

NE11

Open Space Audit

August 2024

Epsom and Ewell
Local Plan 2022-2040



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1 Introduction

- 1.1 The National Planning Policy Framework (NPPF) December 2023, recognises that access to high quality open spaces and opportunities for sport and recreation can make an important contribution to the health and well-being of communities. It requires local planning authorities to set out policies to enable communities to access high quality open spaces and opportunities for sport and recreation. These policies must be based on a thorough understanding of the local needs for such facilities and opportunities available for new provision¹.
- 1.2 To meet these requirements, the Council has undertaken an audit of the publicly accessible open spaces within the borough. This will assist in understanding the range and type of open spaces which exist in the borough, how these are distributed and whether further open spaces should be provided, or existing ones improved, to remedy historic deficits and cater for future growth. The audit will provide evidence to inform the development of the Local Plan.
- 1.3 The audit does not consider outdoor sports facilities for organised sport as this is the subject of a separate assessment, carried out by consultants in accordance with the Sport England methodologies. The output of this is the [Playing Pitch Strategy \(2021\)](#) and the [Sports Facilities Assessment \(2020\)](#).

Borough Overview

- 1.4 Epsom and Ewell is the smallest Borough in Surrey, but with a population of around 80,900² it is the most densely populated in Surrey with approximately 23.7 persons per hectare. It shares a boundary with Greater London (the London Borough of Sutton and the Royal Borough of Kingston upon Thames), Mole Valley District Council and Reigate & Banstead Borough Council. The borough mainly consists of existing built-up areas, which are concentrated towards the north/central areas of the borough, and open spaces with a significant proportion of these being designated as Green Belt. The split between open space and built-up areas is approximately 50/50. Much of this open space is publicly accessible and provides the first extensive areas of open space on the southern edge of London.

¹ [National Planning Policy Framework paragraph 102, December 2023](#)

² Census figures for 2021

2 Audit Approach

- 2.1 The audit provides a comprehensive assessment of the borough's publicly accessible open spaces, assessing their quantity, quality, and accessibility.
- 2.2 The focus is on publicly accessible free to access open spaces such as parks, recreation grounds and natural/semi natural open spaces. It does not include agricultural fields or open spaces that require a fee or membership to access (although allotments are included). It is recognised that some of the natural/semi natural areas, which are included may not have unrestricted access throughout the entirety of the site due to nature conservation interests. A list of all the open spaces assessed as part of the audit is contained in Appendix 1 of this report.
- 2.3 A minimum area for inclusion in the audit was set at 0.2 hectares for the open space categories natural/semi natural greenspace and amenity greenspaces. While it is recognised that spaces smaller than 0.2 hectares frequently have amenity/aesthetic value and can act as a stepping-stone for wildlife, they are often too small to provide any meaningful leisure and recreational opportunities.
- 2.4 A previous audit was undertaken in 2006, which has provided a useful baseline for the current audit.
- 2.5 This audit contains the following sections:
 - Section 2: Information on the categories of open space which have been reviewed and the standards against which they are considered.
 - Section 3: Summary of the findings and recommendations.
 - Section 4: Detailed findings by open space category.

Open Space Categories

- 2.6 The previous 2006 audit provided an initial baseline, with information on the categories and quantities of open space in the Borough. Knowledge from Council planning officers and officers directly involved in the management of open spaces, alongside information from the planning department's records was used to identify any changes which had occurred since the original audit.
- 2.7 Activities included:
- A review of the categorisation of the open spaces and an assessment as to whether the primary function of the individual open spaces had changed.
 - Where relevant updating the boundaries of the open spaces on the Council's Geographic Information System (GIS)
 - Identifying any new net provision or losses of open spaces.
 - Identifying which open spaces are publicly accessible.
- 2.8 The categories of open spaces which are included in the audit are set out in table 1. A change from the 2006 audit has replaced the narrower 'parks & gardens' category with a broader category of 'parks & gardens and recreation grounds.' This is due to many of the borough's recreation grounds performing a 'park' function as well as providing outdoor sporting facilities.

Table 1: Categories, definitions, and examples of open spaces

Category	Definition	Primary purpose/examples
Parks & Gardens and Recreation Grounds	<p>Parks & gardens: Includes urban parks, formal gardens and country parks. These areas are often characterised by an element of ornamental tree planting and sometimes formal shrub and flower planting.</p> <p>Recreation grounds: Natural or artificial surfaces publicly owned, used for sports and recreation. These spaces generally have expansive areas of close-cut grass for this purpose and may contain 'built' outdoor sports facilities.</p>	<p>Informal recreation, community events.</p> <p>Outdoor sport pitches, Tennis and bowls, Informal recreation.</p>
Natural and Semi-Natural Greenspaces	Includes publicly accessible woodlands, urban forests, scrub, grasslands (e.g. downlands, commons, meadows), wetlands, open and running water and wastelands.	Wildlife conservation, Biodiversity, Environmental education and awareness, informal recreation.
Amenity Greenspace	Informal recreation spaces most commonly, but not exclusively, found in housing areas. Common land which is not managed primarily for nature conservation.	Informal activities close to home or work, enhancement of the appearance of residential or other areas.

Provision for Children and Young People	<p>Areas designed primarily for play and social interaction involving children and young people.</p> <p>Children's play space: equipped areas of play that cater for the needs of children up to and around 12 years old.</p> <p>Provision for young people: informal recreation opportunities for (broadly) 13 to 16/17 age group. May include facilities like skateboard parks, free access multi use games areas (MUGAs) and teen shelters.</p> <p>There may be crossover between the two categories.</p>	Opportunities for supervised or unsupervised play.
Allotments	Opportunities for those people who wish to do so to grow their own produce. Access is generally restricted to allotment holders.	Growing crops (not including private gardens).
Cemeteries and Churchyards	Cemeteries and churchyards including disused churchyards and other burial grounds.	Quiet contemplation, Burial of the dead, Wildlife conservation, Promotion of biodiversity.
Green Corridors	Includes footpaths, cycleways, rights of way and disused railway lines.	Walking, cycling or horse riding, Leisure purposes or travel.

Standards

- 2.9 To assess the open spaces, benchmark standards for quality, quantity and accessibility are used, where appropriate. There is a range of open space standards recommended by different national organisations and local authorities. The most commonly used national standards are those set out by the Fields in Trust (FiT)³ in their document '[Guidance for Outdoor Sport and Play: Beyond the Six Acre Standard \(2015\)](#)'. The previous 2006 audit also set out locally defined standards, which are useful where national standards may not be provided or are not appropriate.

³ An independent charity, that works with landowners, community groups and policy makers to champion the value of parks and green spaces to achieve better protection for their future at both local and national level.

Quantitative Standards

- 2.10 Quantitative standards for open spaces tend to be expressed as a hectareage figure per 1,000 population. This represents the 'ideal' quantities of open space per 1,000 people. FiT recommend guidelines for various categories of open spaces, which are set out in table 2. The recommended standards are not maximum or minimum levels of provision, but benchmark standards that can be adjusted to take account of local circumstances.

Table 2 FiT recommended benchmark guidelines – Informal Outdoor Space: Quantity Guideline

Open Space Category	Quantity Guideline (hectares per 1,000 population)
Parks and Gardens	0.8
Amenity Green Space	0.6
Natural and Semi-Natural	1.8

Source: Fields in Trust Guidance for Outdoor Sport and Play: Beyond the Six Acre Standard 2015

- 2.11 These standards are used to benchmark the quantity of provision of publicly accessible open spaces within the borough.
- 2.12 Not all categories of open space have a national benchmark standard due to the nature of their provision; for example, green corridors are often associated with linear transport infrastructure and are provided where the opportunity arises, while the primary purpose of churchyards and cemeteries are as burial grounds and provision levels will be based on different criteria. Additionally, while the FiT do recommend hectareage standards for 'equipped/designated play areas' for children/young people⁴, for Epsom & Ewell it is considered more appropriate to use the number of play areas as a standard, as referred to in the previous 2006 audit. This is because the area of play areas can vary substantially, which can significantly skew the results. For example, a skate park is likely to be larger than a playground for younger children. The previous 2006 audit recommended a provision standard of 0.34 play areas per 1,000 population. The previous audit's benchmark figure will be used to consider the current level of provision for children and young people as opposed to the FiT standard.
- 2.13 It is important to recognise that quantitative standards represent a 'snapshot in time', as natural population growth will reduce the amount of open space provision per 1,000 population (subject to other factors) unless proportionate additions are made. The 2021 Census⁵ places the Borough's population at

⁴ 0.25 hectares per 1,000 population

⁵ [Census 2021: How life has changed in Epsom & Ewell](#)

around 80,900. Table 3 sets out the most recent population projections for the Borough, which are the ONS 2018 based subnational population projections. The population is expected to continue to increase through to 2040, although the rate of growth will slow.

Table 3: 2018 based subnational population projections for Epsom & Ewell
Figures are in thousands (to one decimal place)

Age	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
All ages	80.5	80.9	81.2	81.5	81.7	82	82.2	82.4	82.5	82.6	82.8

Age	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040
All ages	82.8	82.9	83	83	83	83	83.1	83.2	83.2	83.4

Source: ONS 2018 based subnational population projections

- 2.14 Natural population growth makes maintaining 'quantitative provision standards' across the whole Borough unfeasible, as 'new' open spaces cannot be easily provided to keep pace with population growth. However, it is important to ensure that quantities of usable open space are protected and there may be scope to provide additional public open space as part of future new developments.

Qualitative Standards

- 2.15 All the Borough's publicly accessible open spaces considered in this audit were visited and assessed for their quality. A copy of the survey is provided in appendix 2. This provides the opportunity to identify whether there is any scope for improving open spaces, which is particularly important for areas with only limited access to open space.
- 2.16 The 2006 audit identified a 'recommended qualitative standard' for each category of open space, which have been reviewed as part of the current audit.

Accessibility Standards

- 2.17 Accessibility to open spaces is important. If sites are inaccessible, then the provision of good quality or quantity of open space sites would be of very limited value. FiT set out recommended benchmark guidelines for walking distances to certain categories of open spaces. These are set out in table 4.

Table 4: FiT recommended benchmark guidelines – Informal Outdoor Space: Walking Guideline

Open Space Category	Walking Guideline (walking distance: metres from dwellings)
Parks and Gardens	710m
Amenity Green Space	720m
Natural and Semi-Natural	480m

Source: Fields in Trust Guidance for Outdoor Sport and Play: Beyond the Six Acre Standard 2015

- 2.18 These standards are used to benchmark the accessibility of publicly accessible open spaces within the borough.
- 2.19 For children and young people provision, the FiT guidance recommends various catchment distances for different tiers of equipped/designated play area provision⁶ depending on whether it is for:
- very young children (Local Areas for Play – LAPS),
 - children who can play independently (Locally Equipped Areas for Play – LEAPS) or
 - older children (Neighbourhood Equipped Areas for Play - NEAPS).
- However, the existing equipped/designated play areas within the borough do not necessarily fit within these distinct FiT categories and are mostly designed for children aged 12 or under or children aged 12 and over. As such, a 10-minute walking distance, which is approximately 800m will be used to assess accessibility.
- 2.20 FiT do not provide any accessibility guidelines for allotments. The previous 2006 audit identified a local accessibility standard of a 20-to-24-minute drive (10km), which will be used as a baseline.
- 2.21 No accessibility standards are identified for churchyards and cemeteries or green corridors.
- 2.22 In this audit, the accessibility buffers are applied as a straight-line distance to the spaces. Realistically, many people within the buffer zones will have to navigate a more circuitous route from their homes to the open spaces and the spaces will often have a limited number of points of access. However, the buffers provide a tool of analysis to understand accessibility. Where there are physical elements such as railway lines or vehicular routes for which there is very limited opportunity to cross them, account is taken of this either through an adjustment to the buffer or in the accompanying analysis.

⁶ Refer to appendix 3 for definitions.

3 Audit Findings and Recommendations

- 3.1 An overview of the findings of the audit and the recommendations are presented below. A more detailed assessment of each open space category is contained in the later sections of this report.

Quantitative Findings

- 3.2 A summary of the open space quantity findings is set out in table 5. This compares the amount of open space provision in hectares per 1,000 population against the following:
- The population of the Borough from population projections, which for 2024 is estimated to be 81,700, and
 - The FiT benchmark guidelines or 2006 audit standards.

Table 5: Quantity of open space category against relevant standards

Open Space Category	Provision levels based on population projections for 2024 (standard per 1,000 population)	Fields in Trust Standards quantity benchmark guidelines or previous 2006 audit standard (standard per 1,000 population)
Parks & Gardens and Recreation Grounds	0.7 ha	0.8 ha (FiT standard for parks & gardens)
Natural and Semi-Natural	9.55 ha	1.8 ha (FiT standard for natural & semi-natural)
Amenity Green Space	0.67 ha	0.6 ha (FiT standard for amenity green space)
Children and Young People	0.28 play areas	0.35 play areas (previous 2006 audit standard)
Allotments	0.17 ha	0.16 ha (previous 2006 audit standard)
Cemeteries & Churchyards	No standard set	
Green Corridors	No standard set	

- 3.3 In general, the Borough is well provided for in terms of quantities of publicly accessible open space. Natural and semi-natural open space provision is the most abundant per 1,000 population in the Borough (9.55 ha), followed by parks & gardens and recreation grounds (0.7 ha), amenity green space (0.67 ha) and allotments (0.17ha).
- 3.4 When compared to the FiT standards there is some variation from the benchmarks. The borough has a significant level of provision of natural-semi natural open space and, to a lesser extent, amenity green space in comparison to the FiT benchmarks. This may be expected given the borough's position on the edge of Greater London, as it is likely the borough provides opportunities for the enjoyment of larger tracts of natural/semi natural open spaces for residents of adjacent more urbanised boroughs.
- 3.5 The current provision of parks & gardens and recreation grounds (0.7 ha) is slightly lower in comparison to the FiT benchmark of 0.8ha. For children and young people, the current level of provision is 0.27 play areas compared to the previous 2006 audit standard of 0.35 play areas, representing a slight under provision. Allotment provision is slightly above the previous audit standard. Since the previous audit, three allotment sites have been removed due to not being used for many years (Elm Road, East Ewell and Stone's Road), while two new allotments sites have been created; Noble Park (site ID 261) and Eleanor Avenue (site ID 260), which have increased the overall hectareage of provision. However, the significant waiting lists may indicate there is further demand for additional allotment provision.
- 3.6 In broad terms the amount of publicly accessible open space appears to be balanced. Losses of publicly accessible open spaces should therefore be avoided unless suitable alternative provision can be made elsewhere.
- 3.7 Future population growth will result in a reduction per person in the quantity of publicly accessible open space provision should no additional spaces be provided. It is not practicable to provide additional open space to keep pace with the borough's anticipated population growth. However, such provision standards are useful when considering open space provision as part of new developments.
- 3.8 In general, the focus should be on maintaining, and where needed, improving the quality and accessibility of the Borough's existing open spaces. In some cases, there may be a justification for loss of open space where improvements to the provision of open space can be made in other ways (for example through the regeneration of housing estates). In recognition of this, a more pragmatic approach is to retain the amount of publicly accessible open space through a 'no net loss approach', unless justified by the criteria outlined in paragraph 103 of the NPPF (December 2023), which reads:
- "Existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless:
- a) an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or
 - b) the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or
 - c) the development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use."

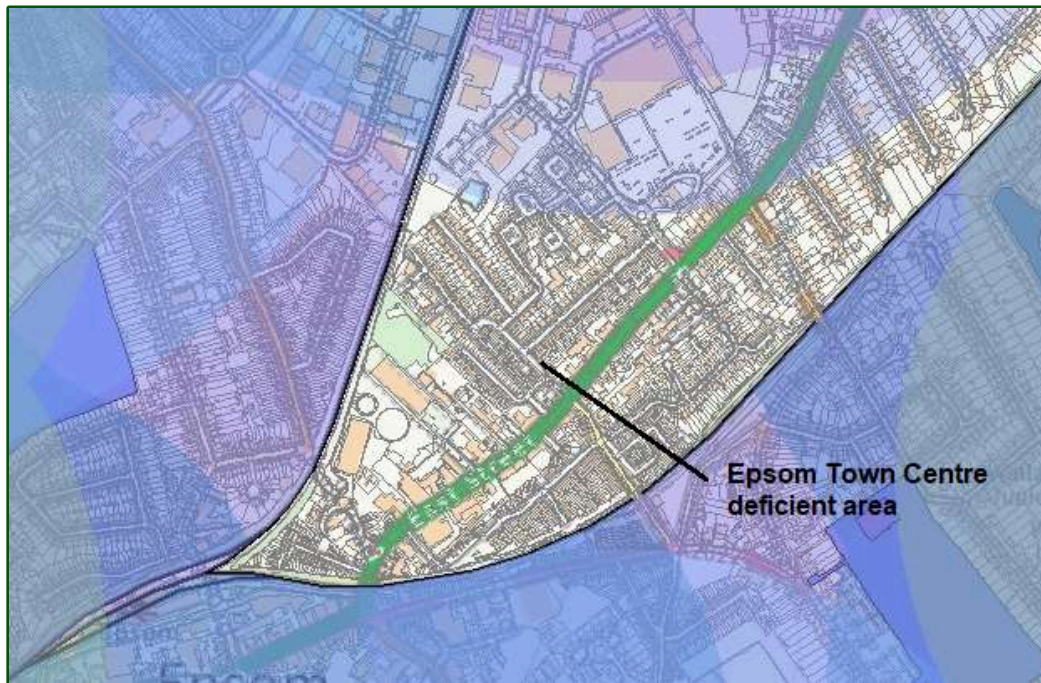
Qualitative Findings

- 3.9 In general, the majority of the Borough's publicly accessible open spaces were considered to be of a good quality. The highest performing public open spaces were in the parks & gardens and recreations grounds category, along with many of the natural/semi natural open spaces. The quality of amenity green spaces and children and young people provision showed more variation. For example, the smaller children's playgrounds had limited pieces of equipment.
- 3.10 Some of the larger council owned/managed spaces have bespoke management plans, while for other council owned spaces, qualitative improvements may be more on an ad hoc basis.
- 3.11 Other open spaces not owned or managed by the Council are subject to different management regimes. For example, Epsom Downs, which is a significant area of natural & semi natural greenspace, is private land owned by Epsom Downs Racecourse and managed by the Epsom and Walton Downs Conservators. Surrey Wildlife Trust and the Woodland Trust also manage significant areas of publicly accessible open spaces which were found to be of good/very good quality.

