



London Borough of Sutton **Local Plan**

# Green Belt and Metropolitan Open Land Review Report

2023



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## **1. Introduction**

- 1.1 The Council is reviewing its Local Plan which was adopted in 2018. As part of the review, the Council is gathering evidence to inform the revised Local Plan policies, including a review of Green Belt and Metropolitan Open Land (MOL).
- 1.2 There are approximately 606 hectares of Green Belt land and 529 hectares of MOL in the Borough (13.8% and 12.0% of the borough respectively). The National Planning Policy Framework (NPPF, 2021) states the purpose of the Green Belt aims to prevent urban sprawl and keep land permanently open. The London Plan affords MOL the same status and level of protection as Green Belt.
- 1.3 The NPPF and London Plan state that Green Belt and MOL boundaries can be altered in exceptional circumstances through the Local Plan process. Exceptional circumstances can include the need to allow for unmet development need and for the provision of infrastructure.
- 1.4 This study provides an assessment of the Green Belt and Metropolitan Open Land (MOL) within the borough, to evaluate whether the Green Belt and MOL within the borough contribute to the functions for which they were designated. Together with other evidence base studies, this study will help to inform strategic options for sustainable development, and whether any proposed alterations to Green Belt and MOL boundaries are appropriate.

## **2. Scope of Report**

- 2.1 This document reviews the national, regional and local policy relating to the Green Belt and MOL. It then sets out the borough's Green Belt within the wider context of the south-east and the borough's MOL within the wider context of London.
- 2.2 The review then assesses Green Belt land and MOL within the borough to evaluate how well it performs against the relevant criteria for which it were designated in the NPPF and London Plan, and whether any areas not fulfilling the designation criteria should be considered for further assessment.
- 2.3 In addition, as the London Plan identifies some additional areas of open space as MOL on Map 30, these areas have been assessed against MOL criteria to consider how they contribute to MOL functions and whether new designations should be proposed through the Local Plan process.
- 2.4 In assessing Green Belt and MOL, some boundary anomalies have been identified and some minor boundary amendments have been proposed to ensure parcels have defensible boundaries in accordance with national policy.

### 3. Policy Context

#### ***Origins of Metropolitan Green Belt***

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

#### ***Origins of Metropolitan Open Land***

- 3.2 The concept of protecting strategic open space was raised in Abercrombie's London Plan (1944). It supported protection of open land in Sutton:

*"It is not desirable that any development should be allowed on the west side of Beddington Lane, as the area (which is partly a disused sewage disposal works) is a central link in a green belt which extends from Mitcham Common to Beddington Park and then on with a slight break to Croydon Aerodrome".*

- 3.3 Metropolitan Open Land was later introduced as a protective designation for open land within the urban area by the Greater London Council in the Greater London Development Plan (1976). It was recommended that parks, golf courses, nursery gardens, cemeteries and other open land which may be developed should receive this designation.

#### ***National Policy***

- 3.4 National policy on the Green Belt is set out in chapter 13 of the National Planning Policy Framework (NPPF) (2021) Protecting Green Belt Land. It states that:

*"The Government attaches great importance to Green Belts. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence." (Paragraph 137).*

- 3.5 The NPPF states the five purposes of the Green Belt at paragraph 138, and are set out below:

Green Belt serves five purposes:

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

- 3.6 The NPPF notes that the general extent of Green Belts across the country is already established (paragraph 139), and that

*“Green Belt boundaries should only be altered where exceptional circumstances are fully evidenced and justified, through the preparation or updating of plans. Strategic policies should establish the need for any changes to Green Belt boundaries, having regard to their intended permanence in the long term, so they can endure beyond the plan period.”* (paragraph 140).

- 3.7 When defining Green Belt boundaries NPPF paragraph 143 states local planning authorities should:

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

- 3.8 Green Belt policy is a strategic planning policy primarily designed to prevent the spread of built development, but does not allow prohibition of all development. It does allow for the development of ‘appropriate’ uses that do not harm the openness of the Green Belt. Paragraph 147 of the NPPF states that ‘Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.’ Paragraph 149 states that new buildings are inappropriate in the Green Belt, and that the exceptions to this are:

- a) buildings for agriculture and forestry;
- b) the provision of appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it;
- c) the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;
- d) the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;
- e) limited infilling in villages;



- f) limited affordable housing for local community needs under policies set out in the development plan (including policies for rural exception sites); and
- g) limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), which would:
  - not have a greater impact on the openness of the Green Belt than the existing development; or
  - not cause substantial harm to the openness of the Green Belt, where the development would re-use previously developed land and contribute to meeting an identified affordable housing need within the area of the local planning authority.

3.9 Paragraph 150 sets out other forms of development are also not inappropriate in the Green Belt provided they preserve its openness and do not conflict with the purposes of including land within it. These are:

- a) mineral extraction;
- b) engineering operations;
- c) local transport infrastructure which can demonstrate a requirement for a Green Belt location;
- d) the re-use of buildings provided that the buildings are of permanent and substantial construction;
- e) material changes in the use of land (such as changes of use for outdoor sport or recreation, or for cemeteries and burial grounds); and
- f) development, including buildings, brought forward under a Community Right to Build Order or Neighbourhood Development Order.

3.10 It is noted that Government are consulting on proposed changes to the NPPF, including the following addition to paragraph 140 “*Green Belt boundaries are not required to be reviewed and altered if this would be the only means of meeting the objectively assessed need for housing over the plan period.*” Consultation proposals note that authorities would still have the ability to review and alter Green Belt boundaries if they wish, if they can demonstrate that exceptional circumstances exist.

### **National Guidance**

3.11 National planning guidance is set out in Planning Practice Guidance. This sets out some of the factors to take into account in assessing the impact of potential development on the Green Belt (Paragraph: 001 Reference ID: 64-001-20190722). These include, but are not limited to:

- openness is capable of having both spatial and visual aspects – in other words, the visual impact of the proposal may be relevant, as could its volume;

- the duration of the development, and its remediability – taking into account any provisions to return land to its original state or to an equivalent (or improved) state of openness; and
- the degree of activity likely to be generated, such as traffic generation.

***Regional Policy***

3.12 In the current London Plan (2021), Policy G2 also continues the restrictive approach towards development in the Green Belt:

- A The Green Belt should be protected from inappropriate development:
- 1) development proposals that would harm the Green Belt should be refused except where very special circumstances exist,
  - 2) subject to national planning policy tests, the enhancement of the Green Belt to provide appropriate multi-functional beneficial uses for Londoners should be supported.
- B Exceptional circumstances are required to justify either the extension or de-designation of the Green Belt through the preparation or review of a Local Plan.

3.13 The London Plan also affords MOL the same status and level of protection as Green Belt through Policy G3:

- A Metropolitan Open Land (MOL) is afforded the same status and level of protection as Green Belt:
- 1) MOL should be protected from inappropriate development in accordance with national planning policy tests that apply to the Green Belt
  - 2) boroughs should work with partners to enhance the quality and range of uses of MOL.

3.14 Policy G3 states that the extension of MOL should be supported where appropriate. To designate land as MOL boroughs need to establish that the land meets at least one of the following criteria:

Criteria for MOL designation

- 1) it contributes to the physical structure of London by being clearly distinguishable from the built-up area
- 2) it includes open air facilities, especially for leisure, recreation, sport, the arts and cultural activities, which serve either the whole or significant parts of London
- 3) it contains features or landscapes (historic, recreational, biodiverse) of either national or metropolitan value
- 4) it forms part of a strategic corridor, node or a link in the network of green infrastructure and meets one of the above criteria.

- 3.15 Policy G3 sets out the same requirement as for Green Belt, that any changes to MOL boundaries should only be in exceptional circumstances, and undertaken through the Local Plan process.
- 3.16 Map 8.1 of the London Plan shows the extent of Green Belt and Metropolitan Open Land. This diagram indicates some areas of MOL in Sutton which are not designated in the Sutton Local Plan. These areas are addressed in Section 7.

### ***Regional Guidance***

- 3.17 The Mayor's All London Green Grid Supplementary Planning Guidance (2012) identifies strategic corridors and links within a number of Green Grid Areas across London. Three Green Grid Areas (GGA) cover Sutton, with links to neighbouring boroughs. These strategic corridors and links encompasses much of the borough's Green Belt and MOL.
- GGA7 London's Downlands covers the chalk downlands through the southern parts of Bromley, Croydon and Sutton
  - GGA8 Wandle Valley includes parts of the boroughs of Croydon, Lambeth, Merton, Sutton and Wandsworth. This encompasses the Wandle Valley Regional Park which is a network of open spaces along the river corridor. Strategic links include
    - The Mitcham Link which connects Beddington Park going northwards through Beddington Farmlands to Mitcham Common
    - The Tramside Link follows the rail route and connects Croydon town centre, through Wandle Park and Mitcham Common to Poulter Park
    - The Morden Park Link extends to the west from the Wandle Valley to the Beverley Brook. Another branch of the Link runs through the St. Helier Open Space.
    - The Roundshaw-Wallington Link comprises the open spaces around the Roundshaw estate, Mellows Park and Bandon Hill cemetery.
  - GGA9 Arcadian Thames includes parts of the boroughs of Hounslow, Kingston, Merton, Richmond, Sutton and Wandsworth. The Beverley Brook corridor connects public open spaces along its course.

- 3.18 The London Plan (2021) states that '*the Mayor will review and update existing Supplementary Planning Guidance on the All London Green Grid – London's strategic green infrastructure framework*' (paragraph 8.1.3). A review has not yet been undertaken.

### ***Local Policy***

- 3.19 The Council adopted the current Local Plan in 2018. A strategic objective is "*to use the Green Belt, Metropolitan Open Land, the parks and other open spaces to protect the open feel of the borough and its biodiversity.*"

3.20 Local Plan Policy 24 'Green Belt and Metropolitan Open Land' identifies where the Council made changes to boundaries following the review carried out in 2015<sup>1</sup> and 2016<sup>2</sup> (further details are set out in Appendix A):

- a** The council has removed one site from the Green Belt and allocated it as an extension to the existing Gypsy and Traveller Site at land south of The Pastures, Carshalton Road (Site Allocation 104), The council has removed two sites from Metropolitan Open Land for a school on Rosehill Recreation Ground (Site Allocation S98), and to extend the Beddington Strategic Industrial Location on Land to the West of Beddington Lane (Site Allocation 76).
- b** The council has amended the Green Belt boundary to remove the housing estate including Damson Way (to the west), Lawson Walk (to the south) and Burns Close (to the east).
- c** The council has amended MOL boundaries so that the Mayflower Park, Worcester Park boundary follows the road and line of built development, and that Grove Park, Carshalton, includes the former school playing field.

3.21 Local Plan Policy 24 also states:

- d** The council will not grant planning permission for inappropriate development in the Green Belt or Metropolitan Open Land unless other material considerations clearly outweigh the harm to the Green Belt or Metropolitan Open Land and constitute very special circumstances. The construction of new buildings and structures or the re-use of buildings and structures in the Green Belt and Metropolitan Open Land will be inappropriate unless it is for the following purposes:

- (ii) agriculture, horticulture or animal-related businesses.
- (ii) appropriate facilities for outdoor sport and recreation and cemeteries.

Any new buildings or structures or the re-use of buildings and structures should preserve the openness of the Green Belt or Metropolitan Open Land.

- e** The council will grant planning permission for extensions to, alterations to and the replacement of an existing building or structure in the Green Belt provided that the increase in the external volume of the built form is no greater than 30% above the size of the original building or structure.
- f** The council will grant planning permission for redevelopment of previously developed sites comprising two or more non-ancillary buildings, excluding temporary buildings, which would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development.

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<sup>1</sup> 'Green Belt and Metropolitan Open Land Review' London Borough of Sutton 2015

<sup>2</sup> 'Green Belt and Metropolitan Open Land Review: Post Consultation Update' London Borough of Sutton 2016

## 4. Borough Context

### ***Metropolitan Green Belt in Sutton***

- 4.1 There are two parcels of Green Belt within the borough: the Cuddington Green Belt in the south-western part of the borough (107 hectares) and the Woodcote Green Belt in the south of the borough (499 hectares), comprising 13.8% of the borough. These areas are identified in Map 1, which also indicates the amended boundaries referred to in Local Plan Policy 24a and c (paragraph 3.20 above).

### ***Regional Context within the Metropolitan Green Belt***

- 4.2 Map 2 shows the extent of the Green Belt in South London and Surrey.
- 4.3 The Cuddington Green Belt area is an important link in preserving the contiguousness of the Metropolitan Green Belt, connecting Banstead Downs in Reigate and Banstead with North Looe and Epsom Downs in Epsom and Ewell.
- 4.4 The Woodcote Green Belt area is one of the innermost parts of the Metropolitan Green Belt and is significant because of its mass. It connects with Green Belt at Woodmansterne in Reigate and Banstead and Coulsdon in the London Borough Croydon.

### ***Metropolitan Open Land in Sutton***

- 4.5 There are 18 parcels of MOL designated within the borough:
1. Bandon Hill Cemetery and Allotments
  2. Beddington Farmlands
  3. Beddington Park and Carew Manor
  4. Cheam Park and Recreation Ground
  5. Green Lane Primary School Playing Fields and adjoining land
  6. Grove Park and Carshalton Ponds
  7. Land North of Goat Road, Beddington Corner
  8. Mayflower Park, Buckland Way Recreation Ground and Allotments
  9. Mill Green
  10. Poulter Park and Playing Fields
  11. Reigate Avenue Recreational Ground
  12. Rosehill Recreation Ground
  13. Rosehill Park East
  14. Roundshaw Park, Downs and Playing Fields
  15. St Helier Open Spaces
  16. Sutton Cemetery and Kimpton Linear Par and Open Space
  17. Sutton Common Recreation Ground
  18. Thomas Wall Park and Playground
- 4.6 These areas of MOL are identified on Map 3, which also which also indicates the amended boundaries referred to in Local Plan Policy 24a and b (paragraph 3.20 above).

### ***Regional Context of MOL and Strategic Open Land within London and the South East***

- 4.7 Map 4 shows MOL and Strategic Open Land in surrounding boroughs in the London Boroughs of Croydon (LB Croydon) and Merton (LB Merton), the Royal Borough of Kingston upon Thames (RB Kingston), and Epsom and Ewell Borough. There are distinct chains of strategically important open space that are linked in the borough:
- An eastern chain of MOL running from Mitcham Common in LB Merton, through Beddington Farmlands and Beddington Park, taking in Bandon Hill Allotments and Cemetery and then to Roundshaw Park and Roundshaw Downs which is partly in LB Croydon.
  - A northern chain of MOL includes spaces in LB Sutton, LB Merton and RB Kingston. This runs from east at Morden Hall Park, Ravensbury Park, Tooting and Mitcham Football Ground in LB Merton, and Poulter Park in LB Sutton. It also links with the eastern chain at Beddington Farmlands via Land to the North of Goat Road and Mill Green in LB Sutton. The chain of MOL continues from Poulter Park, through St Helier Open Space, Rosehill Park East, Rosehill Recreation Ground, Thomas Wall Park, Reigate Avenue Recreation Ground, Summon Common Recreation Ground, Sutton Cemetery, Mayflower Park and Green Lane Primary School Fields (all within LB Sutton), and Morden Park, Merton and Sutton Cemetery, and Morden Cemetery and the sports grounds to the north, the Sir Joseph Hood Memorial Playing Fields (all within LB Merton), and with open spaces in RB Kingston including Fulham FC Training Ground.
  - A small agglomeration of MOL and Strategic Open Space to the west comprising Cheam Park and Cheam Recreation Ground (LB Sutton) and Nonsuch Park, which is designated as Strategic Open Space by Epsom and Ewell. Since Epsom and Ewell is not within Greater London, it does not use the designation of MOL but Strategic Open Space is the equivalent of MOL.

### ***Neighbouring Authority Green Belt and MOL Reviews***

- 4.8 A summary of recent Green Belt and MOL reviews in neighbouring authorities is set out in Appendix B. Neighbouring Green Belt and MOL in Croydon, Kingston upon Thames and Epsom and Ewell were considered to be strongly performing. Epsom and Ewell did propose the release of five Green Belt sites (not adjacent to LB Sutton) in their Draft Local Plan (Feb 2023), however have now paused work on their Local Plan review until there is more clarity changes to national policy and legislation on green belt and housing targets.
- 4.9 Neighbouring Green Belt in Reigate and Banstead was not assessed, as this review only addressed land around the edge of the existing built-up area, and land adjoining the Cuddington Green Belt in Sutton is a Site of Special Scientific Interest. The London Borough of Merton reviewed its MOL boundaries and is proposing to remove a small area of MOL adjacent to MOL at Poulter Park in Sutton through its Local Plan Review.


MAP 1

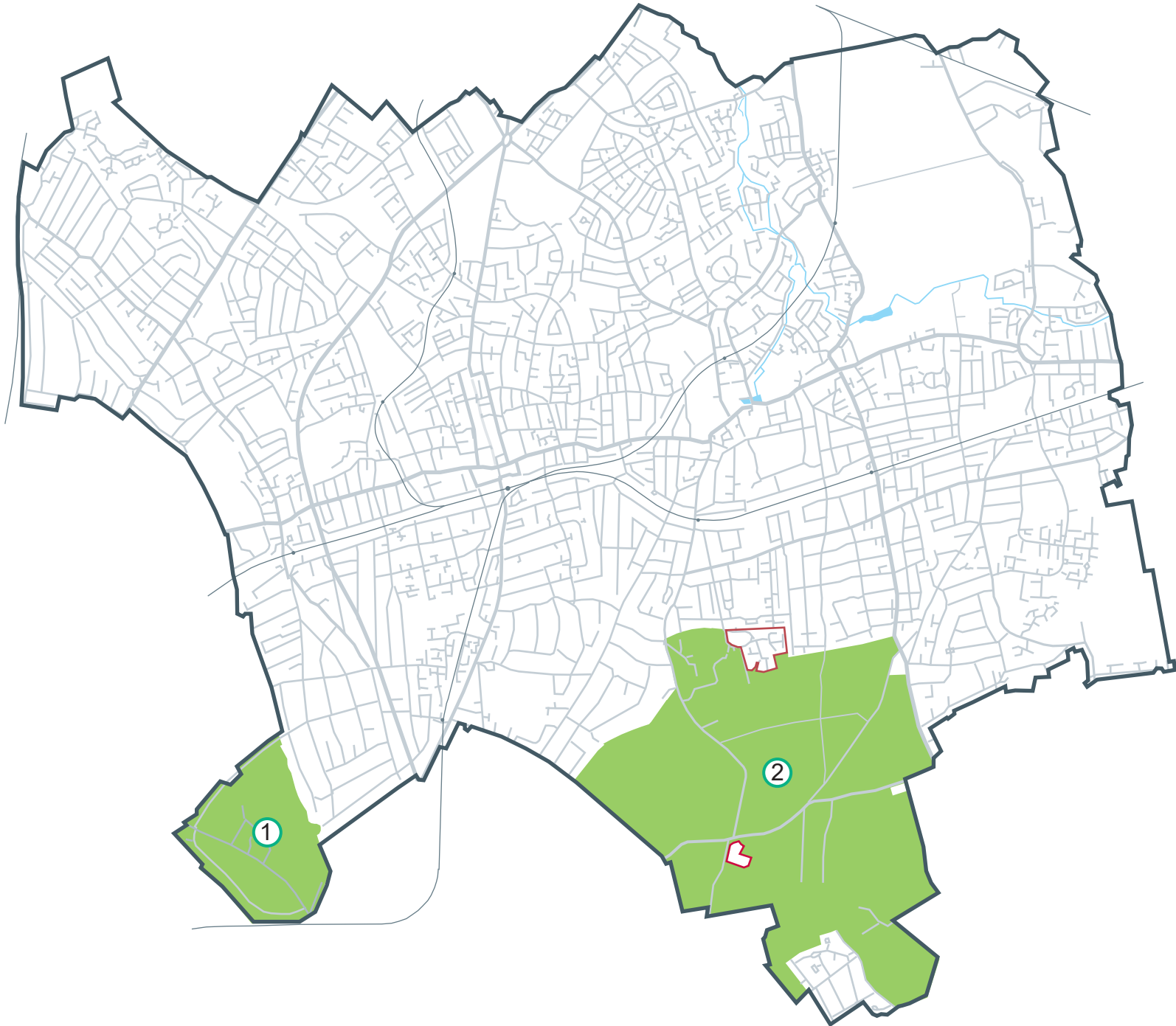
Metropolitan Green Belt

 Green Belt

 Cuddington Green Belt

 Woodcote Green Belt

 Former Green Belt  
areas which were  
de-designated at  
adoption of Local Plan  
in 2018






2023

Not to Scale

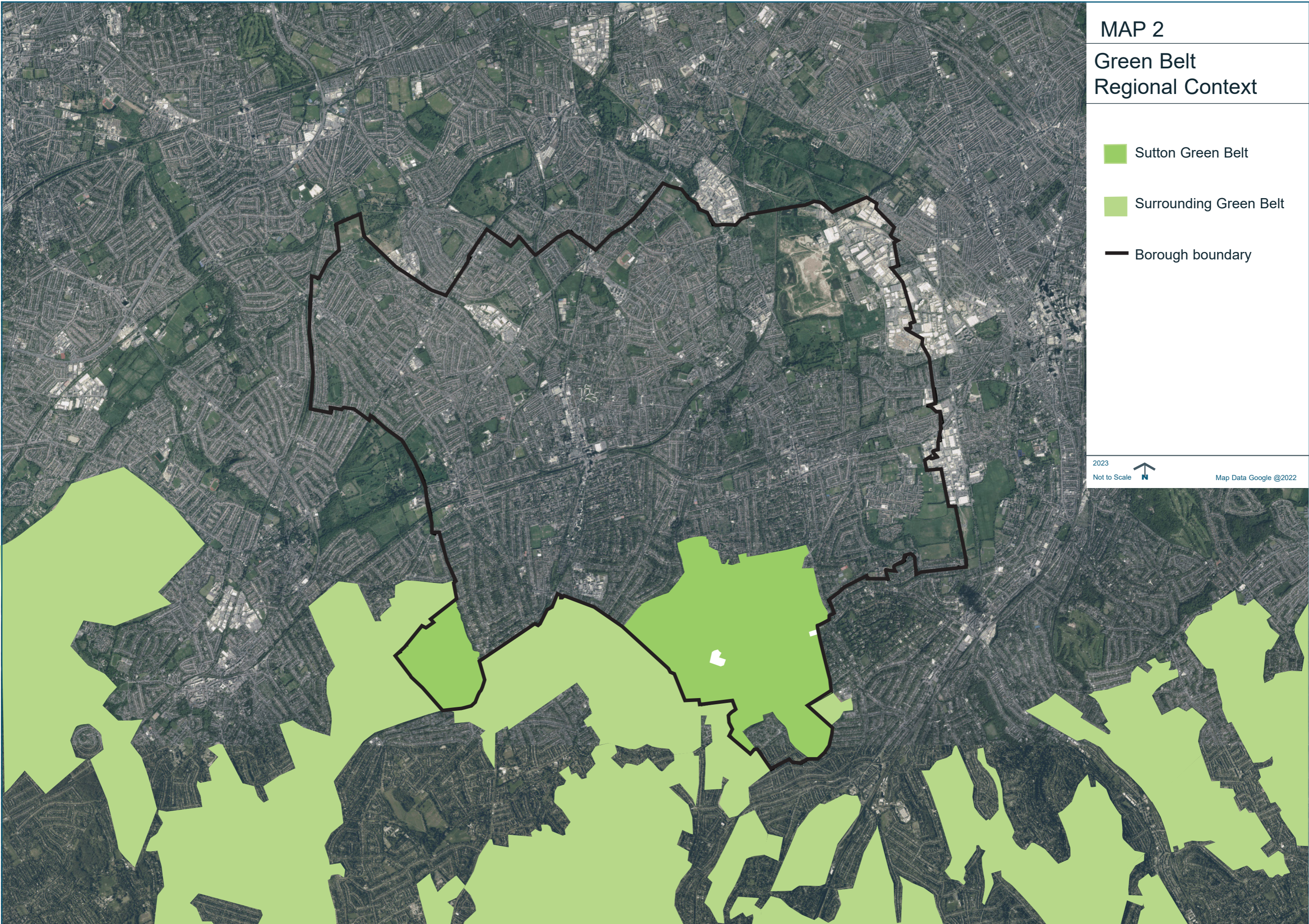
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MAP 2

