area check the unrestricted sprawl of built-up areas into locally important open space?	East of Plough Lane: Generally yes. However, the northern part is rather featureless and quite narrow. West of Plough Lane: Yes. It limits the Roundshaw estate from estates of a different style and age.
4	Does the area prevent neighbouring towns or centres from merging into one another?	East of Plough Lane: Yes. It prevents the Roundshaw estate from merging into the industrial development. West of Plough Lane: Yes.
5	Does the area preserve the setting and special character of historic towns or centres?	East of Plough Lane: No. West of Plough Lane: No.
6	Is the area in an unsustainable location?	East of Plough Lane: Yes. It has PTALs of 0 to 1b. West of Plough Lane: Yes. It has PTALs of 1a to 1b.
7	Is the area's boundary clear, readily recognisable and likely to be permanent, using physical features?	East of Plough Lane: No. The boundaries are poor and not well defined. West of Plough Lane: Generally no. The southern boundary is well defined but the irregular shape of the housing development makes the northern boundary poorly defined.
8	Does the area contribute to the physical structure of London by being clear distinguishable from the built up area?	East of Plough Lane: Generally yes. However, the structure is not so clear in the northern part of the area. West of Plough Lane: Yes. There is clear separation between development and open land.
9	Does the area include open air facilities, especially for leisure, recreation, sport, the arts and cultural activities, which serve either the whole or significant parts of London?	East of Plough Lane: Generally yes. It includes playing fields. West of Plough Lane: Generally yes. It includes a children's play area and offers the opportunity for woodland walks.
10	Does the area contain features or landscapes (historical, recreational, biodiversity) of either national or metropolitan value?	East of Plough Lane: Yes. The southern part of the area contains a SINC. West of Plough Lane: No.
11	Does the area form part of a Green Chain or link in the network of green infrastructure?	East of Plough Lane: Yes. It links to a parcel of MOL in Croydon and poorly connects to the Wilson's Playing Fields to the north as a result of recent development. West of Plough Lane: No. This area has no linkages with other areas other than the area east of Plough Lane.

5. Summary

Number of Green Belt criteria met	East of Plough Lane: 4 West of Plough Lane: 5
Number of Green Belt criteria generally met	East of Plough Lane: 5 West of Plough Lane: 3
Number of Green Belt criteria not generally met	East of Plough Lane: 0

	West of Plough Lane: 2
Number of Green Belt criteria not met	East of Plough Lane: 2 West of Plough Lane: 1

- 5.1** Roundshaw does not fulfil the functions of MOL particularly well. Its boundaries are poorly defined. It has all but lost its link with the Wilson's School parcel of MOL to the north and there has been incremental development. There may be a case for some de-designation.

6. Possible Portions for Release

- 6.1** The area to the east of Plough Lane and north of the SINC may have some scope for de-designation, provided the separation between the residential uses and industrial uses is maintained and the current openness is preserved.

MOL14	St Elphege's Primary School Playing Field (0.8ha)
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Maps: 35 and 36

1. Background

1.1 This is a tiny parcel of MOL that is classified separately from the larger and adjacent Roundshaw parcel. It has arisen following the redrawing of the MOL boundary to take account of the Roundshaw estate redevelopment. It appears on the 2003 Proposals Map but not the 1995 one.

1.2 The area is used as playing fields and comprises a hard-standing tennis court and the remainder is set out for sport according to season. It is bounded by housing, a cycle track, a school and adjoins Roundshaw MOL.

2. Current Land Uses

2.1 It is used as school playing fields.

3. Proposals Map Designations

3.1 In addition to being MOL, the whole area is covered by Metropolitan Green Chain and Public Open Space designations, although the tennis courts are locked and so it is not public open space in reality.

4. Evaluation Scorecard

No	Questions	Evaluation
1	Does the area have an open character?	Yes.
2	Does the area have a permanent character?	Yes. It looks unlikely to change.
3	Does the area check the unrestricted sprawl of built-up areas?	Yes. It limits the sprawl of the Roundshaw Estate.
4	Does the area prevent neighbouring towns or centres from merging into one another?	Yes. It limits housing development and industrial development merging.
5	Does the area preserve the setting and special character of historic towns or centres?	No.
6	Is the area in an unsustainable location?	Yes. It has a PTAL 1b.
7	Is the area's boundary clear, readily recognisable and likely to be permanent, using physical features?	Yes. The boundaries are well-defined by the rear of residential development, the school, the cycle track and it is adjacent to other MOL.
8	Does the area contribute to the physical structure of London by being clear distinguishable from the built up area?	Yes. When it is taken with the Roundshaw MOL parcel, it is clearly distinguishable from the built up area.
9	Does the area include open air facilities, especially for leisure, recreation, sport, the arts and cultural activities, which serve either the whole or significant parts of London?	Yes. It is school playing fields.
10	Does the area contain features or landscapes (historical, recreational,	No.

	biodiversity) of either national or metropolitan value?	
11	Does the area form part of a Green Chain or link in the network of green infrastructure?	Yes. It is part of chain of open space and connects to Roundshaw MOL and MOL in the London Borough of Croydon.

5. Summary

Number of Green Belt criteria met	9
Number of Green Belt criteria generally met	0
Number of Green Belt criteria not generally met	0
Number of Green Belt criteria not met	2

- 5.1 St Elphege's Primary School Playing Fields strongly fulfils the functions of MOL. It has an open character and is part of a wider chain of MOL land.

6. Possible Portions for Release

- 6.1 There are no identifiable portions for release.

Maps: 37 and 38**1. Background**

1.1 St Helier Open Space was integral to the St Helier Estate from its construction. The St Helier Estate (built 1928-38) was the largest London County Council estate in south London and the second largest in London (after Becontree). It was built on “Garden City Principles” and includes generous amounts of open space. The St Helier Open Space is one of these open space areas. The MOL parcel is divided into three parts and reflects the pre-estate field pattern. The middle portion has seen the most change as it was originally planned to be allotments. However, during World War II, the estate sustained significant bomb damage and pre-fab housing was erected on the middle section to house those bombed out of their homes. The pre-fab housing was present on the middle section between 1947 and 1967, after which the area reverted to open space (but not allotments). The area nearest St Helier Hospital is the location of the David Weir Leisure Centre (formerly Sutton Arena). The current leisure centre, remodelled roughly 10 years ago, has a running track running north-south as opposed to east-west (in the old Carshalton Arena) so the landtake of the new leisure centre is considerably larger.

1.2 Each area of the MOL parcel has different uses. The Hospital area has a sport/activity focus with a MUGA, a skateboard park, the leisure centre and football pitches. The middle section is grassland with a few specimen trees and has The Quad youth club in the north-eastern corner. In truth, this is the most featureless area. The third area, often called Revesby Wood, is largely woodland with a path running through the middle. The whole parcel is part of the extensive east-west MOL chain and connects to Rosehill Park East in the west and Poulter Park in the east. There are overhead cables and pylons running along the north of the open space.

2. Current Land Uses

2.1 The parcel is used for formal and informal recreation. The formal recreation involves a MUGA, a skateboard park, a leisure centre and public playing fields. The informal recreation involves dog-walking, sunbathing and informal sporting matches.

3. Proposals Map Designations

3.1 In addition to being MOL, the parcel is also wholly covered by Metropolitan Green Chain and Wandle Valley Regional Park designations. Most of the area, apart from the leisure centre, is designated as Public Open Space. The middle area and Revesby Wood is a Site of Importance for Nature Conservation and is noted for its ancient oaks. The middle area is also part of the St Helier Area of Special Local Character. In addition, a safeguarded tram route (Sutton-Mitcham Junction) runs to the south and middle of the areas.