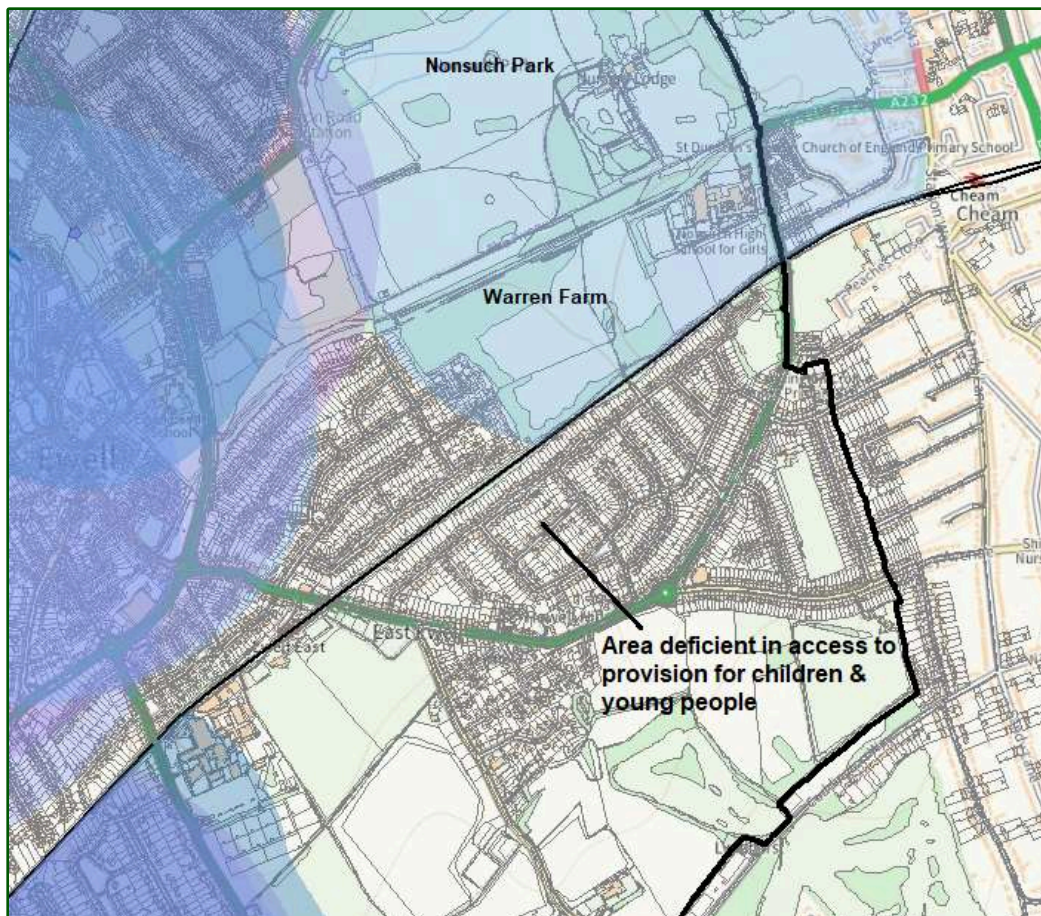
Accessibility Findings

- 3.12 Most of the urban areas within the borough have access to a category of public open space, within the identified accessibility contours. The larger tracts of natural/semi natural open spaces tend to be located towards the edge of the borough, while the parks & gardens and recreation grounds are located more within the urban areas. As such, some of the more central urban areas have limited access to natural/semi natural open space.
- 3.13 There was only one area which was identified as being deficient in access to many categories of publicly accessible open space. This is an area within Epsom town centre, adjacent to Hook Road and the gas holders (Map 1) where the railway line impedes accessibility for some areas. The urban area adjacent to Warren Farm/Nonsuch Park, was also identified as being deficient in access to provision for children & young people (Map 2).
- 3.14 The accessibility of a site varies depending on the type of open space. The parks & gardens and recreation grounds tend to be highly accessible, being more centrally located, accessible by a choice of transport mode and are in the majority well signed. The natural and semi natural open spaces are often more remote, and while publicly accessible, their use for recreation often needs to be balanced with nature conservation goals. Some sites could benefit from additional signage to improve accessibility, while others are located more remotely and are therefore less accessible.

Map 1: Deficient area within Epsom Town Centre



Map 2: Area deficient in access to provision for children & young people



Recommendations

3.15 General key findings/recommendations:

- Seek 'no net loss' of publicly accessible open space within the Borough unless justified by the criteria outlined in [paragraph 103 of the NPPF \(December 2023\)](#).
- Recognise that the Borough wide 'hectare per 1,000' provision will reduce as the population increases. Larger development sites may be able to provide additional public open space.
- To help maintain high standards, seek to ensure all publicly accessible open spaces are subject to an appropriate management regime and are invested in via appropriate mechanisms (for example through the community infrastructure levy/developer contributions).
- Where opportunities arise, seek to provide new public open space where deficiencies have been identified and/or to support larger new development.
- Engage with landowners of open spaces to identify and make qualitative improvements as and when appropriate.
- Opportunities should be sought to enable other transport corridors to function as a green corridor, particularly as part of a new developments.

Specific recommendations for Open Space Categories

Parks & Gardens and Recreation Grounds

- Continue to protect the quantity and enhance the quality of the Borough's parks & gardens and recreations grounds.
- To help maintain high standards, seek to ensure all these areas continue to be managed appropriately and are invested in via appropriate mechanisms.
- Seek opportunities to provide new public open space in the area within Hook Road / East Street/ the railway line.
- It may be appropriate for larger developments to make provision for parks & gardens and recreation grounds. While each case should be assessed on its own merits, the FiT standard of 0.8ha per 1,000 people should be used as a guide. Developers will need to demonstrate the mechanism for the ongoing maintenance of the provision.

Natural and Semi/Natural Open Space

- Continue to protect and enhance those sites of natural and semi-natural open space that have high value and are publicly accessible.
- Seek to enhance accessibility to Northey Fields (site ID 273) due to its location adjacent to an urban area that has limited access to other categories of open space. This will need to be balanced against nature conservation goals.



Photo: Northey Fields (site ID 273)

Amenity Green Space

- Where opportunities arise, seek to increase the provision of amenity green space in urban areas which are identified as being deficient. Particularly, deficient areas A, and D (refer to amenity green space section for details).
- Seek improvements to the quality of the Royal Avenue amenity green space (site ID 103) and improve signage to Kings Church (site ID 70) and Park Avenue West (site ID 87)
- For the provision of amenity greenspace within new developments, while each case should be assessed on its own merits, the FiT standard of 0.6ha per 1,000 people should be used as a guide. A design led approach should be used to identify the level of provision that is appropriate for a scheme. Consideration will need to be given to the context, scale and type of development.

Children and Young People

- Continue to protect and enhance (where required) all the existing play areas in the Borough.
- New development should seek to make adequate provision for this category of open space, using the FiT recommended standards (set out in appendix 3) as a guide. This will help to ensure that appropriate levels/type of provision is maintained. Provision should be assessed on a case-by-case basis considering the needs of each area and the type of development. Particular attention should be given to those areas which are still considered to be deficient, specifically areas C, D, E and F (refer to the children and young people section for details).

Allotments

- Continue to protect the allotment provision in the Borough.
- Keep allotment provision under review due to the Borough's growing population and the level of demand for allotments. Additional provision could be explored (subject to demand and other considerations) if opportunities were to arise.

4 Findings by Open Space Categories

Parks & Gardens and Recreation Grounds

- 4.1 The parks & gardens category includes urban parks and formal gardens that provide opportunities for various informal recreation and community events. Parks & gardens also provide many wider benefits. Parks provide a sense of place for the local community, ecological and education benefits, help to address social inclusion issues and provide structural and landscaping benefits to the local area.
- 4.2 The borough also benefits from several recreation grounds, which are primarily used for outdoor sports. However, they also provide opportunities for more informal leisure activities and have a park & garden function. The recreation grounds have also been assessed as part of a separate [Sports Facilities Assessment](#) and [Playing Pitch Strategy](#) but their role in providing informal leisure opportunities is considered as part of this audit.

Quantity

- 4.3 The Borough has eight open spaces categorised as 'parks and gardens'. These comprise:

Name	Site ID	Size (Ha)
Bourne Hall Park	17	2.00
Elizabeth Welchman Gardens	20	1.17
Ewell Court Park	21	4.48
Rosebery Park	24	4.44
Long Grove Park	31	8.25
Shadbolt Park	37	3.01
Mounthill Gardens	59	2.60
Nonsuch Palace and Gardens	228	5.81

- 4.4 Collectively these sites amount to 23.49 hectares. The current provision of parks and gardens per 1,000 population equates to 0.29 hectares.

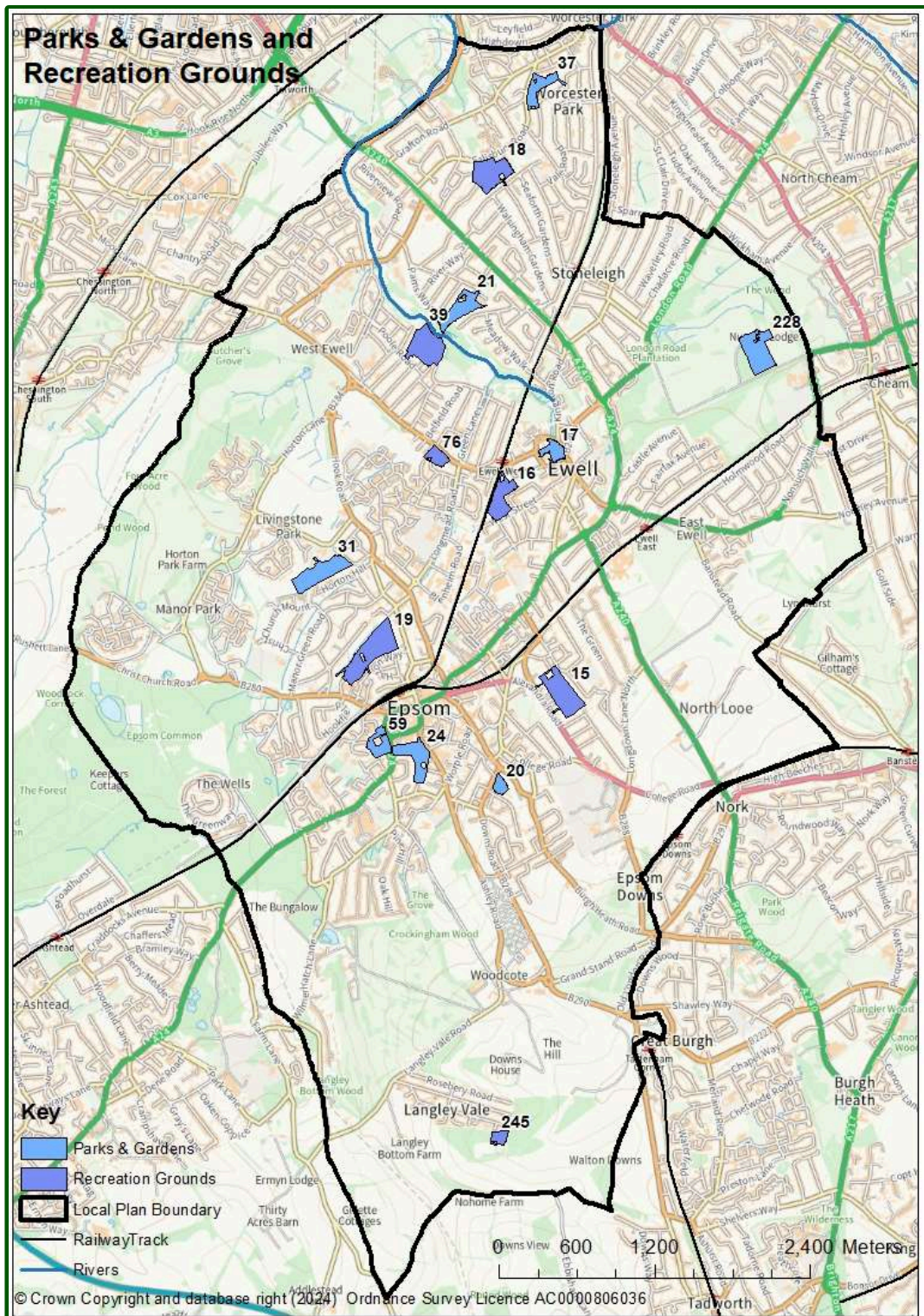
- 4.5 There are seven recreation grounds within the Borough. These comprise:

Name	Site ID	Size (Ha)
Alexandra Recreation Ground	15	6.23
Gibraltar Recreation Ground	16	4.18
Auriol Recreation Ground	18	5.45
Court Recreation Ground	19	5.75
Poole Road Recreation Ground	39	5.98
Chessington Road Recreation Ground	76	1.79
Warren Recreation Ground	245	1.11

- 4.6 Collectively the Borough's Recreation Grounds amount to 32.8 hectares. The current provision of recreation grounds per 1,000 population equates to 0.40 hectares.

- 4.7 When combined the current provision of parks & gardens and recreation grounds per 1,000 population equates to 0.7 hectares. The location of the parks & gardens and recreation grounds can be seen in map 3.

Map 3: Parks & Gardens and Recreation Grounds



Quality

- 4.8 In general, the quality of the parks & gardens and recreation grounds within the borough was very good/good. While there was some variation, they generally all scored highly. Key points are highlighted below:
- Excellent signage for most. Standardised Epsom & Ewell information signs at the entrances including a map and specific information on each park/garden/recreation ground. Contact numbers provided to call for assistance including out of hours.
 - Good facilities. While only a few of the parks & gardens and recreation grounds have public toilet facilities (mostly linked to privately run cafés), the majority were well provided with seating and litter bins at appropriate locations. A number offered outdoor gym equipment.
 - These open spaces are mostly located within urban areas and were accessible by a variety of means of transport.
 - Pathways are generally well maintained and accessible to all.
 - All the parks & gardens and recreation grounds appeared well maintained with very limited incidences of litter/graffiti/ dog fouling.
 - Boundaries were secure and clearly defined.
 - Vegetation and planting appeared well managed and appropriate to the size of the open space with grassed areas, mature trees and hedging.
- 4.9 Many of the spaces scored highly, being well maintained and offering a variety of interest and activities for visitors. The parks appear to be well managed. A few spaces were found to be of slightly lower quality, which tended to be the smaller sites in terms of their size: Elizabeth Welchman Gardens (site ID 20), Chessington Road/Bakers Field Recreation Ground (site ID 76) and Warren Recreation Ground (site ID 245). The lower scores were partly due to having limited space to provide facilities, which would have increased scores – for example Elizabeth Welchman Gardens, being only 1.17 hectares in size, functions more as a ‘pocket’ park’. However, many of the spaces showed signs of recent investment and all were well maintained.
- 4.10 Some sites were identified that would benefit from improvement. Chessington Road/Bakers Field (site ID 76) is considered an accessible space and is the only open space in this category serving a large part of Court ward. It is poorly signed and would benefit from additional seating/planting to give it more of a combined park & garden function. Mounthill Gardens (site ID 59) was relatively hidden and poorly signed from some access points. Given its proximity to the Epsom town centre and its abundance of mature trees, it could be more greatly utilised/promoted.
- 4.11 Warren Recreation Ground received a relatively low score in comparison to other spaces, due to its remote location in Langley Vale and being accessed via a poorly signed alleyway. However, its facilities were of a good standard with an outdoor gym and sheltered seating area.
- 4.12 The previous 2006 Open Space Audit recommended the following quality standard for parks & gardens, which reads:
- “A clean and litter free site providing varied and well-kept vegetation and nature features and appropriate ancillary accommodation, including benches, toilets, litter bins and well signed to and within the site”.

- 4.13 It is considered that this qualitative standard is still applicable, although it is recognised that the provision of toilet facilities may not always be financially viable. Where a park or garden can sustain a commercially viable café, then it may be possible for such facilities to be provided. As such the wording should be altered to read:

“A clean and litter free site providing varied and well-kept vegetation and nature features and appropriate ancillary accommodation, including benches, toilets (where viable), litter bins and well signed to and within the site”.