Green Belt  
Regional Context

-  Sutton Green Belt
-  Surrounding Green Belt
-  Borough boundary

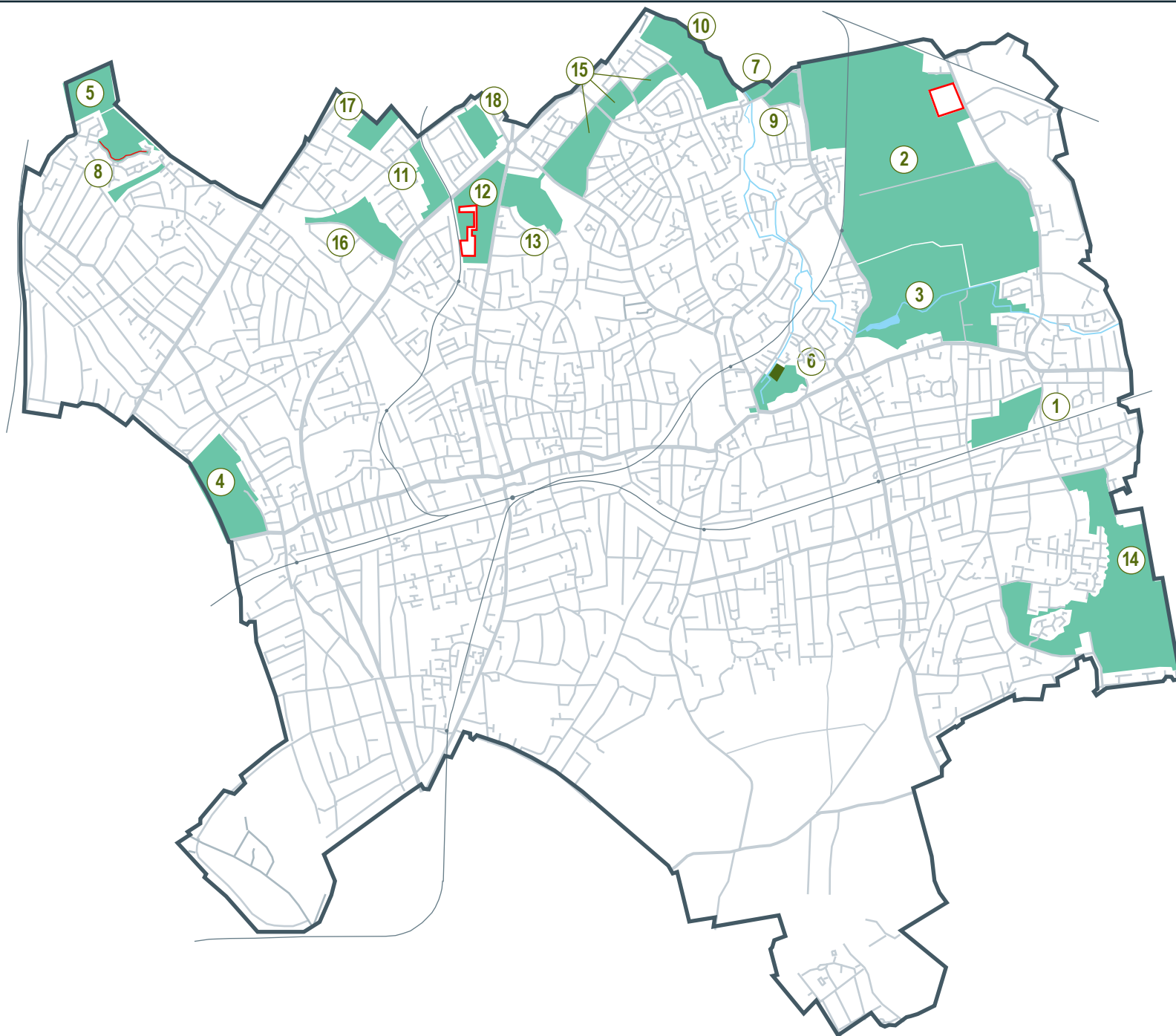
2023  
Not to Scale  Map Data Google @2022





# MAP 3

## Metropolitan Open Land



- Metropolitan Open Land
  - 1. Bandon Hill Cemetery and Allotments
  - 2. Beddington Farmlands
  - 3. Beddington Park and Carew Manor
  - 4. Cheam Park and Recreational Ground
  - 5. Green Lane Primary School Playing Fields and adjoining Land
  - 6. Grove Park and Carshalton Ponds
  - 7. Land North of Goat Road, Beddington Corner
  - 8. Mayflower Park, Buckland Way Recreation Ground and Allotments
  - 9. Mill Green
  - 10. Poulter Park and Playing Fields
  - 11. Reigate Avenue Recreation Ground
  - 12. Rosehill Recreation Ground
  - 13. Rosehill Park East
  - 14. Roundshaw Park, Downs and Playing Fields
  - 15. St Helier Open Spaces
  - 16. Sutton Cemetery and Kimpton Linear Park and Open Space
  - 17. Sutton Common Recreation Ground
  - 18. Thomas Wall Park and Playground
- MOL added in 2018
  - MOL deleted in 2018






2023

Not to Scale

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MAP 4

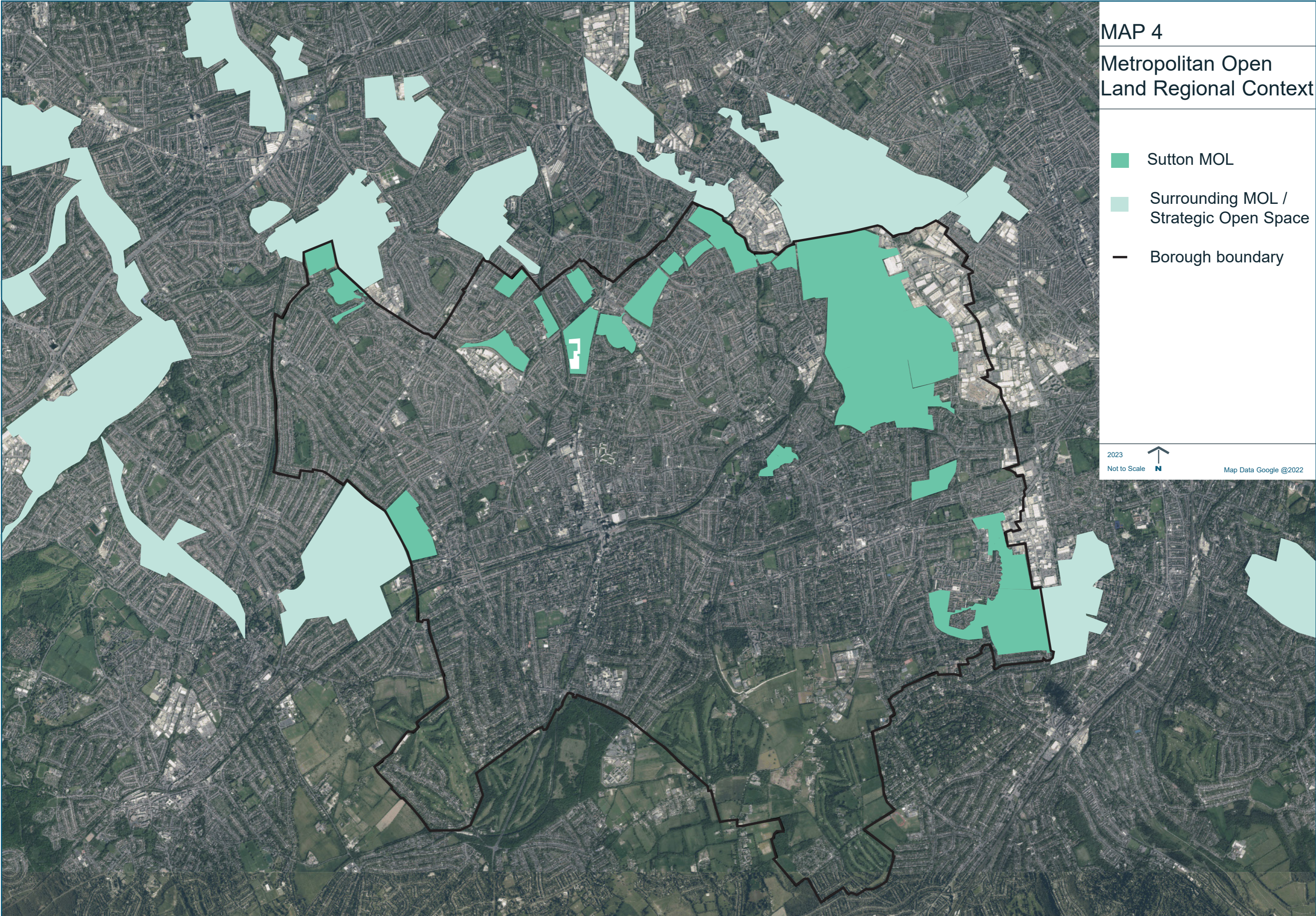
Metropolitan Open Land Regional Context

-  Sutton MOL
-  Surrounding MOL / Strategic Open Space
-  Borough boundary

2023  
Not to Scale



Map Data Google @2022



## 5 Methodology

- 5.1 This assessment will evaluate Green Belt land and Metropolitan Open Land against the purposes for which they were designated. Whilst there is no prescribed national guidance on how to undertake Green Belt and MOL Reviews, inspectors' comments at local plan examination have clarified the need for assessments to consider how land fulfils the purposes for designation. In addition, the Planning Advisory Service (PAS) published guidance for Green Belt Assessment in 2015<sup>3</sup> which also emphasises the need for assessment against the five purposes of the Green Belt.
- 5.2 The Council's previous Green Belt and MOL Review (2015 and 2016) evaluated both Green Belt parcels and MOL parcels against a combined set of criteria for both Green Belt and MOL functions. The council considered the two sets of functions were sufficiently similar to warrant amalgamation, and that with one set of functions forming the basis of the evaluation, it enabled both Green Belt parcels and MOL parcels to be directly comparable. However, the Inspector for the Local Plan examination clarified that Green Belt parcels should be assessed against Green Belt purposes only, and MOL parcels assessed against MOL functions only.

### Green Belt Assessment

- 5.3 This review assesses the two areas of Green Belt within the borough – the Cuddington Green Belt (Local Plan Appendix and Policies Map reference GB1) and Woodcote Green Belt (GB2) against the five Green Belt purposes set out in the NPPF (paragraph 138):
1. to check the unrestricted sprawl of large built-up areas;
  2. to prevent neighbouring towns merging into one another
  3. to assist in safeguarding the countryside from encroachment
  4. to preserve the setting and special character of historic towns; and
  5. to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.
- 5.4 Definition of terms and factors taken into account in relation to these purposes are set out below. This draws on PAS Green Belt guidance (2015) which set out some considerations to be made in relation to the five purposes. In particular, it notes that '*the quality of the landscape of an area should not be a consideration when assessing the contribution of the Green Belt to the fulfilment of Green Belt purposes.*'

#### ***Purpose 1: To check the unrestricted sprawl of large built-up areas***

- 5.5 The Green Belt in Sutton forms part of the Metropolitan Green Belt surrounding Greater London, designated to control the sprawl of the London conurbation. Therefore, land contiguous with the London conurbation is considered to form part of the large built-up area. This includes non-Green Belt land within the

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<sup>3</sup> 'Planning on the Doorstep: The Big Issues Green Belt' Planning Advisory Service 2015

London Boroughs of Sutton and Croydon. Any expansion of these areas is considered to be 'sprawl.'

- 5.6 Land which is adjacent or close to the built-up area has the greatest potential to make a significant contribution to Purpose 1. The degree of the contribution of land adjacent and close to built-up areas is also affected by its openness and distinction from the built-up area. Areas which have greater openness and distinction will have a stronger contribution. Land which is largely enclosed by built-up areas will make less of a contribution.

***Purpose 2: To prevent neighbouring towns from merging into one another***

- 5.7 Neighbouring towns and settlements relates to the built up areas immediately adjacent to the Green Belt to the south in Banstead, Woodmansterne in Reigate and Banstead District, Clockhouse within the London Borough of Sutton and Coulsdon in the London Borough of Croydon. The role of the parcel in preventing the merger of settlements through the linking of built form will be considered in relation to the existing degree of separation.

***Purpose 3: To assist in safeguarding the countryside from encroachment***

- 5.8 This purpose to safeguard the countryside from encroachment is achieved by resisting urbanising influences through built development or land use change. A strong countryside character is open land of rural character, and can include agricultural and forestry uses. Other Green Belt land which is distinct from urbanising influences can include some existing low density or sporadic development, and open land with other uses appropriate in a Green Belt location, such as parkland and outdoor recreation. The role of Green Belt land in fulfilling this purpose will consider whether it has a countryside character taking into account the degree of open land and the character of development.

***Purpose 4: To preserve the setting and special character of historic towns***

- 5.9 The PAS guidance (2015) notes that this purpose is generally accepted as relating to very few settlements in practice. In the context of the Green Belt in Sutton, there are no historic towns in the vicinity. A broader consideration of historic towns could include consideration of the setting and character of Conservation Areas as areas of historic interest.

***Purpose 5: To assist in urban regeneration by encouraging the recycling of derelict and other urban land***

- 5.10 The NPPF makes clear that it promotes development of brownfield land (paragraph 120). The Green Belt purpose to encourage the recycling of derelict and other urban land supports this as a long term strategic aim. The London Plan (2021) notes that the Green Belt "*provides the vital function of containing the further expansion of built development*" and that this "*has helped to drive the re-use and intensification of London's previously developed brownfield land to ensure London makes efficient use of its land and infrastructure*". PAS guidance (2015) notes that by virtue of its designation all Green Belt land achieves this purpose. It is difficult to distinguish individual contributions from

single parcels of Green Belt land, so all Green Belt land is therefore considered to make an equal contribution to this purpose.

### **Green Belt Characteristics**

- 5.11 The NPPF also emphasises openness and permanence as essential characteristics of Green Belts (paragraph 137) and the need for clear boundaries ‘using physical features that are readily recognisable and likely to be permanent’ (paragraph 143). Openness and permanence of boundaries will have an impact on how Green Belt land performs in relation to the five purposes noted above.
- 5.12 The NPPF does not define ‘openness’, but Planning Practice Guidance refers to some factors which can affect it, and states that ‘*openness is capable of having both spatial and visual aspects – in other words, the visual impact of the proposal may be relevant, as could its volume*’. Court decisions<sup>4</sup> also make clear that openness is not about the quality of the landscape, nor does it imply freedom from all forms of development.
- 5.13 Table 1 below sets out indicative factors that have been considered when assessing the characteristics of the parcels and their contribution to Green Belt purposes. The degree of contribution to Green Belt purposes has been graded as making a significant, moderate, limited or no contribution.

*Table 5.1: Assessment Criteria for Green Belt Evaluation*

<b>Characteristics of parcel</b>	<b>Strength of contribution</b>	<b>Factors for consideration</b>
Openness	Stronger	Areas free from built development Limited built development Agricultural/horticultural/forestry buildings
	Weaker	Greater density of built development (other than agricultural/ horticultural/forestry buildings) Inappropriate (urbanising) uses in the Green Belt
Boundary - clear, readily recognisable and likely to be permanent	Strongly defined	Physical features such as roads, railway lines, rivers
	Weakly defined	No identifiable features on the ground
<b>Green Belt Purpose</b>	<b>Strength of contribution</b>	<b>Factors for consideration</b>
1. To check the unrestricted sprawl of large built-up areas	Significant Contribution	Land which is adjacent or close to the built-up area and is open/ largely open and/or has greater distinction from built-up areas
	Moderate Contribution	Land which is adjacent or close to the built-up area and has limited urbanising development

<sup>4</sup> Supreme Court appeal: Samuel Smith Old Brewery v North Yorkshire County Council (Appellant) 2020.

	Limited or No Contribution	Land has more urbanising development. Land which is largely enclosed by built-up areas Land is not close to built-up area.
2. To prevent neighbouring towns from merging into one another	Significant Contribution	Land in a narrow gap between built-up areas
	Moderate Contribution	Land in a moderate gap between built-up areas
	Limited or No Contribution	Land in a wide gap between built-up areas Existing built development adjacent to neighbouring towns
3. To assist in safeguarding the countryside from encroachment	Significant Contribution	Open land with an absence of built development and characterised by rural land uses such as agriculture
	Moderate Contribution	Open land largely free from built development, and characterised by uses appropriate in the Green Belt. Sporadic/ low density development
	Limited or No Contribution	More built development and characterised by use which is more associated with an urban area
4. To preserve the setting and special character of historic towns	Significant Contribution	Contains Conservation Area or significant heritage designation and contributes to their setting.
	Moderate Contribution	In the vicinity of Conservation Area or significant heritage designation and contributes to their setting.
	Limited or No Contribution	No Conservation Area or other significant heritage designation within area or vicinity.
5. To assist in urban regeneration by encouraging the recycling of derelict and other urban land	-	At a strategic level, development constraints in the Green Belt act to encourage development in existing built-up areas and brownfield land. It is difficult to evaluate the impact of individual parcels of Green Belt land on this. Therefore it is considered that all of Sutton's Green Belt land contributes equally to this Green Belt Purpose.

### ***Metropolitan Open Land Assessment***

5.14 This review assesses the eighteen parcels of Metropolitan Open Land (MOL) within the borough against the criteria for MOL set out in the London Plan Policy G3(B):

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

2. it includes open air facilities, especially for leisure, recreation, sport, the arts and cultural activities, which serve either the whole or significant parts of London
3. it contains features or landscapes (historic, recreational, biodiverse) of either national or metropolitan value
4. it forms part of a strategic corridor, node or a link in the network of green infrastructure and meets one of the above criteria

5.15 Table 2 below sets out indicative factors that have been considered when assessing the characteristics of the parcels and their contribution to MOL function. As London Plan Policy affords MOL the same status and level of protection as Green Belt, the openness and boundaries are also considered. The degree of contribution to MOL purposes has been graded as making a significant, moderate, limited or no contribution. Reference to open space hierarchies, networks of strategic open space, heritage designations and categories of importance for nature set out in the London Plan, Mayor's SPG (All London Green Grid) and the Local Plan, as well as national heritage designations, have been used to assess the level of contribution to meeting the criteria.

*Table 5.2: Assessment Criteria for MOL Evaluation*

<b>Characteristics of MOL</b>	<b>Strength of contribution</b>	<b>Factors for consideration</b>
Openness	Stronger	Areas free from built development. Appropriate MOL uses. May have views into and across parcel. Limited built development
	Weaker	Greater density of built development
Boundary Quality	Strongly defined	Physical features such as roads, railway lines, rivers
	Weakly defined	No identifiable features on the ground
<b>MOL Criteria</b>	<b>Contribution to MOL Purposes</b>	<b>Factors for consideration</b>
It contributes to the physical structure of London by being clearly distinguishable from the built-up area	Significant Contribution	Limited or no built development Strong sense of identity and separation from surroundings. Large open space
	Moderate Contribution	Largely free from built development Moderate sense of identity and separation from surroundings May be smaller in size but linked to a larger open space
	Limited or No Contribution	Notable built development Lack of distinction from surroundings Small size of open space and lack of links to other open space

It includes open air facilities, especially for leisure, recreation, sport, the arts and cultural activities, which serve either the whole or significant parts of London	Significant Contribution	Parcel contains 'destination' facilities of importance for several boroughs. Includes 'Metropolitan Parks' <sup>5</sup>
	Moderate Contribution	Parcel contains facilities of borough-wide importance / catchment Includes 'District Parks' <sup>5</sup>
	Limited or No Contribution	Parcel contains facilities of neighbourhood importance / catchment Includes 'Local Parks' <sup>5</sup>
It contains features or landscapes (historic, recreational, biodiverse) of either national or metropolitan value	Significant Contribution	Sites of Importance for Nature Conservation of Metropolitan importance (SINCs) Registered Parks and Gardens Listed buildings (taking account of grading and number) Scheduled Monuments Conservation Areas (taking account of extent and number)
	Moderate Contribution	SINCs of Borough importance Listed buildings (taking account of grading and number) Conservation Areas (taking account of extent and number)
	Limited or No Contribution	SINCs of Local importance Designated as Green Corridor <sup>6</sup> Locally listed buildings Areas of Special Local Character No heritage designations
It forms part of a strategic corridor, node or a link in the network of green infrastructure and meets one of the above criteria	Significant Contribution	Strategic corridor, node or link in All London Green Grid Designated as a green space safeguarded for the Wandle Valley Regional Park <sup>7</sup>
	Moderate Contribution	Designated as Metropolitan Green Chain <sup>8</sup> Adjacent to Strategic corridor, node or link in All London Green Grid / Wandle Valley Regional Park
	Limited or No Contribution	Not in proximity to Strategic corridor, node or link in All London Green Grid, the Wandle Valley Regional Park or Metropolitan Green Chain

<sup>5</sup> As defined in the Local Plan Appendix Map 5.31, based on London Plan Public Open Space Categorisation - now Table 8.1 in current London Plan (2021)

<sup>6</sup> Local biodiversity designation in Local Plan (Local Plan Policies Map and Appendix Map 6.1)

<sup>7</sup> As defined in the Local Plan Policies Map and Appendix Map 5.27 and 5.28

<sup>8</sup> Local designation in Local Plan as network of open space (Local Plan Policies Map and Appendix Map 5.23)



5.16 In addition to evaluating how Green Belt and MOL performs against the relevant criteria in the NPPF and London Plan, the strength of the boundaries were also considered. Paragraph 143 (f) highlights the need for boundaries to be clearly defined “using physical features that are readily recognisable and likely to be permanent.”

## 6.1 GB1: Cuddington Green Belt (106 hectares)

6.1.1 The Cuddington Green Belt is located in the south-west corner of the borough. It is part of the wider Metropolitan Green Belt linking green belt land in Reigate and Banstead at Banstead Downs with green belt land in Epsom and Ewell (the sports grounds and farmland of North Looe).

### Land uses

6.1.2 The principal land uses are residential and for recreational use as a golf course. There is also some incidental woodland, a former nursery (horticultural) now used for a forestry use, stabling and a local nature reserve composed primarily of chalk grassland.

### Other Local Plan Designations

6.1.3 Much of the parcel is designated as a Site of Importance for Nature Conservation of Borough Importance (Local Plan Appendix and Policies Map reference SINC17), the area contains a variety of chalk grassland, scrub and woodland habitats.

### Background

6.1.4 The golf course was established in 1929, the surrounding housing was developed from the 1920s onwards. An area in the south-eastern corner was formerly a hospital, and later developed partly for housing and part for establishment of a local nature reserve.

6.1.5 Since 1988, residential properties on Higher Drive, Banstead Road, Gilhams Avenue, Walnut Tree Close and Cuddington Park Close (formerly the Cuddington Hospital site) have been included in the Green Belt. This was to ensure a better relationship to the adjoining Green Belt land in Reigate and Banstead and Epsom and Ewell. Prior to this, the fragmented boundary was less defensible and had been identified as being vulnerable to development pressures.

6.1.6 The Cuddington Green Belt also lies adjacent to a Site of Special Scientific Interest (SSSI) in the neighbouring borough at Banstead Downs in Reigate and Banstead.