4. Evaluation Scorecard

No	Questions	Evaluation
1	Does the area have an open character?	Hospital Area: Generally yes. However, the leisure centre severely impacts on the openness. Middle Area: Yes. The area is open. Revesby Wood: Generally yes. Despite the trees, the area is relatively open.
2	Does the area have a permanent character?	Hospital Area: Yes. Despite the leisure centre, it is clear it is a permanent feature of the area. Middle Area: Yes. It is clear it is a permanent feature of the area. Revesby Wood: Yes. It is clear it is a permanent feature of the area.
3	Does the area check the unrestricted sprawl of built-up areas?	Hospital Area: Yes. It breaks up the sprawl of the St Helier Estate and is a local recreational facility. Middle Area: Yes. It breaks up the sprawl of the St Helier Estate. Revesby Wood: Yes. It breaks up the sprawl of the St Helier Estate and is a local recreational facility.
4	Does the area prevent neighbouring towns or centres from merging into one another?	Hospital Area: No. Middle Area: No. Revesby Wood: No.
5	Does the area preserve the setting and special character of historic towns or centres?	Hospital Area: No. Middle Area: Yes. It is within an Area of Special Local Character. Revesby Wood: No.
6	Is the area in an unsustainable location?	Hospital Area: No. The area has a PTAL level of 2. Middle Area: No. The area has a PTAL level of 2. Revesby Wood: Yes. The area has a PTAL level of 1b.
7	Is the area's boundary clear, readily recognisable and likely to be permanent, using physical features?	Hospital Area: Yes, the boundary is defined by roads. Middle Area: Yes, the boundary is defined by roads. Revesby Wood: Yes, the boundary is defined by roads.
8	Does the area contribute to the physical structure of London by being clear distinguishable from the built up area?	Hospital Area: Yes. It is integral to the St Helier estate. Middle Area: Yes. It is integral to the St Helier estate. Revesby Wood: Yes. It is integral to the St Helier estate.
9	Does the area include open air facilities, especially for leisure, recreation, sport, the arts and cultural activities, which serve either the whole or significant parts of London?	Hospital Area: Yes. It includes a leisure centre. Middle Area: Generally yes. It is used widely by the estate and the mound is used for sledging in winter. Revesby Wood: Yes, it is used for general recreation.
10	Does the area contain features or landscapes (historical, recreational, biodiversity) of either national or metropolitan value?	Hospital Area: Yes. It contains a leisure centre. Middle Area: Yes. It is a SINC and Area of Special Local Character.

		Revesby Wood: Yes. It is a SINC.
11	Does the area form part of a Green Chain or link in the network of green infrastructure?	Hospital Area: Yes. It is part of a wider east-west chain of open space. Middle Area: Yes. It is part of a wider east-west chain of open space. Revesby Wood: Yes. It is part of a wider east-west chain of open space.

5. Summary

Number of Green Belt criteria met	Hospital Area: 7 Middle Area: 8 Revesby Wood: 8
Number of Green Belt criteria generally met	Hospital Area: 1 Middle Area: 1 Revesby Wood: 1
Number of Green Belt criteria not generally met	Hospital Area: 0 Middle Area: 0 Revesby Wood: 0
Number of Green Belt criteria not met	Hospital Area: 3 Middle Area: 2 Revesby Wood: 2

- 5.1** All areas of the St Helier Open Space parcel strongly fulfil the functions of MOL. They have an open character, clearly defined boundaries and have historical, recreational and biodiversity value. They are also part of a wider green chain.

6. Possible Portions for Release

- 6.1** There are no identifiable portions for release.

MOL16	Surrey Tennis and Country Club (1.0ha)
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Maps: 39 and 40

1. Background

- 1.1** This small parcel of open land was originally part of the wider Roundshaw/ Croydon Airport Metropolitan Open Land parcel. The land was undeveloped until the 1970s when a tennis club, with tennis courts attached, were built. The club has gone through a number of managements and is now Virgin Active. The tennis courts have been a constant fixture and are the only part of the sports complex in MOL.
- 1.2** The parcel is surrounded by the Virgin Active building to the north and mature trees and hedging to the east with industrial units in the London Borough of Croydon beyond. Roundshaw Park is to the south and north. The parcel is well screened and does not contribute to the overall openness of the area.
- 1.3** The parcel links to the larger Roundshaw MOL parcel, St Elphege's Primary School Field parcel and, with a break, to the Wilson's School parcel.

2. Current Land Uses

- 2.1** Tennis courts, parking and a leisure facility building.

3. Proposals Map Designations

- 3.1** Metropolitan Green Chain and Public Open Space

4. Evaluation Scorecard

No	Questions	Evaluation
1	Does the area have an open character?	No. The area is well screened and so does not contribute to the openness
2	Does the area have a permanent character?	Yes. The screening provides a permanent character.
3	Does the area check the unrestricted sprawl of built-up areas?	Yes. It checks the built development of the Virgin Active gym to the north and the industrial units to the east.
4	Does the area prevent neighbouring towns or centres from merging into one another?	No.
5	Does the area preserve the setting and special character of historic towns or centres?	No.
6	Is the area in an unsustainable location?	Yes. It has PTALs of 1a and 1b.
7	Is the area's boundary clear, readily recognisable and likely to be permanent, using physical features?	Yes. The screening provides a clear boundary. However, as two sides of the parcel are adjacent to MOL, the screening inhibits the openness of the area.
8	Does the area contribute to the physical structure of London by being clear distinguishable from the built up area?	No. It is almost completely tarmaced or developed and is not distinguishable from the built up form.

9	Does the area include open air facilities, especially for leisure, recreation, sport, the arts and cultural activities, which serve either the whole or significant parts of London?	Yes. It includes open air tennis courts.
10	Does the area contain features or landscapes (historical, recreational, biodiversity) of either national or metropolitan value?	No.
11	Does the area form part of a Green Chain or link in the network of green infrastructure?	Yes. It is adjacent to the Roundshaw parcel of MOL.

5. Summary

Number of Green Belt criteria met	6
Number of Green Belt criteria generally met	0
Number of Green Belt criteria not generally met	0
Number of Green Belt criteria not met	5

- 5.1** The Surrey Tennis and Country Club MOL does not fulfil the functions of MOL particularly well.

6. Possible Portions for Release

- 6.1** Given its screening and lack of contribution to openness, there may be scope to de-designate the whole area.

MOL17	Sutton Cemetery, Kimpton Linear Park and Open Space (10.3ha)
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Maps: 41 and 42

1. Background

- 1.1** This parcel of MOL takes in the Sutton Cemetery, which was established in 1889, the Kimpton Linear Park, established in 2011, and two pieces of open land which are safeguarded for burial space. There are overhead cables and a pylon running south-west to north-east across the site.
- 1.2** The cemetery part of the parcel has a timeless feel to it. The linear park, running along Kimpton Park Way is a sharp contrast to the road which is used by a large number of HGVs. The two pieces of land safeguarded for burial space occupy elevated positions: the land behind Ridge Road is visible for quite some distance while the eastern land is screened and quite steep. Neither pieces of land are open to the public.
- 1.3** The parcel is bounded by the back gardens of residential units on two sides and Oldfields Road and Kimpton Park Way on the other two sides. To the south of Kimpton Park Way, there is the Kimpton Industrial Estate, which is a relatively new industrial estate on the site of the former Kimpton Sewage Works. The parcel is close to Reigate Avenue Recreation Ground.

2. Current Land Uses

- 2.1** The majority of parcel is a cemetery. The park is used as a pedestrian route between Stonecot Hill and Oldfields Road. Both of the other pieces of land are unused and do not seem to have had any formal use ever.

3. Proposals Map Designations

- 3.1** In addition to being MOL, the whole area is covered by a Metropolitan Green Chain designation. The linear park is designated as Public Open Space, while the two unused pieces of land are designated as Safeguarded Land for Cemetery Extension.