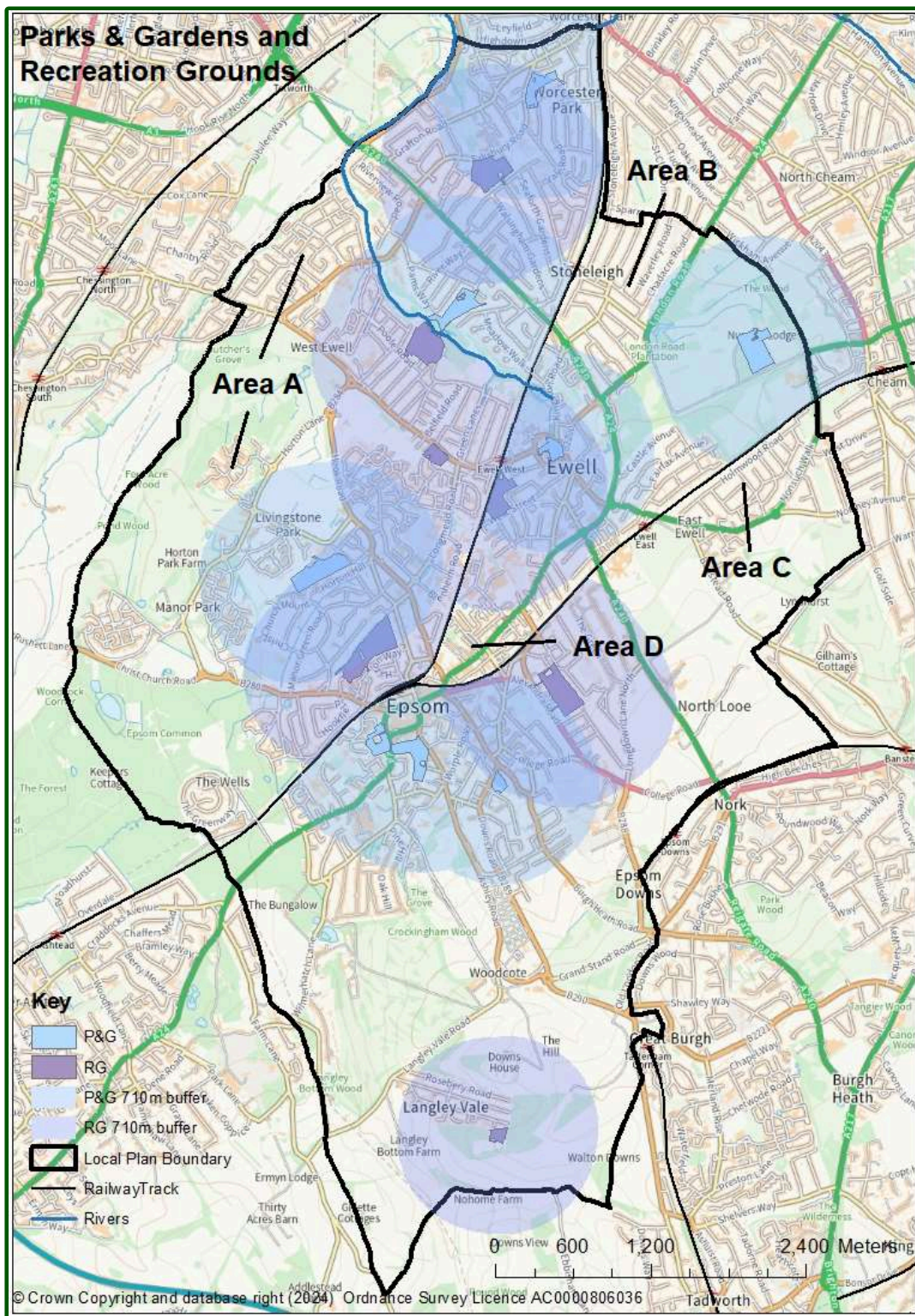


Photo: Court Recreation Ground (site ID 19)

Accessibility

- 4.14 The FiT guidance recommends a walking distance of 710m to parks and gardens. This has been applied to the parks & gardens and recreation grounds within the borough to help identify any areas of potential deficiencies in these categories of open space. Map 4 shows the accessibility contours and identifies the areas which have limited access and deficient in this category of open space.
- 4.15 The majority of the central urban areas of the borough have access to this category of open space, while there are pockets of deficiencies for some urban areas. These are discussed below.

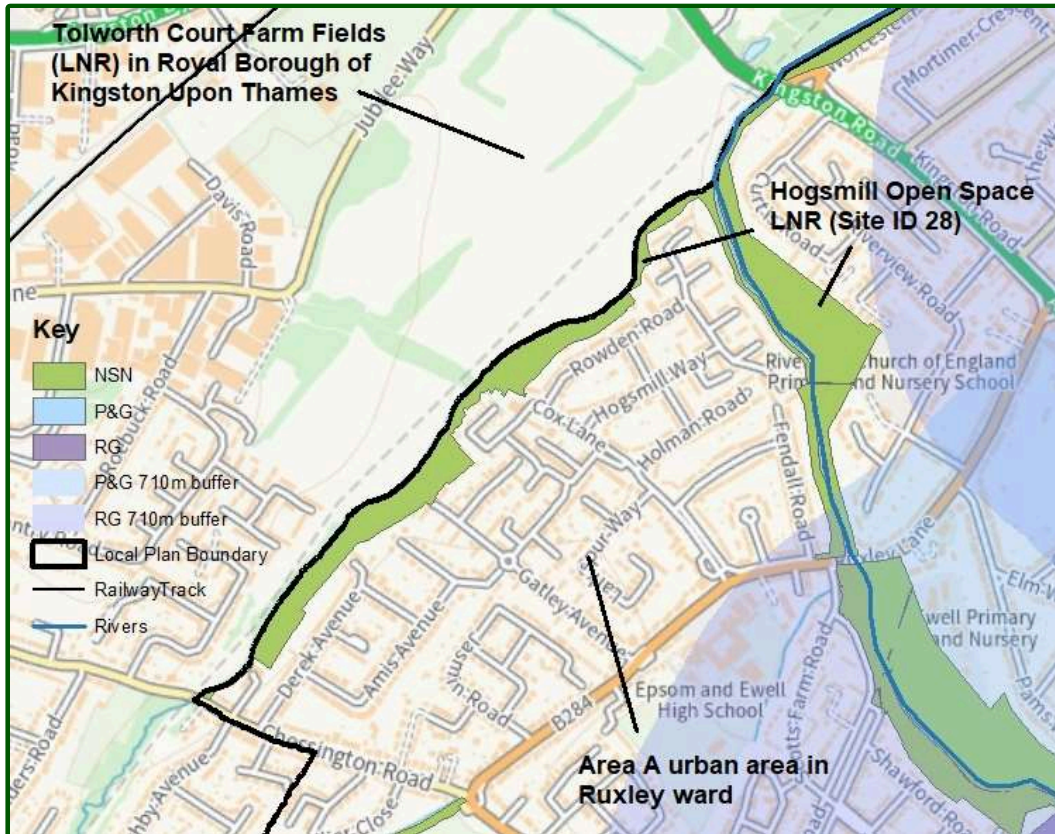
Map 4: Parks & gardens and recreation grounds accessibility map



4.16 Deficient Area A: This is an area to the west of the Borough, which comprises an urban area in Ruxley ward and the Clarendon Park and West Park hospital cluster developments in Horton ward. The hospital cluster area is well

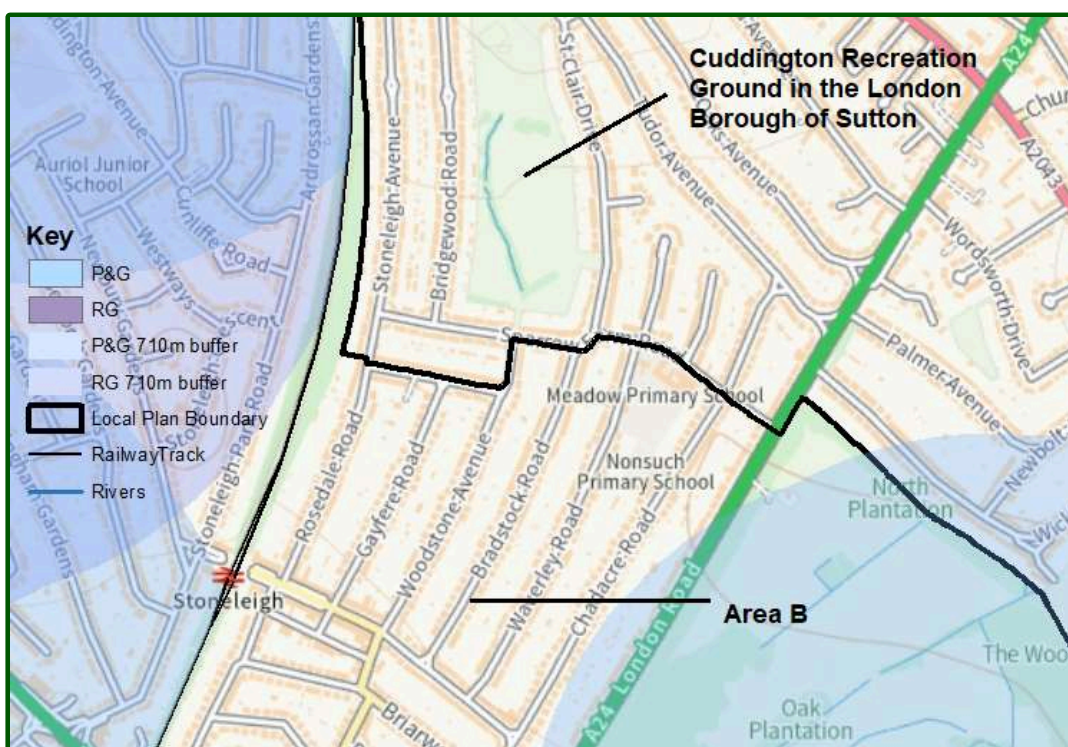
provided for in terms of access and provision of natural/semi natural open space (Horton Country Park site ID 13 and Epsom Common site ID 12) and amenity green spaces, which would help meet some of this deficiency, albeit in a less formal park & garden setting. These open spaces are less accessible for the Ruxley ward urban area, although the Hogsmill LNR (site ID 28) runs adjacent to this area along the borough boundary, which would provide access to natural/semi natural open space. Tolworth Court Farm Local Nature Reserve is also accessible which is located just across the borough boundary in The Royal Borough of Kingston Upon Thames.

Map 5: Deficient area A urban area in Ruxley ward



- 4.17 Deficient Area B: This is an urban area located in Stoneleigh ward. While it is deficient in access to parks & gardens and recreation grounds, it is adjacent to Nonsuch Park (site ID 14), which provides a significant area of natural/semi natural open space. It is noted that the A24 London Road presents an access barrier, although there are a few crossing points including a pelican crossing at the junction of Sparrow Farm Road and London Road. Additionally, Cuddington Recreation Ground is accessible for the more northern parts of this area, being located just over the borough boundary in the London Borough of Sutton. The southern roads have access to the Park Avenue West amenity green space (site ID 87), although this is less formalised provision and could potentially benefit from some investment to improve its signage.

Map 6: Deficient area B



- 4.18 Deficient Area C (refer to map 2 on page 13): An urban area within Nonsuch ward. Again, while this urban area is deficient in access to parks & gardens and recreation grounds, it is adjacent to Warren Farm (site ID 264), which provides a significant area of natural/semi natural open space. The railway line does present a barrier but there is an access point under the railway line at the junction of Bramley Road and Holmwood Road. Additionally, other areas of natural/semi natural open spaces are accessible which include the Priest Hill Nature Reserve (site ID 265) and Northey Fields (site ID 273).
- 4.19 Deficient Area D (refer to map 1 on page 13): This is an area within Epsom Town Centre, which is sandwiched between two railway lines. While there are some access points across the railway, this area is deficient in many types of open space and would benefit from additional appropriate provision.

Summary and Recommendations

- 4.20 The borough's parks & gardens and recreation grounds are a greatly valued asset, and the current high standards should be maintained into the future. The spaces are generally well located and are a particularly valuable resource to the more urban areas of the borough where access to other categories of open space, such as natural/semi natural areas is more limited.
- 4.21 They are mostly considered to be very good/good quality and many showed signs of recent investment such as the provision of new outdoor gym equipment, for example in Bourne Hall. Such facilities add value and help to

diversify the use of this type of open space. The spaces were well maintained, and most were easily accessible to the communities they serve.

- 4.22 While there are areas which lack access to this category of open space, most have access to other categories of open space. However, an area which would benefit from additional provision is the area between Hook Road / East Street / the railway line. Should the opportunity arise, provision of new public open space should be made in this area.

4.23 **Recommendations**

- Continue to protect the quantity and enhance the quality of the Borough's parks & gardens and recreations grounds.
- To help maintain high standards, seek to ensure all these areas continue to be managed appropriately and are invested in via appropriate mechanisms (for example through developer contributions).
- Seek opportunities to provide new public open space in the area within Hook Road / East Street/ the railway line.
- It may be appropriate for larger developments to make provision for parks & gardens and recreation grounds. While each case should be assessed on its own merits, the FiT standard of 0.8ha per 1,000 people should be used as a guide. The ongoing maintenance of such facilities will need to be accounted for when negotiating provision.



Photo: Long Grove Park (site ID 31)

Natural and Semi Natural Open Spaces

- 4.24 This type of open space includes woodlands, urban forestry, scrub, grasslands (e.g. downlands, commons, meadows), wetlands, open and running water, nature reserves and wastelands with a primary purpose of nature conservation and biodiversity.

Quantity

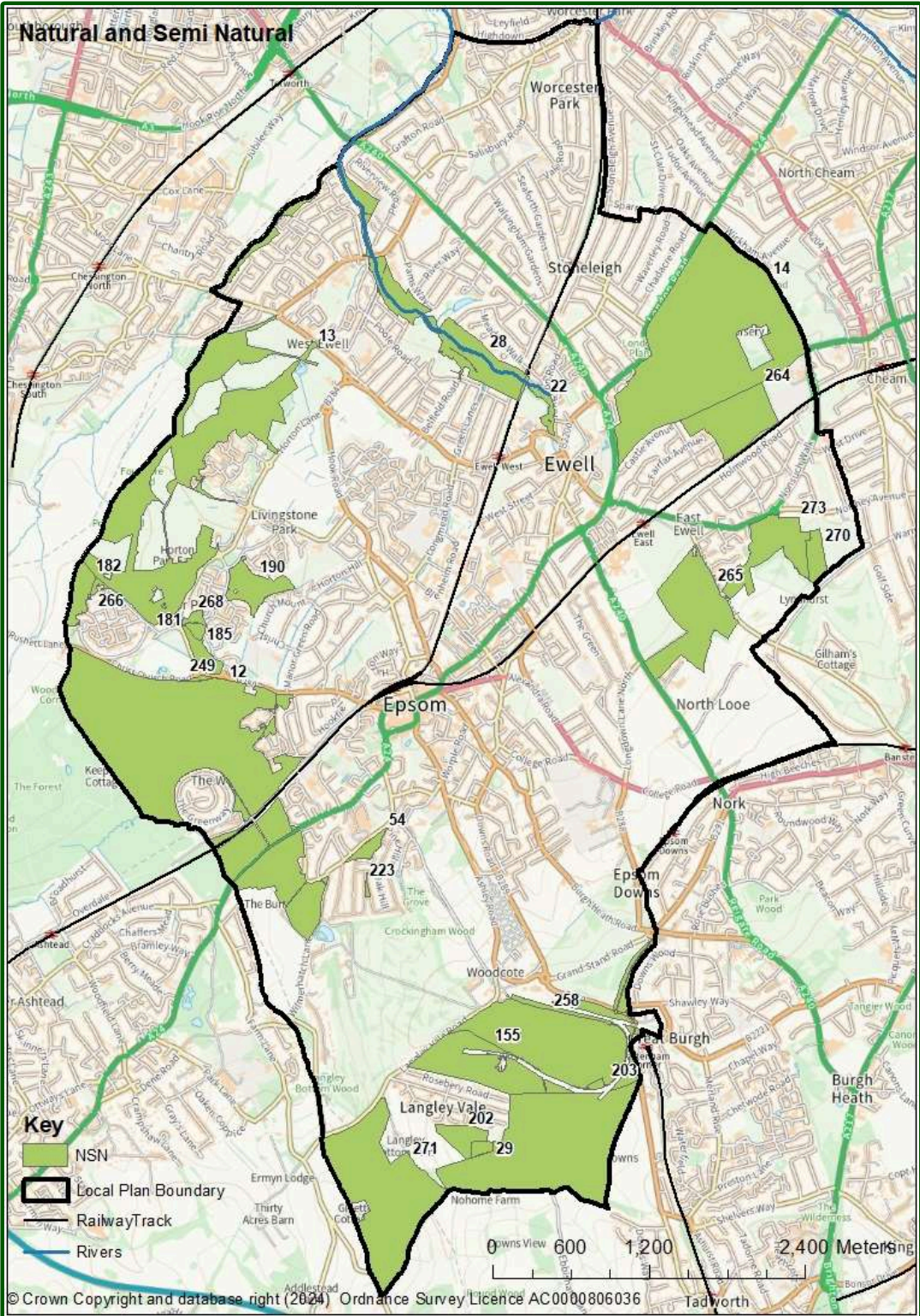
- 4.25 There is substantial provision of natural and semi-natural open space across the Borough, which is an important and somewhat unusual asset. The majority of these sites are located in the Green Belt. The natural/semi natural open spaces included in this audit comprise:

Name	Site ID	Size (Ha)
Epsom Common Local Nature Reserve	12	173.83
Horton Country Park Local Nature Reserve	13	95.72
Nonsuch Park	14	123.98
Upper and Lower Mill	22	2.85
Hogsmill Local Nature Reserve	28	39.27
NSN adjacent to Warren	29	1.63
Woodcote Millenium Green	54	2.55
Epsom Downs	155	37.33
Nobel Park Open Space	182	5.99
Manor Open Space	185	4.17
Livingstone Park SNCI	190	9.89
Warren Woodland	202	5.65
Walton Downs	203	84.80
Hambledon Hill Natural/Semi Natural	223	0.33
Horton Lane Triangle	249	0.48
Epsom Downs (The Hill)	258	51.18
Warren Farm	264	21.59
Priest Hill Nature reserve	265	33.14
New Cottage Hospital open space	266	0.71
Howell Hill Nature Reserve	270	4.74
Langley Vale Woods Woodland Trust	271	61.63
Northey Fields	273	18.38

- 4.26 The distribution of natural and semi-natural open space reviewed as part of the audit is shown in map 7. It should be noted that there is additional natural and semi natural open space within the borough, which is not publicly accessible and therefore not assessed as part of this audit. Some of this is on private land, e.g. Abbeyfield Trust Woodland, while others are inaccessible for nature conservation purposes e.g. Stones Road Pond which is designated as a Site of Special Scientific Interest (SSSI) for its population of great crested newts.
- 4.27 Over the past few years there have been some additions to the borough's network of accessible natural and semi natural open space. In 2013 Surrey Wildlife took over the management of an area of land in Priest Hill (site ID 265), which is now a nature reserve and has improved public access. Additionally, the area known as 'Northey Fields' (Site ID 273) was designated

as a Site of Nature Conservation Interest (SNCI) in 2013. The Woodland Trust took ownership of Langley Vale Woods in 2014 and have since planted around 180,000 trees to create the largest of their four First World War Centenary Woods.