Table 6.1: Assessment of Cuddington Green Belt

Characteristics of parcel	Comments
Openness	Whilst there is some suburban residential development, this is low density with largely detached properties in large plots. The golf course and adjacent open spaces contribute to the open character, though these are largely enclosed by housing and has limited views from the highway. There are some glasshouse structures on the former nursery site on Cuddington Way, though due to the nature of the use for horticulture, were appropriate in the Green Belt.

<b>Boundary Quality</b>	The boundaries are generally strongly defined, adjoining Green Belt land in Reigate and Banstead and Epsom and Ewell, and defined by the curtilage of residential properties and a railway line.
<b>Green Belt Purpose</b>	<b>Contribution to Green Belt Purposes / Explanation</b> Significant Contribution / Moderate Contribution / Limited or No Contribution
<b>1. To check the unrestricted sprawl of large built-up areas</b>	<b>Moderate Contribution</b> The golf course lies adjacent to areas of housing to the north-east, and provides a clear distinction from the built-up area. Whilst the parcel includes some low density housing to the south, overall the parcel checks the spread of development from the north-east, particularly in conjunction with the wider Green Belt in Reigate and Banstead and Epsom and Ewell.
<b>2. To prevent neighbouring towns from merging into one another</b>	<b>No Contribution</b> Housing on the boundary lies adjacent to built development in Banstead to the south. However, there is a clear distinction between these settlements, due to the severance of the railway line.
<b>3. To assist in safeguarding the countryside from encroachment</b>	<b>Limited Contribution</b> Whilst much of the parcel is open land comprising uses which are appropriate within a Green Belt location and distinct from urbanising uses, the presence of suburban housing diminishes the role of the parcel in relation to this purpose.
<b>4. To preserve the setting and special character of historic towns</b>	<b>No Contribution</b> There are no designated heritage assets within the parcel and no 'historic towns' or conservation areas in the vicinity.
<b>5. To assist in urban regeneration by encouraging the recycling of derelict and other urban land</b>	All Green Belt land is considered to make an equally strong contribution to this purpose.

## Conclusions

- 6.1.7 The Cuddington Green Belt fulfils Green Belt purposes in checking unrestricted sprawl. However, the overall contribution to Green Belt purposes is strengthened by its position in linking adjacent areas of Green Belt within neighbouring boroughs, maintaining the wider Metropolitan Green Belt. No areas are identified for further assessment.



MAP 5

GB1: Cuddington Green Belt

— Green Belt Boundary

— Borough Boundary

2023

Not to Scale



Map Data Google @2022

## **6.2 GB2: Woodcote Green Belt (499 hectares)**

6.2.1 The Woodcote Green Belt is the largest area of open space in the borough. It is a substantial part of the southern Metropolitan Green Belt and links to Green Belt in neighbouring boroughs (the London Borough of Croydon and Reigate & Banstead).

### **Land uses**

6.2.3 Much of the Woodcote Green Belt is in agricultural use but there are also a variety of other land uses. There are two golf courses (with associated infrastructure), tracts of woodland and parkland, formal public open space in the form of recreation grounds and sports grounds, care home, garden centre, nurseries (horticultural), schools, small commercial premises, a church and residential development.

### **Other Local Plan Designations**

6.2.4 The Woodcote Green Belt has a number of Site of Importance for Nature Conservation designations, including those of Metropolitan Importance at Woodcote Park Golf Course (SINC9) and of Borough Importance at Queen Mary's Wood, Wellfield Plantation and Grasslands and Woodmansterne Road Woodland and Wellfield South (SINC10), Ruffett, Big Wood and Adjacent Meadow (SINC14), Carshalton Road Pastures and Grove Lane Hedge (SINC15), Oaks Park and Golf Course (SINC16), Little Woodcote Wood (SINC27) and Queen Mary's Park (SINC35). Lamberts Copse (SINC53) is a SINC of Local Importance.

6.2.5 There are also six designated Public Open Spaces at Corrigan Avenue Recreation Ground (POS13), land at Longlands Avenue (POS28), Little Woodcote Wood (POS30), Oaks Park (POS35), Queen Mary's Park (POS42) and Ruffett Big Wood (POS49).

6.2.6 Oaks Park and Oaks Golf Course are designated as a Historic Park and Garden (local designation). Other heritage assets include a Schedule Ancient Monument (SAM5), four listed buildings (L9, L10, L45, L46) and a locally listed building (LL95). The parcel also includes two Archaeological Priority Areas.

### **Background**

6.2.7 The area was predominantly used for farming and home to two large 18<sup>th</sup> century estates, Oaks Park and Woodcote Grove. Oaks Park was the residence of the Earls of Derby but was demolished between 1957-60. The estate was subsequently in recreational use, including a golf course and public park. Woodcote Grove House was built in the 1860s and set in a large estate. By 1912, the estate had been subdivided, and part developed as a golf course. The main house has been in use as care home since the 1940s.

6.2.8 The farmland at Little Woodcote was purchased by Surrey County Council in 1925, to create smallholdings to help soldiers returning from the First World

War take the first steps to becoming farmers in their own right. When originally established the small size of holdings dictated the layout and character of the area. The school (Wallington High School for Girls) in the north-eastern corner was built later in the 1960s.

- 6.2.9 The area around Queen Mary's Woodland and Park has seen most change. Formerly farmland and woodland, it was developed to provide a hospital in 1908 (the Southern Hospital, later known as the Children's Infirmary and then the Queen Mary's Hospital for Children). Laboratory facilities were built on land west of the hospital in the 1950s and 60s. Most of the hospital site closed in 1993, and the remaining Orchard Hill Hospital service later closed in 2009. The whole hospital site has been redeveloped for housing (Metcalf Avenue) and Oaks Park High School, and adjacent laboratories redeveloped for housing (Wellfield Gardens), a care home and church.
- 6.2.10 At the last Local Plan Review, part of the former hospital site was de-designated as Green Belt as the land had been redeveloped for housing. This was considered necessary to ensure the integrity and purpose of the Green Belt was effectively maintained, and the revised boundary is now considered to be clearly recognisable and defensible.
- 6.2.11 Also at the last plan review, an inset site within the Green Belt was de-designated as the site contains two Gypsy and Traveller Sites, and is allocated for an extension to provide further gypsy and traveller pitches Local Plan Site Allocation 104. These changes are noted in Local Plan Policy 24 a and b. However, there is a minor digitising error in that the boundary of the Green Belt overlaps with the boundary of Site Allocation 104. A minor correction is proposed in Section 9 to correct this anomaly.
- 6.2.12 The previous Green Belt Review identified five distinct sub-areas for assessment. The same sub-areas (incorporating the Green Belt boundary amendments) will be considered for consistency.



MAP 6

GB2: Woodcote Green Belt Sub areas

- Green Belt Boundary
- - - Sub Area Boundary
- Borough Boundary

GB2.1:  
Queen Mary's  
Woodland and

GB2.2:  
Little  
Woodcote  
Estate

GB2.4  
Oaks Park

GB2.3:  
Woodcote  
Park

GB2.5:  
Ruffett and  
Big Wood

2023

Not to Scale



Map Data Google @2022

Table 6.2.1: Assessment of Woodcote Green Belt sub area GB2.1: Queen Mary's Woodland and Park

Characteristics of parcel	Comments
<b>Openness</b>	This sub-area contains open areas of woodland and parkland at Wellfield Plantation, Queen Mary's Woodland and Queen Mary's Park, and grassland west of Wellfield Gardens. There is some built development on previously developed land set between these areas of woodland and parkland. The built development comprises housing, a school, a care home, church, riding school and mobility centre. The non-residential uses include substantial areas of associated outdoor space, such as school playing fields and riding school fields. The topography of the area, together with the screening from trees and woodland limit the visual impact of the built development.
<b>Boundary Quality</b>	The sub-area adjoins the built-up area to the north and west. It is bordered by Woodmansterne Road to the west, and Damson Way and Monkey Puzzle Way to the east. Boundaries are strongly defined by roads and curtilage of residential properties. The northern boundary had been amended at the last Local Plan to take account of development and to provide a recognisable, defensible and permanent boundary. The sub-area adjoins the rest of the Woodcote Green Belt to the south and east bordered by field boundaries bordered with trees.
<b>Green Belt Purpose</b>	<b>Contribution to Green Belt Purposes / Explanation</b> Significant Contribution / Moderate Contribution / Limited or No Contribution
<b>1. To check the unrestricted sprawl of large built-up areas</b>	<b>Moderate contribution</b> The sub-area lies adjacent to the built-up area to the north and west. Whilst there is some built development on previously developed land, there is a significant amount of associated open space, and it is set within woodland and parkland which provides clear distinction from the built-up area.
<b>2. To prevent neighbouring towns from merging into one another</b>	<b>Moderate contribution</b> Whilst the sub-area has more built development than other areas it has a distinct boundary and together with adjoining Green Belt land, the area separates Carshalton Beeches to the north from merging with Coulsdon and Woodcote in LB Croydon to the south and east with a moderate gap.
<b>3. To assist in safeguarding the countryside from encroachment</b>	<b>Limited contribution</b> Whilst there is woodland and parkland at Wellfield Plantation, Queen Mary's Woodland and Queen Mary's Park, there is a grouping of built development more associated with urban areas built on previously developed land. The presence of this diminishes the role of the parcel in relation to this purpose.
<b>4. To preserve the setting and special</b>	<b>No Contribution</b>



<b>character of historic towns</b>	Whilst there are individual designated heritage assets within the parcel, there are no 'historic towns' or conservation areas in the vicinity.
<b>5. To assist in urban regeneration by encouraging the recycling of derelict and other urban land</b>	All Green Belt land is considered to make an equally strong contribution to this purpose.

### **Conclusions**

6.2.13 The Queen Mary's Woodland and Park sub-area of the Woodcote Green Belt fulfils Green Belt purposes through its role in preventing sprawl and maintaining separation. No areas are identified for further assessment.



MAP 7

GB2.1: Woodcote Green Belt  
Queen Mary's Woodland and  
Park

- Green Belt Boundary
- Sub Area Boundary

2023

Not to Scale



Map data Google @2022

Table 6.2.2: Assessment of Woodcote Green Belt sub area GB2.2: The Little Woodcote Estate

Characteristics of parcel	Comments
<b>Openness</b>	The Little Woodcote Estate is largely open with much of the area covered by smallholdings with their distinctive predominantly weatherboard housing. Much of the area is in agricultural and horticultural use, with some pockets of woodland. The north-eastern corner of the parcel is occupied by school with playing fields and a large garden centre which are screened by trees and hedging. Other small scale built development in the area includes warehouse premises and fish farm also largely screened by trees/woodland..
<b>Boundary Quality</b>	The sub-area adjoins the built-up area to the north and east, and is bordered by Little Woodcote Lane and Woodcote Road. Boundaries are strongly defined by roads and curtilage of residential properties. The sub-area adjoins the rest of the Woodcote Green Belt to the west and south bordered by Woodmansterne Road, Grove Lane (track) Lower Pillory Down, and Little Woodcote Lane.
<b>Green Belt Purpose</b>	<b>Contribution to Green Belt Purposes / Explanation</b> Significant Contribution / Moderate Contribution / Limited or No Contribution
<b>1. To check the unrestricted sprawl of large built-up areas</b>	<b>Moderate contribution</b> The sub-area adjoins the built-up area to the north and east. There is some limited built development throughout the area which reflects the established pattern of smallholdings. Horticultural nurseries and open fields west of Woodcote Road maintain the openness and distinction from the built-up area to the east. There is some built development more associated with urban areas close to the northern-eastern boundary– in the form of the school and garden centre, both west of Woodmansterne Lane. However, the openness of the school playing fields, and limited visual impact due to the scale of buildings and the impermanent appearance of much of the development, creates a greater sense of openness and distinction from the built-up area.
<b>2. To prevent neighbouring towns from merging into one another</b>	<b>Moderate contribution</b> Together with adjoining Green Belt land, the sub-area separates Carshalton Beeches to the north from merging with Coulsdon and Woodcote in LB Croydon to the south and east with a moderate gap.
<b>3. To assist in safeguarding the countryside from encroachment</b>	<b>Moderate contribution</b> The sub-area is largely open and has some limited built development which reflects the established pattern of smallholdings. It is generally characterised by agricultural uses and other uses appropriate in the Green Belt.
<b>4. To preserve the setting and</b>	<b>No Contribution</b>

<b>special character of historic towns</b>	There are no 'historic towns' or conservation areas in the vicinity.
<b>5. To assist in urban regeneration by encouraging the recycling of derelict and other urban land</b>	All Green Belt land is considered to make an equally strong contribution to this purpose.

### **Conclusions**

- 6.2.14 The Little Woodcote Estate sub-area of the Woodcote Green Belt fulfils Green Belt purposes through its role in preventing sprawl and encroachment and maintaining separation. No areas are identified for further assessment.



MAP 8

GB2.2: Woodcote Green Belt  
Little Woodcote Estate

- Green Belt Boundary
- Sub Area Boundary
- Borough Boundary

2023

Not to Scale



Map Data Google @2022

Table 6.2.3: Assessment of Woodcote Green Belt sub area GB2.3: Woodcote Park

Characteristics of parcel	Comments
<b>Openness</b>	This sub-area mainly comprises a golf course, farmland, open land for equestrian use with some buildings ancillary to these uses. There is also a private care home complex at Woodcote Grove set in extensive grounds with a belt of woodland to the west. There is some sporadic development including dwellings along Little Woodcote Lane and Lower Pillory Down.
<b>Boundary Quality</b>	The sub-area adjoins the built-up area to the south at Coulsdon and to the east at Woodcote both in LB Croydon. Boundaries here are strongly defined by roads and curtilage of residential properties. It also adjoins a smaller parcel of Green Belt in LB Croydon. The sub-area adjoins the rest of the Woodcote Green Belt to the north bounded by Little Woodcote Lane and to the west by Lower Pillory Down.
<b>Green Belt Purpose</b>	<b>Contribution to Green Belt Purposes / Explanation</b> Significant Contribution / Moderate Contribution / Limited or No Contribution
<b>1. To check the unrestricted sprawl of large built-up areas</b>	<b>Significant contribution</b> The sub-area lies adjacent to the built-up area to the south at Coulsdon and to the west at Woodcote. The area is open and clearly distinct from the adjoining built-up area.
<b>2. To prevent neighbouring towns from merging into one another</b>	<b>Moderate contribution</b> Together with adjoining Green Belt land, the sub-area separates Carshalton Beeches to the north from merging with Coulsdon and Woodcote in LB Croydon to the south and east with a moderate gap.
<b>3. To assist in safeguarding the countryside from encroachment</b>	<b>Moderate contribution</b> The sub-area is open and largely free from built development, and characterised by agricultural uses and other uses appropriate in the Green Belt. The care home complex is longstanding use, it includes the Grade II listed Woodcote Grove House, and is set within large wooded grounds surrounded by open land which give it a rural character.
<b>4. To preserve the setting and special character of historic towns</b>	<b>No Contribution</b> Whilst there are individual designated heritage assets within the parcel, there are no 'historic towns' or conservation areas in the vicinity.
<b>5. To assist in urban regeneration by encouraging the recycling of derelict and other urban land</b>	All Green Belt land is considered to make an equally strong contribution to this purpose.

## **Conclusions**

- 6.2.15 The Woodcote Park sub-area of the Woodcote Green Belt fulfils Green Belt purposes through its role in preventing sprawl, as well as preventing encroachment and maintaining separation. It also acts in combination with Green Belt in LB Croydon. No areas are identified for further assessment.



MAP 9

GB2.3: Woodcote Green Belt  
Woodcote Park

- Green Belt Boundary
- Sub Area Boundary
- Borough Boundary

2023

Not to Scale



Map data Google @2022



Table 6.2.4: Assessment of Woodcote Green Belt sub area GB2.4: Oaks Park

Characteristics of parcel	Comments
<b>Openness</b>	The sub-area mainly comprises public open space at Oaks Park (woodland and grassland), a golf course and farmland. There is some limited development including buildings ancillary to the recreational uses, agricultural buildings and dwellings.
<b>Boundary Quality</b>	The sub-area adjoins Green Belt in Reigate and Banstead to the west. It adjoins the built-up residential area to the north towards Carshalton Beeches, defined by the boundary of the golf course. The sub-area adjoins the rest of the Woodcote Green Belt to the east bordered by Woodmansterne Road and Carshalton Road.
<b>Green Belt Purpose</b>	<b>Contribution to Green Belt Purposes / Explanation</b> Significant Contribution / Moderate Contribution / Limited or No Contribution
<b>1. To check the unrestricted sprawl of large built-up areas</b>	<b>Significant contribution</b> The sub-area lies adjacent to the built-up area to the north. The area is open and clearly distinct from the adjoining built-up area. The parcel checks the spread of development from the north, particularly in conjunction with the wider Green Belt in Reigate and Banstead.
<b>2. To prevent neighbouring towns from merging into one another</b>	<b>Moderate contribution</b> Together with adjoining Green Belt land in Reigate and Banstead, the sub-area separates Carshalton Beeches and Carshalton-on-the-Hill to the north from merging with Clockhouse and Coulsdon to the south with a moderate gap.
<b>3. To assist in safeguarding the countryside from encroachment</b>	<b>Moderate contribution</b> The sub-area is open and largely free from built development, and characterised by agricultural uses and other uses appropriate in the Green Belt.
<b>4. To preserve the setting and special character of historic towns</b>	<b>No Contribution</b> Whilst there are individual designated heritage assets within the parcel, there are no 'historic towns' or conservation areas in the vicinity.
<b>5. To assist in urban regeneration by encouraging the recycling of derelict and other urban land</b>	All Green Belt land is considered to make an equally strong contribution to this purpose.

## Conclusions

6.2.16 The Oaks Park sub-area of the Woodcote Green Belt fulfils Green Belt purposes through its role in preventing sprawl, as well as preventing encroachment and maintaining separation. It also acts in combination with

Green Belt in Reigate and Banstead, and helps to maintain the wider Metropolitan Green Belt. No areas are identified for further assessment.



MAP 10

GB2.4: Woodcote Green Belt  
Oaks Park

 Green Belt Boundary

 Sub Area Boundary

 Borough Boundary

2023

Not to Scale



Map data Google @2022

Table 6.2.5: Assessment of Woodcote Green Belt sub area GB2.5: Ruffett and Big Wood

Characteristics of parcel	Comments
<b>Openness</b>	The sub-area is open comprising woodland, open land including for equestrian use, rough pasture and scrub, and a recreation ground. There is some very limited built development, mainly along Carshalton Road.
<b>Boundary Quality</b>	The sub-area adjoins Green Belt in Reigate and Banstead to the west. It also adjoins the built-up residential area to the south at Clockhouse, with the boundary defined by residential curtilages. It adjoins a gypsy and traveller site, and land allocated for its extension, to the north. This area was removed from the Green Belt in 2018 to reflect Site Allocation 104. The sub-area adjoins the rest of the Woodcote Green Belt to the west bordered by Carshalton Road and by Grove Lane, a track bordered with trees, to the east.
<b>Green Belt Purpose</b>	<b>Contribution to Green Belt Purposes / Explanation</b> Significant Contribution / Moderate Contribution / Limited or No Contribution
<b>1. To check the unrestricted sprawl of large built-up areas</b>	<b>Significant contribution</b> The sub-area lies adjacent to the built-up area to the south at Clockhouse, which is continuous with the wider built-up area at Coulsdon in LB Croydon. The area is open and clearly distinct from the adjoining built-up area.
<b>2. To prevent neighbouring towns from merging into one another</b>	<b>Moderate contribution</b> Together with adjoining Green Belt land in Reigate and Banstead, the sub-area separates Carshalton Beeches to the north from merging with Clockhouse and Coulsdon to the south with a moderate gap.
<b>3. To assist in safeguarding the countryside from encroachment</b>	<b>Moderate contribution</b> The sub-area is open and largely free from built development, and characterised by uses appropriate in the Green Belt.
<b>4. To preserve the setting and special character of historic towns</b>	<b>No Contribution</b> There are no 'historic towns' or conservation areas in the vicinity.
<b>5. To assist in urban regeneration by encouraging the recycling of derelict and other urban land</b>	All Green Belt land is considered to make an equally strong contribution to this purpose.

## **Conclusions**

- 6.2.17 The Ruffett and Big Wood sub-area of the Woodcote Green Belt fulfils Green Belt purposes through its role in preventing sprawl, as well as preventing encroachment and maintaining separation. It also acts in combination with Green Belt in Reigate and Banstead.
- 6.2.18 No areas are identified for further assessment. However, a minor boundary change is proposed to correct the mapping error as mentioned in paragraph 6.2.11 above. The proposed change is set out in Section 9 and Map 36.



MAP 11

GB2.5: Woodcote Green Belt  
Ruffett and Big Wood

- Green Belt Boundary
- Sub Area boundary
- Borough Boundary

2023

Not to Scale



Map data Google @2022

## 7.1. MOL01 - Bandon Hill Cemetery and Allotments (11.9ha)

### Land use

7.1.1 The parcel comprises of the Bandon Hill Cemetery and Demesne Road Allotments.

### Other Local Plan Designations

7.1.2 In addition to MOL, the whole parcel is covered by Metropolitan Green Chain and Wandle Valley Regional Park designations. The cemetery is designated as a Site of Importance for Nature Conservation of Borough Importance (SINC18) and Public Open Space (POS04). The western section is covered by Allotment (ALT14) and Green Corridor designations. The parcel is also covered by two Archaeological Priority Areas designations.

7.1.3 Part of the allotments is also Land Reserved for Burial Space. However, a study for the GLA (2011) suggested the borough had enough burial space for next 30 years without recourse to the safeguarded land.

### Background

7.1.4 Bandon Hill Cemetery was opened in 1900 by Croydon Rural District Council. With the formation of the London Boroughs in 1965, the cemetery became jointly run by the London Boroughs of Croydon and Sutton. The allotments date from the interwar period.

Table 7.1: Assessment of Bandon Hill Cemetery and Allotments MOL 1

Characteristics of parcel	Comments
Openness	The parcel comprises statutory allotment land and a cemetery. There is no built development located within the parcel apart from a small number of buildings ancillary to the cemetery function including a cemetery office and a small funeral chapel. There are mature trees around the boundary, and separating the allotments and cemetery sections of the parcel. There are limited views into the open space.
Boundary Quality	The parcel is enclosed by residential gardens to the north and west, and bordered by the railway line to the south and Plough Land and Plough Lane Close to the east. It is strongly defined with fenced boundaries, mainly adjoining back gardens and the railway line.
MOL Criteria	Assessment of MOL Criteria (Significant Contribution / Moderate Contribution / Limited or No Contribution)
1. It contributes to the physical structure of London by being clearly distinguishable from the built-up area	<b>Moderate Contribution</b> The parcel is generally open in character. The cemetery and allotment use provide a distinct identity. The parcel is distinct from adjacent suburban housing surrounding the site and therefore contributes to the physical structure of London.

2. It includes open air facilities, especially for leisure, recreation, sport, the arts and cultural activities, which serve either the whole or significant parts of London	<p><b>Moderate Contribution</b></p> <p>The cemetery is considered to be community/cultural facility of borough-wide importance. The cemetery is also a Public Open Space (POS04) and classified as a Local Park<sup>1</sup> which offers opportunities for access to green space for local needs. The allotments also serve a local recreational need.</p>
3. It contains features or landscapes (historic, recreational, biodiverse) of either national or metropolitan value	<p><b>Moderate Contribution</b></p> <p>Part of the parcel is designated as a Site of Importance for Nature Conservation of Borough Importance (SINC18). It is of significant ecological importance as it contains species of plant that are rare in London, and unlikely to be found elsewhere in the borough. It also forms part of a Green Corridor</p>
4. It forms part of a strategic corridor, node or a link in the network of green infrastructure and meets one of the above criteria	<p><b>Significant Contribution</b></p> <p>It is part of the network of open spaces safeguarded for the Wandle Valley Regional Park. It is also a strategic link in the All London Green Grid (Roundshaw-Wallington Link GG8 Wandle Valley,). It also forms part of a Metropolitan Green Chain.</p>

## Conclusions

7.1.5 The parcel fulfils the functions of MOL, as an area of open land clearly distinguishable within a built-up area of suburban housing, has cultural and biodiversity value and in particular as part of wider network of open space, designated as an open space within the Wandle Valley Regional Park, part of a strategic link in the All London Green Grid and as a Metropolitan Green Chain. No areas are identified for further assessment.