4. Evaluation Scorecard

No	Questions	Evaluation
1	Does the area have an open character?	Generally yes. However, the eastern cemetery extension land is enclosed.
2	Does the area have a permanent character?	Generally yes. The cemetery has a permanent character. The linear park is acquiring a permanent character as the flora matures. The cemetery extensions are unused and do not have a permanent character.
3	Does the area check the unrestricted sprawl of built-up areas?	Generally yes. The parcel checks sprawl..
4	Does the area prevent neighbouring towns or centres from merging into one another?	No.
5	Does the area preserve the setting and	No.

	special character of historic towns or centres?	
6	Is the area in an unsustainable location?	No. It has PTAL levels of 1b and 2.
7	Is the area's boundary clear, readily recognisable and likely to be permanent, using physical features?	Yes. The boundaries are marked by the rear gardens of residential development and roads.
8	Does the area contribute to the physical structure of London by being clear distinguishable from the built up area?	Yes.
9	Does the area include open air facilities, especially for leisure, recreation, sport, the arts and cultural activities, which serve either the whole or significant parts of London?	Generally yes. Part of the site is used as a cemetery.
10	Does the area contain features or landscapes (historical, recreational, biodiversity) of either national or metropolitan value?	No. Surprisingly, unlike most cemeteries in London, this cemetery is not a SINC.
11	Does the area form part of a Green Chain or link in the network of green infrastructure?	Yes. It is close to Reigate Avenue Recreation Ground.

5. Summary

Number of Green Belt criteria met	2
Number of Green Belt criteria generally met	4
Number of Green Belt criteria not generally met	0
Number of Green Belt criteria not met	5

- 5.1** This parcel of MOL is not fulfilling the functions of MOL particularly well. Parts of the parcel lack openness and permanence and the parcel has few of the land uses associated with MOL and is not truly part of a chain.

6. Possible Portions for Release

- 6.1** The two pieces of land currently safeguarded for a cemetery extension are unused and do not contribute to the parcel. However, the land to the west of the cemetery and south of Ridge Road occupies a prominent position in the landscape and should be protected. The land east of the cemetery is almost totally screened and, subject to burial space need, could be used more effectively either temporarily or permanently.

MOL18	Sutton Common Recreation Ground (6.4ha)
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Maps: 43 and 44

1. Background

1.1 Sutton Common Recreation Ground has been integral to the surrounding residential development since the estate was built in the inter-war period. Indeed, the form of the recreation ground conforms to the pre-First World War field pattern.

1.2 The parcel has a strong recreational focus. It includes tennis courts, a good-quality children's play area, a MUGA and a bowls club and pavilion. The north-eastern part is fenced off and is primarily used for dog-walking while the south-western part often hosts informal sport. The whole parcel is flat and is spartan in terms of specimen trees. As befits a parcel created as part of a planned development, the boundaries are strong with the rear gardens of residential development and Rutland Drive delineating the site.

1.3 It is part of wider chain of open land and is close to Reigate Avenue Recreation Ground. Surprisingly, the open space to the north (in the London Borough of Merton) is not MOL and therefore there is no link between Sutton Common Recreation Ground and Morden Park.

2. Current Land Uses

2.1 The parcel is used for both formal and informal recreation. The formal recreation comprising tennis courts, a bowling green, MUGA and children's play area while the informal recreation comprises dog-walking and informal sports.

3. Proposals Map Designations

3.1 In addition to being MOL, the whole area is covered by Metropolitan Green Chain, Wandle Valley Regional Park and Public Open Space designations.

4. Evaluation Scorecard

No	Questions	Evaluation
1	Does the area have an open character?	Yes.
2	Does the area have a permanent character?	Yes.
3	Does the area check the unrestricted sprawl of built-up areas?	Yes. It is part of a large residential estate and was planned to be locally important open space.
4	Does the area prevent neighbouring towns or centres from merging into one another?	No. It is too distant from centres.
5	Does the area preserve the setting and special character of historic towns or centres?	No.
6	Is the area in an unsustainable location?	No. It has PTALs of 1b and 2.
7	Is the area's boundary clear, readily	Yes. The boundaries are defined by the

	recognisable and likely to be permanent, using physical features?	rear gardens of residential development and Rutland Drive.
8	Does the area contribute to the physical structure of London by being clear distinguishable from the built up area?	Yes.
9	Does the area include open air facilities, especially for leisure, recreation, sport, the arts and cultural activities, which serve either the whole or significant parts of London?	Yes. It provides both formal and informal recreation.
10	Does the area contain features or landscapes (historical, recreational, biodiversity) of either national or metropolitan value?	No.
11	Does the area form part of a Green Chain or link in the network of green infrastructure?	Yes. It is part of chain of open space running from Reigate Avenue Recreation Ground and with a small break to Morden Park.

5. Summary

Number of Green Belt criteria met	7
Number of Green Belt criteria generally met	0
Number of Green Belt criteria not generally met	0
Number of Green Belt criteria not met	4

- 5.1** Sutton Common Recreation Ground fulfils the functions of MOL. It has an open and permanent character, has good recreational facilities and is part of wider chain of open space.

6. Possible Portions for Release

- 6.1** There are no identifiable portions for release.

MOL19	Thomas Wall Park (6.75ha)
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Maps: 45 and 46

1. Background

1.1 Thomas Wall Park, named after the sausage and ice-cream manufacturer and local resident and benefactor, has been integral to the St Helier Estate since its development (1928-1938). Indeed, it follows the pre-estate field pattern. It is a rather featureless park, comprising a large mown area with some specimen trees dotted around the boundary.

1.2 A nursery school, with a sizeable car park, is located in the eastern corner of the borough while the remnants of a former children's play area is located in the western corner. It is used for informal recreation such as dog-walking, sunbathing and informal sports matches. It is part of an open space chain that links with Rosehill Recreation Ground although the A217 provides a formidable boundary between the two parcels.

2. Current Land Uses

2.1 The current land uses are a nursery and informal recreation.

3. Proposals Map Designations

3.1 In addition to being MOL, the parcel is wholly covered by Wandle Valley Regional Park and Public Open Space designations.

4. Evaluation Scorecard

No	Questions	Evaluation
1	Does the area have an open character?	Yes.
2	Does the area have a permanent character?	Yes.
3	Does the area check the unrestricted sprawl of built-up areas?	Yes. It is part of a large residential estate and was planned to be locally important open space.
4	Does the area prevent neighbouring towns or centres from merging into one another?	No. It is not between centres.
5	Does the area preserve the setting and special character of historic towns or centres?	No.
6	Is the area in an unsustainable location?	No. It has PTAL level of 1b and 3.
7	Is the area's boundary clear, readily recognisable and likely to be permanent, using physical features?	Yes. The boundaries are defined by the rear gardens of residential development.
8	Does the area contribute to the physical structure of London by being clear distinguishable from the built up area?	Yes.
9	Does the area include open air facilities, especially for leisure, recreation, sport, the arts and cultural activities, which serve either the whole	Yes. It provides informal recreation.

	or significant parts of London?	
10	Does the area contain features or landscapes (historical, recreational, biodiversity) of either national or metropolitan value?	No.
11	Does the area form part of a Green Chain or link in the network of green infrastructure?	Yes. It is part of an extensive chain of open space and connects with Rosehill Recreation Ground.

5. Summary

Number of Green Belt criteria met	7
Number of Green Belt criteria generally met	0
Number of Green Belt criteria not generally met	0
Number of Green Belt criteria not met	4

- 5.1** Thomas Wall Park fulfils the functions of MOL. It has an open and permanent character and is part of wider chain of open space.

6. Possible Portions for Release

- 6.1** Although this parcel has one of the highest PTAL levels, the openness and permanence of the parcel mean there are no identifiable portions available for release.

MOL20	Wilson's School Playing Fields (6.55ha)
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Maps: 47 and 48

1. Background

1.1 This parcel of MOL was formerly part of the wider Croydon Airport/ Roundshaw open space but has become detached from it and has also suffered from incremental development. Wilson's School moved from Camberwell to the site in 1975 and the main school building which can be seen now was development phase 1 of 3. Phases 2 and 3 were never built and instead there has been incremental expansion. This is why the original school buildings are outside the MOL but more recent development is within it. Roughly 10 years ago, the school's hard-standing tennis courts and some of the playing field area were replaced by the pitches for the Croydon Powerleague Soccer Centre and these now dominate the south and east of the site and make the parcel seem even more cut off from the Roundshaw MOL. Recognisable open space is now confined to the centre and north of the site.