Map 7: Natural and Semi Natural Open Spaces



- 4.28 The provision of publicly accessible natural and semi-natural open space amounts to 779.84 ha across the Borough. Therefore, the current provision of natural and semi-natural open space per 1,000 population is 9.55 hectares.

Quality

- 4.29 The quality of this category was considered to be good, although there was some variation. Key points are highlighted below:
- Most of the sites were high quality, particularly the larger sites which benefit from having a management plan (table 6 below shows those sites with management plans).
 - Most sites were well maintained, with very limited evidence of antisocial behaviour.
 - Appropriate facilities were provided in most cases, with litter bins and seating being present.
 - Signage was appropriate, particularly in locations where byelaws influenced access/use of the site, e.g., Epsom and Walton Downs (site ID 155 and 203). Many of the sites provided information on the biodiversity/nature conservation value/activities on the site with information on who manages the site.
 - Pathways were generally well maintained and appropriate to the open space, for example a number of pathways were grassed/mud tracks such as within the Northey Fields (site ID 273), although it was noted that many of the pathways were accessible for all, for example within the Hogsmill Local Nature Reserve (site ID 28).
 - Habitats appeared well managed with many benefiting from a management plan/programme and recent investment for example Langley Vale Woods (site ID 271)
 - Epsom Common has been a Green Flag award winning site since 2007

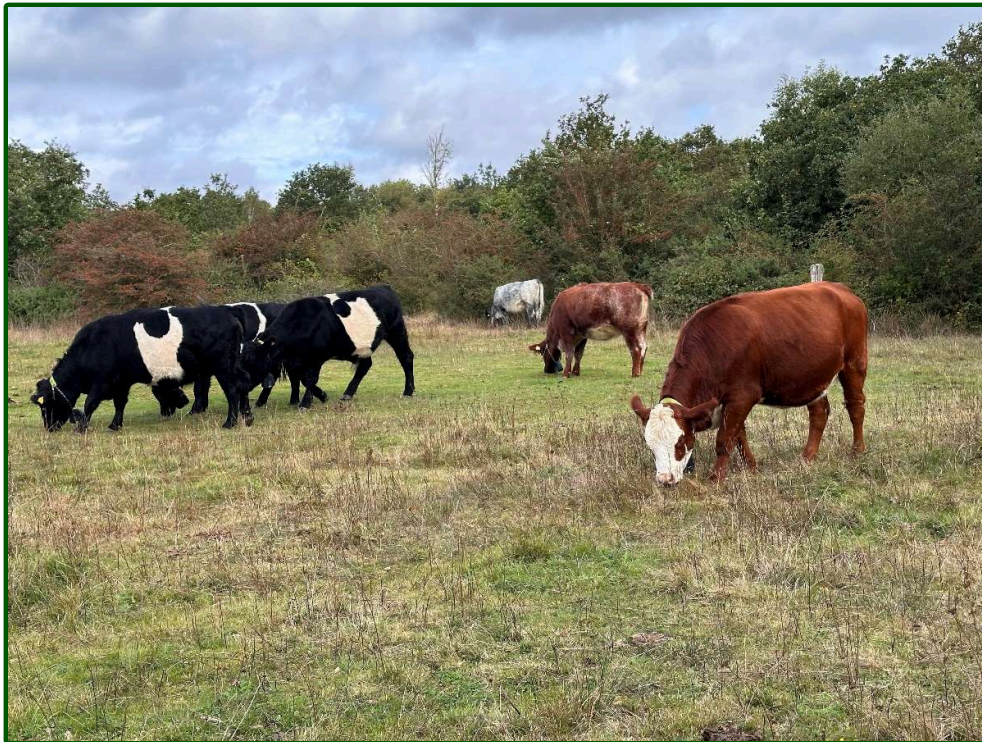


Photo: Epsom Common (site ID 12)

- 4.30 Many of the larger sites benefit from management plans. The three, council managed Local Nature Reserves: Epsom Common (site ID 12), Horton Country Park (site ID 13) and The Hogsmill (site ID 28) all have bespoke management plans, which was reflected in their high quality.

Table 6: Natural/Semi Natural Open Spaces with Management Plans

Open Space Name and ID Reference Number	Management Plan Year	Designations
Epsom Common (ID 12)	2016 to 2126 Subject to ten-year reviews	Site of Special Scientific Interest (SSSI) Local Nature Reserve (LNR) & Site of Nature Conservation Importance
Horton Country Park (ID 13)	2017 to 2117 Subject to ten-year reviews	Local Nature Reserve & Site of Nature Conservation Importance
Hogsmill Local Nature Reserve (ID 28)	2017 to 2117 Subject to ten-year reviews	Local Nature Reserve & Site of Nature Conservation Importance

- 4.31 The management plans seek to strike a balance between public access and habitat management/biodiversity improvements, while also helping to secure funding to deliver these aims. For example, Epsom Common was designated in the 1950s as a Site of Special Scientific Interest (SSSI) and its management plan has helped to improve its status from previously being in 'unfavourable declining condition' to being assessed as in 'favourable condition' since 2010.
- 4.32 Funds also help to improve the accessibility of open spaces, for example Community Infrastructure Levy (CIL) funding has helped deliver pathway restoration/improvements in Horton Country Park (see photos below), the benefits of which were evident from the site visits conducted to assess the quality of the open spaces. It must also be recognised that input from volunteers is a fundamental contribution to helping to manage and maintain these areas. This has led to improvements in the quality of the natural and semi natural open spaces.



Photo: Horton Country Park (site ID 13) prior to pathway improvement



Photo: Horton Country Park (site ID 13) after pathway improvement

- 4.33 Sites managed by other organisations, including voluntary trusts were also found to be of high quality, in particular the Langley Vale Woods (site ID 271) and Woodcote Millenium Green (site ID 54).
- 4.34 The previous 2006 Open Space Audit recommended the following quality standard for natural/semi natural open spaces, which reads:
- “A clean, litter free open space with natural features (including flowers, trees, shrubs and water features) which encourages wildlife and nature conservation, biodiversity and environmental education”.
- 4.35 It is considered that this quality standard remains valid.



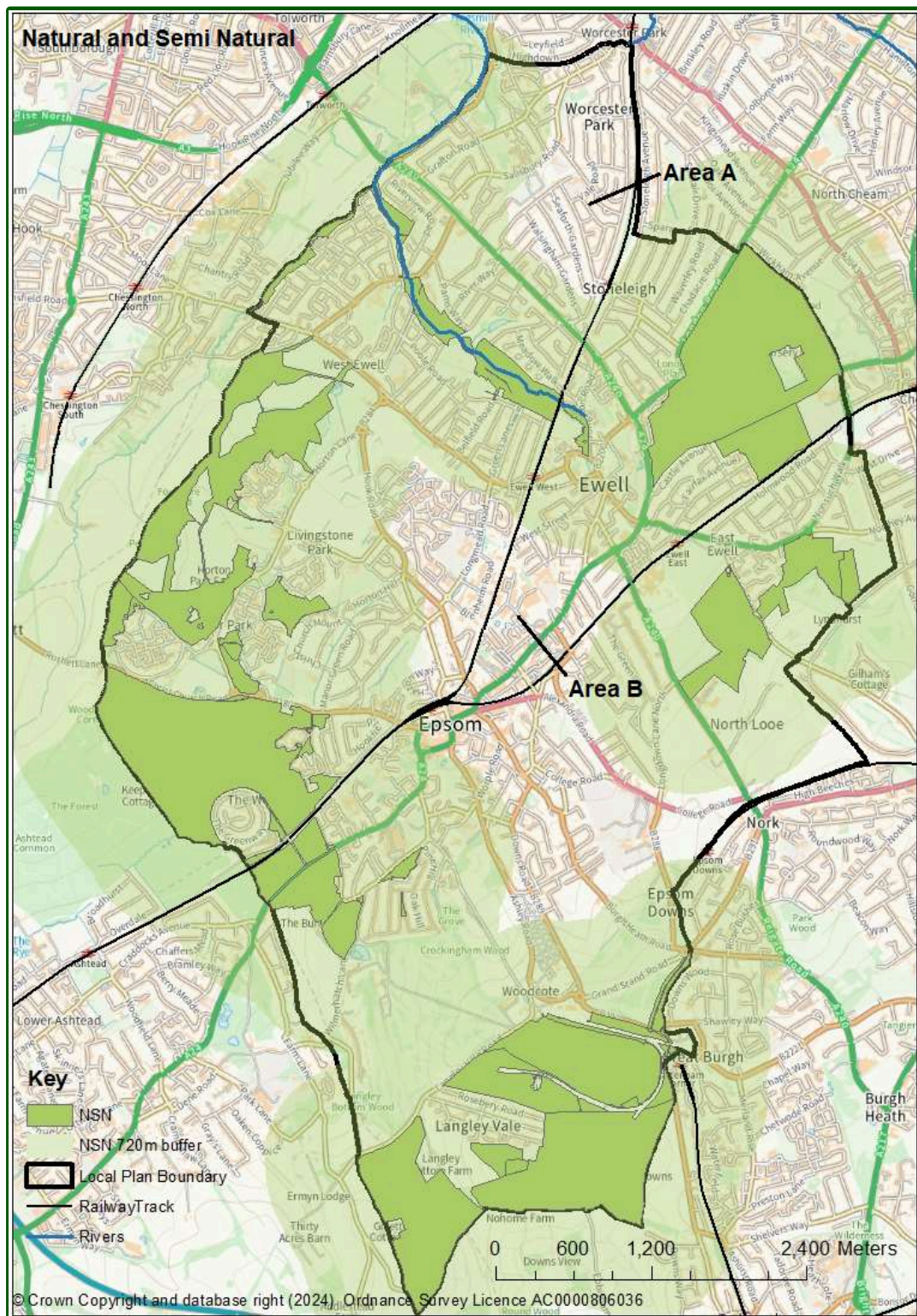
Photo: Woodcote Millenium Green (site ID 54)

Accessibility

- 4.36 The FiT guidance recommends a walking distance of 720m to natural/semi natural open spaces. This has been applied to the publicly accessible spaces within this category to help identify any areas of potential deficiencies. Map 8 shows the accessibility contours and identifies the areas which have limited access and deficient in this category of open space.
- 4.37 The majority of the natural/semi natural provision is towards the edge of the borough with the areas outside of a 720m access radius being the more centrally located urban areas. Most of these areas do have access to other categories of open space, namely parks & gardens and recreation grounds, although greater distances would need to be travelled to enjoy more extensive tracts of natural/semi natural open spaces.

- 4.38 Some areas of natural/semi natural open space were found to be less accessible than others, often due to their more remote location or due to how the type of open space is managed. For example, Northey Fields (site ID 273) is agricultural land, which is designated as a Site of Nature Conservation Interest (SNCI) due to its arable weed population. While the site has publicly accessible tracks across the site, it is not managed specifically for this purpose. There is potential for improvements to public accessibility to this site if it would not be detrimental to the site's nature conservation value. Similarly, Manor Open Space (site ID 185), while publicly accessible has no defined paths throughout the site. The site appears to have value for nature conservation acting as a link between Epsom Common (site ID 12) and Horton Country Park (site ID 13).
- 4.39 The areas of deficiency in this category of open space are discussed below:
- 4.40 Deficient Area A: This comprises urban areas of the borough in Cuddington and Auriol wards. The closest areas of natural/semi natural open spaces are the Hogsmill LNR (site ID 28) and Nonsuch Park (site ID 14). This area does have access to Shadbolt Park (site ID 37) and Auriol Recreation Ground (site ID 18).
- 4.41 Deficient Area B: The urban parts of this deficient area are mostly located within Epsom Town Centre. Again, many parts of this area have access to other categories of open space, however, the area between the two railway lines is deficient in access to most types of open space and would benefit from additional appropriate provision.

Map 8: Natural/semi natural open spaces accessibility map



Summary and Recommendations

- 4.42 The larger parcels of land within this category provide some of the first extensive tracts of natural and semi natural open space for the more urban areas to the north of the borough and beyond into greater London. Many of the larger sites are located around the edge of the borough, while Nonsuch Park (site ID 14), Warren Farm (site ID 264) and the Hogsmill Local Nature Reserve (site ID 28) are particularly well located to serve the more urbanised areas of the borough. However, for many within the urban areas, greater travel times will be required to access natural/semi natural open spaces.
- 4.43 Many of the sites are particularly important for biodiversity which needs to be balanced with public access. This appears to be best achieved through management plans/regimes, which are also important for attracting investment. The sites were considered to be of good quality and appear to be highly valued by the borough's residents and those visiting from beyond.
- 4.44 **Recommendations**
- Continue to protect and enhance those sites of natural and semi-natural open space that have high value and are publicly accessible.
 - Seek to enhance accessibility to Northey Fields (site 273) due to its location adjacent to an urban area that has limited access to other categories of open space.



Photo: Upper & Lower Mill (site ID 22)

Amenity Green Space

- 4.45 This type of open space is most commonly found in residential areas. It includes informal recreation spaces and green spaces in and around housing, with the primary purpose of providing opportunities for informal activities close to home or work or enhancing the appearance of residential or other areas. Amenity greenspace sites can be large useful areas of land but also can be small pieces of land within housing estates that may be too small to have any significant recreational value. However, there is an aesthetic value of small amenity greenspace sites within housing areas, and they may provide opportunities for informal play for younger children.

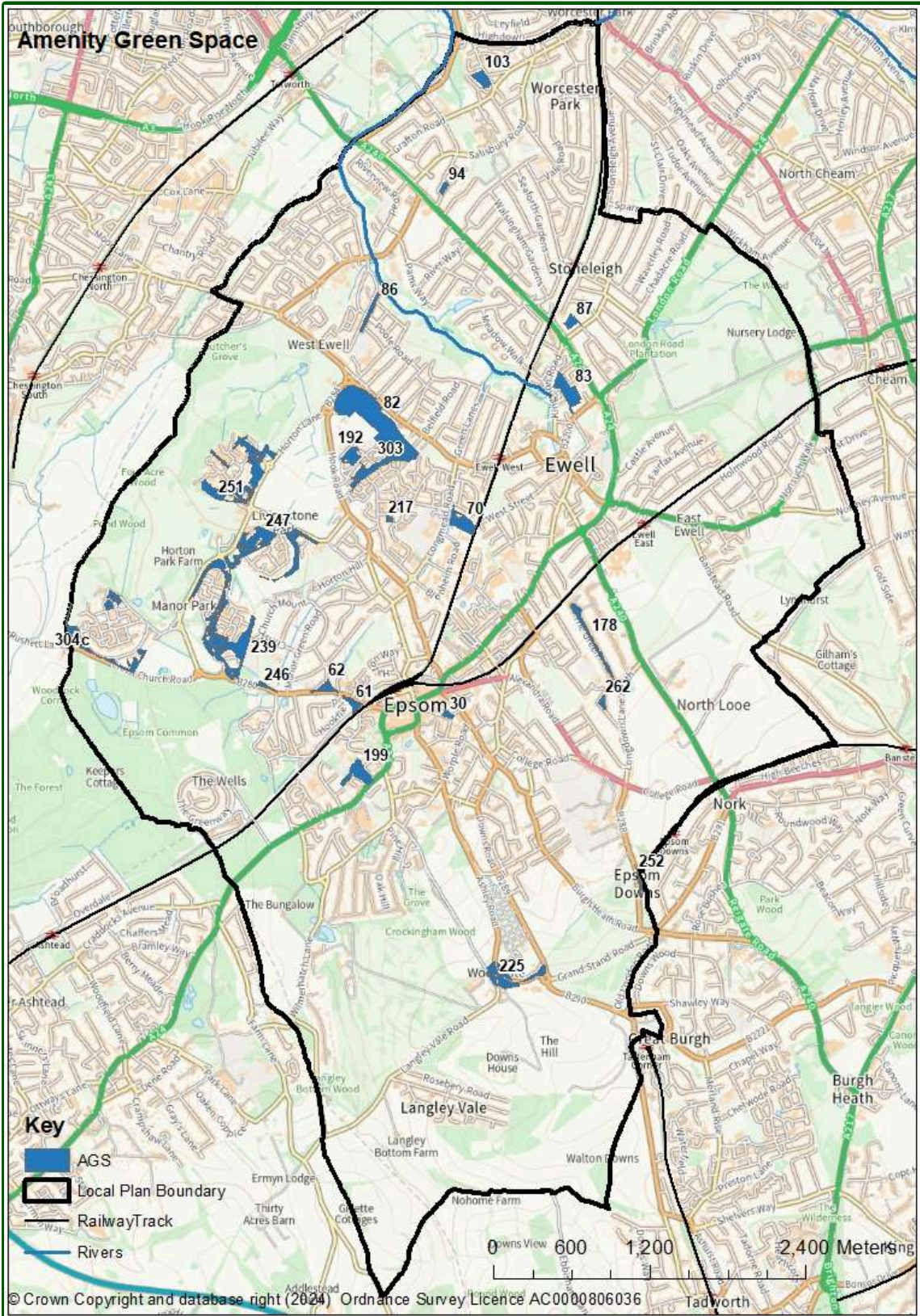
Quantity

- 4.46 21 open spaces have been identified as having an 'amenity green space' function for the purposes of this audit review. These comprise:

Name	Site ID	Size (Ha)
Dulshott Green	30	0.33
Fair Green	61	0.71
Clay Hill Green	62	0.73
Kings Church	70	1.89
Hook Road Arena	82	11.68
London Road Recreation Ground	83	2.44
Gadesden Road	86	0.78
Park Avenue West	87	0.67
Timbercroft	94	0.35
Royal Avenue	103	1.12
The Green, Ewell Downs Rd	178	1.56
St Ebbas Village Green	192	1.17
Elizabeth Way	199	2.07
Bahram Road	217	0.20
Race Course	225	2.67
Manor Area	239	8.77
Christchurch Vicarage Frontage	246	0.28
Livingstone Park Amenity Greenspace	247	5.48
Clarendon Park AGS	251	6.17
Amenity Green Space adjacent Epsom Downs Golf Club	252	0.23
Higher Green	262	0.36
Parkview Open Space	303	3.06
West Park AGS	304	2.41

- 4.47 Collectively these sites amount to 55.13 hectares. The current provision of amenity open space per 1,000 population equates to 0.67 hectares. Their distribution across the Borough is shown in Map 9.