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<sup>1</sup> As defined in the Local Plan Appendix Map 5.31, based on London Plan Public Open Space Categorisation - now Table 8.1 in current London Plan (2021)





MAP 12

MOL1: Bandon Hill Cemetery & Allotments  
Metropolitan Open Land

— Metropolitan Open Land Boundary

2023

Not to Scale



Map data Google @2022

## **7.2 MOL02 – Beddington Farmlands (195.7 ha)**

### **Land use**

- 7.2.1 The Beddington Farmlands parcel has a number of uses, principally for sewage treatment and waste management. There is also some recreational use, both formal (go-karting and rifle club) and informal (open space). An area of the site is subject to a restoration plan to provide a nature reserve. The parcel also has a school (Hackbridge Primary), a depot, tyre workshop and some residential units.

### **Other Local Plan Designations**

- 7.2.2 The whole parcel is covered by Metropolitan Green Chain and Site of Importance for Nature Conservation (SINC) designations. The SINC is of Metropolitan Importance (SINC07) for which there is a restoration plan to manage and enhance existing habitats and to create new habitats. Most of the parcel is part of the Wandle Valley Regional Park (excluding the sewage treatment works), and much of the parcel is designated as Public Open Space (POS05) and Urban Green Space (USG01). Several areas within the parcel are also designated as Areas at Risk of Flooding.
- 7.2.3 The parcel includes a Scheduled Ancient Monument (SAM06 Roman villa east of Beddington Park) as it is the site of a Prehistoric enclosed settlement and minor Roman-British villa. There are also two Archaeological Priority Areas.
- 7.2.4 The Beddington Farmlands Energy Recovery Facility is designated as an Existing Waste Site Safeguarded by South London Waste Plan 2022 (site S2).

### **Background**

- 7.2.5 The area was formerly common and agricultural land, and has had a history of use for sewage treatment and later for gravel excavation and landfill. This area was identified in Abercrombie's London Plan for protection as it was a strategic link of open land running north-south (see paragraph 3.2 above). Part of the site north of Jessops Way now used as a go-kart track was formerly allotments. More recent change has been the development of the Energy Recovery Facility (ERF) in the north-eastern part of the parcel. The facility was built on the site of buildings associated with the landfill operations and other waste management activities, and completed in 2019. A planning condition for the ERF permission requires the restoration of the wider landfill site which is currently being implemented. This includes creation of new habitats, as well as the management and enhancements of habitats created prior to the agreement of the planning condition. Other recent development includes a new primary school on London Road. Planning permission was granted in 2015 due to the very special circumstances, including the need for the development and the lack of suitable alternative sites, and exemplary design. It was subsequently allocated in the Local Plan (Site Allocation S3 Land North of BedZED).

- 7.2.6 At the last Local Plan Review part of the Beddington Farmlands parcel, land west of Beddington Lane (Site Allocation S76), was de-designated as MOL, as noted in Local Plan Policy 24a. During the examination of the Local Plan the council sought to retain the area as MOL, however, the Inspector recommended that the site be de-designated as the need to provide for industrial sites in the borough were exceptional circumstances. The inspector considered that the site appropriate for a number of reasons - it adjoined existing Strategic Industrial Land, the site was not within the Wandle Valley Regional Park and the construction of the adjacent Energy Recovery Facility had also significantly weakened its MOL function. The site has now been redeveloped with warehouse buildings. Land to the north of this site was used on a temporary basis for construction works and will be restored. A further site was also considered for release at the last Local Plan Review (Appendix 2, Table A1 Area 5, S77) however the Inspector supported the retention of this area as MOL as they demonstrated a stronger MOL function.
- 7.2.7 There is a minor digitising error in that the boundary of the MOL does not align with the boundary of Site Allocation 76, which is the boundary of the adjoining site. A minor correction is proposed in Section 9 to correct this anomaly.

*Table 7.2: Assessment of Beddington Farmlands MOL2*

<b>Characteristics of parcel</b>	<b>Comments</b>
Openness	<p>Map 13 shows four distinct sub-areas within the parcel</p> <p><u>MOL2.1: Land North of BedZED:</u> This sub-area is largely open comprising of scrubland and woodland. It is free from built development apart from some limited built development in the north-western corner, and a primary school is located in the south-western corner.</p> <p><u>MOL2.2: Jessops Way and the Northern Fringe:</u> The sub-area north of Jessops Way is open in nature with a lagoon, sludge beds and a go-kart track. It is free from built development apart from some structures ancillary to the recreation use which is an appropriate MOL use.</p> <p><u>MOL2.3: Land North of Mile Road:</u> This sub- area is mainly open comprising lagoons, sludge beds and landfill. Much of the area is subject to the restoration plan which envisages a lake and reedbed to the west and publicly accessible meadowland in the centre. There is built development on the eastern boundary, at the Energy Recovery Facility (ERF). There are also some single story structures ancillary to the recreational use (rifle club) south of Jessops Way.</p> <p><u>MOL2.4: Land South of Mile Road:</u> This sub-area comprises an area of former landfill also subject to the restoration plan, and the sewage treatment works and its sludge beds.</p> <p>Overall, there are limited views into the parcel, though there are long distance views across in places towards Croydon.</p>

Boundary Quality	The parcel as a whole is generally strongly defined, bordered by roads at Beddington Lane, London Road and Jessops Way, railway and tram lines, the curtilage of residential properties and industrial units, with Beddington Park to the south and Mitcham Common in the London Borough of Merton to the north. The boundary is less well defined in the Land North of BedZED sub area, at the south-western corner where it cuts across the centre of a grassed area north of the BedZed development.
<b>MOL Criteria</b>	<b>Assessment of MOL Criteria</b> (Significant Contribution / Moderate Contribution / Limited or No Contribution)
1. It contributes to the physical structure of London by being clearly distinguishable from the built-up area	<p><b><u>MOL2.1: Land North of BedZED: Significant Contribution</u></b> The area is open and distinct from built up areas to the south and west, particularly in conjunction with adjacent MOL.</p> <p><b><u>MOL2.2: Jessops Way and the Northern Fringe: Significant Contribution</u></b> The area is open and distinct from built up areas to the east, particularly in conjunction with adjacent MOL.</p> <p><b><u>MOL2.3: Land North of Mile Road: Moderate Contribution</u></b> The size and open nature of most of the sub-area means that it makes a clear distinction between built up areas to the west and east. However, the bulk and mass of the ERF has an impact on the openness and distinction from development on Beddington Lane to the east. There is a warehouse development on the former area of MOL de-designated in 2018 (referenced in Local Plan Policy 24a) lies to the east of the ERF. The adjacent MOL to the north and south of this development maintain openness and views through to the rest of the area from Beddington Lane.</p> <p><b><u>MOL2.4: Land South of Mile Road: Moderate Contribution</u></b> The size and open nature of most of the sub-area means that it makes a clear distinction between built up areas to the west and east. However, the sewage treatment works reduces the distinction with the industrial park on Beddington Lane</p> <p>Overall, the scale and location of the parcel, in combination with Beddington Park MOL to the south and adjacent MOL in the London Borough of Merton means that it plays a significant structural role, within the Borough and for south London.</p>
2. It includes open air facilities, especially for leisure, recreation, sport, the arts and cultural activities, which serve either the whole or	<p><b><u>MOL2.1: Land North of BedZED: Limited Contribution</u></b> There is only limited public access to part of the site used for informal recreation only.</p> <p><b><u>MOL2.2: Jessops Way and the Northern Fringe: Moderate Contribution</u></b> There is a recreational use on Jessops Way which serves wider than local needs.</p> <p><b><u>MOL2.3: Land North of Mile Road: Limited Contribution</u></b> Currently, the area has only limited public access to a small part of the site. However, there will be a greater contribution to this role following implementation of the restoration plan there will be</p>

<p>significant parts of London</p>	<p>much greater public access. There is also a recreational use (rifle club).  <u>MOL2.4: Land South of Mile Road: <b>Limited Contribution</b></u>          Currently, the area has only limited public access to a small part of the site. However, following implementation of the restoration plan there will be much greater public access.</p>
<p>3. It contains features or landscapes (historic, recreational, biodiverse) of either national or metropolitan value</p>	<p><u>MOL2.1: Land North of BedZED: <b>Significant Contribution</b></u>          The area is designated as a Site of Importance for Nature Conservation of Metropolitan Importance  <u>MOL2.2: Jessops Way and the Northern Fringe: <b>Significant Contribution</b></u>          The area is designated as a Site of Importance for Nature Conservation of Metropolitan Importance  <u>MOL2.3: Land North of Mile Road: <b>Significant Contribution</b></u>          The area is designated as a Site of Importance for Nature Conservation of Metropolitan Importance. Much of the area is being restored and managed as a nature reserve, due to a condition attached to the planning permission for the adjacent Energy Recovery Facility (ERF).  <u>MOL2.4: Land South of Mile Road: <b>Significant Contribution</b></u>          The area is designated as a Site of Importance for Nature Conservation of Metropolitan Importance. Much of the area is being restored and managed as a nature reserve, due to a condition attached to the planning permission for the adjacent Energy Recovery Facility (ERF). The parcel also includes a Scheduled Ancient Monument (SAM06) -the site of a Prehistoric enclosed settlement and minor Roman-British villa.</p>
<p>4. It forms part of a strategic corridor, node or a link in the network of green infrastructure and meets one of the above criteria</p>	<p><u>MOL2.1: Land North of BedZED: <b>Significant Contribution</b></u>          It forms part of the Wandle Valley Regional Park, Metropolitan Green Chain and is a strategic link in the All London Green Grid (Mitcham Link, GG8 Wandle Valley). It adjoins MOL within the borough at Mill Lane to the west and MOL in LB Merton to the north at Mitcham Common (LB Merton ref MOL-14).  <u>MOL2.2: Jessops Way and the Northern Fringe: <b>Significant Contribution</b></u>          It forms part of the Wandle Valley Regional Park, Metropolitan Green Chain and is a strategic link in the All London Green Grid (Mitcham Link, GG8 Wandle Valley). It adjoins MOL in LB Merton to the north at Mitcham Common (LB Merton ref MOL-14).  <u>MOL2.3: Land North of Mile Road: <b>Significant Contribution</b></u>          It forms part of the Wandle Valley Regional Park, Metropolitan Green Chain and is a strategic link in the All London Green Grid (Mitcham Link, GG8 Wandle Valley).  <u>MOL2.4: Land South of Mile Road: <b>Significant Contribution</b></u>          It forms part of the Wandle Valley Regional Park, Metropolitan Green Chain and is a strategic link in the All London Green Grid (Mitcham Link, GG8 Wandle Valley) and adjoins MOL within the borough at Beddington Park to the south.</p>

	<p>Beddington Farmlands as a whole is an extensive area of open land that connects to MOL in the borough and to neighbouring boroughs, to Beddington Park to the south and to Mitcham Common in LB Merton to the north. It forms part of the Wandle Valley Regional Park, Metropolitan Green Chain and is a strategic link in the All London Green Grid (Mitcham Link, GG8 Wandle Valley).</p>
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## Conclusions

- 7.2.7 The overall parcel fulfils the functions of MOL. It is an expansive area of open land clearly distinguishable within a built-up area of suburban housing and Beddington Lane industrial areas. It has biodiversity value and is part of wider network of open space, designated as an open space within the Wandle Valley Regional Park, part of a strategic link in the All London Green Grid and as a Metropolitan Green Chain. It adjoins Metropolitan Open Land in LB Merton.
- 7.2.8 The recent warehousing development on Site Allocation S76, in addition to the adjacent ERF, has had an impact on the openness of sites immediately adjacent, fronting Beddington Lane. However, these areas provide the last opportunity for direct links from Beddington Lane to the rest of the parcel designated for the Wandle Valley Regional Park, and should continue to be protected.
- 7.2.9 A minor boundary change is proposed to correct the mapping error as mentioned in paragraph 7.2.7 above. The proposed change is set out in Section 9 and Map 37.



**MAP 13**

**MOL2: Beddington Farmlands Metropolitan Open Land**

- Metropolitan Open Land Boundary
- Sub Area Boundary
- Borough Boundary

### **7.3 MOL03 Beddington Park and Carew Manor (68.2a)**

#### **Land use**

- 7.3.1 Beddington Park has a number of uses, principally for recreation both formal (cricket pitch with pavilion, sports pitches and ball courts) and informal (including an outdoor gym and playground). The parcel also has a school (Carew Manor), a church (St Mary's), children's centre, function venue (The Grange), café, allotments and a number of residential units.

#### **Other Local Plan Designations**

- 7.3.2 In addition to being MOL, the parcel is covered by two Conservation Areas (Beddington Park and Carew Manor Conservation Areas), Metropolitan Green Chain and Wandle Valley Regional Park designations. The majority of the parcel is also a locally designated Historic Park and Garden, Public Open Space (POS06 and POS65) and a Site of Importance for Nature Conservation of Borough Importance (SINC12). The River Wandle traverses the park and is designated a Site of Importance for Nature Conservation of Metropolitan Importance (SINC01). Part of the parcel is an Area at Risk of Flooding.
- 7.3.3 The parcel also includes a number of listed and locally listed buildings and structures, including the borough's only Grade I Listed Building at the Great Hall in Carew Manor and two adjacent Grade II\* Listed Buildings at St Mary the Virgin Church and the Dovecote, also a Scheduled Ancient Monument. The parcel also includes seven Archaeological Priority Areas.

#### **Background**

- 7.3.4 Beddington Park was once part of a former Tudor deer park and an 18th century designed landscape associated with the former Manor House - Beddington Park House - now known as Carew Manor. The Carew estate was sold off in the mid 19th century and the remaining parkland together with The Grange gardens, a former Victorian garden, and other open spaces along London Road were purchased by the Council in the early 20th century and opened to the public.
- 7.3.5 From 2017-2019 the Council carried out a number of projects to restore, conserve and enhance the Park funded by Heritage Lottery Funding 'Parks for People'. Improvements included restoring heritage features in the form of both built structures and historic landscapes and planting. Projects included the restoration of elements of a former Victorian garden at the Grange, and succession tree planting to reinforce and restore 18th century designed avenues.



Table 7.3: Assessment of Beddington Park and Carew Manor MOL3

Characteristics of parcel	Comments
Openness	Built development is largely absent apart from a cluster of buildings around Carew Manor. Elsewhere within the parcel are a small number of buildings, some of which are ancillary to recreational use of the park. Generally, the landscape structure is gently undulating parkland, with tree lined or wooded boundaries on most sides. The River Wandle is a key landscape feature flowing through the centre of the park. There are some clear views into and within the parcel.
Boundary Quality	It is generally strongly defined with fenced boundaries, bordered by roads (including London Road and Croydon Road), residential properties and schools, with Beddington Farmlands to the north. The boundary of the parcel at the eastern tip is delineated by a path and footbridge and excludes a small area of the public park bounded by channels of the River Wandle and Beddington Lane to the east of the parcel.
MOL Criteria	Assessment of MOL Criteria (Significant Contribution / Moderate Contribution / Limited or No Contribution)
1. It contributes to the physical structure of London by being clearly distinguishable from the built-up area	<b>Significant Contribution</b> The parcel has a strong degree of openness and identity, and is clearly distinguishable from the surrounding built up area. The scale and location of the parcel, in combination with adjacent MOL at Beddington Farmlands to the north means that it plays a significant structural role, within the Borough and for south London.
2. It includes open air facilities, especially for leisure, recreation, sport, the arts and cultural activities, which serve either the whole or significant parts of London	<b>Significant Contribution</b> Most of the parcel is Public Open Space, with Beddington Park classified as a Metropolitan Park <sup>2</sup> . It includes facilities for leisure, recreation and sport.
3. It contains features or landscapes (historic, recreational, biodiverse) of either national or metropolitan value	<b>Significant Contribution</b> The MOL parcel includes two Conservation Areas and a locally designated Historic Park and Garden. It includes a significant number of Listed and Locally Listed Buildings, including the borough's only Grade I Listed Building at the Great Hall in Carew Manor and the Dovecote (Grade II* and also a Scheduled Ancient Monument). The historic parkland associated with Carew Manor forms a key feature of the landscape and is a defining feature of the conservation areas. The parcel lies within an area rich in archaeological

<sup>2</sup> As defined in the Local Plan Appendix Map 5.31, based on London Plan Public Open Space Categorisation - now Table 8.1 in current London Plan (2021)

	interest, with seven Archaeological Priority Areas. It is also designated as a SINC of Borough Importance.
4. It forms part of a strategic corridor, node or a link in the network of green infrastructure and meets one of the above criteria	<b>Significant Contribution</b> It forms part of the Wandle Valley Regional Park, Metropolitan Green Chain and is a strategic node and link in the All London Green Grid (Mitcham Link, GG8 Wandle Valley), adjoining the large MOL parcel of Beddington Farmlands (MOL02) to the north and part of a chain which includes Mitcham Common in Merton (LB Merton ref MOL-14).

### Conclusions

- 7.3.6 The parcel strongly fulfils the functions of MOL. It is clearly distinguishable from the built-up area, provides an important recreation facility as a Metropolitan Park, contains historic buildings and landscape and is part of wider network of open space, designated as an open space within the Wandle Valley Regional Park, part of a strategic link in the All London Green Grid and as a Metropolitan Green Chain.
- 7.3.7 No areas are identified for further assessment. However, a minor boundary change is proposed to ensure the MOL boundary is recognisable and defensible. The proposed change is set out in Section 9 and Map 38.



MAP 14

MOL3: Beddington Park and  
Carew Manor  
Metropolitan Open Land

— Metropolitan Open Land  
Boundary

2023

Not to Scale



Map data Google @2022

## 7.4 MOL04 Cheam Park and Recreation Ground (26.2 ha)

### Land use

- 7.4.1 The parcel has a number of uses, principally for recreation. Cheam Park in the southern part is a landscaped open space used for informal recreation. Cheam Recreation Ground to the north has a number of sports and recreational facilities, including football pitches, tennis courts, outdoor gym, playground, café, pavilion and bowling green. The parcel also has a council parks depot, nursery and residential properties.

### Other Local Plan Designations

- 7.4.2 In addition to the MOL designation, the whole area is covered by Metropolitan Green Chain designation. Most of the parcel is covered by a Public Open Space designation (POS11), with the remaining part designated as Allotments (ALT09). The southern and western parts of the parcel are a Site of Importance for Nature Conservation of Borough Importance (SINC33).
- 7.4.3 Cheam Park at the southern section of the parcel is part of Cheam Village Conservation Area and includes some Listed and Locally Listed Buildings. Part of the parcel is designated an Archaeological Priority Area.

### Background

- 7.4.4 Cheam Park was originally the grounds of Cheam Park House built in the 18th century. The park was later bought by the local authority in 1938, though the building was subsequently demolished. The listed and locally listed buildings in the park served the former Cheam Park House.

*Table 7.4: Assessment of Cheam Park and Recreation Ground MOL4*

Characteristics of parcel	Comments
Openness	Built development is largely absent apart from a small number of buildings largely associated with the former Cheam Park House. The parcel is generally open landscape, with views within the parcel. The southern part comprises formal parkland, with boundaries are marked by mature trees and some specimen trees within the park. The northern portion of the MOL has a more recreational character, with outdoor sports and play areas.
Boundary Quality	The boundary is generally clearly defined, the parcel is bounded by a road to the south, housing to the east and north, and Nonsuch Park to the west. The parcel has a more open boundary with an adjoining allotment site on the eastern boundary at Cheam Park Way.

<b>MOL Criteria</b>	<b>Assessment of MOL Criteria</b> (Significant Contribution / Moderate Contribution / Limited or No Contribution)
1. It contributes to the physical structure of London by being clearly distinguishable from the built-up area	<b>Significant Contribution</b> The parcel has a strong degree of openness and identity, and is clearly distinguishable from the surrounding built up area. The scale and location of the parcel, in combination with Nonsuch Park in Epsom and Ewell to the west means that it plays a significant structural role, within the Borough and for south London.
2. It includes open air facilities, especially for leisure, recreation, sport, the arts and cultural activities, which serve either the whole or significant parts of London	<b>Moderate Contribution</b> Most of the parcel is Public Open Space, with Cheam Park classified as a District Park <sup>3</sup> . It includes a formal park, bowling green, tennis courts, children’s play area, and football pitches.
3. It contains features or landscapes (historic, recreational, biodiverse) of either national or metropolitan value	<b>Moderate Contribution</b> Part of the MOL parcel is within the Cheam Village Conservation Area. The parkland, originally the landscaped grounds of Cheam Park House, forms a key feature of the conservation area. It contains some Listed and Locally Listed buildings. Part of the parcel is a SINC of Borough Importance (SINC33).
4. It forms part of a strategic corridor, node or a link in the network of green infrastructure and meets one of the above criteria	<b>Significant Contribution</b> It adjoins Nonsuch Park, which is designated as Strategic Open Space in the Epsom and Ewell development plan. It forms part of the Metropolitan Green Chain and is part of a strategic link in the All London Green Grid (Sutton Link, GG8 Wandle Valley and GG9 Arcadian Thames).

### Conclusions



- 7.4.5 The parcel fulfils all functions of MOL, as an area of open land clearly distinguishable within a built-up area of suburban housing, having recreation, historic and biodiversity value and in particular as part of a strategic link in the All London Green Grid and as a Metropolitan Green Chain. No areas are identified for further assessment.
- 7.4.6 As noted in the table above, Cheam Park lies adjacent to Nonsuch Park in Epsom and Ewell. In their 2017 Green Belt review, Epsom and Ewell considered that Nonsuch Park performs highly-moderately against Green Belt purposes (see Appendix A). It’s strategic open space designation is welcomed as this also supports the MOL role of Cheam Park.

<sup>3</sup> As defined in the Local Plan Appendix Map 5.31, based on London Plan Public Open Space Categorisation - now Table 8.1 in current London Plan (2021)



MAP 15

MOL4: Cheam Park and Recreation Ground  
Metropolitan Open Land

-  Metropolitan Open Land Boundary
-  Borough Boundary

2023

Not to Scale



Map data Google @2022

## 7.5 MOL05 Green Lane Primary School Fields (11.3 ha)

### Land use

- 7.5.1 The parcel largely comprises scrubland and is used for informal recreation. The south-western part of the parcel is used as school playing fields and grounds.

### Other Local Plan Designations

- 7.5.2 In addition to MOL, the whole area is designated as a Metropolitan Green Chain. The area adjacent to Beverley Brook and the school playing fields are Areas at Risk of Flooding. The parcel adjoins a Site of Importance for Nature Conservation (SINC47 Beverley Brook) to the west.
- 7.5.3 The parcel, excluding the school playing fields, is also designated as Land Reserved for Burial Space. However, a study for the GLA (2011) suggested the borough had enough burial space for next 30 years without recourse to the safeguarded land.

### Background

- 7.5.4 This parcel of open land is in the north-western corner of the borough and the northern end of Green Lane. Part of the parcel is owned by the Merton and Sutton Joint Cemetery Board and it is safeguarded for use as a cemetery extension the longer term to the adjacent cemetery in Merton.