1.2 The boundaries of the site are well defined by Mollison Drive, Stafford Road, Hannibal Way and a cycle track to the south. The uses around it are residential, industry and open space beyond the Croydon Powerleague pitches. The parcel is part of a chain with Roundshaw and an area within Croydon.

2. Current Land Uses

2.1 The current land uses are education (Wilson's School) and recreation (Croydon Powerleague).

3. Proposals Map Designations

3.1 In addition to being MOL, the whole parcel is covered by a Metropolitan Green Chain designation.

4. Evaluation Scorecard

No	Questions	Evaluation
1	Does the area have an open character?	Generally yes. The Croydon Powerleague pitches and the school extensions limit the openess.
2	Does the area have a permanent character?	Generally no. There has been small scale incremental development and the western boundary is not well defined.
3	Does the area check the unrestricted sprawl of built-up areas?	Yes. It restricts sprawl and separates different estates.
4	Does the area prevent neighbouring towns or centres from merging into one another?	No. It is too distant from centres.
5	Does the area preserve the setting and special character of historic towns or centres?	No.
6	Is the area in an unsustainable	No. It has PTALs of 1b and 2.

	location?	
7	Is the area's boundary clear, readily recognisable and likely to be permanent, using physical features?	Generally no. The boundary by the school buildings is not readily recognisable and the Croydon Powerleague pitches look like development within the parcel.
8	Does the area contribute to the physical structure of London by being clear distinguishable from the built up area?	Generally yes. It is distinguishable from the built-up area but this delineation is diluted by the Croydon Powerleague pitches.
9	Does the area include open air facilities, especially for leisure, recreation, sport, the arts and cultural activities, which serve either the whole or significant parts of London?	Yes. It includes the Croydon Powerleague pitches.
10	Does the area contain features or landscapes (historical, recreational, biodiversity) of either national or metropolitan value?	No.
11	Does the area form part of a Green Chain or link in the network of green infrastructure?	Yes. It is part of chain of open space running that includes Roundshaw and an area of open space in Croydon.

5. Summary

Number of Green Belt criteria met	3
Number of Green Belt criteria generally met	2
Number of Green Belt criteria not generally met	2
Number of Green Belt criteria not met	4

- 5.1** Wilson's School Playing Fields are not fulfilling the functions of MOL particularly well. The parcel lack a degree of openness and permanence and its boundaries are poorly defined. It is, however, part of a chain of open space.

6. Possible Portions for Release

- 6.1** Nevertheless, there are no identifiable portions for release.

Maps: 49 and 50

1. Background

- 1.1** This parcel of MOL was, for many years, a sewage treatment works. Opened in the 1890s, it was originally called Cheam Sewage Works. Expanded dramatically after 1945, it became known as Worcester Park Sewage Treatment Works. It was at its largest extent in the 1970s but closed in the late 1990s. The redevelopment of the parcel into housing and parkland began in 2003. Buckland Way Recreation Ground has been in its current position since the inter-war period but the allotments were originally north of the recreation ground and are now to the east.
- 1.2** The larger part of the parcel, Mayflower Park, comprises formal parkland, informal parkland and woodland. As it is relatively new, much of the planting has yet to become fully established. The park is dome-like with a circular viewing point at the highest point in the centre. The north-eastern part of the park has more informal planting and includes lagoons, as this area has had historic flooding episodes. There are also the beginnings of a woodland area towards the north of the park. Trees also run along the north-eastern border, where overhead cables and pylons are also present.
- 1.3** Buckland Way Recreation Ground is a small, square piece of mown grassland with a path running down the south-western side. Its boundaries are marked by mature trees. Buckland Way allotments are a standard set of allotments with all the usual paraphernalia.
- 1.4** The parcel is mainly surrounded by The Hamptons housing development and more established residential areas. The Morden cemetery is to the north-west and Green Lane School Playing Fields and Adjacent Land is to the north-east. Therefore, this area is part of a chain of open space that extends both into Merton and Kingston.

2. Current Land Uses

- 2.1** The parcel is used for formal recreation, with tennis courts and a children's play area, and informal recreation and for allotments.

3. Proposals Map Designations

- 3.1** Buckland Way Recreation Ground is designated as Public Open Space. Mayflower Park is designated as a Green Chain and a SINC. Surprisingly, Mayflower Park is not currently designated as Public Open Space.
- 3.2** Importantly, the current MOL boundary does not match the current extent of Mayflower Park and needs to be amended.

4. Evaluation Scorecard

No	Questions	Evaluation
1	Does the area have an open character?	<p>Mayflower Park: Yes. It is particularly open when viewed from the top of the hill.</p> <p>Buckland Way Recreation Ground: Generally yes. Within the area, it is open. However, the boundary trees limit the openness from outside the area.</p> <p>Buckland Way Allotments: Yes. The allotments are open.</p>
2	Does the area have a permanent character?	<p>Mayflower Park: Generally yes. When the park has become more mature, it will have a permanent character.</p> <p>Buckland Way Recreation Ground: Yes. It is a well-established piece of open land.</p> <p>Buckland Way Allotments: Yes. Although relatively new, the allotments already have a permanent character.</p>
3	Does the area check the unrestricted sprawl of built-up area?	<p>Mayflower Park: Yes. It restricts the sprawl of The Hamptons estate and provides new open space.</p> <p>Buckland Way Recreation Ground: Yes. It provides a definition between The Hamptons and older residential estates.</p> <p>Buckland Way Allotments: Yes. They provide a definition between The Hamptons and older residential estates.</p>
4	Does the area prevent neighbouring towns or centres from merging into one another?	<p>Mayflower Park: No. The centres are too distant.</p> <p>Buckland Way Recreation Ground: No. The centres are too distant.</p> <p>Buckland Way Allotments: No. The centres are too distant.</p>
5	Does the area preserve the setting and special character of historic towns or centres?	<p>Mayflower Park: No.</p> <p>Buckland Way Recreation Ground: No.</p> <p>Buckland Way Allotments: No.</p>
6	Is the area in an unsustainable location?	<p>Mayflower Park: Yes. It has PTALs of 1a and 1b.</p> <p>Buckland Way Recreation Ground: Yes, It has PTALs of 1a and 1b.</p> <p>Buckland Way Allotments: Yes. It has PTALs of 1a and 1b.</p>
7	Is the area's boundary clear, readily recognisable and likely to be permanent, using physical features?	<p>Mayflower Park: Yes. The boundaries are defined by Sherbrooke Way to the east and south and paths to the east and north.</p> <p>Buckland Way Recreation Ground: Yes. It has long-established boundaries marked by mature trees.</p> <p>Buckland Way Allotments: Yes. The boundaries are marked by paths, the rear gardens of residential properties and roads.</p>
8	Does the area contribute to the physical structure of London by being clear distinguishable from the built up area?	<p>Mayflower Park: Yes.</p> <p>Buckland Way Recreation Ground: Yes. But only with the allotments.</p> <p>Buckland Way Allotments: Yes. But only with the recreation ground.</p>

9	Does the area include open air facilities, especially for leisure, recreation, sport, the arts and cultural activities, which serve either the whole or significant parts of London?	Mayflower Park: Yes, it includes leisure provision. Buckland Way Recreation Ground: No. Buckland Way Allotments: Yes.
10	Does the area contain features or landscapes (historical, recreational, biodiversity) of either national or metropolitan value?	Mayflower Park: Yes. It is a SINC. Buckland Way Recreation Ground: No. Buckland Way Allotments: No.
11	Does the area form part of a Green Chain or link in the network of green infrastructure?	Mayflower Park: Yes. It is part of an open space chain that includes open space in Merton and Kingston. Buckland Way Recreation Ground: Yes. It is part of an open space chain that includes open space in Merton and Kingston. Buckland Way Allotments: Yes. It is part of an open space chain that includes open space in Merton and Kingston.