Map 9: Amenity Green Space



- 4.48 The size of amenity green space varies significantly with Hook Road Arena (site ID 82) being the largest. Other larger areas of amenity green space are located around the hospital cluster developments, while smaller pockets are found within the more urban areas.
- 4.49 It should be noted that there are numerous smaller areas of amenity greenspace within the urban areas of the borough which are less than 0.2ha and therefore not included within this audit. While these spaces are often too small to provide recreational opportunities, they provide an aesthetic function.



Photo: Fair Green (site ID 61)

Quality

- 4.50 The quality of the amenity green space was variable. Key points are highlighted below:
- A number of the sites were of higher quality, particularly the spaces serving the hospital cluster developments (for example Clarendon Park, site ID 251 and Livingstone Park, site ID 247). These areas both provided for informal recreation and enhanced the setting of the developments.
 - The larger amenity spaces are used for informal recreation purposes (for example Hook Road Arena, site ID 82, Royal Avenue, site ID 103 and Park Avenue West site ID 87), whereas the smaller spaces have a more aesthetic value, helping to break up the urban form (for example Gadesden Road, site ID 86).
 - Most of the larger spaces were provided with litter bins, while some had seating.
 - While signage would be unnecessary for most of these spaces some areas would benefit, particularly those that were considered to have recreational value although were quite hidden access wise (for example Kings Church, site ID 70 and Park Avenue West site ID 87).
 - Bahram Road, site ID 217, was assessed as being of poor quality. It is recognised that this site is small in size (0.2ha) and is part of a network of smaller amenity spaces within the area which were too small to be considered as part of this audit. However, this site/area would benefit from some investment.



Photo: Manor Park Amenity Green Space (site ID 239)

- 4.51 The previous audit recommended a quality standard, which reads:

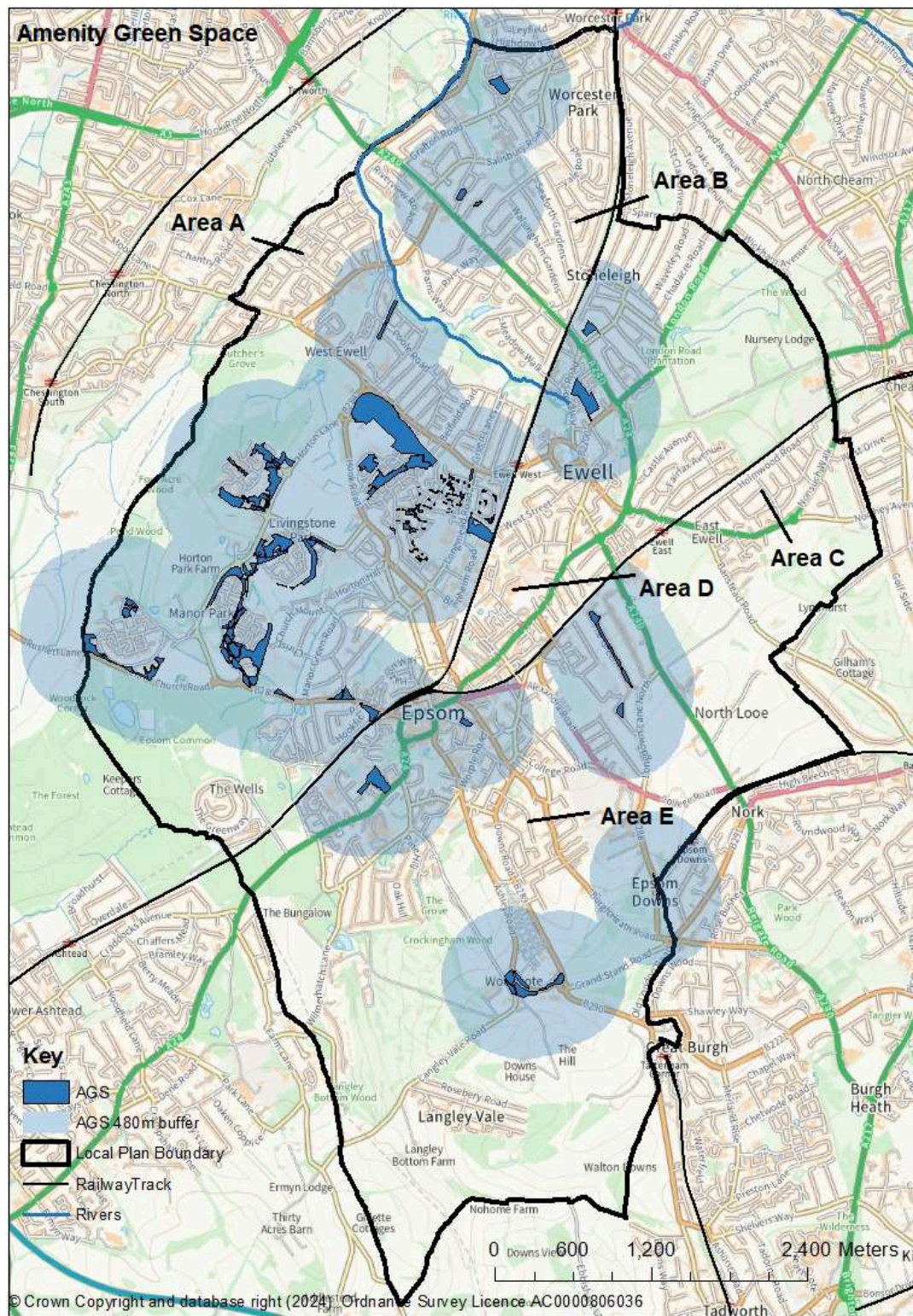
“A safe, clean, litter free and well-maintained greenspace with well-kept grass, flowers and shrubs/trees. It should include clear, flat footpaths and should be large enough to encourage informal play. Where appropriate, the site should have appropriate ancillary accommodation”.

- 4.52 It is considered that this quality standard remains valid, although it should be acknowledged that there is significant variation within the amenity green space category and not all sites will be able to meet all the criteria. The ecology and biodiversity of a site will need to be considered.

Accessibility

- 4.53 The FiT guidance recommends a walking distance of 480m for amenity greenspace. This has been applied to help identify any areas of potential deficiencies. Map 10 shows the accessibility contours and identifies the areas which have limited access to this category of open space.
- 4.54 There are several urban parts of the borough which do not have access to areas of amenity green space which are greater than 0.2ha. However, there are areas of green space which are just below this threshold across the borough, so a deficiency in this typology of open space should not be considered a priority where smaller spaces do exist.
- 4.55 Deficient Area A: This is an area to the west of the Borough, which comprises the urban area in Ruxley ward and extends to the north across the River Hogsmill. This area has access to Hogsmill LNR (site ID 28) which is natural/semi natural open space. However, this is a fairly dense urban area, which would benefit from some additional amenity greenspace to help soften the urban fabric.
- 4.56 Deficient Area B: This is an urban area in Auriol, Cuddington and Stoneleigh wards. The area to the east of the railway line has access to Auriol Recreation Ground (site ID 18) and Shadbolt Park (site ID 37) and the area of deficiency to the east of the railway line has access to Nonsuch Park (site ID 14). Royal Avenue (site ID 103) which is a sizable amenity green space close to the deficient area to the west of the railway line, received a fairly low qualitative score. There may be scope for some improvements to this area.
- 4.57 Deficient Area C: While this urban area in Nonsuch ward does not have access to amenity green space greater than 0.2ha, it does have access to natural/semi natural green spaces. However, accessibility to Warren Farm (site ID 264) is restricted by the railway line (although there is an access point at the junction of Bramley Road and Holmwood Road), while Northey Fields (site ID 273) is not considered to be particularly accessible. There may be scope for this to be improved if it would not be detrimental to the site's nature conservation value.

Map 10: Amenity green space accessibility map



- 4.58 Deficient Area D: This deficient area, in a central Epsom town centre location, between the two railway lines is deficient in access to most types of open space and would benefit from additional appropriate provision.
- 4.59 Deficient Area E: The majority of this urban area to the south of Epsom town centre has access to other categories of open space such as Alexandra Recreation Ground (site ID 15), Elizabeth Welchman Gardens (site ID 20) and Woodcote Millenium Green (site ID 54).

Summary and Recommendations

- 4.60 The role amenity greenspace has can vary, dependent on its size, function and location. This category of open space showed the most variation, as it included large sites in the Green Belt, such as Hook Road Arena (site ID 82), through to smaller pockets in urban areas, such as Timbercroft (site ID 94). Some spaces, particularly the larger ones have more of a recreational value, while the smaller areas tend to have a more aesthetic value, providing visual interest within areas of housing.
- 4.61 The quality of the assessed amenity green spaces tended to be good/average, although some sites would benefit from investment/additional maintenance.
- 4.62 It is recognised that other categories of open space can provide an amenity greenspace function. As such, it is not considered practicable to set a quantity standard for existing developments/areas. Instead, it is recommended that the provision of additional amenity greenspace in deficient areas should be explored when opportunities arise, particularly where other categories of open space are limited. Additionally, for new development, the value of providing high-quality amenity green space as part of the development is recognised from examples within the borough (e.g. the former hospital cluster sites, as referred to previously).
- 4.63 **Recommendations**
- Where opportunities arise, seek to increase the provision of amenity green space in urban areas which are identified as being deficient. Particularly, deficient areas A, and D.
 - Seek improvements to the quality of the Royal Avenue amenity green space (site ID 103) and improve signage to Kings Church (site ID 70) and Park Avenue West (site ID 87)
 - For the provision of amenity greenspace within new developments, while each case should be assessed on its own merits, the FiT standard of 0.6ha per 1,000 people should be used as a guide. A design led approach should be used to identify the level of provision that is appropriate for a scheme. Consideration will need to be given to the context, scale and type of development.

Children and Young People

- 4.64 This type of open space includes areas such as equipped play areas, ball courts, skateboard areas and teenage shelters with a primary purpose of providing opportunities for play and social interaction involving children and young people.

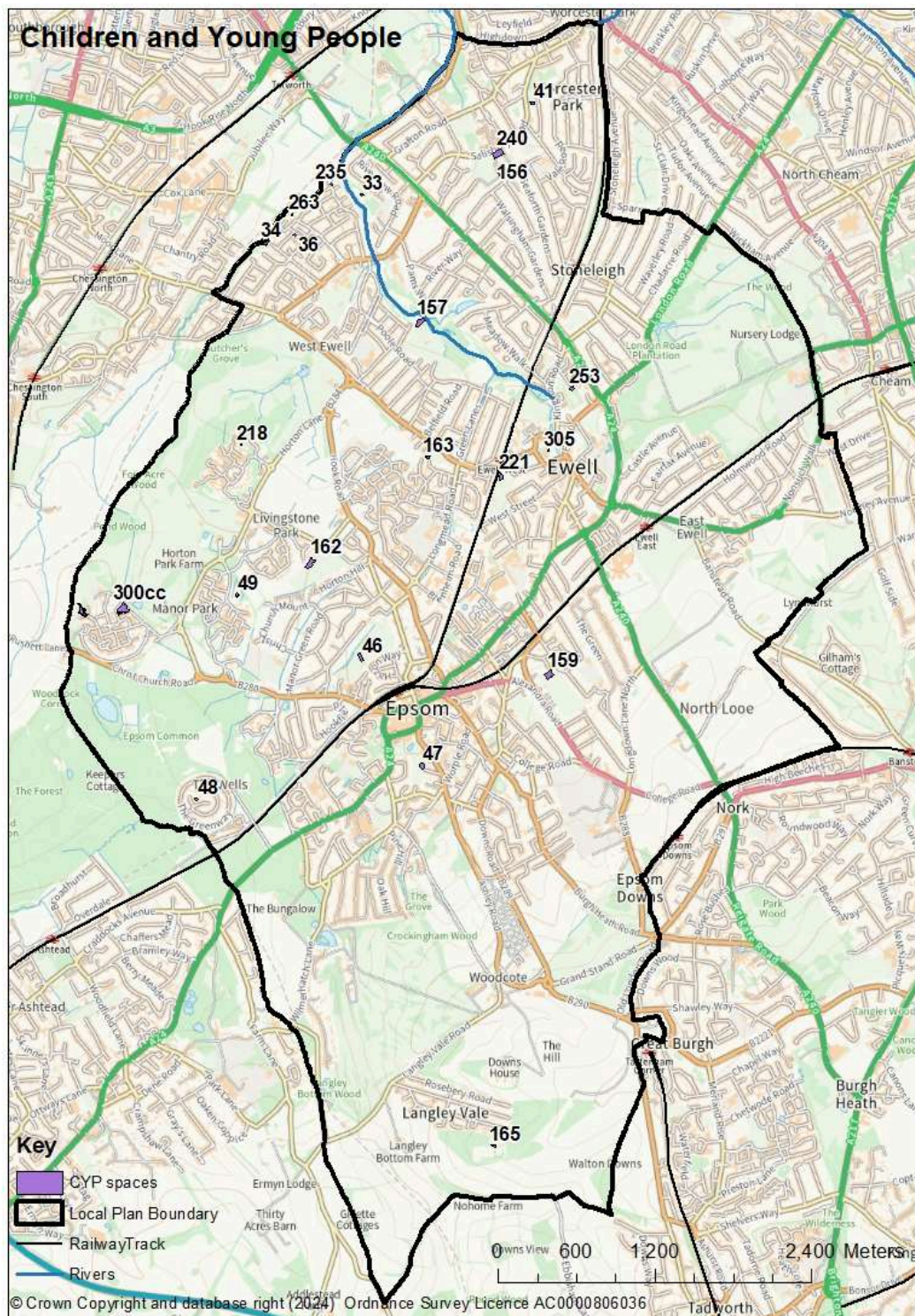
Quantity

- 4.65 The Borough has 23 spaces under the children and young people category. These comprise:

Name	Site ID	Children (Under 12)	Youth (over 12)	Size (Ha)
Curtis Road Playground	33	Playground		0.03
Gately Green Playground	34	Playground		0.02
Hardwicks yard Playground	36	Playground		0.02
Shadbolt Park Playground	41	Playground	Outdoor gym	0.06
Court Rec Ground Playground	46	Playground	Parkour area Outdoor gym	0.15
Rosebery Park Playground	47	Playground		0.11
The Well's Playground	48	Playground		0.03
Manor Park Playground	49	Playground		0.04
Auriol Recreation Ground Playground	156	Playground	Outdoor gym	0.15
King George V Playground	157	Playground	Playground MUGA	0.22
Alexandra Rec Playground	159	Playground	Playground MUGA Outdoor gym	0.25
Long Grove Playground & Skate Park	162	Playground	Playground Skate park	0.29
Chessington Rd Playground	163	Playground	Outdoor gym	0.04
Warren Rec Playground	165	Playground	Outdoor gym	0.06
Clarendon Park Playground	218	Playground		0.005
Gibraltar Rec Ground Playground	221	Playground	Playground Outdoor gym	0.05
Colne Playground	235	Playground		0.03
Auriol MUGA	240	Playground	MUGA Outdoor gym	0.37
London Road Rec Playground	253	Playground		0.07
Cox Lane Skate Park	263		Skate park	0.01
Peacock Close playspace	300	Playground		0.43
West Park playground	301	Playground		0.28
Bourne Hall Playground	305	Playground		0.01

- 4.66 The number of facilities equates to 0.28 playspaces per 1,000 population. Their distribution across the Borough is shown in Map 11.

Map 11: Children and Young People



Quality

4.67 In general, the quality of the areas for children and young people was good, although there was some variation.

- The larger playgrounds, which are located within parks or recreation grounds were of higher quality, while the privately provided and maintained playgrounds to serve the hospital cluster developments were also of high quality. These tended to provide a greater range of equipment.
- Smaller playgrounds tended to provide fewer pieces of play equipment, with a number showing evidence of equipment being removed. These would benefit from the provision of additional equipment to add more interest.
- All equipment in use appeared maintained and the majority of playgrounds secured with appropriate fencing. The vast majority were provided with benches and litter bins.
- All playgrounds displayed signage to advise on appropriate use/ages.
- All playgrounds were graffiti free, while only some had small incidences of littering.
- Accessibility varied. While most were accessible some had specific accessibility issues. The playground provided in association with the West Park hospital cluster development was restricted to the use of residents and guests of those developments only due to being privately maintained. The Wells playground (site ID 48) was in a concealed location, being accessed through the Wells Centre site.
- The majority of playgrounds provided equipment for the use of those aged 12 years and under. There was less specific provision for young people over the age of 12. However, several of the parks & gardens and recreation grounds provided multi use games areas (MUGAs) outdoor gym equipment, the latter which could be suitable for use by older children.
- There are two skate parks in the Borough at Long Grove (site ID 162) and Cox Lane (site ID 263), with the former appearing particularly well used.