Table 7.5: Assessment of Green Lane Primary School Fields MOL5

Characteristics of parcel	Comments
<b>Openness</b>	The parcel is free from built development, except for a pylon in the north-western part of the parcel, with overhead cables running across the site. The parcel comprises playing fields and open scrubland bordered by mature trees.
<b>Boundary Quality</b>	There are mature trees around the edge which provide a definable boundary. On the western edge, the Beverley Brook runs along the boundary of the parcel. Green Lanes Primary School buildings lie to the south. Much of the parcel fenced and bordered by footpaths.
<b>MOL Criteria</b>	<b>Assessment of MOL Criteria</b> (Significant Contribution / Moderate Contribution / Limited or No Contribution)
1. It contributes to the physical structure of London by being clearly distinguishable from the built-up area	<b>Significant Contribution</b> It forms a boundary between the built-up areas, and is part of a wider network of open space within Sutton and adjoining boroughs. It is adjacent to MOL at Mayflower Park in Sutton, and to MOL in LB Merton (Merton ref MOL-3 Lower Morden which includes the Sir Joseph Hood Memorial Playing Fields, Morden Cemetery, Merton and Sutton Joint Cemetery), and MOL in RB Kingston upon Thames (Kingston ref MOL22).

2. It includes open air facilities, especially for leisure, recreation, sport, the arts and cultural activities, which serve either the whole or significant parts of London	<p><b>No Contribution</b> It serves local informal recreational needs.</p>
3. It contains features or landscapes (historic, recreational, biodiverse) of either national or metropolitan value	<p><b>No Contribution</b> There are no historical features and no biodiversity designations within the parcel.</p>
4. It forms part of a strategic corridor, node or a link in the network of green infrastructure and meets one of the above criteria	<p><b>Significant Contribution</b> It lies in the Beverley Brook Corridor in the All London Green Grid (GG9 Arcadian Thames). It is adjacent to MOL at Mayflower Park in Sutton (MOL08) and adjoins MOL in LB Merton (Merton ref MOL-3 Lower Morden which includes The Sir Joseph Hood Memorial Playing Field and Morden Cemetery) and MOL in RB Kingston upon Thames (Kingston ref MOL22). It is also Metropolitan Green Chain.</p>

## Conclusions

- 7.5.5 The parcel fulfils its role for MOL purposes, as an area of open land clearly distinguishable within a built-up area of suburban housing, and in particular as part of a strategic link in the All London Green Grid and as a Metropolitan Green Chain. Its contribution to MOL criteria is strengthened by adjoining Metropolitan Open Land in neighbouring boroughs, (RB Kingston upon Thames and LB Merton). No areas are identified for further assessment.





MAP 16

MOL5: Green Lane Primary  
School Fields and adjoining  
Land  
Metropolitan Open Land

— Metropolitan Open Land  
Boundary

— Borough Boundary

2023

Not to Scale



Map data Google @2022

## **7.6 MOL06 Grove Park and Carshalton Ponds (9.0 ha)**

### **Land use**

- 7.6.1 The principal use of the MOL parcel is for recreation, and it also fulfils an important function in terms of amenity and heritage. The parcel falls within the Carshalton Village Conservation Area, and the ponds and park are a key feature of the local landscape. Grove Park has two distinct areas – an ornamental park near the ponds and a recreation ground to the east with recreational facilities including a children’s playground, a bowling green, and ball park. The Grove, a historic house in the centre of Grove Park, was formerly used as council offices, is to be converted to residential flats.

### **Other Local Plan Designations**

- 7.6.2 In addition to the MOL designation, the whole area is covered by Wandle Valley Regional Park, Public Open Space (POS25) and Conservation Area designations. Most of the parcel is designated as Metropolitan Green Chain, The formal/semi-formal park and ponds are designated as a locally designated Historic Park and Garden. Part of the parcel is a Site of Importance for Nature Conservation of Borough Importance (SINC22). The River Wandle banks are classified as an area at risk of flooding.
- 7.6.3 There are a number of Listed and Locally Listed structures within and around the parcel of MOL. The parcel also includes four Archaeological Priority Areas.

### **Background**

- 7.6.4 The two ponds denote the rising of the Carshalton branch of the River Wandle. The ponds are not natural features, but were created from the series of springs in the area. The retaining walls to both ponds, and stone bridge which span the outflow of the Lower Pond are Grade II Listed, as is the war memorial on the north bank of the Upper Pond. Grove Park (and house) was bought by the Carshalton Urban District Council in the 1920s and used for council offices and park. The council also acquired fields to the east of the house to create the recreation area. Grove House is Locally Listed (LL15) there is a current planning application to convert the building to residential use.
- 7.6.5 The boundary of the MOL parcel was amended in the 2018, as a former school playing field was incorporated within the public park, and was designated as MOL in the 2018 Local Plan, as noted in Local Plan Policy 24c.

Table 7.6: Assessment of Grove Park and Carshalton Ponds MOL6

<b>Characteristics of parcel</b>	<b>Comments</b>
Openness	Built development is largely absent apart from The Grove (former mansion house, integral to the development of the park) and a small number of buildings largely associated with it. There is a strong sense of openness at Carshalton Ponds. The Grove Park to the north and east of the ponds is more enclosed, characterised by ornamental gardens centred on the Wandle, and mature trees. The recreation field to the east is more open in nature. With the exception of the ponds, there are limited views into the parcel.
Boundary Quality	The ponds are clearly demarcated by embankment walls and bordered by roads. Grove Park has clear boundaries, with brick boundary walls on the western and southern edge and built development to the north along Mill Lane, and with housing at Papermill Close and Westcroft Leisure Centre to the east. Some of the buildings within the park boundary are excluded from the MOL designation. However, the boundary of the parcel is less well defined at the north-eastern corner of the park, where the boundary follows a line of trees within the park, and open land within the boundary of the public park adjacent to Papermill Close and leisure centre is excluded.
<b>MOL Criteria</b>	<b>Assessment of MOL Criteria</b> (Significant Contribution / Moderate Contribution / Limited or No Contribution)
1. It contributes to the physical structure of London by being clearly distinguishable from the built-up area	<b>Significant Contribution</b> The parcel is distinct from adjacent development surrounding the site and therefore contributes to the physical structure of London. The ponds, though small in scale, are a well-defined open spaces that are strong in character and contribute to the structure of London.
2. It includes open air facilities, especially for leisure, recreation, sport, the arts and cultural activities, which serve either the whole or significant parts of London	<b>Moderate Contribution</b> The parcel is Public Open Space and classified as a Local Park <sup>4</sup> . It includes facilities for leisure, recreation and sport.

<sup>4</sup> As defined in the Local Plan Appendix Map 5.31, based on London Plan Public Open Space Categorisation - now Table 8.1 in current London Plan (2021)

<p>3. It contains features or landscapes (historic, recreational, biodiverse) of either national or metropolitan value</p>	<p><b>Significant Contribution</b>  The parcel falls within the Carshalton Village Conservation Area, and part is a designated a locally recognised Historic Park and Garden. The ponds are an important heritage landscape feature, and also contribute to the setting of surrounding historic buildings including the Grade II* Listed All Saints Church. There are also a number of Listed and Locally Listed buildings within it. The parcel lies within an area rich in archaeological interest, encompassing four Archaeological Priority Areas (APAs). It is also designated as a Site of Importance for Nature Conservation of Borough Importance (SINC22).</p>
<p>4. It forms part of a strategic corridor, node or a link in the network of green infrastructure and meets one of the above criteria</p>	<p><b>Significant Contribution</b>  It forms part of the Wandle Valley Regional Park, Metropolitan Green Chain and is a strategic link in the All London Green Grid (Sutton Link, GG8 Wandle Valley) which connects the open spaces at Carshalton though Sutton to Nonsuch Park in the west.</p>

### Conclusions

- 7.6.6 Carshalton Ponds and Grove Park strongly fulfils the functions of MOL. It is an area of open land clearly distinguishable within a built-up area of suburban housing, forms an important setting for heritage assets and has historic and biodiversity value and in particular as part of wider network of open space, designated as an open space within the Wandle Valley Regional Park, part of a strategic link in the All London Green Grid and as a Metropolitan Green Chain.
- 7.6.7 No areas are identified for further assessment. However, a minor boundary change is proposed to ensure the MOL boundary is recognisable and defensible. The proposed change is set out in Section 9 and Map 39.



MAP 17

MOL6: Grove Park &  
Carshalton Ponds  
Metropolitan Open Land

— Metropolitan Open Land  
Boundary

2023

Not to Scale



Map data Google @2022

## 7.7 MOL07 Land North of Goat Road (2.3 ha)

### Land use

- 7.7.1 The parcel comprises of scrubland, with a watercourse, small reservoir and pumping station (at Goat Bridge Treatment Works). There is also a fence panel storage yard within the middle section of the site.

### Other Local Plan Designations

- 7.7.2 In addition to the MOL designation, the whole area is covered by Wandle Valley Regional Park and Metropolitan Green Chain designations. The eastern part of the parcel is a SINC of local importance (SINC54) and is significant for biodiversity. The watercourse running through the site is a SINC of Metropolitan Importance (SINC01) It is a valuable bird habitat and also has notable flora, including a particularly rare orchid specimens. The area around the pumping station and the watercourse is classified as an Area at Risk of Flooding. The parcel also includes an Archaeological Priority Area.

### Background

- 7.7.3 Historically parts of the site were in use as watercress beds and for allotments. The water treatment use dates from the 1960/70s, and the open storage use from at least the 1980s. Water from the Goat Bridge Treatment Works is used to maintain water levels at Carshalton Ponds, by pumping water out of the river and recirculating it back upstream.

*Table 7.7: Assessment of Land North of Goat Road MOL7*

Characteristics of parcel	Comments
Openness	The site is largely free from built development, with an area of scrubland on the eastern section of the site and a reservoir on the western part of the site. An open area in the middle part of the site is used for outdoor storage of fencing materials, and there is some associated built development comprising single storey structures and a pumping station. A pylon is also located within the parcel and overhead cables run west-to-east across the parcel. Views into and out of the site are generally limited, as the site is bounded by trees, particularly along the boundaries by Watermead Lane and Goat Road.
Boundary Quality	This parcel of MOL is a small triangular piece of land bounded by Wates Way, Goat Road, a section of the River Wandle adjacent to Watermead Lane, and by a tributary watercourse that feeds the River Wandle running along the top section of the site. It is on the northern edge of the borough and is part of the borough boundary with Merton. It is strongly defined with fenced boundaries, and bordered by roads and watercourses.

<b>MOL Criteria</b>	<b>Assessment of MOL Criteria</b> (Significant Contribution / Moderate Contribution / Limited or No Contribution)
1. It contributes to the physical structure of London by being clearly distinguishable from the built-up area	<b>Moderate Contribution</b> The parcel is generally open in character, and acts to maintain the separation between the residential area to the south and the Willow Lane Industrial Estate to the north. Whilst it is one of the smaller parcels of MOL, it is adjacent to areas of MOL to the east at Mill Green (MOL09) and Beddington Farmlands (MOL02) and to the west at Poulter Park (MOL10), and is a key link in a strategically important chain of open space which contributes to the physical structure of London.
2. It includes open air facilities, especially for leisure, recreation, sport, the arts and cultural activities, which serve either the whole or significant parts of London	<b>No Contribution</b> There are no leisure or recreational features
3. It contains features or landscapes (historic, recreational, biodiverse) of either national or metropolitan value	<b>Moderate Contribution</b> Part of the parcel is a SINC of Metropolitan Importance (SINC01) and part is a SINC of Local Importance (SINC54).
4. It forms part of a strategic corridor, node or a link in the network of green infrastructure and meets one of the above criteria	<b>Significant Contribution</b> It is part of the network of open spaces safeguarded for the Wandle Valley Regional Park, and forms part of a Metropolitan Green Chain. It is also a strategic link in the All London Green Grid (GG8 Wandle Valley). Given the narrower gap between built development to the north and south of the parcel, it is a strategically important link in this wider chain of open space which links which together with Mill Green (MOL09), links to larger areas of MOL to the east at Beddington Farmlands (MOL02) and Mitcham Common in Merton (LB Merton ref MOL-14), and to the west to Poulter Park (MOL10) and St Helier Open Space (MOL15).

## Conclusions

- 7.7.4 The parcel fulfils MOL functions. It contributes to the physical structure of London, in particular forming a key element in maintaining two separate built-up areas. It has biodiversity value and forms part of a strategic network, of open space, designated as an open space within the Wandle Valley Regional Park, part of a strategic link in the All London Green Grid and as a Metropolitan Green Chain. No areas are identified for further assessment.



MAP 18

MOL7: Land North of Goat Road  
Metropolitan Open Land

- Metropolitan Open Land Boundary
- Borough Boundary

2023	Map data Google @2022
Not to Scale	



**7.8 MOL08 Mayflower Park, Buckland Way Rec Ground & Allotments (12.6 ha)**

**Land use**

7.8.1 This MOL parcel comprises two parts. Mayflower Park to the north is a park and wetland nature area, created through the redevelopment of the Worcester Park Sewage Treatment Works. The park is used for formal recreation, with tennis courts and a children’s play area, and informal recreation. Buckland Way Recreation Ground and allotments lie to the south. A former allotment storage hut is used for a community scrap scheme.

**Other Local Plan Designations**

7.8.2 In addition to MOL, Mayflower Park is designated as a Metropolitan Green Chain, a Site of Importance for Nature Conservation of Borough Importance (SINC31) and as Public Open Space (POS31). Buckland Way Recreation Ground is designated as Public Open Space (POS9), and adjoining area is designated as Allotments.

**Background**

7.8.3 This parcel of MOL was formerly a sewage treatment works, its redevelopment for housing and parkland began in 2003, and the park formally opened in 2006. The north-eastern part of the park has more informal planting and includes lagoons, as this area has had historic flooding episodes. Buckland Way Recreation Ground has been in its current position since the inter-war period. The Buckland Way Allotments were created in the 1970s on land which was also part of the former sewage works.

7.8.4 The boundary of the MOL parcel was amended in the 2018, at Mayflower Park to align with an access road as noted in Local Plan Policy 24c.

*Table 7.8: Assessment of Mayflower Park, Buckland Way Rec Ground & Allotments MOL8*

<b>Characteristics of parcel</b>	<b>Comments</b>
<b>Openness</b>	The larger part of the parcel, Mayflower Park, comprises formal parkland, informal parkland and woodland. It is free of built development, except for two pylons on the eastern boundary. The highest point in the centre of the park affords extensive views across London. To the south, Buckland Way Recreation Ground is free from built development. It is flat grassland enclosed by mature trees on the boundary which limit views into/out of the space. Buckland Way Allotments are adjacent to the recreation ground, with a former storage hut on the eastern boundary limiting views.
<b>Boundary Quality</b>	The boundaries are generally strongly defined. Mayflower Park is defined mostly by Sherbrooke Way (though in places the boundary follows paths close to Sherbrooke Way) to the east and south and paths to the east and north. Buckland Way Recreation Ground and the adjacent allotments are fenced and enclosed by the rear gardens of residential

	properties to the north, south and west, and by Boscombe Road to the east.
<b>MOL Criteria</b>	<b>Assessment of MOL Criteria</b> (Significant Contribution / Moderate Contribution / Limited or No Contribution)
1. It contributes to the physical structure of London by being clearly distinguishable from the built-up area	<b>Significant Contribution</b> Mayflower Park is mainly surrounded by The Hamptons housing development and more established residential areas to the south. It is adjacent to MOL at Green Lane Primary School Fields in Sutton, and to MOL in LB Merton (Merton MOL-3 which includes the Merton and Sutton Joint Cemetery). It forms a boundary between the built-up areas, and is part of a wider network of open space within Sutton and adjoining boroughs and makes a significant contribution particularly in conjunction with adjoining MOL. Buckland Way Recreation Ground and Allotments, a separate part of the parcel to the south, is smaller in size but is distinct from adjacent suburban housing surrounding the site.
2. It includes open air facilities, especially for leisure, recreation, sport, the arts and cultural activities, which serve either the whole or significant parts of London	<b>Limited Contribution</b> Mayflower Park and Buckland Way Recreation Ground are Public Open Spaces which serve local recreational needs. Mayflower Park is classified as a Local Park <sup>5</sup> . The allotments also serve a local recreational need.
3. It contains features or landscapes (historic, recreational, biodiverse) of either national or metropolitan value	<b>Moderate Contribution</b> Mayflower Park is a Site of Importance for Nature Conservation of Borough Importance (SINC31). Buckland Way Recreation Ground and Allotments has no SINC designation.
4. It forms part of a strategic corridor, node or a link in the network of green infrastructure and meets one of the above criteria	<b>Significant Contribution</b> The parcel as a whole lies in the Beverley Brook Corridor in the All London Green Grid (GG9 Arcadian Thames) forming part of a strategic corridor of open space. Mayflower Park is adjacent to MOL at Green Lane Primary School Fields in Sutton (MOL05) and adjoins MOL in LB Merton (Merton MOL-3 which includes the Merton and Sutton Joint Cemetery), and is also Metropolitan Green Chain.

## Conclusions

7.8.5 The Mayflower Park, Buckland Way Recreation Ground and Buckland Allotments parcel fulfils the functions of MOL, as an area of open land clearly distinguishable within a built-up area of suburban housing, having area of biodiversity value and in particular as part of wider network of open space,

<sup>5</sup> As defined in the Local Plan Appendix Map 5.31, based on London Plan Public Open Space Categorisation - now Table 8.1 in current London Plan (2021)

designated as an open space within the Wandle Valley Regional Park, part of a strategic link in the All London Green Grid and as a Metropolitan Green Chain. It adjoins Metropolitan Open Land in LB Merton to the east.

- 7.8.6 No areas are identified for further assessment. However, minor boundary changes are proposed to ensure the MOL boundary is recognisable and defensible. The proposed changes are set out in Section 9 and Map 40.



MAP 19

MOL8: Mayflower Park & Buckland Way Recreation Ground & Allotments

Metropolitan Open Land Boundary

Borough Boundary

2023

Not to Scale



Map data Google @2022

## 7.9 MOL09 Mill Green (5.0 ha)

### Land use

7.9.1 The parcel comprises open grassland, and some mature and semi-mature trees. It is publically accessible and used for informal recreation.

### Other Local Plan Designations

7.9.2 In addition to the MOL designation, the whole parcel is covered by Metropolitan Green Chain, Public Open Space (POS34), Wandle Park Regional Park and Site of Importance for Nature Conversation of Borough Importance (SINC32) designations. Much of the parcel also falls within an Area at Risk of Flooding, particularly the ditches and culverts in the western part of the parcel. The parcel is also covered by two Archaeological Priority Areas designations.

### Background

7.9.3 The area is owned by the Mitcham Common Conservators. There are two watercourses running through the parcel. A culverted stream, running south east to north west and taking water from the network of ditches on Beddington Farmlands to the River Wandle and a seasonal ditch running south to north.

Table 7.9: Assessment of Mill Green MOL9

Characteristics of parcel	Comments
<b>Openness</b>	The parcel is wholly open space with no built development. Overhead cables run west to east across the parcel. The area is largely grassland, with clear views across most of the parcel. The south-western corner is more screened by an area of trees.
<b>Boundary Quality</b>	Mill Green is small parcel of land bounded by Mill Green Road, Goat Road and London Road, and forms part of the borough boundary with Merton. The boundary is strongly defined, bounded by three roads.
<b>MOL Criteria</b>	<b>Assessment of MOL Criteria</b> (Significant Contribution / Moderate Contribution / Limited or No Contribution)
1. It contributes to the physical structure of London by being clearly distinguishable from the built-up area	<b>Moderate Contribution</b> The parcel has a strong degree of openness and forms a clear separation between the residential area at Beddington Corner to the south and the Willow Lane Industrial Estate to the north. Whilst it is one of the smaller parcels of MOL, it is adjacent to areas of MOL to the east at Beddington Farmlands (MOL02) and to the west at Land North of Goat Road (MOL07), and is a key link in a strategically important chain of open space which contributes to the physical structure of London.

2. It includes open air facilities, especially for leisure, recreation, sport, the arts and cultural activities, which serve either the whole or significant parts of London	<p><b>Limited Contribution</b> It is a Public Open Space (and classified as a Local Park<sup>6</sup>) which serves local informal recreational needs.</p>
3. It contains features or landscapes (historic, recreational, biodiverse) of either national or metropolitan value	<p><b>Moderate Contribution</b> The whole parcel is designated as a Site of Importance for Nature Conservation of Borough Importance (SINC32).</p>
4. It forms part of a strategic corridor, node or a link in the network of green infrastructure and meets one of the above criteria	<p><b>Significant Contribution</b> It is part of the network of open spaces safeguarded for the Wandle Valley Regional Park, part of a Metropolitan Green Chain and a strategic link in the All London Green Grid (Tramside Link GG8 Wandle Valley). Given the narrower gap between built development to the north and south of the parcel, it is a strategically important link in this wider chain of open space which together with Land North of Goat Road (MOL08), links to larger areas of MOL to the east at Beddington Farmlands (MOL02) and Mitcham Common in Merton (LB Merton ref MOL-14), and to the west to Poulter Park MOL(MOL10) and St Helier Open Space (MOL15).</p>

## Conclusions

- 7.9.4 Mill Green fulfils its role for MOL purposes, as an area of open land clearly distinguishable within a built-up area of suburban housing, as an area of biodiversity value and in particular as part of wider network of open space, designated as an open space within the Wandle Valley Regional Park, part of a strategic link in the All London Green Grid and as a Metropolitan Green Chain. No areas are identified for further assessment.

<sup>6</sup> As defined in the Local Plan Appendix Map 5.31, based on London Plan Public Open Space Categorisation - now Table 8.1 in current London Plan (2021)



MAP 20

MOL9: Mill Green  
Metropolitan Open Land

 Metropolitan Open Land  
Boundary

 Borough Boundary

2023

Not to Scale



Map data Google @2022

## 7.10 MOL10 Poulter Park and Playing Fields (21.5 ha)

### Land use

7.10.1 The parcel of MOL is used for recreation, with playing fields, playground and clubhouse facilities (for Mitcham and Carshalton Rugby Club). There is also a small amount of residential use at Bishopford House in the centre of the park.

### Other Local Plan Designations

7.10.2 In addition to the MOL designation, the whole park is covered by Metropolitan Green Chain, Wandle Valley Regional Park and Public Open Space (POS39) designations. An area on the eastern side of the park is designated a Site of Importance for Nature Conservation of Metropolitan Importance (SINC02), lying adjacent to the River Wandle which is also a SINC of Metropolitan Importance (SINC01). The area immediately adjacent to the river is also classified as an Area at Risk of Flooding. The parcel also includes an Archaeological Priority Area.

### Background

7.10.3 Poulter Park was developed as a public park in 1925. Bishopford House within the park, was converted to flats in 2005/6.

7.10.4 The park lies adjacent to MOL in LB Merton (Merton ref MOL-18 Wandle Valley, adjacent to the Tooting and Mitcham Football Club). LB Merton are proposing to remove a small area of MOL adjacent to Poulter Park which has been granted planning permission for housing. However this is only for a very short stretch, and most of the parcel will remain adjacent to the remaining MOL in Merton.

Table 7.10: Assessment of Poulter Park and Playing Fields MOL10

Nature of parcel	Comments
<b>Openness</b>	Built development is largely absent apart from Bishopford House in the centre of the park, and Dewsbury Cottage on the western side which houses clubhouse facilities. A cluster of mature trees separate Bishopford House and the playing fields to the south, and the eastern boundary is wooded. Otherwise the park is generally flat and open with its elevated position offering good views across the borough and beyond. Overhead cables bisect the parcel from east to west with a pylon on the eastern boundary.
<b>Boundary Quality</b>	The boundary is generally strongly defined. The eastern boundary comprises the River Wandle and the access road to the park from Bishopford Road adjacent to the borough boundary. The boundary is less distinct where runs close to a footpath between the access road and river as there is no clear physical feature to define the boundary. The southern boundary and much of the western and northern boundaries comprise the rear gardens of residential development. The open section on the western boundary is bordered by Peterborough Road.