5. Summary

Number of Green Belt criteria met	Mayflower Park: 8 Buckland Way Recreation Ground: 6 Buckland Way Allotments: 8
Number of Green Belt criteria generally met	Mayflower Park: 1 Buckland Way Recreation Ground: 1 Buckland Way Allotments: 0
Number of Green Belt criteria not generally met	Mayflower Park: 0 Buckland Way Recreation Ground: 0 Buckland Way Allotments: 0
Number of Green Belt criteria not met	Mayflower Park: 2 Buckland Way Recreation Ground: 4 Buckland Way Allotments: 3

- 5.1 The Mayflower Park, Buckland Way Recreation Ground and Buckland Allotments parcel fulfils the functions of MOL. It has an open and permanent character and is part of wider chain of open space.

6. Possible Portions for Release

- 6.1 There are no identifiable portions for release.

6. Summary of Stage 1 Evaluation

Ref	Parcel	Yes	Gen Yes	Gen No	No	Stage 2 Evaluation
GB2	Woodcote Green Belt: Oaks Park	10	0	0	1	
GB2	Woodcote Green Belt: Ruffett & Big Wood and Grove Lane	10	0	0	1	
MOL3	Beddington Park	10	0	0	1	
MOL9	Poulter Park and Playing Fields	10	0	0	1	
MOL4	Cheam Park and Recreation Ground	9	0	0	2	
MOL12	Rosehill Park East	9	0	0	2	
MOL14	St Elphege's Primary School Playing Field	9	0	0	2	
MOL2	Beddington/Mitcham Area: Land South of Mile Road	8	2	0	1	
MOL6	Grove Park and Carshalton Ponds	8	1	0	2	
MOL15	St Helier Open Space: Middle Area	8	1	0	2	
MOL15	St Helier Open Space: Revesby Wood	8	1	0	2	
MOL21	Mayflower Park, Buckland Way Rec and Allotments: Mayflower Park	8	1	0	2	
MOL5	Green Lane School Playing Fields and adjoining land	8	0	0	3	Yes , but only with an additional designation
MOL8	Mill Green	8	0	0	3	
MOL21	Mayflower Park, Buckland Way Rec and Allotments: Buckland Way Allotments	8	0	0	3	

GB2	Woodcote Green Belt: Woodcote Park	7	3	0	1	
MOL15	St Helier Open Space	7	1	0	3	
MOL1	Bandon Hill Cemetery and Allotments	7	0	0	4	
MOL18	Sutton Common Recreation Ground	7	0	0	4	
MOL19	Thomas Wall Park	7	0	0	4	
MOL2	Beddington/Mitcham Area: Jessops Way and Northern Fringe	6	3	0	2	
MOL11	Rosehill Recreation Ground: Northern Part	6	3	0	2	
GB2	Woodcote Green Belt: Little Woodcote Estate	6	2	2	1	
MOL10	Reigate Avenue Recreation Ground	6	2	1	2	Yes. Possible release
GB1	Cuddington Green Belt	6	1	1	3	
MOL7	Land North of Goat Road	6	1	0	4	
MOL21	Mayflower Park, Buckland Way Rec and Allotments: Buckland Way Recreation Ground	6	1	0	4	
MOL16	Surrey Tennis and Country Club	6	0	0	5	Yes. Possible release
MOL2	Beddington/Mitcham Area: North of BedZED/Day and Sons	5	4	0	2	
MOL13	Roundshaw Park, Downs and Playing Fields: West of Plough Lane	5	3	2	1	
GB 2	Woodcote Green Belt: Orchard Hill/Stanley Park High/ Wellfield Plantation/BIBRA	5	0	0	6	Yes. Possible releases

MOL13	Roundshaw Park, Downs and Playing Fields: East of Plough Lane	4	5	0	2	Yes. Possible release
MOL2	Beddington/Mitcham Area: Land North of Mile Road	4	2	1	4	Yes. Possible release
MOL17	Sutton Cemetery, Kimpton Linear Park and Open Space	3	4	0	4	Yes. Possible release
MOL20	Wilson's School Playing Field	3	2	2	4	
MOL11	Rosehill Recreation Ground: Southern Part	2	4	0	5	Yes. Possible release

STAGE 2 EVALUATION

7. Areas for Evaluation and Criteria for Evaluation

7.1 Following the Stage 1 evaluation, one area was identified for a Safeguarded Burial Space designation within MOL and seven areas of Green Belt and MOL were identified as being poorly performing areas of Green Belt and MOL where there may be some potential for release. These areas are:

- Part of the Land adjoining Green Lane School (Maps 51 and 52, see Appendix 2)
- Part of Reigate Avenue Recreation Ground (Maps 53 and 54, see Appendix 2)
- Part of the Western Part of the Woodcote Green Belt (Maps 55 and 56, see Appendix 2)
- Part of Roundshaw Park (Maps 57 and 58, see Appendix 2)
- Land to the West of Beddington Lane (Maps 59 and 60, see Appendix 2)
- Surrey Tennis and Country Club (Maps 61 and 62, see Appendix 2)
- Land to the North of Kimpton Park Way (Maps 63 and 64, see Appendix 2)
- The Artificial Pitch at Rosehill Tennis Centre (Maps 65 and 66, see Appendix 2)

7.2 Having identified these potential areas, it is now necessary to analyse them in more detail to evaluate further their potential for release. To carry out this, the study is using the same criteria as is being used elsewhere in the Local Plan preparation work for evaluating the potential development sites received through the call for sites. The criteria are not only robust but, by using the same criteria, consistency for the emerging site allocations is achieved.

7.3 The criteria comprise screening criteria and a more detailed assessment of the suitability of a site. The screening criteria are set out in Table 4 and the detailed assessment criteria are set out in Table 5. Following the results of the detailed assessment criteria, a general description of the areas is given and then a summary follows.

Table 4: Screening Process

No	Criterion	Comment
1	Is the portion located in Flood Zones 3a or 3b?	If yes, exclude
2	Is the portion located in open space of Regional, Metropolitan or District importance?	Not applicable as this study deals with the de-designation of Green Belt and MOL
3	Is the site located on public open space within a ward where the level of provision is below the borough average of 2.88ha/1,000 people	If yes, exclude
4	Is the site located in a Site of Interest for Nature Conservation	If yes, exclude
5	Is the site isolated and from the edge of the urban area?	If yes, exclude

6	Is the site too small or physically impracticable to develop (eg embankments, verges and amenity areas within housing areas)?	If yes, exclude
7	Is the site fully active and used for beneficial uses where there no surplus land (eg employment uses or sites form part of an institution such as a school or hospital)?	If yes exclude

Table 5: Detailed Assessment Criteria

Criteria		Scoring
(A) Transport Accessibility and Site Location		
1. Railway Network	10: < 200m from a train station 8: 200-400m from a train station 6: 400-600m from a train station 4: 600-800m from a train station 2: > 800m from a train station	
2. Bus Network	10: Site fronts a frequent bus route 8: < 200m from a frequent bus route 6: 200-400m from a frequent bus route 4: 400-600m from a frequent bus route 2: > 600m from a frequent bus route	
3. Proximity to Shopping and other Town Centre Facilities and Services	10: Within STC or District Centre 8: < 400m from STC/ DC boundary 6: 400-800m from STC/ DC boundary (OR within local centre boundary) 4: 800-1200m from STC/ DC boundary (OR < 600m from local centre boundary) 2: > 1200m from STC/ DC boundary (AND > 600m from local centre boundary)	
4. Community and Leisure Facilities	Sites located within < 400m from the following (i) Primary Schools (including infants) (ii) Health Facilities (hospital, health centre/clinic) (iii) Indoor Sports and Leisure Centres (iv) Local/Neighbourhood Equipped Areas of Play (v) Theatres and Libraries 10: < 400m for all 5 categories 8: < 400m for 4 out of 5 categories 6: < 400m for 3 out of 5 categories 4: < 400m for 2 out of 5 categories 2: < 400m for 1 out of 5 categories	
5. Publicly Accessible Open Space	10: < 200m from publicly accessible open space 8: 200-400m from publicly accessible open space 6: 400-600m from publicly accessible open space 4: 600-800m from publicly accessible open space 2: > 800m from publicly accessible open space	

Criteria		Scoring
(B) Environmental Constraints		
6. Flood Risk		10: Site located within Flood Zone 1 8: 6: Site partially located/located within Flood Zone 2 4: 2: Site partially located/located within Flood Zone 3
7. Biodiversity and Habitats		10: Site not located within, partially within or adjacent to a SINC or a green corridor 8: 6: Site located directly adjacent to a SINC or a green corridor 4: 2: Site located within or partially within a SINC or a green corridor
8. Greenfield Development		10: Site located on previously-developed land 8: 6: Partially located on 'greenfield' land 4: 2: Site located on 'greenfield' land
9. Physical Access and Infrastructure Constraints		10: Site has no access or infrastructure constraints 8: 6: Site is partially affected by access or infrastructure constraints 4: 2: Site affected by physical access or infrastructure constraints (e.g. severance, pylons etc)
10. Land Contamination/ Hazards		10: Site unlikely to be affected by soil contamination 8: 6: Site likely to be contaminated/ uncertain 4: 2: Site known to be contaminated (needs remediation)

8. Assessment

8.1 The following tables screen the eight areas identified from the Stage 1 evaluation and assesses them against more detailed criteria.