4.68 The previous audit recommended a quality standard, which reads:
“A clean and litter free play area in safe and secure locations which includes facilities for young people of a wide variety of ages. The area should be kept dog free”.

4.69 It is considered that this quality standard remains valid.

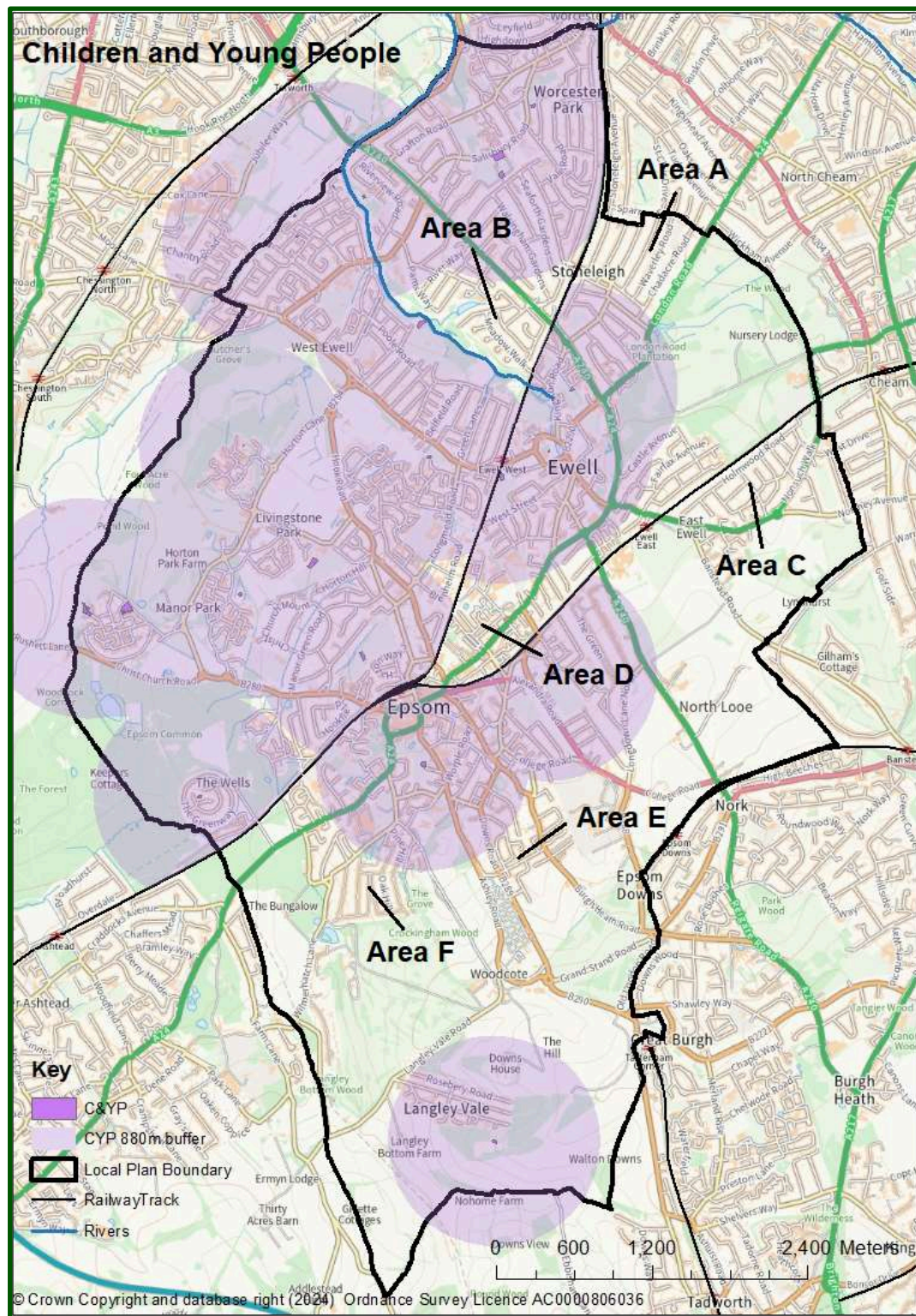


Photo: Gatley Green Playground (site ID 34)

Accessibility

- 4.70 The FiT guidance recommends various catchment distances for different tiers of equipped/designated play area provision depending whether it is for very young children (Local Areas for Play – LAPS), children who can play independently (Locally Equipped Areas for Play – LEAPS) or older children (Neighbourhood Equipped Areas for Play - NEAPS). An 800m accessibility zone is used as a proxy for a 10-minute walking distance, which is considered a good baseline to assess accessibility to play space and provision for young people. Map 12 shows the accessibility contours and identifies the areas which have limited access to this category of open space.
- 4.71 It should be noted that the play area located in the West Park development (site ID 301) is a private play space, which is maintained by private management company. It is therefore for the use of West Park residents and their guests only. It has been included in the audit as, given its location and what is considered a reasonable catchment of the play facility, it is likely to only be used by West Park residents and their guests. However, this does raise the issue of how open spaces are provided and managed. If use of open space/play facilities is restricted to occupiers of a certain development, then the wider public is unable to use such facilities and the Council has no control over maintenance or management.

Map 12: Children and Young People accessibility map



- 4.72 There are a number of urban parts of the borough which do not have access to equipped/designated play areas for children and young people. These are discussed below:
- 4.73 Deficient Area A: While this urban area in the northern part of Stoneleigh ward does not have access to provision in the borough, Cuddington Recreation Ground in the neighbouring London Borough of Sutton is just to the north of the area of deficiency. This recreation ground has a children's playground and would therefore help to meet need. This area is also adjacent to Nonsuch Park (site ID 14), which is a large area of natural/semi natural open space.
- 4.74 Deficient Area B: This area of deficiency is the urban area north of the Hogsmill River and south of the Ewell By Pass in Ewell Court ward. London Road Recreation Playground (site ID 253) could help to meet some of the need in the western area of deficiency. The recreation ground can be accessed via Meadow Walk. This playground had some of its play equipment refurbished and replaced (2021/22) using Neighbourhood Community Infrastructure Levy funds.
- 4.75 Deficient Area C: Cheam Park play area (which is adjacent to Nonsuch Park and in the London Borough of Sutton) would meet some of the need in this urban area in Nonsuch ward, although this is approximately 1.2km in distance from the northern edge of this deficient area. As such, this area could still be considered deficient in provision for children and young people. Any opportunities which may arise in the future through new housing development or other funding sources should be investigated to help remedy this deficit.
- 4.76 Deficient Area D: This deficient area, in a central Epsom town centre location, between the two railway lines is deficient in access to most types of open space and would benefit from additional appropriate provision.
- 4.77 Deficient Area E: This is a fairly small deficient urban area in College ward. Elizabeth Welchman Gardens (site ID 20) is within this area, although it is not considered suitable for more equipped/designated play area provision as it functions as a 'pocket park'. Opportunities for additional provision in this area are considered to be limited.
- 4.78 Deficient Area F: This is a small urban area to the south of Epsom Hospital in Woodcote and Langley Vale ward. Rosebery Park playground (site ID 47) is approximately 1km from this area. Otherwise, opportunities for additional provision are limited to provision within Woodcote Millenium Green (site ID 54) or within Epsom Common (site ID 12). It is unlikely that either of these options could be feasible.

Summary and Recommendations

- 4.79 In general, the borough has a good number and range of provision for children and young people. The larger facilities in the parks & gardens and recreation grounds appear to be particularly well used, most likely due to their greater range of facilities. Over recent years there has been welcome additional facilities for young people such as the provision of MUGAs and outdoor gyms which may be appropriate for use by older children. However, there are areas of deficiency, where there is limited access to local facilities.

4.80 Existing play areas should continue to be protected and quality standards maintained or improved. A number of the smaller playgrounds have limited equipment, and while it is acknowledged these are likely to serve a more localised catchment, many would benefit from investment to improve the range of equipment available.

4.81 **Recommendations**

- Continue to protect and enhance (where required) all the existing play areas in the Borough.
- New development should seek to make adequate provision for this category of open space, using the FiT recommended standards (set out in appendix 3) as a guide. This will help to ensure that appropriate levels/type of provision is maintained. Provision should be assessed on a case-by-case basis considering the needs of each area and the type of development. Particular attention should be given to those areas which are still considered to be deficient, specifically areas C, D, E and F.



Photo: Alexandra Rec Playground (site ID 159)

Allotments

- 4.82 This includes all forms of allotments with the primary purpose of providing opportunities for people to grow their own produce, with benefits for sustainability, health and social inclusion. This type of space could also include urban farms.

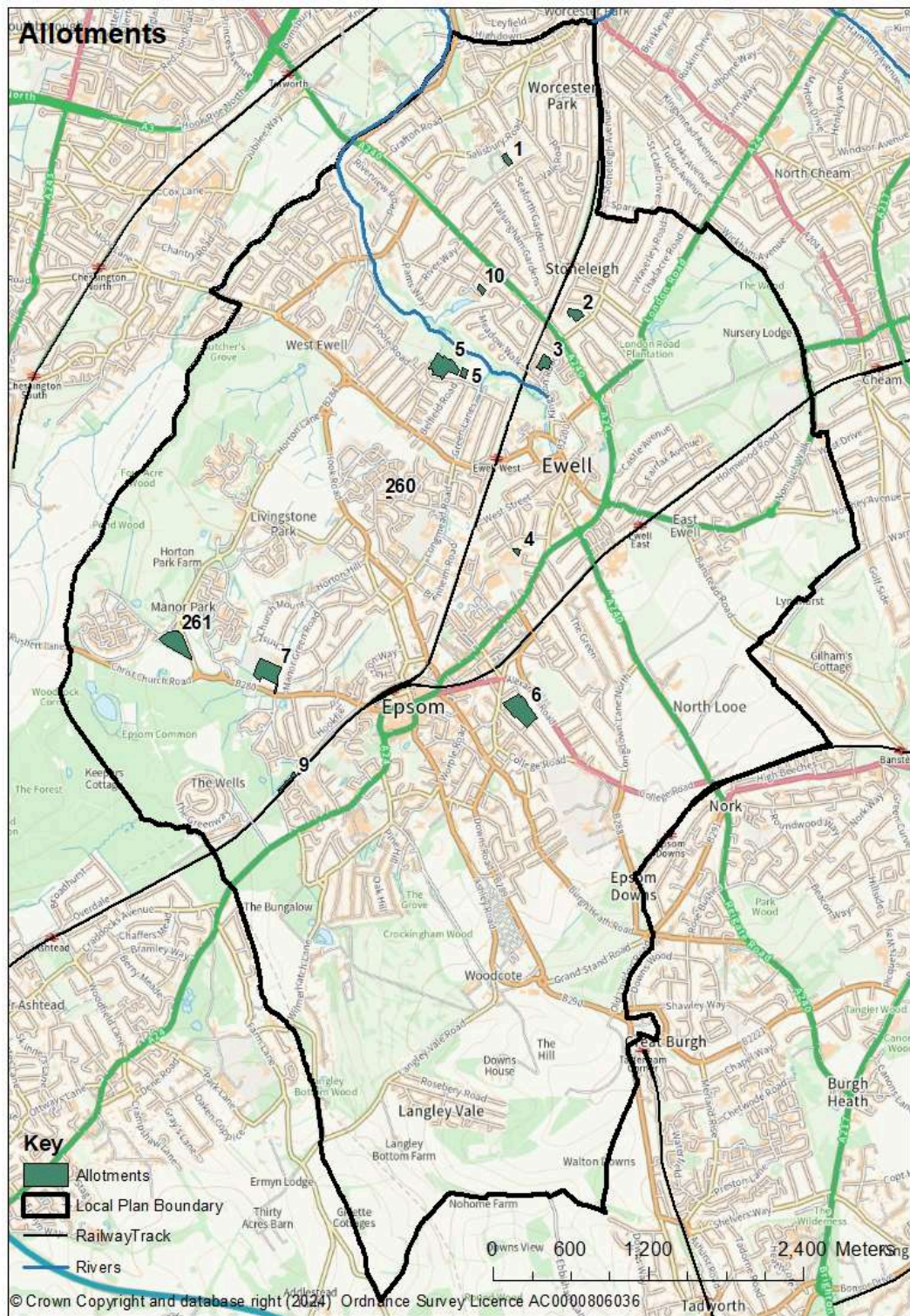
Quantity

- 4.83 There are currently 11 allotment sites across the Borough. These comprise:

Name	Site ID	Size (Ha)
Barn Elms Allotments	1	0.39
Park Avenue West Allotments	2	0.78
Kingston Road Allotments	3	0.79
Hessle Grove Allotments	4	0.20
West Ewell Allotments (split across two sites)	5	2.82
Alexandra Allotments	6	3.24
Epsom Common Allotments	7	2.65
Lane End Allotments	9	0.35
Elmstead Allotments	10	0.30
Eleanor Avenue Allotments	260	0.04
Noble Park Allotments	261	2.57

- 4.84 The previous 2006 Open Space Audit recommended a local standard of provision of 0.16ha per 1,000 population. The FiT do not provide a quantitative standard for this specific type of open space. The current provision of allotments per 1,000 population equates to 0.17ha hectares. Since the previous audit, three allotment sites have been removed due to not being used for many years (Elm Road, East Ewell and Stone's Road), while two new allotments sites have been created; Noble Park (site ID 261) and Eleanor Avenue (site ID 260), which have increased the overall hectareage of provision.
- 4.85 The distribution of allotments across the Borough are shown in Map 13.

Map 13: Allotments



4.86 While the majority of the allotments are managed by the Council, there are four which are privately managed.

Table 7: Management of the Borough's Allotments

Name	Site ID	Management
Barn Elm Allotments	1	Council owned and managed.
Park Avenue West Allotments	2	Managed by the Park Avenue West Society – Land leased by Council
Kingston Road Allotments	3	Managed by the Kingston Road Allotment Society – Land leased by Council
Hessle Grove Allotments	4	Managed by the Hessle Grove Allotment Society – Land leased by Council
West Ewell Allotments	5	Council owned and managed.
Alexandra Allotments	6	Council owned and managed.
Epsom Common Allotments	7	Council owned and managed.
Lane End Allotments	9	Council owned and managed.
Elmstead Allotments	10	Council owned and managed.
Eleanor Avenue	260	Council owned and managed.
Noble Park	261	Privately owned / managed.

4.87 Table 8 shows the most recent plots numbers, occupancy rates and waiting lists for each of the allotments in the borough. The occupancy rates are high, with a number being fully occupied. For the Council managed sites, officers have confirmed that the vacant plots are currently being prepared for new occupiers, so it is likely that occupancy rates will be near 100% for all the Council managed sites, given the numbers on the waiting list. This demonstrates the current level of demand for this type of open space is high.

Table 8: Occupancy rates for Council managed allotments and privately managed allotments (data from January 2024)

Site	Plots	Tenanted	Vacant	Percentage Tenanted	Waiting List
Alexandra Road	262	238	13	91%	164
Barn Elms	49	49	0	100%	91
Eleanor Avenue	6	5	1	83%	74
Elmstead	20	20	0	100%	73
Epsom Common	183	175	4	96%	133
Hessle Grove	25	24	1	96%	5
Kingston Road	56 & 5 raised beds	56	0	100%	13
Lane End	30	30	0	100%	56
Park Avenue West	56	56	0	100%	25
Noble Park	45	45	0	100%	20
West Ewell	179	149	15	83%	141
Total	916	847	34		795

Quality

- 4.88 The quality of the allotments was good, with each appearing to be well maintained and secure. All sites had notice boards, some which were more well used than others. Access to the sites was variable, with some not having direct vehicular access, for example the allotments at Lane End (site ID 9) and Park Avenue West (site ID 10). However, these still scored well in other categories.



Photo: Elmstead Allotments (site ID 10)

- 4.89 The previous audit recommended a quality standard, which reads:
- “A well-kept, clean and litter free site with good quality soils that encourages sustainable development, biodiversity and education objectives. It should have good site access and water supply, with appropriate ancillary facilities such as seating, parking and toilets if possible.”
- 4.90 It is considered that this quality standard remains valid.

Accessibility

- 4.91 Unlike the other types of open space within this assessment, access to allotments is restricted to members. Allotments are not therefore a destination open to everyone within the local community and plot holders may travel from further afield. With regards to accessibility, there are no definitive national or local standards for this type of open space. As such it is considered that the recommended local accessibility standard identified in the 2006 audit of a 20-

to-24-minute drive (10km) remains valid, although the use of more sustainable forms of transport should be encouraged.

- 4.92 There were no previously identified areas of deficiency, and this remains the situation.

Summary and Recommendations

- 4.93 The borough has a number of well used allotments which are of a good quality. While the level of provision has slightly increased since the 2006 audit and is marginally greater than the suggested standard of provision as identified by the 2006 audit, it is recommended that allotment provision be kept under review due to the Borough's growing population and the level of demand for allotments, evidenced by the waiting lists.

4.94 **Recommendations**

- Continue to protect the allotment provision in the Borough.
- Keep allotment provision under review due to the Borough's growing population and the level of demand for allotments. Additional provision could be explored (subject to demand and other considerations) if opportunities were to arise.



Photo: West Ewell Allotments (site ID 5)

Cemeteries and Churchyards

- 4.95 Churchyards are encompassed within the walled boundary of a church and cemeteries are burial grounds outside the confines of a church. These include private burial grounds, local authority burial grounds and disused churchyards. The primary purpose of this type of open space is for the burial of the dead and quiet contemplation but also for the promotion of wildlife conservation and biodiversity.
- 4.96 There are no standards/benchmarks for this category of open space due to the nature of provision.