<b>MOL Criteria</b>	<b>Assessment of MOL Criteria</b> (Significant Contribution / Moderate Contribution / Limited or No Contribution)
1. It contributes to the physical structure of London by being clearly distinguishable from the built-up area	<b>Significant Contribution</b> It forms a boundary between the built-up areas at Willow Lane Industrial Estate and the St Helier Estate, and is part of a wider network of open space within Sutton and adjoining boroughs. It is part of a larger chain of MOL, both running both east to west from Beddington Farmlands to St Helier Open Space, and north towards Ravensbury Park and Morden Hall Park through the adjacent MOL in LB Merton at the Tooting and Mitcham Football Club and Watermeads Nature Reserve (LB Merton ref MOL-18 Wandle Valley).
2. It includes open air facilities, especially for leisure, recreation, sport, the arts and cultural activities, which serve either the whole or significant parts of London	<b>Moderate Contribution</b> The parcel is Public Open Space, and classified as a District Park <sup>7</sup> . It is a significant recreational resource for the residents of the St Helier Estate. The Wandle Trail runs through the park, a strategic walking and cycling route through the Wandle Valley Regional Park, running from Croydon to the River Thames.
3. It contains features or landscapes (historic, recreational, biodiverse) of either national or metropolitan value	<b>Moderate Contribution</b> Part of the parcel is designated as a Site of Importance for Nature Conservation of Metropolitan Importance.
4. It forms part of a strategic corridor, node or a link in the network of green infrastructure and meets one of the above criteria	<b>Significant Contribution</b> It forms part of the Wandle Valley Regional Park and Metropolitan Green Chain, and is a strategic link in the All London Green Grid (Wandle Valley Link and Tramside Link, GG8 Wandle Valley). It is part of a larger chain of MOL, both running both east to west from Beddington Farmlands to St Helier Open Space, and north towards Morden Hall Park through Tooting and Mitcham Football Club, Watermeads Nature Reserve and Ravensbury Park (LB Merton ref MOL-18 Wandle Valley).

## Conclusions

- 7.10.5 Poulter Park strongly fulfils its role for MOL purposes, as an area of open land clearly distinguishable within a built-up area of suburban housing, having recreational and biodiversity value and in particular as part of wider network of open space, designated as an open space within the Wandle Valley Regional Park, part of a strategic link in the All London Green Grid and as a Metropolitan Green Chain. It adjoins Metropolitan Open Land in LB Merton to the north-east.

<sup>7</sup> As defined in the Local Plan Appendix Map 5.31, based on London Plan Public Open Space Categorisation - now Table 8.1 in current London Plan (2021)

7.10.6 No areas are identified for further assessment. However, a minor boundary change is proposed to ensure the MOL boundary is recognisable and defensible. The proposed change is set out in Section 9 and Map 41.



MAP 21

MOL10: Poulter Park and  
Playing Fields  
Metropolitan Open Land

— Metropolitan Open Land  
Boundary

— Borough Boundary

2023

Not to Scale



Map data Google @2022

## 7.11 MOL11 Reigate Avenue Recreation Ground (6.3 ha)

### Land use

7.11.1 The parcel is used for recreation and school playing fields.

### Other Local Plan Designations

7.11.2 In addition to being designated MOL, the parcel is also covered by Metropolitan Green Chain, Wandle Valley Regional Park and Public Open Space (POS44) designations. The northern part is also designated a Green Corridor, while the south-eastern part is classified as an Area at Risk of Flooding. The parcel lies adjacent to a Site of Importance for Nature Conservation of Borough Importance (SINC21 Sutton to St Helier railway line).

### Background

7.11.3 Reigate Avenue Recreation Ground, also called "The Daisy Field", dates from around 1930. The southern part of the parcel has seen some encroachment related to the adjacent Glenthorne High School. An area in the south-west corner was been fenced to provide a multi-use games area (MUGA) in 2005. There has also been a small extension (180sqm) into the parcel to provide facilities for special educational needs in 2007.

7.11.4 Currently, a strip of land on the western boundary of the parcel, adjacent to the school is being used for construction access in relation to building works within the school site. The school is consulting on proposals to provide three sports courts in this area for school and wider use. At the previous local plan review, this area of MOL had been identified as a potential MOL release to potentially provide open space and/or sports facilities for Glenthorne High School (Appendix A, Table A1, Area 2). However, this proposal was not taken forward in the Local Plan as open air sports provision is an appropriate MOL use.

Table 7.11: Assessment of Reigate Avenue Recreation Ground MOL11

Characteristics of parcel	Comments
<b>Openness</b>	The parcel comprises open grassland bordered with trees and shrubs. It is free from built development, except for some utilities infrastructure - a pylon in the south-west corner, and sub station in the north-west corner - and a small extension of a school building. There are also sports courts adjoining the school.
<b>Boundary Quality</b>	The northern and southern boundaries are well defined by roads and the eastern boundary is defined by a railway line. The western boundary is bordered by the rear gardens of residential properties and a school. There has been some encroachment of the open space by the school, the boundary is less distinct where it cuts through an extension to a school building and an access road.

<b>MOL Criteria</b>	<b>Assessment of MOL Criteria</b> (Significant Contribution / Moderate Contribution / Limited or No Contribution)
1. It contributes to the physical structure of London by being clearly distinguishable from the built-up area	<b>Moderate Contribution</b> The parcel is distinct from adjacent suburban housing surrounding the site and therefore contributes to the physical structure of London. Any potential use of part of the grassed open space for sports courts is considered to be an appropriate MOL use which would not impact the openness of the parcel.
2. It includes open air facilities, especially for leisure, recreation, sport, the arts and cultural activities, which serve either the whole or significant parts of London	<b>Limited Contribution</b> It is a Public Open Space, classified as a Local Park <sup>8</sup> , which serves local recreational needs.
3. It contains features or landscapes (historic, recreational, biodiverse) of either national or metropolitan value	<b>Limited Contribution</b> It contains a Green Corridor which is a local designation. It also lies adjacent to a Site of Importance for Nature Conservation of Borough Importance (SINC21 Sutton to St Helier railway line)
4. It forms part of a strategic corridor, node or a link in the network of green infrastructure and meets one of the above criteria	<b>Significant Contribution</b> It forms part of the Wandle Valley Regional Park and Metropolitan Green Chain, and is part of chain of open space running east to west. It lies adjacent to a strategic link in the All London Green Grid (Morden Park link GG8 Wandle Valley).

## Conclusions

- 7.11.5 Reigate Avenue Recreation Ground fulfils its role for MOL purposes, as an area of open land clearly distinguishable within a built-up area of suburban housing, and in particular as part of wider network of open space, designated as an open space within the Wandle Valley Regional Park and as a Metropolitan Green Chain.
- 7.11.6 No areas are identified for further assessment. However, a minor boundary change is proposed to ensure the MOL boundary is recognisable and defensible. The proposed change is set out in Section 9 and Map 42.

<sup>8</sup> As defined in the Local Plan Appendix Map 5.31, based on London Plan Public Open Space Categorisation - now Table 8.1 in current London Plan (2021)



MAP 22

MOL11: Reigate Avenue  
Recreation Ground  
Metropolitan Open Land

— Metropolitan Open Land  
Boundary

— Borough Boundary

2023

Not to Scale



Map data Google @2022

## **7.12 MOL12 Rosehill Recreation Ground (17.0 ha)**

### **Land use**

- 7.12.1 The parcel is used for formal and informal recreation, with a range of facilities including the Sutton Tennis Academy.

### **Other Local Plan Designations**

- 7.12.2 In addition to being designated as MOL, the whole parcel is covered by Metropolitan Green Chain, Wandle Valley Regional Park, Public Open Space (POS46) and Urban Green Space (UGS15) designations. The Sutton Tennis Academy and its access road are classified as Areas at Risk of Flooding. A historic milestone on the eastern boundary of the site was added to the National Heritage List for England in 2021 (Grade II Listed). The parcel includes part of a Site of Importance for Nature Conservation of Borough Importance (SINC21 Sutton to St Helier railway line), and lies adjacent to it on the western boundary.

### **Background**

- 7.12.3 The parkland was established in the inter-war period. It had some leisure provision in the southern part of the park with outdoor tennis courts and bowling green. There has been further incremental leisure-related development. The indoor tennis centre and adjoining outdoor courts were constructed in the 1970s and the artificial pitch (now defunct) was laid on top of an old football pitch in the 1980s. Further indoor facilities were built in the 2000s, and more recently a dome was erected to cover some of the outdoor tennis courts.
- 7.12.4 This MOL parcel was amended at the last Local Plan Review as noted in Policy 24a. The parcel had included Site Allocation 98 for the development of a new school. At the Local Plan examination, the Inspector considered that the removal of this part of the MOL was justified because of the critical need for further education provision, the lack of alternatives and the suitability of the site in terms of location and the chance to share adjoining facilities and open space. Planning permission for a new secondary school was granted on appeal in 2021 (reference DM2019/00985). However, the site is now being considered for a smaller special educational needs school, which would require a smaller development footprint. There is a minor digitising error in that the boundary of the MOL overlaps with the boundary of Site Allocation 98. A minor correction is proposed in Section 8 to correct this anomaly. Additionally, the boundary of the smaller footprint of revised proposals for a smaller is also identified as a potential amendment to the boundary.

Table 7.12: Assessment of Rosehill Recreation Ground MOL12

Characteristics of parcel	Comments
<b>Openness</b>	<p>The northern part of the parcel is largely open grassland with a small MUGA. There is also some utilities infrastructure, including two pylons, with overhead cables running east to west across the site.</p> <p>There is some built development relating to leisure infrastructure in the southern part of the site including an indoor tennis centre, the Sutton Tennis Academy, and some smaller ancillary buildings (pavilion and bowling green clubhouse) outdoor tennis courts, a, a bowling green (with clubhouse), playing fields. There are views into and across the parcel. There is a site allocation for a new school within the parcel, and the development of the site may have an impact on the openness of the southern part of the parcel.</p>
<b>Boundary Quality</b>	<p>The boundaries are generally well defined with the railway to the west, Reigate Avenue and residential units to the north, Rose Hill to the east and the back gardens of residential development to the south. The boundary is less well defined where it cuts through a small area of private residential parking on the northern boundary which falls outside the boundary of the recreation ground.</p> <p>In addition, an area within the parcel is excluded from MOL designation as it is a Site Allocation for a new school which is on the site of outdoor pitches south of the tennis centre and aligns with the permitted scheme.</p>
<b>MOL Criteria</b>	<p><b>Assessment of MOL Criteria</b> (Significant Contribution / Moderate Contribution / Limited or No Contribution)</p>
<p>1. It contributes to the physical structure of London by being clearly distinguishable from the built-up area</p>	<p><b>Significant Contribution</b> It is large area of open land which due to its topography is highly visible, particularly the northern section, and an important part of a continuous chain of open space between Rosehill Recreation Ground and St Helier Open Space. It separates built-up areas to the north and south.</p>
<p>2. It includes open air facilities, especially for leisure, recreation, sport, the arts and cultural activities, which serve either the whole or significant parts of London</p>	<p><b>Moderate Contribution</b> It is a Public Open Space, classified as a Local Park<sup>9</sup>, which generally serves local recreational needs. The Sutton Tennis Academy caters for wider than borough needs.</p>

<sup>9</sup> As defined in the Local Plan Appendix Map 5.31, based on London Plan Public Open Space Categorisation - now Table 8.1 in current London Plan (2021)



3. It contains features or landscapes (historic, recreational, biodiverse) of either national or metropolitan value	<p><b>Moderate Contribution</b></p> <p>The parcel includes an historic milestone which is Grade II listed (Historic England ref: 1474983). The parcel includes part of a Site of Importance for Nature Conservation of Borough Importance (SINC21 Sutton to St Helier railway line), and lies adjacent to it on the western boundary.</p>
4. It forms part of a strategic corridor, node or a link in the network of green infrastructure and meets one of the above criteria	<p><b>Significant Contribution</b></p> <p>It forms part of the Wandle Valley Regional Park, Metropolitan Green Chain and a strategic link in the All London Green Grid (GG8 Wandle Valley). The parcel is part of an east-west open space chain and links with Rosehill Park East (to the east) and Reigate Avenue Recreation Ground (to the west).</p>

### Conclusions

- 7.12.5 Rosehill Recreation Ground fulfils its role for MOL purposes. It is an area of open land clearly distinguishable within a built-up area of suburban housing, having recreational, historic and biodiversity value and in particular as part of wider network of open space, designated as an open space within the Wandle Valley Regional Park, part of a strategic link in the All London Green Grid and as a Metropolitan Green Chain.
- 7.12.6 No areas are identified for further assessment. However, a minor boundary change is proposed to correct the mapping error as mentioned in paragraph 7.12.4 above, and to ensure the MOL boundary is recognisable and defensible. In addition, potential amendment to reflect revised proposals for a new school within the MOL parcel. The proposed changes are set out in Section 9 and Map 43.



MAP 23

MOL12: Rosehill Recreation Ground  
Metropolitan Open Land

— Metropolitan Open Land Boundary

2023

Not to Scale



Map data Google @2020

## 7.13 MOL13 Rosehill Park East (12.7 ha)

### Land use

7.13.1 The parcel is a public open space used for informal recreation.

### Other Local Plan Designations

7.13.2 In addition to being designated MOL, the whole parcel is also covered by Metropolitan Green Chain, Wandle Valley Regional Park and Public Open Space (POS45) designations. A sizeable portion of the parcel is designated as a Site of Importance for Nature Conservation of Borough Importance (SINC11). It is notable for some ancient oak pollards and meadows with a range of wild flowers.

### Background

7.13.3 Rosehill Park East is a relatively large parcel of MOL, on the opposite side of Rose Hill from Rosehill Recreation Ground. Formerly farmland, the parcel is a longstanding area of public open space.

Table 7.13: Assessment of Rosehill Park East MOL13

Characteristics of parcel	Comments
<b>Openness</b>	The parcel comprises two distinct parts, with an open grassland and Greenshaw Wood. There are good views into and out of the open grassed area on the western side. Greenshaw Wood effectively screens St Helier Hospital to the east. The parcel is free from built, except for a pylon in the middle of the parcel, with overhead cables crossing the parcel generally in an east – west direction.
<b>Boundary Quality</b>	The parcel is relatively well defined. It is bounded by roads, the back gardens of residential development and St Helier Hospital. A section of the boundary is less distinct, following a footpath, excluding an area of contiguous public open from the parcel.
<b>MOL Criteria</b>	<b>Assessment of MOL Criteria</b> (Significant Contribution / Moderate Contribution / Limited or No Contribution)
1. It contributes to the physical structure of London by being clearly distinguishable from the built-up area	<b>Significant Contribution</b> It is large area of open land, and an important part of a continuous chain of open space between Rosehill Recreation Ground and St Helier Open Space. It forms a boundary between the built-up areas to the north and south.
2. It includes open air facilities, especially for leisure, recreation, sport, the arts and	<b>Limited Contribution</b> It is a Public Open Space (and classified as a Local Park <sup>10</sup> ) which serves local informal recreational needs.

<sup>10</sup> As defined in the Local Plan Appendix Map 5.31, based on London Plan Public Open Space Categorisation - now Table 8.1 in current London Plan (2021)

cultural activities, which serve either the whole or significant parts of London	
3. It contains features or landscapes (historic, recreational, biodiverse) of either national or metropolitan value	<b>Moderate Contribution</b> Part of MOL is designated as a Site of Importance for Nature Conservation of Borough Importance (SINC11).
4. It forms part of a strategic corridor, node or a link in the network of green infrastructure and meets one of the above criteria	<b>Significant Contribution</b> It forms part of the Wandle Valley Regional Park, Metropolitan Green Chain and a strategic link in the All London Green Grid (GG8 Wandle Valley). It is part of chain of open space running east to west and is a key link between Rosehill Recreation Ground and St Helier Open Space.

### Conclusions

- 7.13.4 Rosehill Park East strongly fulfils its role for MOL purposes, as an area of open land clearly distinguishable within a built-up area of suburban housing, having area of biodiversity value and in particular as part of wider network of open space, designated as an open space within the Wandle Valley Regional Park, part of a strategic link in the All London Green Grid and as a Metropolitan Green Chain.
- 7.13.5 No areas are identified for further assessment. However, a minor boundary change is proposed to ensure the MOL boundary is recognisable and defensible. The proposed change is set out in Section 9 and Map 44.



MAP 24

MOL13: Rosehill Park East  
Metropolitan Open Land

— Metropolitan Open Land  
Boundary

2023

Not to Scale



Map data Google @2022

## **7.14 MOL14 Roundshaw Park, Downs and Playing Fields (84.4**

### **ha) Land use**

- 7.14.1 This parcel comprises an extensive area of open space used for informal and formal recreation incorporating parkland, woodland, school playing fields, sports courts and facilities, a children's playcentre and allotments. There are some pavilions and school buildings within the parcel.

### **Other Local Plan Designations**

- 7.14.2 Most of the parcel is also covered by Metropolitan Green Chain and Public Open Space (POS47) designations. A section stretching across the middle of the parcel is designated as a Site of Importance for Nature Conservation of Metropolitan Importance (SINC08), which is notable as a large area of chalk grassland containing a number of rare plants. There is an area of land incorporating a number of outdoor tennis courts associated with a sports club which is designated as Urban Green Space. There are also designated Allotments in the southern part of the parcel. The parcel also includes part of an Archaeological Priority Area.

### **Background**

- 7.14.3 Roundshaw Park, Downs and Playing Fields were formerly farmland until the establishment of Beddington Airport in 1915. It became part of Croydon Airport in 1920 and remained in that use until 1959 when the area reverted to open space. In 1967, the Roundshaw housing estate was built on part of the wider open space. Development of St Elphege's Primary School and Wilson's School followed in the 1970s. The sports club and tennis courts were also developed in the 1970s. Further extensions to and redevelopment of the housing estate were built out in the following decades, with some loss of former MOL to enable lower rise redevelopment and to improve the setting of the current extent of MOL. The southern playing fields were not part of the airport and have been in recreational use since at least the 1930s. The industrial estate to the east of the parcel was established in the 1960s on the site of the airport hangars but has been expanded over time.
- 7.14.4 At the previous local plan review, a small area of MOL by the sports club (David Lloyd) had been identified as a potential MOL release to potentially provide open space and/or sports facilities or industrial land (Appendix A, Table A1, Area 6). However, this proposal was not taken forward in the Local Plan as the existing sports provision is an appropriate MOL use.
- 7.14.5 There is a minor digitising error in that the boundary of the MOL shown in the Local Plan Policies Map, Local Plan Appendix Map 5.4 and 5.18 varies at land south of Jean Batten Close and Vulcan Way. A minor correction is proposed in Section 8 to correct this anomaly.

Table 7.14: Assessment of Roundshaw Park, Downs and Playing Fields MOL14

Nature of parcel	Comments
<b>Openness</b>	<p>The parcel comprises several distinct parts, with open grassed areas in the main central part of the site (Roundshaw Downs and Playing Fields), to the west adjacent to Foresters Drive (Roundshaw Park), and school playing fields to the north and south. Roundshaw Downs are situated on the north facing slope of the Purley Ridge, and have some extensive views over the surrounding area towards Croydon and beyond towards central London. Roundshaw Park is separated by housing development, and linked by woodland and an allotment site to the south-west.</p> <p>The parcel is largely free from built development. There are two residential properties, a playcentre and some pavilion buildings which are ancillary to the recreational use. There are sports and recreational facilities at the sports club (David Lloyd) which are screened from the rest of the parcel by trees and hedging. The Wilson’s School playing fields contain synthetic sports pitches (Croydon Powerleague). There has been some minor encroachment by extensions to the school. The area by the tennis courts has also seen some minor encroachment for extensions to support the leisure and recreational uses.</p>
<b>Boundary Quality</b>	<p>In general, the boundaries of the parcel are well defined, bounded by roads, curtilage of residential properties, and industrial and leisure units. It is bounded to the east by adjoining MOL in LB Croydon. In some places the boundary is less clearly defined, it cuts across part of St Elphege’s Primary School Playing Field, and there has been some minor encroachment by permitted extensions to Wilson’s School and the sports club (David Lloyd). The boundary lacks some clarity where it does not follow a physical boundary and includes a small part of schools grounds at Wallington Primary Academy (formerly Amy Johnson Primary School).</p>
<b>MOL Criteria</b>	<p><b>Assessment of MOL Criteria</b> (Significant Contribution / Contribution / Limited or No Contribution)</p>
1. It contributes to the physical structure of London by being clearly distinguishable from the built-up area	<p><b>Significant Contribution</b> The scale and location of the parcel, in combination with MOL in Croydon to the east (LB Croydon MOL reference W1 Purley Way Playing Fields and W2 Land West of Purley Way) means that it plays a significant structural role, within the Borough and for south London.</p>
2. It includes open air facilities, especially for leisure, recreation, sport, the arts and cultural activities,	<p><b>Significant Contribution</b></p>

which serve either the whole or significant parts of London	Most of the parcel is Public Open Space, with Roundshaw Park and Downs classified as a Metropolitan Park <sup>11</sup> . It also includes facilities for leisure, recreation and sport (including facilities at the Davis Lloyd Sports Club and Croydon Powerleague pitches) which serve wider than local needs.
3. It contains features or landscapes (historic, recreational, biodiverse) of either national or metropolitan value	<b>Significant Contribution</b> Part of MOL is designated as a Site of Importance for Nature Conservation of Metropolitan Importance containing a large area of chalk grassland, with a number of rare plants. The grassland components of the site are a designated Local Nature Reserve.
4. It forms part of a strategic corridor, node or a link in the network of green infrastructure and meets one of the above criteria	<b>Significant Contribution</b> It forms part of a wider chain of open space, and adjoins MOL in LB Croydon (LB Croydon MOL reference W1 Purley Way Playing Fields and W2 Land West of Purley Way). It is a strategic link in the All London Green Grid: the Downs Link (GG7 London's Downlands) connecting the Roundshaw Estate to the open land in the Green Belt, and the Roundshaw-Wallington Link (GG8 Wandle Valley) which comprises the open spaces around the Roundshaw estate, Mellows Park and Bandon Hill cemetery. It is also Metropolitan Green Chain.

## Conclusions

- 7.14.6 Whilst parts of the parcel have a more enclosed and developed character, overall the parcel strongly fulfils the functions of MOL. It is an area of open land clearly distinguishable within a built-up area, having area of recreational and biodiversity value and in particular as part of a strategic link in the All London Green Grid and as a Metropolitan Green Chain. It adjoins Metropolitan Open Land in LB Croydon to the east.
- 7.14.7 No areas are identified for further assessment. However, minor boundary changes are proposed to correct the mapping error as mentioned in paragraph 7.14.5 above. In addition some minor boundary changes are proposed to ensure the MOL boundary is recognisable and defensible. The proposed changes are set out in Section 9 and Maps 45 and 46.

<sup>11</sup> As defined in the Local Plan Appendix Map 5.31, based on London Plan Public Open Space Categorisation - now Table 8.1 in current London Plan (2021)





MAP 25

MOL14: Roundshaw, Park,  
Downs and Playing Fields  
Metropolitan Open Land

Metropolitan Open Land  
Boundary

Borough Boundary

2023

Not to Scale



Map data Google @2022

## 7.15 MOL15 St Helier Open Space (25.2ha) Land use

7.15.1 The parcel comprises of three parts: St Helier Open Space including the David Weir Leisure Centre towards the south-west, Middleton Road Open Space in the centre and Revesby Wood to the north-east. The whole parcel is used for formal and informal recreation, and includes the leisure centre, a MUGA, skateboard park and public playing fields. There is also a youth centre, The Quad, in the north-western corner of the central section.

### Other Local Plan Designations

7.15.2 In addition to being MOL, the parcel is also wholly covered by Metropolitan Green Chain and Wandle Valley Regional Park designations. Most of the area is designated as Public Open Space (POS54), apart from the leisure centre which is designated as Urban Green Space (UGS9). The Middleton Road Open Space and Revesby Wood is a Site of Importance for Nature Conservation (SINC41) and is noted for its veteran oaks. The central section, the Middleton Road Open Space, is also part of the St Helier Area of Special Local Character.