Table 6: Screening Evaluation Scorecard

No Criteria		Scoring
Area 1: Part of the Land adjoining Green Lane School		
Not necessary to evaluate as not being removed from MOL		
Area 2: Part of Reigate Avenue Recreation Ground		
1	Flood Zone 1	√
2	n/a	√
3	Stonecot – 2.77ha	Currently fails but a review of this criterion is being undertaken
4	Not a SINC	
5	Not isolated	
6	Development practical	
7	No. Used as playing fields	√
Area 3: Part of the North Western Part of the Woodcote Green Belt		
1	Flood Zone 1	√
2	n/a	√
3	Carshalton South and Clockhouse – 8.22ha	√
4	Part in SINC/ Part outside SINC	Any development would need to avoid SINCs
5	Not isolated	
6	Development practical	
7	No. Used as horse grazing	
Area 4: Part of Roundshaw Park		
1	Flood Zone 1	√
2	n/a	√
3	Beddington South – 7.14ha	√
4	Not in SINC	√
5	Not isolated	√
6	Development practical	√
7	No. Used as public open space	√
Area 5: Land to the West of Beddington Lane		
1	Flood Zone 1	√
2	n/a	√
3	Beddington North – 6.35ha	√
4	SINC – but conditions likely to change	Adjacent ERF changes the character of area
5	Not isolated	
6	Development practical	
7	No. Unused sewage treatment land	
Area 6: Surrey Tennis and Country Club		
1	Flood Zone 1	√
2	n/a	√
3	Not open space	√
4	Not a SINC	√
5	Not isolated	√
6	Development practical	√
7	No. Vacant land	√

Area 7: Land to the North of Kimpton Park Way		
1	Flood Zone 1	√
2	n/a	√
3	Not open space	√
4	Not a SINC	√
5	Not isolated	√
6	Development practical	√
7	No. Vacant land	√
Area 8: Artificial Pitch at Rosehill Tennis Centre and surrounding land		
1	Flood Zone 2/3a	Refer to NPPF guidance for land use suitability
2	n/a	√
3	Sutton North – 3.26ha	√
4	Not a SINC	√
5	Not isolated	√
6	Development practical	√
7	No. Closed all-weather pitch and underused park	√

- 8.2** No areas have been excluded following the assessment against the criteria set out in Table 4 and therefore all areas have been subject to a more detailed assessment against the criteria set out in Table 5.

Table 7: Detailed Assessment Scorecard

Criterion	Part of Land Adjoining Green Lane School	Part of Reigate Av Recreation Ground	Part of NW Part of Woodcote Green Belt	Part of Roundshaw Park	Land to the West of Beddington Lane	Surrey Tennis And Country Club	Land to the North of the Kimpton Park Way	Artificial Pitch at Rosehill Tennis Centre and surrounding land
1. Railway Network	NOT ASSESSED AS NOT LOSING ITS MOL STATUS	3	2	2	6	2	2	4
2. Bus Network		8	2	2	2	2	8	8
3. Proximity to Town Centres		6	2	2	2	2	4	6
4. Community and Leisure		2	0	4	0	4	2	4
5. Public Open Space		10	6	10	2	10	10	10
6. Flood Risk		6	10	10	10	10	10	6
7. Biodiversity and Habitats		10	2	10	2	10	10	10
8. Greenfield Development		2	2	2	2	10	2	2
9. Access and Infrastructure		6	6	6	10	6	2	6
10. Land Contamination		10	6	2	2	2	6	10
TOTAL		62	38	50	38	60	56	66

AREA 1	Land adjoining Green Lane School
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Maps: 51 and 52

Area Description: The area covers the majority of the MOL portion of Green Lane School Playing Fields and Adjoining Land. It lies at the northern end of Green Lane, a well used road connecting with Worcester Park District Centre. The area itself is used for horse grazing and has a footpath/cyclepath, running north-south, through the centre. The area is surrounded by low-density residential development, playing fields and a cemetery. It has been safeguarded by the Merton and Sutton Joint Cemetery Board for additional burial space in the future.

Area: 9.4ha

Current Land Use: Horse grazing and informal recreation

Ownership: The Merton and Sutton Joint Cemetery Board

PTAL: 0 and 1a

Flood Risk: The south-western edge is in Flood Zone 2 but the majority of the area is in Flood Zone 1

2012 Proposals Map: Metropolitan Open Land, Metropolitan Green Chain

Relevant Planning History: None

Opportunities: The area is potentially developable as it has no record of land contamination and is relatively flat.

Constraints: The area is in an unsustainable location and is poorly served by transport, facilities and amenities. Furthermore, the principal access road, Green Lane, already suffers from extensive use.

Possible Land Uses: The area is in the ownership of the Merton and Sutton Joint Cemetery Board and it is intended that horse grazing will continue until such time as the land is required as additional burial space. Therefore, it is proposed to retain the current Metropolitan Open Land and Metropolitan Green Chain designations but add a Safeguarded Land for Burial Space designation to ensure that all stakeholders are aware of the future use of the land. It is hoped that the current footpath/cyclepath through the centre of the area will be retained in any change of use.

AREA 2	Part of Reigate Avenue Recreation Ground
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Maps: 53 and 54

Area Description: The area identified for possible de-designation is a small portion of Reigate Avenue Recreation Ground. It adjoins Glenthorne High School and abuts a new Multi Utility Games Area to the south and the back gardens of residential properties to the north. The proposed area does not extend further into the open land than the eastern extent of the rear curtilage of 26 Glenthorne Close and so minimises the impact on the openness of the recreation ground.

Area: 0.35ha

Current Land Use: School Playing Fields and Public Open Space

Ownership: London Borough of Sutton

PTAL: 1a and 1b

Flood Risk: Flood Zone 1

2012 Proposals Map: Metropolitan Open Land, Metropolitan Green Chain, Wandle Valley Regional Park and Public Open Space

Relevant Planning History: None

Opportunities: The site is in a relatively sustainable location and is therefore suitable for any significant trip-generating use.

Constraints: The constrained access to the area means that any development other than those related to the surrounding uses would be impractical.

Possible Land Uses: This small sliver of MOL may be suitable for the expansion of adjoining Glenthorne School. However, to maintain the openness of the recreation area, the eastern extent of the sliver must not extend beyond the rear curtilage of 26 Glenthorne Close.

AREA 3	Western Part of the Woodcote Green Belt
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Maps: 55 and 56

Area Description: The area identified for possible de-designation includes three fields that are currently used for horse grazing and is bounded by Woodmansterne Road to the west, Wellfield Gardens to the north and west and a line of mature trees to the south. Although the site area is 3.89ha, the developable area is much smaller at 2.38ha. This is because the hedge adjacent to Woodmansterne Road is a Site of Importance for Nature Conservation and so should not be destroyed. It would also provide good screening of the development when viewed from the road. There is also a copse at the southern end of Wellfield Gardens which is also believed to have nature conservation value and there are a number of other mature trees within and at the edge of the area.