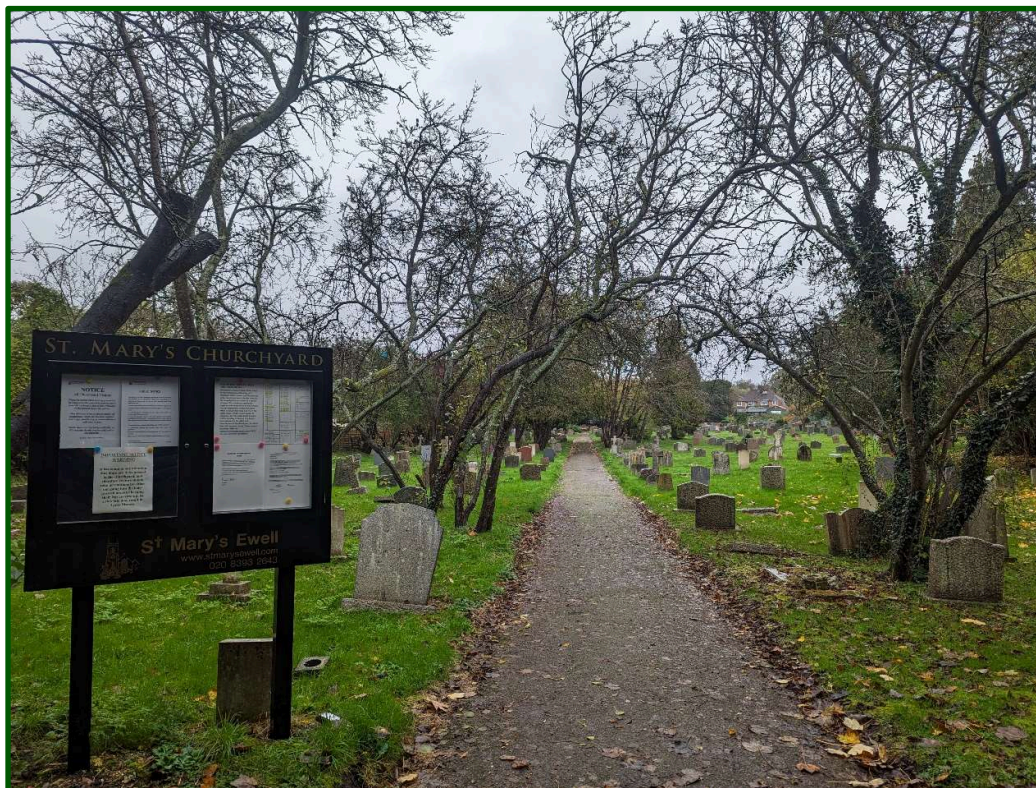


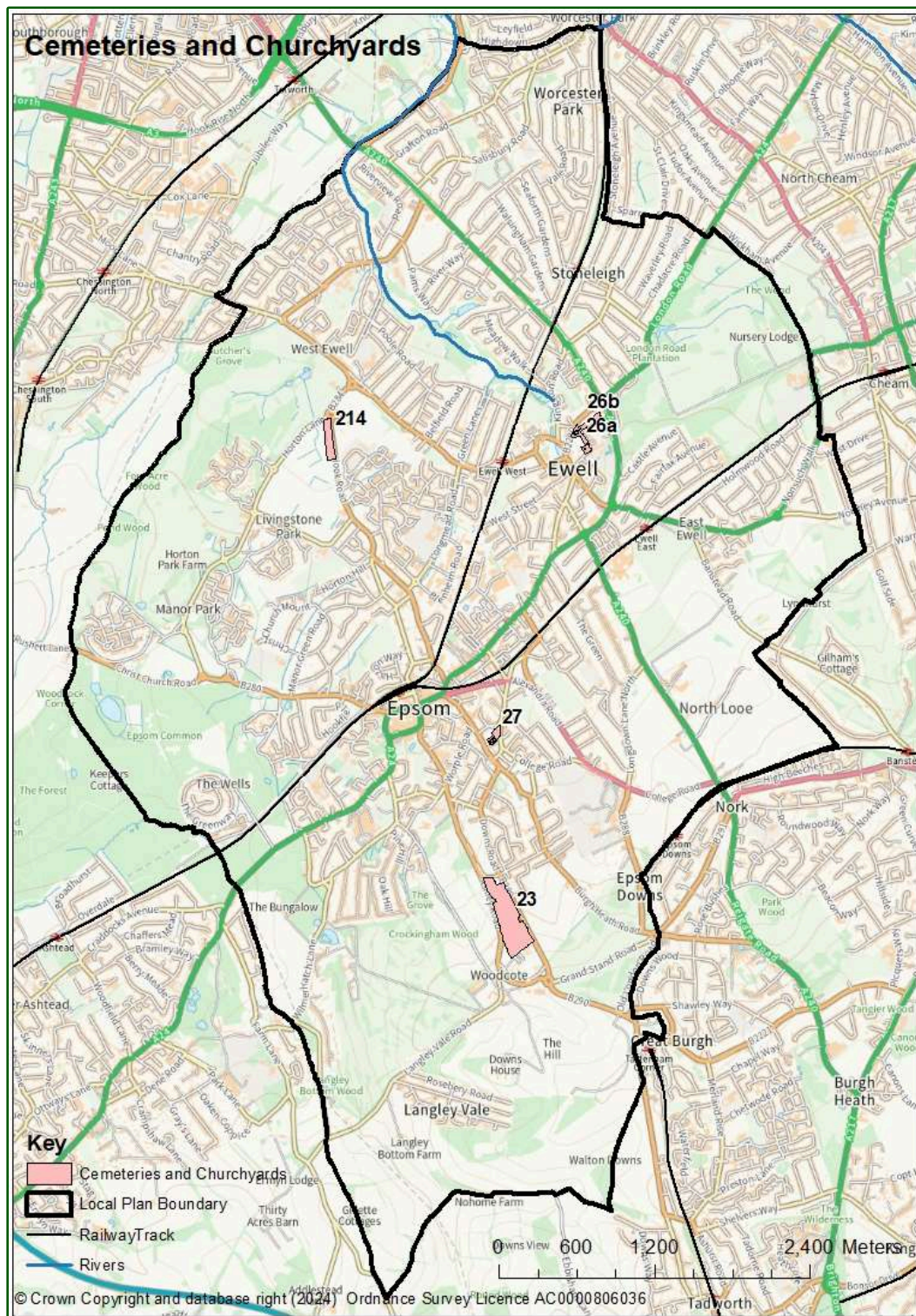
Photo: St Mary's Churchyard (site ID 26a)

- 4.97 There are currently five cemeteries and churchyards within the Borough. These comprise:

Name	Site ID	Size (Ha)
Epsom Cemetery	23	9.76
St Mary's Churchyard	26a	1.02
St Mary's Cemetery	26b	0.74
St Martins Churchyard	27	0.66
Horton Cemetery	214	1.85

- 4.98 The location of the cemeteries and churchyards within the Borough are shown in Map 14.

Map 14: Cemeteries and Churchyards



- 4.99 Epsom Cemetery (site ID 23) was expanded in 2018/19, which increased the overall cemetery size by 1.5 hectares. It is anticipated that this will help to ensure that adequate burial space is provided for the next 25 years,

depending on need. There are no specific recommendations for this category of open space.

Green Corridors

- 4.100 This open space type includes paths along riverbanks, cycleways, rights of ways and disused railway lines with the primary purpose to provide opportunities for walking, cycling and horse riding whether for leisure purposes or travel and opportunities for wildlife migration.
- 4.101 They provide a valuable opportunity to link open spaces within the urban area and promote sustainable forms of transport such as walking and cycling.

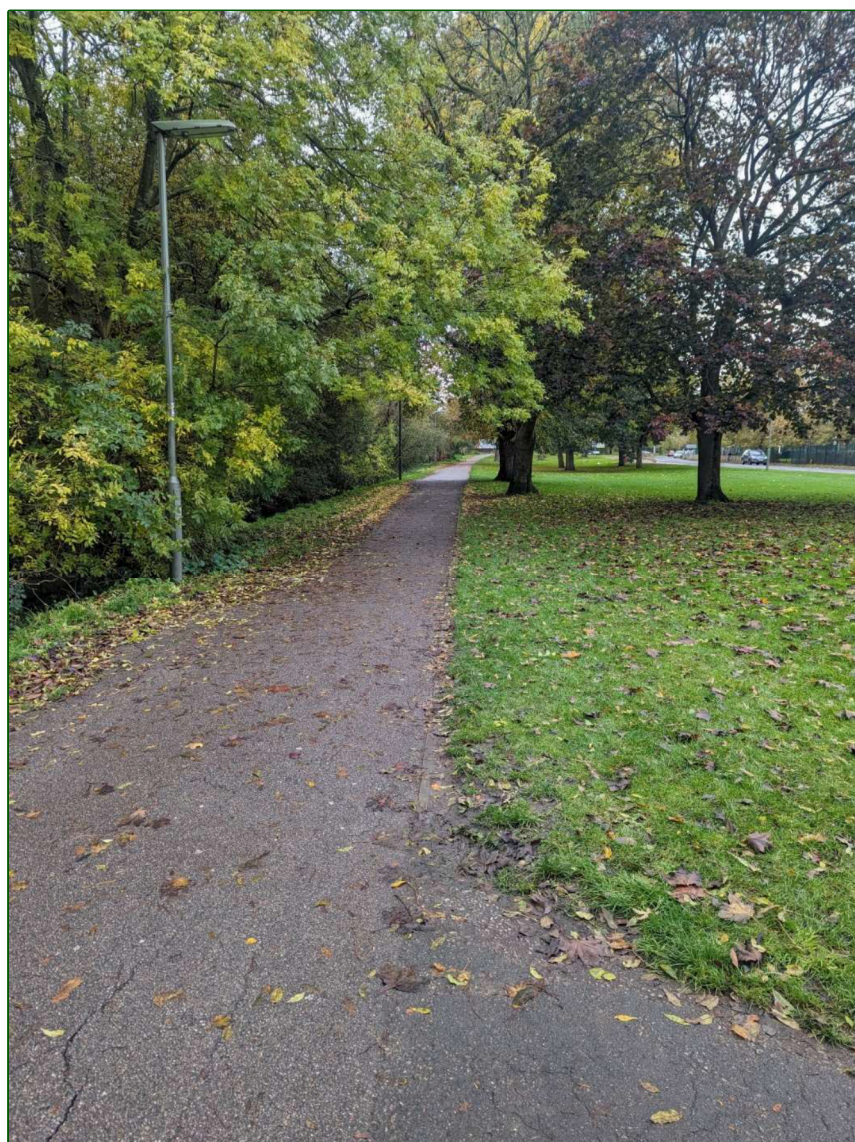


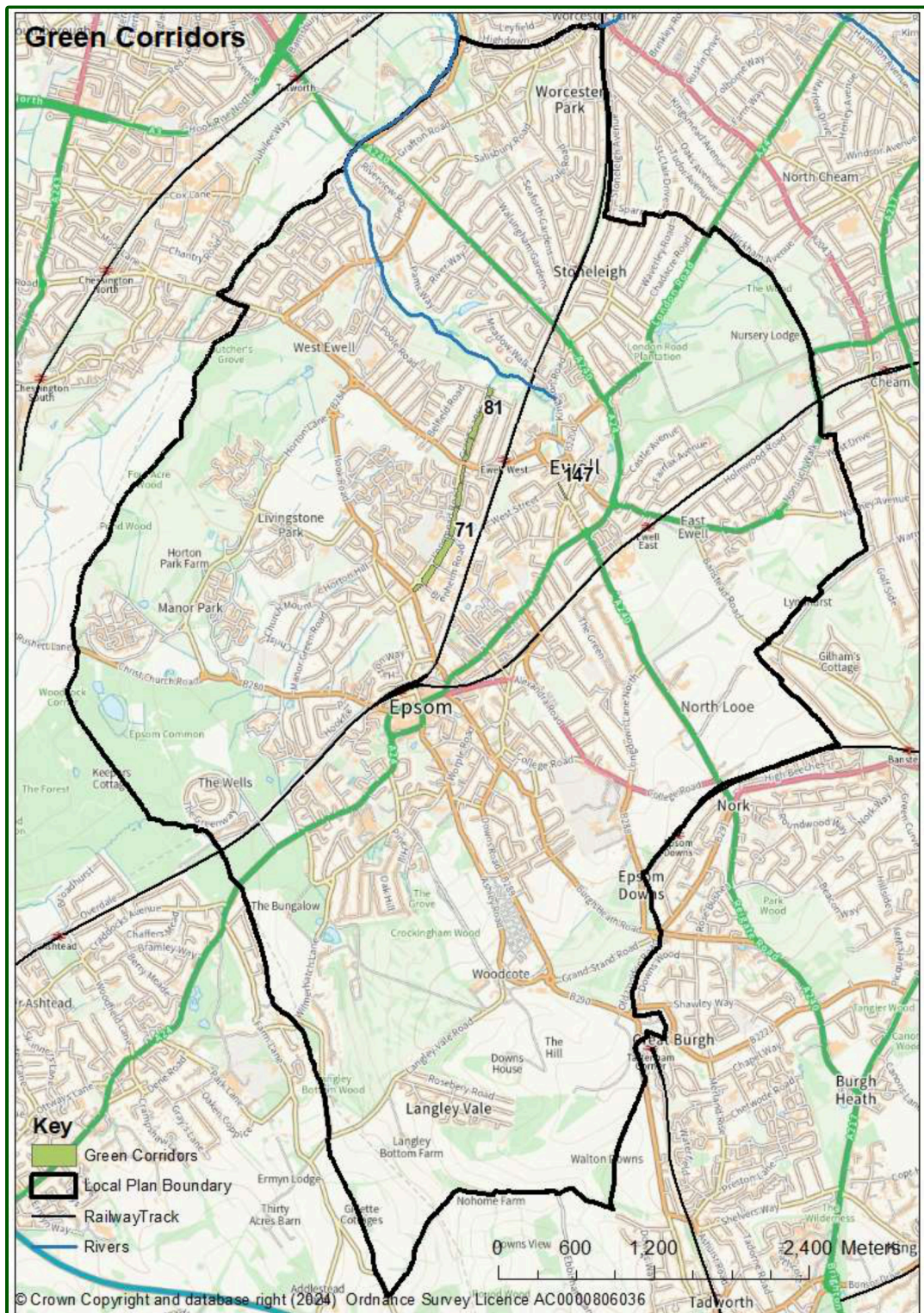
Photo: Longmead Contours (site ID 71)

- 4.102 There are currently three green corridors within the Borough. These comprise:

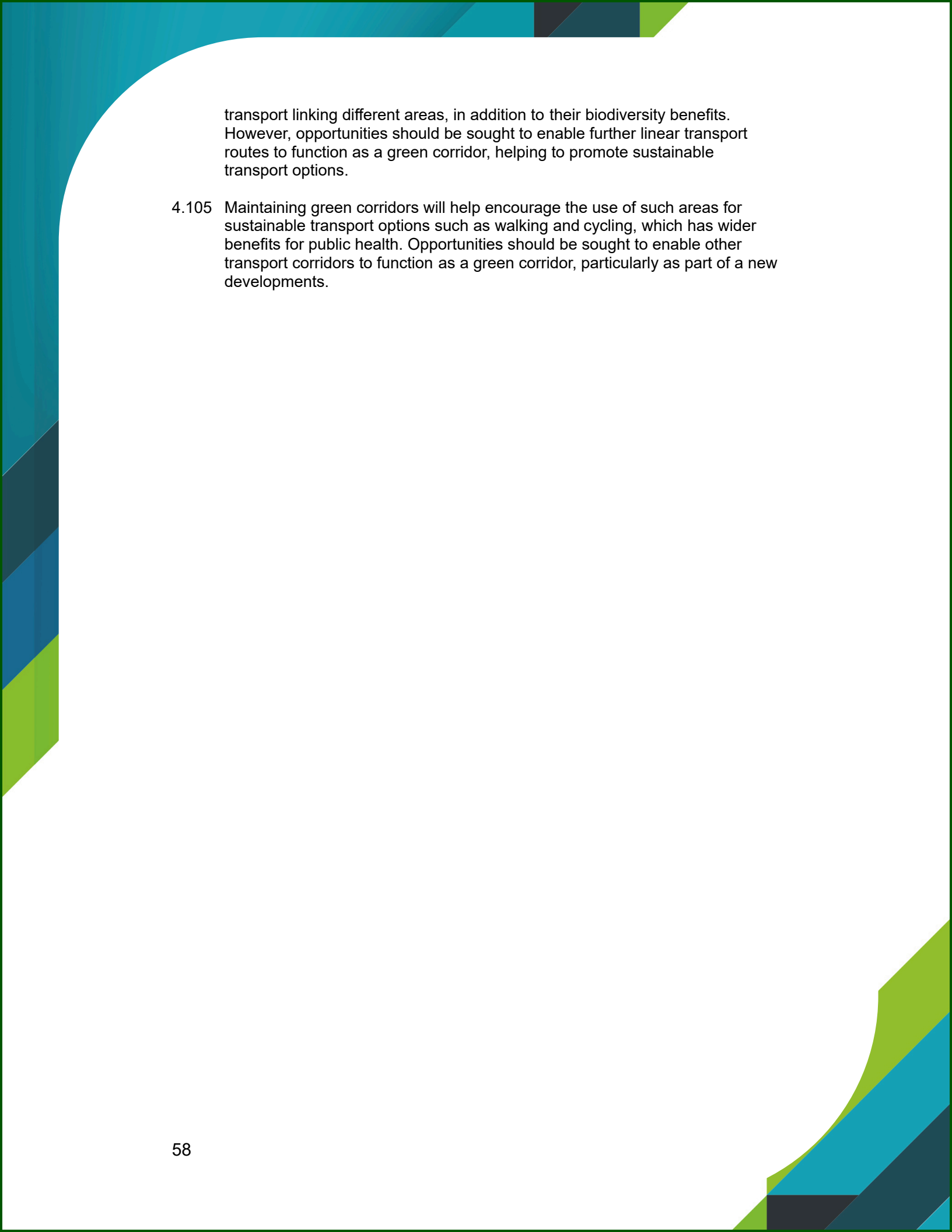
Name	Site ID	Size (Ha)
Longmead Contours	71	4.04
Green Lanes	81	2.26
The Grove	147	0.18

4.103 The location of the green corridors within the Borough are shown in Map 15.

Map 15: Green Corridors



4.104 No quantity standards have been set for the provision of green corridors due to their function in helping to promote environmentally sustainable forms of



transport linking different areas, in addition to their biodiversity benefits. However, opportunities should be sought to enable further linear transport routes to function as a green corridor, helping to promote sustainable transport options.