### Background

7.15.3 St Helier Open Space was integral to the St Helier Estate from its construction. The St Helier Estate (built 1928-38) was the largest London County Council estate in south London and the second largest in London (after Becontree). It was built on "Garden City Principles" and includes generous amounts of open space including the whole of St Helier Open Space. The leisure infrastructure is longstanding – the Carshalton Sports Area was originally built in 1953, but was later rebuilt in 1992. It is now the site of the David Weir Leisure Centre.

Table 7.15: Assessment of St Helier Open Space MOL15

Characteristics of parcel	Comments
<b>Openness</b>	The parcel comprises open grassland and woodland, with some built development for recreation and community facilities in the south-western and central sections. There are also overhead cables and pylons running along the north of the open space. Much of the parcel is open, particularly the south-western end with views across to St Helier Hospital. The leisure centre, screened by trees, limits views into and across that part of the parcel.
<b>Boundary Quality</b>	The boundary is strongly defined, bounded by defined by roads and the rear of residential properties.
<b>MOL Criteria</b>	<b>Assessment of MOL Criteria</b> (Significant Contribution / Moderate Contribution / Limited or No Contribution)
1. It contributes to the physical structure of London by being	<b>Significant Contribution</b> It is large area of open land integral to the St Helier estate, and also an important part of a continuous chain of open

clearly distinguishable from the built-up area	space running east-west and linking Poulter Park and Rosehill Park East. It forms a boundary between the built-up areas to the north and south.
2. It includes open air facilities, especially for leisure, recreation, sport, the arts and cultural activities, which serve either the whole or significant parts of London	<b>Moderate Contribution</b> The parcel includes Public Open Spaces and Urban Green Spaces which serve formal and informal recreational needs. The leisure centre serves wider than local needs.
3. It contains features or landscapes (historic, recreational, biodiverse) of either national or metropolitan value	<b>Moderate Contribution</b> The open space is a key element of the St Helier Estate and part is included in the St Helier Area of Special Local Character. Whilst part of MOL is designated as a Site of Importance for Nature Conservation, it is of Local Importance only.
4. It forms part of a strategic corridor, node or a link in the network of green infrastructure and meets one of the above criteria	<b>Significant Contribution</b> It is part of a wider east-west chain of open space. It forms part of the Wandle Valley Regional Park, Metropolitan Green Chain and a strategic link in the All London Green Grid (GG8 Wandle Valley).

## Conclusions

- 7.15.4 All areas of the St Helier Open Space parcel fulfils its role for MOL purposes, as an area of open land clearly distinguishable within a built-up area of suburban housing, having area of historical, recreational and biodiversity value and in particular as part of wider network of open space, designated as an open space within the Wandle Valley Regional Park, part of a strategic link in the All London Green Grid and as a Metropolitan Green Chain. No areas are identified for further assessment.



MAP 26

MOL15: St Helier Open Space  
Metropolitan Open Land

— Metropolitan Open Land Boundary

2023

Not to Scale



Map data Google @2022

## 7.16 MOL16 Sutton Cemetery, Kimpton Linear Park and Open Space (12.2ha)

### Land use

7.16.1 The parcel comprises a cemetery, a public park and open space reserved for burial space. There are some buildings to support the cemetery function, including a former mortuary building and a small funeral chapel.

### Other Local Plan Designations

7.16.2 In addition to being MOL, the whole area is covered by a Metropolitan Green Chain designation. The linear park is designated as Public Open Space (POS27), and two areas of open land are designated as Land Reserved for Burial Space. However, a study for the GLA (2011) suggested the borough had enough burial space for next 30 years without recourse to the safeguarded land. Some land is also designated for allotment use.

### Background

7.16.3 Sutton Cemetery was established in 1889 and is owned and operated by the Council. The land on the western part of the parcel was part of the former sewage treatment works and remodelled to establish Kimpton Linear Park in 2011. The remaining part of the sewage treatment works, located outside of the MOL parcel, was redeveloped in the 2000s to create the adjacent Kimpton Industrial Estate and Kimpton Park Way which funded the creation of the linear park.

Table 7.16: Assessment of Sutton Cemetery, Kimpton Linear Park and Open Space MOL16

Characteristics of parcel	Comments
<b>Openness</b>	The parcel is free from built development apart from a small number of buildings which are mainly ancillary to its cemetery functions, and a pylon. Whilst the Kimpton Linear Park is open and adjacent to Kimpton Park Way, there are limited views into much of the remaining parcel as it is enclosed by trees and residential properties. However, due to the topography there are extensive views from the cemetery, over the surrounding area to the south and west.
<b>Boundary Quality</b>	The parcel is generally strongly defined, bounded by the back gardens of residential properties to the east and north, and by Kimpton Park Way and Oldfields Road to the west and south. The boundary is less distinct at its western tip where it cuts through an open area of school grounds.
<b>MOL Criteria</b>	<b>Assessment of MOL Criteria</b> (Significant Contribution / Moderate Contribution / Limited or No Contribution)
1. It contributes to the physical structure of London by being clearly	<b>Moderate Contribution</b> The parcel is distinct from adjacent suburban housing and industrial estate surrounding the site and therefore contributes to the physical structure of London.

distinguishable from the built-up area	
2. It includes open air facilities, especially for leisure, recreation, sport, the arts and cultural activities, which serve either the whole or significant parts of London	<b>Moderate Contribution</b> The cemetery is considered to be community/cultural facility of borough-wide importance. The cemetery is also an open space which is publically accessible, and together with the Kimpton Linear Park offers opportunities for access to green space for local needs.
3. It contains features or landscapes (historic, recreational, biodiverse) of either national or metropolitan value	<b>No Contribution</b> Whilst the cemetery and chapel date from 1889, and there are areas of dense vegetation and trees, there are no heritage or biodiversity designations.
4. It forms part of a strategic corridor, node or a link in the network of green infrastructure and meets one of the above criteria	<b>Moderate Contribution</b> It is designated Metropolitan Green Chain.

## Conclusions

- 6.16.4 This parcel fulfils its role for MOL purposes, as an area of open land clearly distinguishable within a built-up area of suburban housing, having cultural value and as part of wider network of open space as a Metropolitan Green Chain.
- 6.16.5 No areas are identified for further assessment. However, a minor boundary change is proposed to ensure the MOL boundary is recognisable and defensible. The proposed change is set out in Section 9 and Map 47.



MAP 27

MOL16: Sutton Cemetery and Kimpton Linear Park  
Metropolitan Open Land

— Metropolitan Open Land  
Boundary

2023

Not to Scale



Map data Google @2022

## 7.17 MOL17 Sutton Common Recreation Ground (6.4ha)

### Land use

7.17.1 The recreation ground is used for both formal and informal recreation. The formal recreation comprises of three tennis courts, a bowling green, ball court (MUGA), children's play area, outdoor gym and BMX cycling course on the south-western part of the site. The open grassed area to the north-east is used for informal recreation.

### Other Local Plan Designations

7.17.2 In addition to being MOL, the whole area is covered by Metropolitan Green Chain, Wandle Valley Regional Park and Public Open Space (POS59) designations. Part of the parcel is designated as a Site of Importance for Nature Conservation of Borough Importance (SINC37), with the area managed as a wildflower grassland.

### Background

7.17.3 Sutton Common Recreation Ground has been integral to the surrounding residential development since the estate was built in the inter-war period. Part of the site was recently designated as a Site of Importance for Nature Conservation in the Local Plan in 2018.

Table 7.17: Assessment of Sutton Common Recreation Ground MOL17

Characteristics of parcel	Comments
Openness	The parcel is a flat open grassed area. There is no built development located within the parcel apart from pavilion buildings which are ancillary to its use as a recreation ground, and a substation. Whilst the parcel is mainly enclosed by residential gardens, there are views into the space from a number of roads perpendicular to it, and from Rutland Drive.
Boundary Quality	The boundaries are strongly defined by the rear gardens of residential development and Rutland Drive.
<b>MOL Criteria</b>	<b>Assessment of MOL Criteria</b> (Significant Contribution / Moderate Contribution / Limited or No Contribution)
1. It contributes to the physical structure of London by being clearly distinguishable from the built-up area	<b>Moderate Contribution</b> The parcel is distinct from adjacent suburban housing surrounding the site and therefore contributes to the physical structure of London.
2. It includes open air facilities, especially for leisure, recreation,	<b>Limited contribution</b> It is a Public Open Space, classified as a Local Park <sup>12</sup> , which serves local recreational needs.

<sup>12</sup> As defined in the Local Plan Appendix Map 5.31, based on London Plan Public Open Space Categorisation - now Table 8.1 in current London Plan (2021)



sport, the arts and cultural activities, which serve either the whole or significant parts of London	
3. It contains features or landscapes (historic, recreational, biodiverse) of either national or metropolitan value	<p><b>Moderate Contribution</b> Part of MOL is designated as a Site of Importance for Nature Conservation of Borough importance.</p>
4. It forms part of a strategic corridor, node or a link in the network of green infrastructure and meets one of the above criteria	<p><b>Significant Contribution</b> It forms part of the Wandle Valley Regional Park, and is a strategic link in the All London Green Grid being part of a chain of open space running from the Wandle to Morden Park (Modern Park Link, GG9 Arcadian Thames –GG8 Wandle Valley). It is also designated as Metropolitan Green Chain in the Local Plan.</p>

## Conclusions

7.17.4 Sutton Common Recreation Ground fulfils its role for MOL purposes, as an area of open land clearly distinguishable within a built-up area of suburban housing, having area of biodiversity value and in particular as part of wider network of open space, designated as an open space within the Wandle Valley Regional Park, part of a strategic link in the All London Green Grid and as a Metropolitan Green Chain. No areas are identified for further assessment.



MAP 28

MOL17: Sutton Common  
Recreation Ground  
Metropolitan Open Land

— Metropolitan Open Land  
Boundary

— Borough Boundary

2023

Not to Scale



Map data Google @2022

## 7.18 MOL18 Thomas Wall Park (7.1 ha)

### Land use

7.18.1 The land use is primarily as public open space for informal recreation. A pavilion building in the south-eastern corner of the parcel serves community uses including a nursery.

### Other Local Plan Designations

7.18.2 In addition to being MOL, the parcel is wholly covered by Wandle Valley Regional Park and Public Open Space (POS61) designations.

### Background

7.18.3 Thomas Wall Park, named after the sausage and ice-cream manufacturer and local resident and benefactor, has been integral to the St Helier Estate since its development (1928-1938).

Table 7.18: Assessment of Thomas Wall Park MOL18

Characteristics of parcel	Comments
<b>Openness</b>	The parcel comprises a flat open grassed area. There is no built development located within the parcel apart from pavilion buildings in the south-eastern corner which are in use as a nursery, and also for uses ancillary to its recreational use. The parcel is enclosed by residential gardens, with limited views into the open space.
<b>Boundary Quality</b>	The boundaries are generally strongly defined by the rear gardens of residential development. The boundary is less clearly defined where it runs along private residential garages (to the rear of Cheshire House) outside the boundary of the park in the south-eastern corner of the parcel.
<b>MOL Criteria</b>	<b>Assessment of MOL Criteria</b> (Significant Contribution / Moderate Contribution / Limited or No Contribution)
1. It contributes to the physical structure of London by being clearly distinguishable from the built-up area	<b>Moderate Contribution</b> The parcel is open and distinct from adjacent suburban housing surrounding the site and therefore contributes to the physical structure of London.
2. It includes open air facilities, especially for leisure, recreation, sport, the arts and cultural activities, which serve either the whole	<b>Limited Contribution</b> It is a Public Open Space, classified as a Local Park <sup>13</sup> , which serves local recreational needs.




<sup>13</sup> As defined in the Local Plan Appendix Map 5.31, based on London Plan Public Open Space Categorisation - now Table 8.1 in current London Plan (2021)

or significant parts of London	
3. It contains features or landscapes (historic, recreational, biodiverse) of either national or metropolitan value	<b>No Contribution</b> There are no historical features and no biodiversity designations.
4. It forms part of a strategic corridor, node or a link in the network of green infrastructure and meets one of the above criteria	<b>Significant Contribution</b> It forms part of the Wandle Valley Regional Park. It also lies adjacent to a strategic link in the All London Green Grid (Morden Park Link GG8 Wandle Valley) linking spaces between Morden Park and St Helier Open Space.

### Conclusions

- 7.18.4 Thomas Wall Park fulfils its role for MOL purposes, as an area of open land clearly distinguishable within a built-up area of suburban housing, and in particular as part of wider network of open space, designated as an open space within the Wandle Valley Regional Park.
- 7.18.5 No areas are identified for further assessment. However, a minor amendment to the boundary is proposed to ensure the MOL boundary is recognisable and defensible. The proposed change is set out in Section 9 and Map 48.



MAP 29	
MOL18: Thomas Wall Park Metropolitan Open Land	
 Metropolitan Open Land Boundary	
 Borough Boundary	
2023	 Maps Data Google @2020
Not to Scale	

## **8. Additional Sites shown as MOL in the London Plan**

- 8.1 The London Plan illustrates the extent of Metropolitan Open Land on Figure 8.1 of the London Plan. This includes some additional sites to those identified in the Local Plan at Mellows Park, Queen Elizabeth's Walk, Anton Wetlands and Westbourne Primary School, Collingwood Recreation Ground and Gander Green Lane Allotments, and Sears Park and Perretts Field. Map 30 highlights these additional sites. In addition, the Council assessed Carshalton Park, as this is the only larger area safeguarded for the Wandle Valley Regional Park (a strategic network of green infrastructure) that is not designated as MOL
- 8.2 Changes to MOL boundaries are made through the Local Plan process. Policy G3 of the London Plan notes that new MOL designations should meet the relevant criteria. The additional sites identified in London Plan Figure 8.1 have therefore been considered against MOL criteria and their overall contribution assessed.
- 8.3 The London Plan also notes that changes to MOL boundaries should only be made in exceptional circumstances consistent with the requirements of national policy regarding the Green Belt. The NPPF states (paragraph 139) that other considerations for new designations include whether alternative policies would not be adequate. The role that existing policy designations contribute will also be considered.


# MAP 30

Sites Identified as MOL in the London Plan, and site in Wandle Valley Regional Park (WVRP)

 MOL in London Plan

Additional Sites to those identified in the Local Plan:

- 1 Mellows Park
- 2 Queen Elizabeth's Walk
- 3 Anton Crescent Wetland and Westbourne Primary School
- 4 Collingwood Recreation Ground and Gander Green Lane Allotments
- 5 Sears Park and Perretts Field

 Potential MOL which is also Green space safeguarded for WVRP

6 Carshalton Park



2022

Not to Scale

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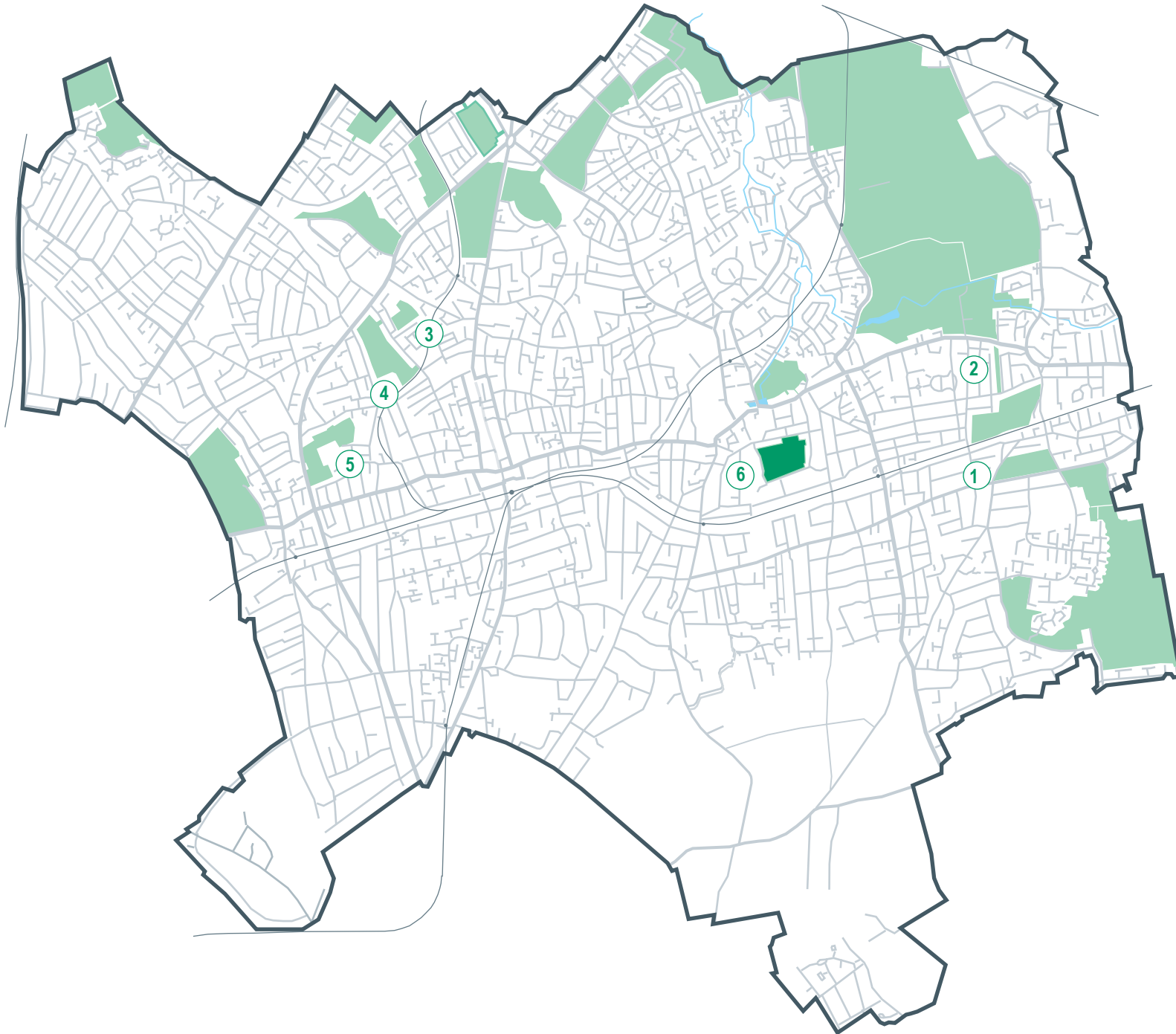


Table 8.1: Assessment of Area 1 Mellows Park

<b>Area 1: Mellows Park (7.75 ha)</b>	
<b>Description</b>	Public park with sports and recreational facilities, including pitches, ball courts, outdoor gym, playground and café. The former park lodge is in residential use.
<b>Policy Designation</b>	Public Open Space (POS33)
<b>Openness</b>	The parcel is free from built development, apart from the park café and former bowling pavilion, and former park lodge. The open space comprises of open grassland with hedged areas and mature trees lining the perimeter and main internal paths
<b>Boundary Quality</b>	The parcel is relatively well defined. It is bounded by roads on three sides, and by the back gardens of residential development to the north.
<b>MOL Criteria</b>	<b>Contribution to MOL Purposes</b>
1. It contributes to the physical structure of London by being clearly distinguishable from the built-up area	<b>Moderate Contribution</b> The parcel is distinct from adjacent suburban housing surrounding the site and therefore contributes to the physical structure of London.
2. It includes open air facilities, especially for leisure, recreation, sport, the arts and cultural activities, which serve either the whole or significant parts of London	<b>Limited Contribution</b> It is a Public Open Space, classified as a Local Park <sup>1</sup> , which serves local recreational needs.
3. It contains features or landscapes (historic, recreational, biodiverse) of either national or metropolitan value	<b>No Contribution</b> There are no designated heritage assets and no biodiversity designations.
4. It forms part of a strategic corridor, node or a link in the network of green infrastructure <b>and meets one of the above criteria</b>	<b>Significant Contribution</b> It is a strategic link in the All London Green Grid: the Roundshaw-Wallington Link (GGA8 Wandle Valley) which comprises the open spaces around the Roundshaw estate, Mellows Park and Bandon Hill cemetery.
<b>Overall Contribution</b> Mellows Park fulfils MOL criteria 1 and 4. In particular it forms part of a strategic chain of open space.	

<sup>1</sup> As defined in the Local Plan Appendix Map 5.31, based on London Plan Public Open Space Categorisation - now Table 8.1 in current London Plan (2021)





MAP 31

Area 1: Mellows Park

 Metropolitan Open Land Boundary in London Plan 2021

 Metropolitan Open Land in Local Plan

2023

Not to Scale



Map data Google @2022

Table 8.2: Assessment of Area 2 Queen Elizabeth's Walk

<b>Area 2: Queen Elizabeth's Walk (1.76 ha)</b>	
<b>Description</b>	The parcel comprises a strip of trees and woody vegetation, which is publically accessible.
<b>Policy Designation</b>	Metropolitan Green Chain Wandle Valley Regional Park Public Open Space (POS41) Site of Importance for Nature Conservation (SINC551).
<b>Openness</b>	The parcel is free from built development, and comprises a strip of mature trees and woody vegetation
<b>Boundary Quality</b>	The parcel is well defined. It is bounded by roads on three sides, and by the back gardens of residential development to the west.
<b>MOL Criteria</b>	<b>Contribution to MOL Purposes / Explanation</b>
1. It contributes to the physical structure of London by being clearly distinguishable from the built-up area	<b>Moderate Contribution</b> Whilst the parcel is distinct from the surrounding built-up area, it is a relatively small area.
2. It includes open air facilities, especially for leisure, recreation, sport, the arts and cultural activities, which serve either the whole or significant parts of London	<b>Limited Contribution</b> It is a Public Open Space which serves local informal recreational needs.
3. It contains features or landscapes (historic, recreational, biodiverse) of either national or metropolitan value	<b>Limited Contribution</b> The whole parcel is designated as a Site of Importance for Nature Conservation of Local Importance (SINC32).
4. It forms part of a strategic corridor, node or a link in the network of green infrastructure <b>and meets one of the above criteria</b>	<b>Significant Contribution</b> This relatively small parcel of open space lies adjacent to areas of MOL to the north at Beddington Park and to the south at Bandon Hill Cemetery. Whilst it is part of the network of open spaces safeguarded for the Wandle Valley Regional Park and is a strategic link in the All LGG (Roundshaw-Wallington Link, ALGG 08 Wandle Valley), it only makes a limited contribution to criteria 1-3.
<b>Overall Contribution</b>	
The Queen Elizabeth Walk fulfils MOL criteria 1 and 4. In particular it forms part of a strategic chain of open space.	



MAP 32

Area 2: Queen Elizabeth's Walk

 Metropolitan Open Land Boundary in London Plan 2021

 Metropolitan Open Land in Local Plan

2023

Not to Scale



Map data Google @2022

Table 8.3: Assessment of Area 3 Anton Crescent Wetland and Westbourne Primary School

<b>Area 3: Anton Crescent Wetland and Westbourne Primary School (2.6 ha)</b>	
<b>Description</b>	The parcel comprises a school playing field and local nature reserve
<b>Policy Designation</b>	Metropolitan Green Chain Part of site is a Site of Importance for Nature Conservation of Borough Importance (SINC19) Part of site in an Area at Risk of Flooding
<b>Openness</b>	The parcel is free from built development. The school playing field is predominantly grassed with some ball courts, and is generally bordered with trees. The local nature reserve comprises a large pond, reedbeds and grassland, and bordered by mature trees.
<b>Boundary Quality</b>	Much of the parcel fenced and there are mature trees around the edge which provide a definable boundary. Westbourne Primary School buildings lie to the north, separated by a low fence.
<b>MOL Criteria</b>	<b>Contribution to MOL Purposes / Explanation</b>
1. It contributes to the physical structure of London by being clearly distinguishable from the built-up area	<b>Moderate Contribution</b> Whilst the parcel is distinct from the surrounding built-up area, it is a relatively small area.
2. It includes open air facilities, especially for leisure, recreation, sport, the arts and cultural activities, which serve either the whole or significant parts of London	<b>No Contribution</b> There is no general public access.
3. It contains features or landscapes (historic, recreational, biodiverse) of either national or metropolitan value	<b>Moderate Contribution</b> Part of MOL is designated as a Site of Importance for Nature Conservation of Borough importance.
4. It forms part of a strategic corridor, node or a link in the network of green infrastructure <b>and meets one of the above criteria</b>	<b>Moderate Contribution</b> It forms part of the Metropolitan Green Chain stretching from MOL at Rosehill Recreation Ground to MOL at Cheam Park and Recreation Ground, and to Strategic Open Space in Epsom and Ewell at Nonsuch Park.
<b>Overall Contribution</b>	
The area makes a contribution to MOL criteria 1 and 4. Part of the parcel makes a contribution to MOL criteria 3. Together with Areas 4 and 5, it forms part of a chain of open space extending across neighbouring boroughs.	