Area: 3.89ha (Developable Area 2.38ha)

Current Land Use: Horse Grazing

Ownership: London Borough of Sutton (covenant excluding certain uses)

PTAL: 1a

Flood Risk: Flood Zone 1

2012 Proposals Map: Metropolitan Green Belt and Site of Importance for Nature Conservation

Relevant Planning History: None

Opportunities: The area is in a not particularly sustainable area of the borough but does have good access potential and is relatively close to a secondary school and sports centre.

Constraints: The site's relatively remote location would preclude any intensive development. The nature conservation value of the roadside hedge and mature trees within the area severely limits the developable area.

Possible Land Uses: The area may be suitable for some low density residential development.

AREA 4	Part of Roundshaw Park
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Maps: 57 and 58

Area Description: The area identified for possible de-designation is a portion of Roundshaw Park. It is used for formal and informal sports but these could be transferred to other parts of the park. It is bounded by the Virgin Active Leisure Centre car park to the north. Industrial units are to the east and the area's eastern boundary runs along a strong treeline, which also marks the boundaries between the London boroughs of Sutton and Croydon. Roundshaw Park wraps around the southern and western boundaries of the area.

Area: 1.7ha (Developable Area 1.4ha)

Current Land Use: Parkland and Sports Pitches

Ownership: London Borough of Sutton

PTAL: 0 and 1a

Flood Risk: Flood Zone 1

2012 Proposals Map: Metropolitan Open Land, Metropolitan Green Chain, Public Open Space

Relevant Planning History: None

Opportunities: This is a small portion of open land which could be developed. The boundaries, as drawn, avoid the Site of Importance for Nature Conservation to the south and by tapering southwards attempts to maintain the openness of Roundshaw Park. It also seeks to use a line of mature trees as a boundary to the south.

Constraints: The area scores poorly in sustainability terms and so would only be suitable for a low intensity use. The access road to the site is unadopted and so any development would probably require the adoption of Hannibal Way and its extension and improvement.

Possible Land Uses: The area may be suitable for a low intensity use but the strong eastern treeline should be maintained.

NB: The Local Plan Task and Finish Group resolved not to release this part of MOL

AREA 5	Land West of Beddington Lane
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Maps: 59 and 60

Area Description: The area identified for possible de-designation comprises vacant land in the form of former sludge beds and scrubland. To the north, it fronts more open land. To the east, it abuts Beddington Lane and industrial units beyond. It also abuts the roundabout at the end of Coomber Lane (which leads to the A23). To the south, there is an industrial unit (which appeared vacant) and to the west is the main part of Beddington Farmlands. However, to the west, there is a planning permission to build an Energy Recovery Facility, which, if implemented, will effectively cut off this area from the rest of Beddington Farmlands and so this area will not be performing many of its Metropolitan Open Land functions.

Area: 6.95ha

Current Land Use: Vacant – former sludge beds and scrubland

Ownership: Kennet Properties Ltd and Cappagh Ltd

PTAL: 1b

Flood Risk: Flood Zone 1

2012 Proposals Map: Metropolitan Open Land, Metropolitan Green Chain, Site of Nature Conservation and Wandle Valley Regional Park (part of area)

Relevant Planning History: None

Opportunities: This area is a relatively flat piece of land that is likely to be cut off from the rest of Beddington Farmlands area in the near future. It has good access and transport connections to the rest of London and South East England (via Coomber Way).

Constraints: The area scores poorly on sustainability criteria and so would only be suitable for certain land uses. The area would be yet another loss to the mass of the proposed Wandle Valley Regional Park, following from, the proposed Energy Recovery Facility and a proposed primary school. Taking a view over decades, these incremental losses are far from ideal. In addition, Beddington Lane is currently not suitable for additional traffic movements.

Possible Land Uses: Given the area is lodged between a potential Energy Recovery Facility and an industrial estate, the most logical use is industry. However, the council would prefer to see a high job density use as the borough lacks sufficient employment land. In addition, no development would be expected to take place until the construction of the Energy Recovery Facility is completed.

AREA 6	Surrey Tennis and Country Club
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Maps: 61 and 62

Area Description: The area identified for possible de-designation comprises tennis courts, parking and a leisure facility building. It is well screened, does not contribute to the openness of the Roundshaw Park area and appears developed with tarmacing for parking and tennis courts covering much of the surface area. It is surrounded by the Virgin Active to the north, a mature line of trees and hedging to the east with industrial units beyond. Roundshaw Park is to the south and west.

Area: 1.64a (Developable Area 1.36ha)

Current Land Use: Tennis Courts and Parking

Ownership: Virgin Active (leasehold), London Borough of Sutton (freehold)

PTAL: 1a/1b

Flood Risk: Flood Zone 1

2012 Proposals Map: Metropolitan Open Land, Metropolitan Green Chain and Public Open Space

Relevant Planning History: None

Opportunities: This is a small parcel of open land which could be developed. In fact, its Public Open Space designation is erroneous as the parcel is not open to the public. The area is well screened and could be suitable for a discrete or low intensity use. The eastern treeline should not be disturbed.

Constraints: The area scores poorly in sustainability terms and so would only be suitable for a specialist use. The access road to the site is unadopted and so any development would probably require the adoption of Hannibal Way and its extension and improvement.

Possible Land Uses: The area may be suitable for a low intensity use but the strong eastern treeline should be maintained.

AREA 7	Land North of Kimpton Park Way
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Maps: 63 and 64

Area Description: The area identified for possible de-designation lies in the north of the borough and is just north of the Kimpton Industrial Estate. The site comprises scrubland to the north, which is safeguarded for additional burial space, and part of the Kimpton Linear Park to the south. It has a severe gradient rising 25 metres from south-west to north-east. It is bounded by Sutton Cemetery to the west, cemetery facilities to the north, Oldfields Road (A217) to the east and Kimpton Park Way, a road serving the industrial estate, to the south.

Area: 0.94ha (Developable Area 0.63ha to retain as much of the Linear Park as possible)

Current Land Use: Open Space and vacant scrubland

Ownership: London Borough of Sutton

PTAL: 2

Flood Risk: Flood Zone 1

2012 Proposals Map: Metropolitan Open Land, Metropolitan Green Chain, Public Open Space and Land Safeguarded for Burial Space

Relevant Planning History: None

Opportunities: The area is in a relatively sustainable location, which means that it is suitable to a greater variety of uses than a number of the other areas. It is close to primary schools, a large Tesco supermarket and is relatively well served by bus services from Oldfields Road. In addition, the area is vacant.

Constraints: The area is safeguarded for burial space but, at present, the borough has sufficient burial space for the next 25-35 years. Furthermore, Area 1 is safeguarding alternative burial space. The gradients within the site may limit or preclude development but this cannot be ascertained until there is a feasibility study. The setting of the cemetery should be respected.

Possible Land Uses: The area may be suitable for small and medium-sized employment uses, which would complement the nearby industrial area, or the area may be suitable for a more specialised use.

AREA 8	Part of Rosehill Recreation Ground
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Maps: 65 and 66

Area Description: The area identified for possible de-designation lies to the north of Sutton Town Centre and to the south of Rosehill District Centre. It is part of an open space/indoor sport complex, notable for the Sutton Tennis Academy. The surroundings also feature indoor and outdoor tennis courts, a bowling green and public open space, which is used extensively for formal and informal sporting activity. The area itself comprises a defunct all-weather pitch and some of the lesser used parkland. The area is surrounded by sporting facilities to the north and west, the rear gardens of residential properties to the south and a railway line to the west. The area is well served by buses and may be served by a tram in the near future.

Area: 1.56ha

Current Land Use: Vacant (Defunct All Weather Pitch) and Parkland

Ownership: London Borough of Sutton

PTAL: 2

Flood Risk: Predominantly Flood Zone 1 but small areas of Flood Zones 2 and 3

2012 Proposals Map: Metropolitan Open Land, Metropolitan Green Chain, Public Open Space, Wandle Valley Regional Park

Relevant Planning History: None

Opportunities: The area is in a sustainable location with relatively good and possibly improving transport links and relative proximity to shops and services. The site is level and the flood risk is minimal.