- 4.105 Maintaining green corridors will help encourage the use of such areas for sustainable transport options such as walking and cycling, which has wider benefits for public health. Opportunities should be sought to enable other transport corridors to function as a green corridor, particularly as part of a new developments.

5 Appendices

Appendix 1: List of open spaces

Parks and Gardens

Site ID Number	Site Name
17	Bourne Hall Park
20	Elizabeth Welchman Gardens
21	Ewell Court Park
24	Rosebery Park
31	Long Grove Park
37	Shadbolt Park
59	Mounthill Gardens
228	Nonsuch Palace & Gardens

Recreation Grounds

Site ID Number	Site Name
15	Alexandra Recreation Ground
16	Gibraltar Recreation Ground
18	Auriol Recreation Ground
19	Court Recreation Ground
39	Poole Road Recreation Ground
76	Chessington Road Recreation Ground / Bakers Field
83	London Road Recreation Ground
245	Warren Recreation Ground

Natural and Semi Natural

Site ID Number	Site Name
12	Epsom Common Local Nature Reserve
13	Horton Country Park Local Nature Reserve
14	Nonsuch Park
22	Upper and Lower Mill
28	Hogsmill Local Nature Reserve
29	NSN adjacent to Warren
54	Woodcote Millenium Green
155	Epsom Downs
182	Nobel Park Open Space
185	Manor Open Space
190	Livingstone Park SNCI
202	Warren Woodland
203	Walton Downs
223	Hambledon Hill Natural/Semi Natural
249	Horton Lane Triangle
258	Epsom Downs (The Hill)
264	Warren Farm
265	Priest Hill Nature reserve
266	New Cottage Hospital open space

270	Howell Hill Nature Reserve
271	Langley Vale Woods Woodland Trust
273	Northey Fields

Amenity Greenspace Sites

Site ID Number	Site Name
30	Dulshott Green
61	Fair green
62	Clay Hill Green
70	Kings Church
82	Hook Road Arena
83	London Road Recreation Ground
86	Gadesden Road AGS
87	Park Avenue west
94	Timbercroft
103	Royal Avenue
178	The Green, off Ewell Downs Road
192	St Ebbas Village Green
199	Elizabeth Drive / Abelea Green
217	Bahram Road
225	Racecourse AGS
239	Manor area
246	Christchurch vicarage frontage
247	Livingstone Park amenity greenspace
251	Clarendon Park amenity greenspace (also known as Nelson Walk)
252	AGS adjacent to Epsom Downs Golf Club
262	Higher Green
303	Parkviews Open Space
304	West Park Open Space

Children and Young People

Site ID Number	Site Name
33	Curtis Road Playground
34	Gately Avenue Playground
36	Hardwick's Yard playground
41	Shadbolt Park playground
46	Court Recreation Ground Playground
47	Rosebery Park Playground
48	The Wells Playground
49	Manor Park Playground
156	Auriol Recreation Ground
157	King George V playground (playground within Poole Road Rec)
159	Alexandra Recreation
162	Longrove Park and skatepark
163	Chessington Road playground
165	Warren Rec Playground
218	Clarendon Park Playground

221	Gibraltar Recreation Ground Playground
235	Colne Court Playground
240	Auriol MUGA
253	London Road rec playground
263	Cox Lane skate park
300	Peacock Close playspace
301	West Park playground
305	Bourne Hall playground

Allotments

Site ID Number	Site Name
1	Barn Elm Allotments
2	Park Avenue west Allotments
3	Kingston Road Allotments
4	Hessle Grove Allotments
5	West Ewell Allotments
6	Alexandra Allotments
7	Epsom Common Allotments
9	Lane End Allotments
10	Elmstead Allotments
260	Eleanor Avenue
261	Noble Park

Cemeteries and Churchyards

Site ID Number	Site Name
23	Epsom Cemetery
26b	St Mary's Cemetery
26a	St Mary's Churchyard
27	St Martins churchyard
214	Horton Cemetery

Green Corridors

Site ID Number	Site Name
147	The Grove
71	Longmead
81	Green Lanes

Appendix 2: Qualitative Survey and Results

Site ID:

Site name:

Type of open space:

Further description:

Access Scoring Assessment

	Very Good (5)	Good (4)	Average (3)	Poor (2)	Very Poor (1)	Weighting
General						
Includes: Entrance to site, roads, paths and cycleway access, disabled access						X3
Transport						
Includes: Accessible by public transport. Accessible by cycleways. Accessible by walking						X2
Information & signage						
Is the information & signage to the open space appropriate where required and is it clear?						X1

Comments:

Quality Scoring Assessment

	Very Good (5)	Good (4)	Average (3)	Poor (2)	Very Poor (1)	Weighting
Cleanliness & Maintenance						
Includes: Vandalism & graffiti. Litter problems. Dog fouling. Noise. Equipment. Maintenance						X3
Security & Safety						
Includes: Lighting. Equipment. Boundaries e.g. fencing						X2
Vegetation						
Includes: Planted areas. Grass areas. Trees						X3
Ancillary Accommodation						
Includes: Toilets. Parking. Provision of bins. Seating. Pathways (within the open space sites)						X2

Comments:

Qualitative Survey Results

Typology	Site name	Site ID	Access: General Weighted score x3	Access: Transport Weighted score x 2	Access: Info & Signage Weighted score x 1	Access total score	Quality: Cleanliness & Maintenance Weighted score x 3	Quality: Security & Safety Weighted score x 2	Quality: Vegetation Weighted score x 3	Quality: Ancillary Accommodation Weighted score x 2	Quality total score	Total Score
P&G	Bourne Hall Park	17	12	8	4	24	12	8	15	10	45	69
P&G	Elizabeth Welchman Gardens	20	9	6	4	19	12	6	12	8	38	57
P&G	Ewell Court	21	15	10	5	30	15	10	15	0	40	70
P&G	Rosebery Park	24	12	8	4	24	12	8	12	8	40	64
P&G	Long Grove Park	31	12	8	4	24	12	8	12	8	40	64
P&G	Shadbolt Park	37	12	8	5	25	12	8	15	8	43	68
P&G	Mounthill Gardens	59	9	6	4	19	12	8	12	8	40	59
P&G	Nonsuch Palace and Gardens	228	9	6	4	19	12	8	15	8	43	62
RG	Alexandra Recreation Ground	15	12	8	4	24	12	8	12	8	40	64
RG	Gibraltar Recreation Ground	16	12	8	4	24	12	8	12	10	42	66
RG	Auriol Recreation Ground	18	15	8	4	27	15	10	12	8	45	72
RG	Court Recreation Ground	19	12	8	4	24	12	8	12	8	40	64
RG	Poole Recreation Ground	39	12	8	4	24	12	8	12	8	40	64
RG	Chessington Road/Bakers Field	76	12	10	3	25	12	8	12	6	38	63
RG	Warren Recreation Ground	245	9	6	3	18	12	8	9	8	37	55
NSN	Epsom Common LNR	12	12	8	4	24	12	8	15	8	43	67
NSN	Horton Country Park LNR	13	12	8	4	24	12	8	15	8	43	67
NSN	Nonsuch Park	14	12	8	4	24	12	8	12	8	40	64
NSN	Upper & Lower Mill	22	12	8	4	24	12	8	15	8	43	67
NSN	Hogsmill Open Space LNR	28	12	8	4	24	12	8	12	8	40	64
NSN	NSNAdj Warren Recreation Ground	29	9	6	2	17	9	6	12	6	33	50
NSN	Woodcote Millenium Green	54	9	6	4	19	15	8	12	8	43	62
NSN	Epsom Downs NSN	155	12	8	3	23	12	8	12	6	38	61
NSN	Noble Park Open Space	182	9	6	3	18	12	8	12	8	40	58
NSN	Manor Open Space	185	6	4	2	12	12	6	15	4	37	49
NSN	Livingstone Park SNCI	190	12	8	3	23	12	8	15	6	41	64
NSN	Warren Woodland	202	12	6	4	22	12	6	15	6	39	61
NSN	Walton Downs	203	9	6	4	19	12	8	12	8	40	59
NSN	Hambledon Hill	223	9	6	2	17	9	6	12	0	27	44
NSN	Horton Lane Triangle	249	12	8	4	24	9	8	12	6	35	59

Typology	Site name	Site ID	Access: General Weighted score x3	Access: Transport Weighted score x 2	Access: Info & Signage Weighted score x 1	Access total score	Quality: Cleanliness & Maintenance Weighted score x 3	Quality: Security & Safety Weighted score x 2	Quality: Vegetation Weighted score x 3	Quality: Ancillary Accommodation Weighted score x 2	Quality total score	Total Score
NSN	Epsom Downs (The Hill)	258	12	8	4	24	12	8	9	6	35	59
NSN	Warren Farm	264	9	6	4	19	12	8	12	6	38	57
NSN	Priest Hill Nature Reserve	265	9	6	4	19	12	8	15	6	41	60
NSN	New Cottage Hospital Open Space	266	6	6	2	14	6	6	9	4	25	39
NSN	Manor - Old Moat	268	9	8	2	19	9	6	12	8	35	54
NSN	Howell Hill Nature Reserve	270	12	6	3	21	12	8	15	4	39	60
NSN	Langley Vale WW1 Memorial Woodland	271	12	6	4	22	15	8	15	8	46	68
NSN	Northey Fields	273	9	6	2	17	12	8	15	6	41	58
AGS	Dulshott Green	30	12	8	3	23	12	8	12	8	40	63
AGS	Fair Green	61	12	8	2	22	12	8	12	8	40	62
AGS	Clay Hill Green	62	12	8	2	22	12	8	12	8	40	62
AGS	Kings Church	70	9	8	2	19	9	6	9	4	28	47
AGS	Hook Road Arena	82	12	8	3	23	12	8	12	6	38	61
AGS	London Road Recreation Ground	83	9	6	2	17	9	8	12	6	35	52
AGS	Gadesden Road	86	12	8	2	22	12	8	12	4	36	58
AGS	Park Avenue West	87	9	8	2	19	12	6	12	6	36	55
AGS	Timbercroft	94	12	6	2	20	9	8	9	4	30	50
AGS	Royal Avenue	103	6	4	3	13	9	6	12	6	33	46
AGS	The Green, Ewell Downs Rd	178	9	6	2	17	12	8	12	4	36	53
AGS	St Ebbas Village Green	192	9	6	3	18	12	8	9	6	35	53
AGS	Elizabeth Way	199	12	8	3	23	12	8	12	4	36	59
AGS	Bahram Road	217	9	6	2	17	6	6	9	4	25	42
AGS	Race Course	225	12	8	2	22	12	8	9	6	35	57
AGS	Manor Area	239	12	8	2	22	12	8	12	6	38	60
AGS	Christchurch Vicarage Frontage	246	9	6	2	17	12	8	12	4	36	53
AGS	Livingstone Park Amenity Greenspace	247	12	8	3	23	12	8	12	8	40	63
AGS	Clarendon Park AGS	251	12	6	3	21	12	8	12	8	40	61
AGS	AGS adjacent Epsom Downs Golf Club	252	12	8	2	22	9	6	12	4	31	53
AGS	Higher Green	262	9	6	2	17	15	8	12	4	39	56
AGS	Parkview Open Space	303	12	8	4	24	12	8	9	6	35	59
AGS	West Park AGS	304	9	6	2	17	15	8	12	4	39	56

Typology	Site name	Site ID	Access: General Weighted score x3	Access: Transport Weighted score x 2	Access: Info & Signage Weighted score x 1	Access total score	Quality: Cleanliness & Maintenance Weighted score x 3	Quality: Security & Safety Weighted score x 2	Quality: Vegetation Weighted score x 3	Quality: Ancillary Accommodation Weighted score x 2	Quality total score	Total Score
C&YP	Curtis Road Playground	33	9	6	3	18	12	8	N/A	6	26	44
C&YP	Gately Green Playground	34	12	8	4	24	12	8	N/A	8	28	52
C&YP	Hardwicks yard Playground	36	9	6	3	18	12	8	N/A	6	26	44
C&YP	Shadbolt Park Playground	41	12	8	4	24	15	10	N/A	8	33	57
C&YP	Court Rec Ground Playground	46	12	8	4	24	15	8	N/A	8	31	55
C&YP	Rosebery Park Playground	47	12	8	4	24	15	10	N/A	8	33	57
C&YP	The Well's Playground	48	9	6	4	19	9	6	N/A	8	23	42
C&YP	Manor Park Playground	49	12	8	4	24	12	8	N/A	8	28	52
C&YP	Auriol Recreation Ground Playground	156	12	8	4	24	12	8	N/A	8	28	52
C&YP	King George V Playground	157	12	8	4	24	12	8	N/A	8	28	52
C&YP	Alexandra RecPlayground	159	12	8	4	24	12	8	N/A	8	28	52
C&YP	Long Grove Playground & Skate Park	162	12	8	4	24	15	8	N/A	8	31	55
C&YP	Chessington Rd Playground	163	12	10	4	26	12	8	N/A	6	26	52
C&YP	Warren RecPlayground	165	12	6	4	22	12	8	N/A	8	28	50
C&YP	Clarendon Park Playground	218	12	6	4	22	12	8	N/A	8	28	50
C&YP	Gibraltar RecGround Playground	221	12	8	4	24	12	8	N/A	8	28	52
C&YP	Colne Playground	235	12	8	3	23	9	8	N/A	6	23	46
C&YP	Auriol MUGA	240	12	8	4	24	12	8	N/A	8	28	52
C&YP	London Road RecPlayground	253	12	8	4	24	12	8	N/A	8	28	52
C&YP	Cox Lane Skate Park	263	12	8	4	24	12	8	N/A	8	28	52
C&YP	Peacock Close Playspace	300	12	8	3	23	12	8	N/A	8	28	51
C&YP	West Park Playground	301	12	8	4	24	15	8	N/A	8	31	55
C&YP	Bourne Hall Playground	305	12	8	4	24	12	8	N/A	8	28	52
Allotment	Barn Elms Allotments	1	12	6	3	21	12	8	12	N/A	32	53
Allotment	Park Avenue West	2	12	8	3	23	12	8	12	N/A	32	55
Allotment	Kingston Road Allotments	3	12	8	4	24	12	8	12	N/A	32	56
Allotment	Hessle Grove Allotments	4	9	6	3	18	12	8	15	N/A	35	53
Allotment	West Ewell Allotments	5	12	8	3	23	12	8	12	N/A	32	55
Allotment	Alexandra Allotments	6	12	8	4	24	12	8	12	N/A	32	56
Allotment	Epsom Common Allotments	7	12	8	4	24	12	8	12	N/A	32	56
Allotment	Lane End Allotments	9	9	6	3	18	12	8	12	N/A	32	50
Allotment	Elmstead Allotments	10	9	6	4	19	12	8	12	N/A	32	51
Allotment	Eleanor Avenue	260	12	8	3	23	12	8	12	N/A	32	55

Typology	Site name	Site ID	Access: General Weighted score x3	Access: Transport Weighted score x 2	Access: Info & Signage Weighted score x 1	Access total score	Quality: Cleanliness & Maintenance Weighted score x 3	Quality: Security & Safety Weighted score x 2	Quality: Vegetation Weighted score x 3	Quality: Ancillary Accommodation Weighted score x 2	Quality total score	Total Score
Allotment	Noble Park Allotments	261	12	6	3	21	12	8	12	N/A	32	53

Appendix 3: Fields in Trust terminology for play areas and recommended quantity benchmark guidelines

Terminology

LAP (Local Area for Play):

A small area of open space specifically designated and primarily laid out for very young children to play close to where they live i.e. within one minute's walking time. LAPs are designed to allow for ease of informal observation and supervision and primarily function to encourage informal play and social interaction for toddlers. The LAP requires no play equipment as such, relying more on demonstrative features indicating that play is positively encouraged.

LEAP (Locally Equipped Area for Play):

An area of open space specifically designed and laid out with features including equipment for children who are beginning to play independently. The number and nature of equipment and structures is a matter for local decision, though provision for a minimum number of six play experiences is recommended.

Play features including equipment are an integral part of the LEAP and the attractiveness of such spaces, though it is also important that the space can be used for physical activity and games. LEAPs can also include landscaped areas of play; containing little formal equipment but imaginatively designed and contoured, using as far as is possible natural materials such as logs or boulders which create an attractive setting for play.

NEAP (Neighbourhood Equipped Area of Play):

This is an area of open space specifically designated, laid out and equipped mainly for older children but potentially with play opportunities for younger children as well. It can provide play equipment and a hard surface area for ball games or wheeled activities such as roller skating or cycling. It may provide other facilities such as a ramp for skateboarding, a rebound wall, and a shelter for meeting and socialising. NEAPs can often be combined with LEAP provision.

Quantity benchmark guidelines – Equipped/Designated Play Space

Scale of Development	Local Area for Play (LAP)	Locally Equipped Area for Play	Neighbourhood Equipped Area for Play (NEAP)	Multi-Use Games Area (MUGA)
5 to 10 dwellings	Yes			
1 to 200 dwellings	Yes	Yes		Contribution
201 to 500 dwellings	Yes	Yes	Contribution	Yes
501+ dwellings	Yes	Yes	Yes	Yes