Constraints: The area is public open space and so any development would result in a loss of access to open space. A new access and access road would need to be created to serve any development. Ideally, the built development should be kept the building line created by the eastern edge of the outdoor tennis courts to the north.

Possible Land Uses: Given its sustainable location, the area is suitable for a number uses, including those which generate a large number of trips. Care and sensitivity will be needed to ensure that any development will protect the openness and sporting character of the wider area.

9. Summary

9.1 Table 6 sets out a summary of the potential areas of change:

Table 6: Potential Areas of Change

No	Area	Designation	Size (ha)	Possible Potential Uses
1	Land adjoining Green Lane School	MOL	9.4	Not released but safeguard for burial space
2	Part of Reigate Avenue Recreation Ground	MOL	0.35	Potential Release: Education
3	Western Part of the Woodcote Green Belt	Green Belt	3.89	Potential Release: Low density residential development or safeguarded for future development later in and beyond the plan period
4	Part of Roundshaw Park	MOL	1.7	Potential Release: Industry or specialist use
5	Land West of Beddington Lane	MOL	6.95	Potential Release: Industry
6	Surrey Tennis and Country Club	MOL	1.63	Potential Release: Specialist use
7	Land North of Kimpton Park Way	MOL	0.94	Potential Release: Industry or specialist use
8	Part of Rosehill Recreation Ground	MOL	1.56	Potential Release: High-trip generating use

9.2 In total, the areas for release would result in a loss of 3.89ha of Green Belt and 13.13ha of Metropolitan Open Land.

STAGE 3: AMENDMENTS

10. Reason for Amendments

10.1 While undertaking this Green Belt and MOL review, it has become apparent that some of the Green Belt and MOL boundaries are out-of-date or about to change and so it is necessary to amend these boundaries to reflect the current and future land use. This is aside from identifying potential releases of Green Belt and MOL. It has also become apparent that some of the Green Belt and MOL parcels have incorrect areas. Therefore, all Green Belt and MOL parcels have been remeasured.

10.2 Therefore, this section:
a) revises three boundaries; and,
b) recalculates the areas.

11. Redrawing Boundaries

Woodcote Green Belt

11.1 It has become clear that the Woodcote Green Belt Boundary is no longer appropriate. The progressive redevelopment of the Orchard Hill/Queen Mary's Hospital areas for residential uses primarily, but also for the new Stanley Park High School, mean that these areas are no longer fulfilling Green Belt functions (see Page 20).

11.2 It is therefore proposed to redraw the boundary on the basis of vegetation, existing development and topography. There is a strong treeline which provides a defensive boundary in one area. The limit of the built development of the school provides a boundary in a second area while the curtilages of residential development provide the boundary in a third area. These identifiable boundaries all fall to the north of a ridge which runs east-west across the area and so the openness to the south of the ridge will be protected.

11.3 The changes to the boundaries of the Green Belt, which result in a loss of 31.85ha, are shown on Maps 67 and 68.

Mayflower Park MOL

11.4 Mayflower Park MOL was created following the closure of the Worcester Park Sewage Treatment Works and the creation of The Hamptons housing development. At the time of the adoption of the last Development Plan (2012), the housing development was still under construction and Mayflower Park was drawn indicatively. The development has now been completed and so it is now possible to draw the open land more precisely.

11.5 The proposed changes to the boundaries of the MOL, which result in a gain of 1.26ha, on Maps 69 and 70.

Grove Park, Carshalton MOL

11.6 The playing field adjacent to the north eastern part of the park is no longer required by the Harris Academy and it is planned that the playing field is incorporated as part of the park. Consequently, it is appropriate to designate the playing field as MOL.

- 11.7** The proposed changes to the boundaries of the MOL, which result in a gain of 1.07ha, on Maps 71 and 72.

Recalculating the areas

- 12.1** As mentioned above, all the parcels of Green Belt and MOL have been remeasured. It has also been decided to amalgamate some parcels of MOL into larger, more logical parcels.
- 12.2** All these changes are shown in Table 7.

Table 7: Revised Boundaries and Areas

Parcel	Old Area	Redrawn Boundary	Remeasured Area	New Area
Green Belt				
1: Cuddington	106.0	-	106.74	106.74
2: Woodcote	510.0	479.46	-	479.46
TOTAL	616.0			586.20
Metropolitan Open Land				
1: Bandon Hill Cemetery and Allotments	11.9	-	11.88	11.88
2: Beddington/Mitcham Area (rename as Beddington Farmlands)	196.8	-	199.07	199.07
3: Beddington Park	-	-	64.16	64.16
4: Cheam Park and Recreation Ground	26.4	-	26.19	26.19
5: Green Lane Primary School	11.4	-	11.27	11.27
6: Grove Park and Carshalton Ponds	8.0	8.7		8.9
7: Land North of Goat Road	2.12	-	2.17	2.17
8: Mill Green	4.84	-	4.96	4.96
9: Poulter Park and Playing Fields	20.5	-	21.40	21.40
10: Reigate Avenue Recreation Ground	6.3	-	6.29	6.29
11: Rosehill Recreation Ground	20.2	-	19.32	19.32
12: Rosehill Park East	12.9	-	12.67	12.67
13: Roundshaw Park, Downs and Playing Fields (includes St Elphege's Playing Fields, Surrey Tennis Club and Wilson's School)	67.75	-	84.33	84.33
14: See Number 13				
15: St Helier Open Space (three parts)	21.75	-	24.99	24.99
16: See Number 13				
17: Sutton Cemetery and Kimpton Linear Park	10.3	-	12.30	12.30
18: Sutton Common Recreation Ground	6.4	-	6.40	6.40
19: Thomas Wall Park and Playground	6.75	-	7.07	7.07
20: See Number 13				
21a: Mayflower Park	11.4	10.63	-	10.63
21b: Buckland Way Recreation Ground and Allotments		-	2.13	2.13
TOTAL	513.71			535.93

STAGE 4: CONCLUSIONS

- 13.1** The study has reviewed and evaluated all the parcels of Green Belt and MOL within the borough and has identified eight potential areas which may be suitable for a change of use, seven of which would probably require de-designation from the Green Belt or Metropolitan Open Land. These areas are set out in Table 8.

Table 8: Potential Areas of Change

No	Area	Location	Size (ha)	Possible Potential Uses
1	Land adjoining Green Lane School	MOL	9.4	Not released but safeguarded for burial space
2	Part of Reigate Avenue Recreation Ground	MOL	0.35	Potential Release: Education
3	Western Part of the Woodcote Green Belt	Green Belt	3.89	Potential Release: Low density residential development
4	Part of Roundshaw Park	MOL	1.7	Potential Release: Industry or specialist use
5	Land West of Beddington Lane	MOL	6.95	Potential Release: Industry
6	Surrey Tennis and Country Club	MOL	1.63	Potential Release: Specialist use
7	Land North of Kimpton Park Way	MOL	0.94	Potential Release: Industry or specialist use
8	Part of Rosehill Recreation Ground	MOL	1.56	Potential Release: High-trip generating use

- 13.2** In total, the areas for potential release would result in a loss of 3.89ha of Green Belt and 13.13ha of Metropolitan Open Land.
- 13.3** Following the redrawing of some Green Belt and MOL boundaries and the recalculation of some areas, the borough's existing total stock of Green Belt is currently 586.2ha and its total stock of MOL is 535.93.
- 13.4** With the potential release of the identified areas, the Green Belt in the borough would lose 0.66 per cent of its total area and MOL would lose 2.4 per cent of its total area.

NB:

- 1. The Local Plan Task and Finish Group resolved not to release Area 4 part of Roundshaw Park**
- 2. The Local Plan Task and Finish Group resolved to reduce the area of release to 4.4ha**
- 3. The School Site Search identified the Tennis Centre at Rosehill Recreation Ground as a potential school site. Although developed, it is still within MOL.**



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