MAP 33

Area 3: Anton Crescent  
Wetland and Westbourne  
Primary School

 Metropolitan Open Land  
Boundary in London Plan 2021

2023

Not to Scale



Map data Google @2022

Table 8.4: Assessment of Area 4 Collingwood Recreation Ground and Gander Green Lane Allotments

<b>Area 4: Collingwood Recreation Ground and Gander Green Lane Allotments (10.4 ha)</b>	
<b>Description</b>	Public open space with pitches, ball courts, outdoor gym and playground, and allotments.
<b>Policy Designation</b>	Metropolitan Green Chain Public Open Space (POS12) Allotments (ALT17)
<b>Openness</b>	The parcel is free from built development. The recreation ground comprises a flat open grassed area. The allotments are separated by fencing and bordered by trees. The parcel is enclosed by residential gardens, with limited views into the open space.
<b>Boundary Quality</b>	It is mainly bordered by the back gardens of residential development, and to Sutton United Football Club and the railway line to the south.
<b>MOL Criteria</b>	<b>Contribution to MOL Purposes / Explanation</b>
1. It contributes to the physical structure of London by being clearly distinguishable from the built-up area	<b>Moderate Contribution</b> The parcel is open and distinct from adjacent suburban housing surrounding the site and therefore contributes to the physical structure of London.
2. It includes open air facilities, especially for leisure, recreation, sport, the arts and cultural activities, which serve either the whole or significant parts of London	<b>Limited Contribution</b> It is a Public Open Space, classified as a Local Park <sup>2</sup> , and allotments which serves local recreational needs.
3. It contains features or landscapes (historic, recreational, biodiverse) of either national or metropolitan value	<b>No Contribution</b> There are no designated heritage assets and no biodiversity designations.
4. It forms part of a strategic corridor, node or a link in the network of green infrastructure <b>and meets one of the above criteria</b>	<b>Moderate Contribution</b> It forms part of the Metropolitan Green Chain stretching from MOL at Rosehill Recreation Ground to MOL at Cheam Park and Recreation Ground, and to Strategic Open Space in Epsom and Ewell at Nonsuch Park.
<b>Overall Contribution</b> The area makes a contribution to MOL criteria 1 and 4. Together with Areas 3 and 5, this open space is part of a chain of open space extending across neighbouring boroughs.	

<sup>2</sup> As defined in the Local Plan Appendix Map 5.31, based on London Plan Public Open Space Categorisation - now Table 8.1 in current London Plan (2021)



MAP 34

Area 4: Collingwood  
Recreation Ground & Gander  
Green Lane Allotments

 Metropolitan Open Land  
Boundary in London Plan 2021

2023

Not to Scale



Map data Google @2022

Table 8.5: Assessment of Area 5 Seears Park and Perretts Field

<b>Area 5: Seears Park and Perretts Field (8.9 ha)</b>	
<b>Description</b>	Public open space used for informal recreation, with a playground
<b>Policy Designation</b>	Metropolitan Green Chain Public Open Space (POS51) Part of the parcel is a Site of Importance for Nature Conservation of Borough Importance (SINC30)
<b>Characteristics of parcel</b>	<b>Comments</b>
<b>Openness</b>	The parcel is free from built development, and comprises areas of grassland and woodland.
<b>Boundary Quality</b>	The parcel is bordered by roads and by the back gardens of residential development. It also borders the water treatment works, community garden, allotment site and tennis club.
<b>MOL Criteria</b>	<b>Contribution to MOL Purposes / Explanation</b>
1. It contributes to the physical structure of London by being clearly distinguishable from the built-up area	<b>Moderate Contribution</b> The parcel is open and distinct from adjacent built-up area surrounding the site and therefore contributes to the physical structure of London.
2. It includes open air facilities, especially for leisure, recreation, sport, the arts and cultural activities, which serve either the whole or significant parts of London	<b>Limited Contribution</b> It is a Public Open Space, classified as a Local Park <sup>3</sup> , which serves local recreational needs.
3. It contains features or landscapes (historic, recreational, biodiverse) of either national or metropolitan value	<b>Moderate Contribution</b> Part of the parcel is designated as a Site of Importance for Nature Conservation of Borough Importance (SINC30).
4. It forms part of a strategic corridor, node or a link in the network of green infrastructure <b>and meets one of the above criteria</b>	<b>Moderate Contribution</b> It forms part of the Metropolitan Green Chain stretching from MOL at Rosehill Recreation Ground to MOL at Cheam Park and Recreation Ground, and to Strategic Open Space in Epsom and Ewell at Nonsuch Park.
<b>Overall Contribution</b>	The area makes a contribution to MOL criteria 1 and 4. Part of the parcel makes a contribution to MOL criteria 3. Together with Areas 3 and 4, this open space is part of a chain of open space extending across neighbouring boroughs.

<sup>3</sup> As defined in the Local Plan Appendix Map 5.31, based on London Plan Public Open Space Categorisation - now Table 8.1 in current London Plan (2021)





MAP 35

Area 5: Sears Park and Perretts Field

 Metropolitan Open Land Boundary in London Plan 2021

2023

Not to Scale 

Map data Google @2022

Table 8.6: Assessment of Area 6 Carshalton Park


<b>Area 6: Carshalton Park (9.2 ha)</b>	
<b>Description</b>	Public open space used for informal recreation, with a playground and tennis courts
<b>Policy Designation</b>	Public Open Space (POS10) Wandle Valley Regional Park Historic Park and Garden Conservation Area Part of the parcel is a Site of Importance for Nature Conservation of Borough Importance (SINC34)
<b>Characteristics of parcel</b>	<b>Comments</b>
<b>Openness</b>	The parcel is free from built development, and comprises areas of grassland and woodland.
<b>Boundary Quality</b>	The parcel is bordered by roads and by the back gardens of residential development and some community uses on Ruskin Road.
<b>MOL Criteria</b>	<b>Contribution to MOL Purposes / Explanation</b> ( Significant Contribution /Moderate Contribution / Limited or No Contribution)
1. It contributes to the physical structure of London by being clearly distinguishable from the built-up area	<b>Moderate Contribution</b> The parcel is open and distinct from adjacent built-up area surrounding the site and therefore contributes to the physical structure of London.
2. It includes open air facilities, especially for leisure, recreation, sport, the arts and cultural activities, which serve either the whole or significant parts of London	<b>Limited Contribution</b> It is a Public Open Space, classified as a Local Park <sup>4</sup> , which serves local recreational needs.
3. It contains features or landscapes (historic, recreational, biodiverse) of either national or metropolitan value	<b>Significant Contribution</b> It is locally designated as a Historic Park and Garden, and is the core of Carshalton Park Conservation Area. It contains the Grade II listed Grotto. Part of the parcel is designated as a Site of Importance for Nature Conservation of Borough Importance (SINC30).
4. It forms part of a strategic corridor, node or a link in the network of green infrastructure and meets one of the above criteria	<b>Significant Contribution</b> It forms part of the network of open spaces safeguarded for the Wandle Valley Regional Park
<b>Overall Contribution</b> The area makes a contribution to MOL criteria 1, 3 and 4.	

<sup>4</sup> As defined in the Local Plan Appendix Map 5.31, based on London Plan Public Open Space Categorisation - now Table 8.1 in current London Plan (2021)



MAP 36

Area 6: Carshalton Park

 Green space safeguarded for the Wandle Valley Regional Park

2022

Not to Scale



Map data Google @2022

8.4 Table 8.7 shows the relevant Local Plan policy designations for the sites. All sites are covered by Metropolitan Green Chain and most are Public Open Spaces. There is one allotment and one site is safeguarded for the Wandle Valley Regional Park. Three sites include Sites of Importance for Nature Conservation. One site is a designated a Conservation Area and Historic Park and Garden.

*Table 8.7: Local Plan Policy designations by Area*

	Public Open Space	Allotment	Metropolitan Green Chain	Wandle Valley Regional Park	Historic Park & Garden/ Conservation Area	Site of Importance for Nature Conservation
Mellows Park	Yes	-	Yes	-	-	-
Queen Elizabeth's Walk	Yes	-	Yes	Yes	-	Yes
Anton Wetlands and Westbourne Primary School	-	-	Yes	-	-	Part of site
Collingwood Recreation Ground and Gander Green Lane Allotments	Part of site	Part of site	Yes	-	-	-
Seeers Park and Perretts Field	Yes	-	Yes	-	-	Part of site
Carshalton Park	Yes	-	-	Yes	Yes	Yes

8.5 Local Plan Policy 25 protects Public Open Space, Allotments and Metropolitan Green Chain, and supports the network of spaces of the Wandle Valley Regional Park. It allows for some development of Public Open Space where the development would preserve or enhance its open character, its function as a sport, leisure or recreational resource, or any loss would be replaced by equivalent or better provision in the local area. It also resists loss of allotments, unless there is no local demand or can be replaced by new or existing allotment sites. Local Plan Policy 26 Biodiversity protects Sites of Importance for Nature Conservation.

8.6 Local Plan Policy 24 protects MOL and will not grant planning permission for inappropriate development unless material considerations clearly weigh harm and constitute very special circumstances, which represents a stronger test than Policy 25.

## 9. Boundary Anomalies

- 9.1 During the process of reviewing the Green Belt and Metropolitan Open Land, a number of boundary anomalies were identified. These included digitising errors, places where there were no clear physical features defining the boundary and where there had been some minor encroachment by development that had come forward through approved planning applications
- 9.2 The NPPF (paragraph 140) requires exceptional circumstances to be demonstrated to support any changes to the Green Belt (and therefore MOL). The NPPF (paragraph 143f) also requires plans “to define boundaries clearly, using physical features that are readily recognisable and likely to be permanent.”
- 9.3 The London Plan states that MOL is afforded the same status and protection as Green Belt land and that “*any proposed changes to existing MOL boundaries must be accompanied by thorough evidence which demonstrates that there are exceptional circumstances consistent with the requirements of national policy*” (paragraph 8.3.2).
- 9.3 It is considered that the proposed changes to address the identified anomalies to ensure that the boundaries are strongly defined in line with the NPPF comprise exceptional circumstances to warrant these minor changes.
- 9.4 The proposed boundary changes are listed below. Maps 36-48 show the existing and proposed boundaries.

Table 9.1: Proposed Minor Boundary amendments

Map Ref	Parcel Ref	Parcel Name	Location	Proposed Boundary change	Justification
36	GB2	Woodcote Green Belt	Land south of The Pastures, SM7 3DX	Amend boundary to reflect the boundary of Site Allocation 104 in line with Inspectors Report.	Digitising error.
37	MOL2	Beddington Farmlands	Land west of Prologis, Beddington Lane	Amend boundary to reflect the boundary of Site Allocation 76 in line with Inspectors Report, which follows a clear physical feature	Digitising error. The existing boundary does not clearly follow a clear physical feature.

			Playing field at Sandmartin Way	Amend boundary to include the whole of the playing field at Sandmartin Way.	The existing MOL boundary cuts through the middle of the playing field. There are no clear physical features to denote the boundary of MOL. It is proposed to amend the boundary so that it follows a more recognisable and defensible boundary.
38	MOL3	Beddington Park and Carew Manor	Land west of Beddington Lane	Amend boundary to include contiguous open space within the boundary of the park.	The boundary at the eastern tip of the parcel is less strongly defined by a path, and excludes a small area of the public park to the east which is bounded by the River Wandle to the north and south and Beddington Lane to the east. A minor amendment could include this area so that the parcel aligns with the park boundary and follows a more recognisable and defensible boundary.
39	MOL06	Grove Park and Carshalton Ponds	Land south of Papermill Close and land west of Westcroft Leisure Centre	Amend boundary to include contiguous open space within the boundary of the park.	The existing MOL boundary excludes some open space within Grove Park, with no clear physical boundaries to denote the boundary of MOL. It is proposed to amend the parcel boundary to include all open space within the park so that it follows a more recognisable and defensible boundary.

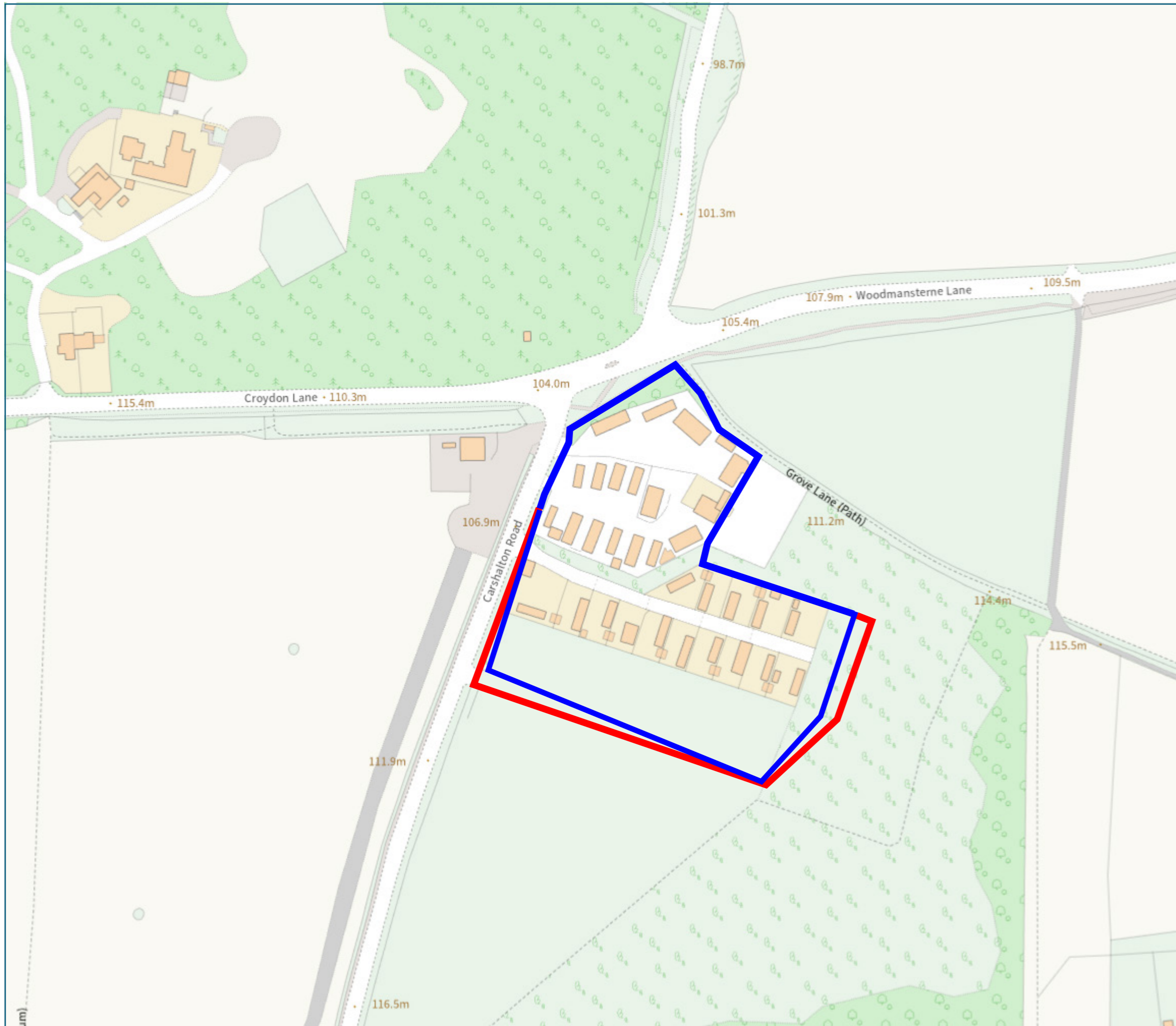
40	MOL08	Mayflower Park	Land to north of Sherbrooke Way	Amend boundary to include all contiguous open space adjacent to Sherbrooke Way.	The existing MOL boundary excludes some open grassed areas adjacent to Sherbrooke Way. It is proposed to include these areas so that it follows the more recognisable and defensible boundary of Sherbrooke Way.
			Land between MOL08 parcel and boundary with LB Merton	Amend boundary to include strip of land between adjacent MOL at Mayflower park and in LB Merton.	Minor amendment to extend MOL designation to the borough boundary so that MOL designation is contiguous across neighbouring MOL.
41	MOL10	Poulter Park	Land by north-eastern boundary of Poulter Park	Amend boundary to include contiguous area of park adjacent to boundary with LB Merton.	The existing MOL boundary excludes some open space within Poulter Park. The amendment would follow a more recognisable and defensible boundary. It would also be contiguous with MOL in LB Merton.
42	MOL11	Reigate Avenue Recreation Ground	Land by south-western corner at Glenthorne High School	Amend the boundary so that it does not cut through the school buildings, and follows the boundary of the enclosed sports court within the school site.	There has been a small amount of encroachment on MOL by extensions to the school building. It is proposed to and follows the boundary of the enclosed sports court to provide a recognisable and defensible boundary.
43	MOL12	Rosehill Recreation Ground	Land at private residential car parking area for	Amend boundary to follow the boundary of the public park and exclude an area	The existing MOL boundary cuts through an area of private residential car parking outside the boundary of the


			Damask Court SM1 3TY	of private residential car parking.	park. It is proposed to exclude this area so that the MOL parcel follows a more recognisable and defensible boundary of the park.
			Land adjacent to the tennis centre SM1 3HH	Amend boundary to reflect the boundary of Site Allocation 98 in line with Inspectors Report.  Alternatively, a potential amended boundary could reflect the smaller footprint required for revised proposals from a smaller school.	Digitising error.  To reflect revised proposals for a smaller school on the site and to ensure undeveloped land forms a recognisable and defensible boundary.
44	MOL 13	Rosehill Park East	Land at entrance to park on Wrythe Lane SM5 1AG	Amend boundary to include contiguous open space within the boundary of the park.	The existing MOL boundary excludes some open space within Rosehill Park East. It is proposed to change to include this open space within the park so that it follows a more recognisable and defensible boundary.
45	MOL14	Roundshaw Park, Downs and Playing Fields	Buildings at Wilson's School SM6 9JW	Amend the boundary to exclude the extensions to main school building, so that it does not cut through school buildings.	There has been a small amount of encroachment on MOL by permitted extensions to the school building. It is proposed to realign the boundary so that it does not cut through the school buildings and follows

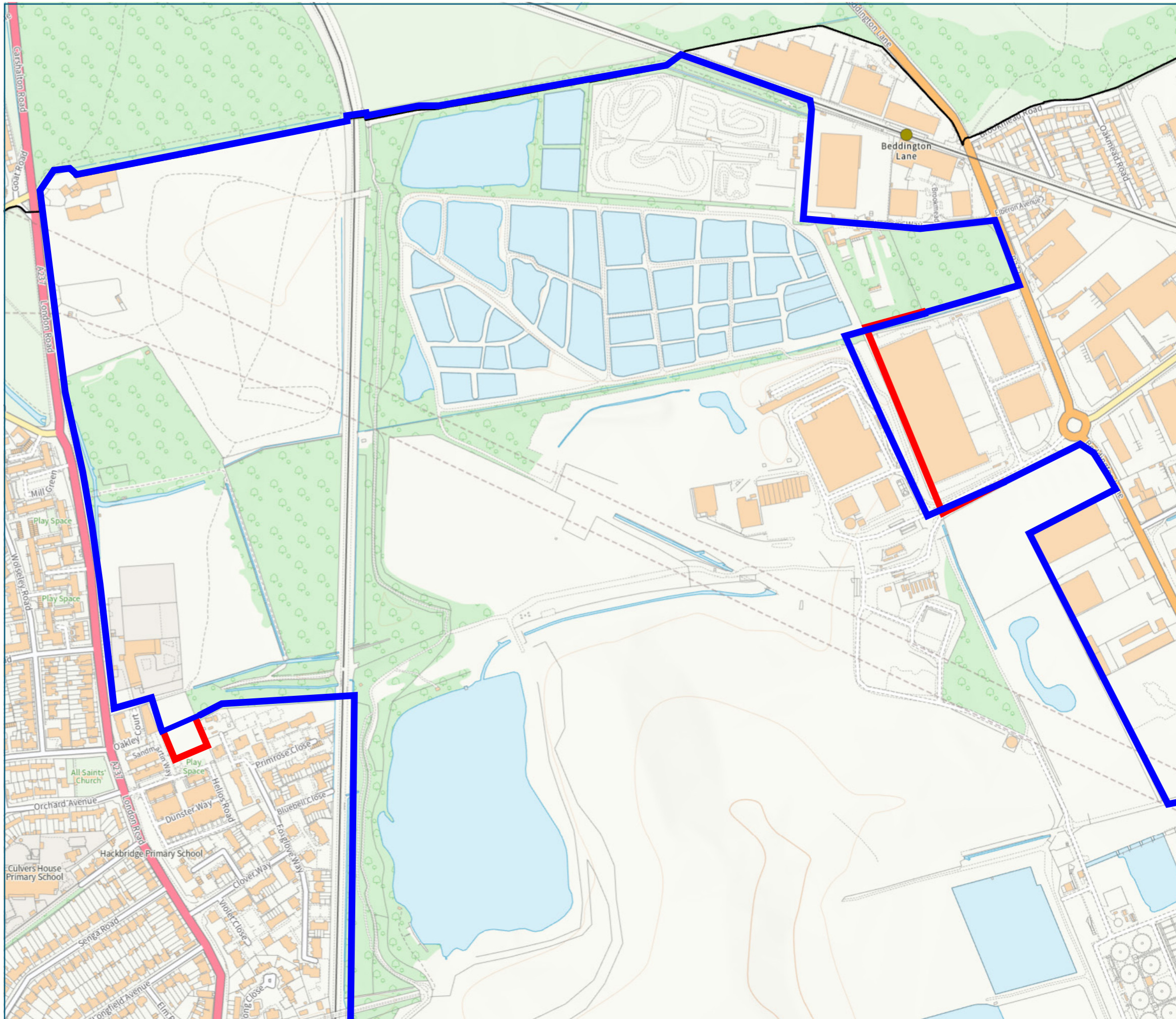


					a more recognisable and defensible boundary.
			Buildings at sports complex CR0 4RW	Amend the boundary to exclude the extension to main building of the sports club, so that the boundary does not cut through an existing building.	There has been a small amount of encroachment on MOL by a permitted extension to the main building of the sports club. It is proposed to realign the boundary so that it does not cut through the existing building, and follows a more recognisable and defensible boundary.
			School playing fields at St Elphege's School SM6 9HY	To amend boundary so that it follows a clear boundary around school playing field.	The existing MOL boundary cuts through the middle of the school playing field at St Elphege's School. There are no clear physical features to denote the boundary of MOL. It is proposed to amend this so that it follows a more recognisable and defensible boundary.
46			Part of school grounds at Wallington Primary Academy SM6 9JN	To amend boundary to follows fenced boundary around school grounds.	There is a minor mapping error which overlaps a small area of the school grounds which does not follow a clear physical boundary. It is proposed to amend this so that it follows a more recognisable and defensible boundary.
			Land south of Jean Batten Close	To amend boundary to include publically accessible open space	Digitising error.

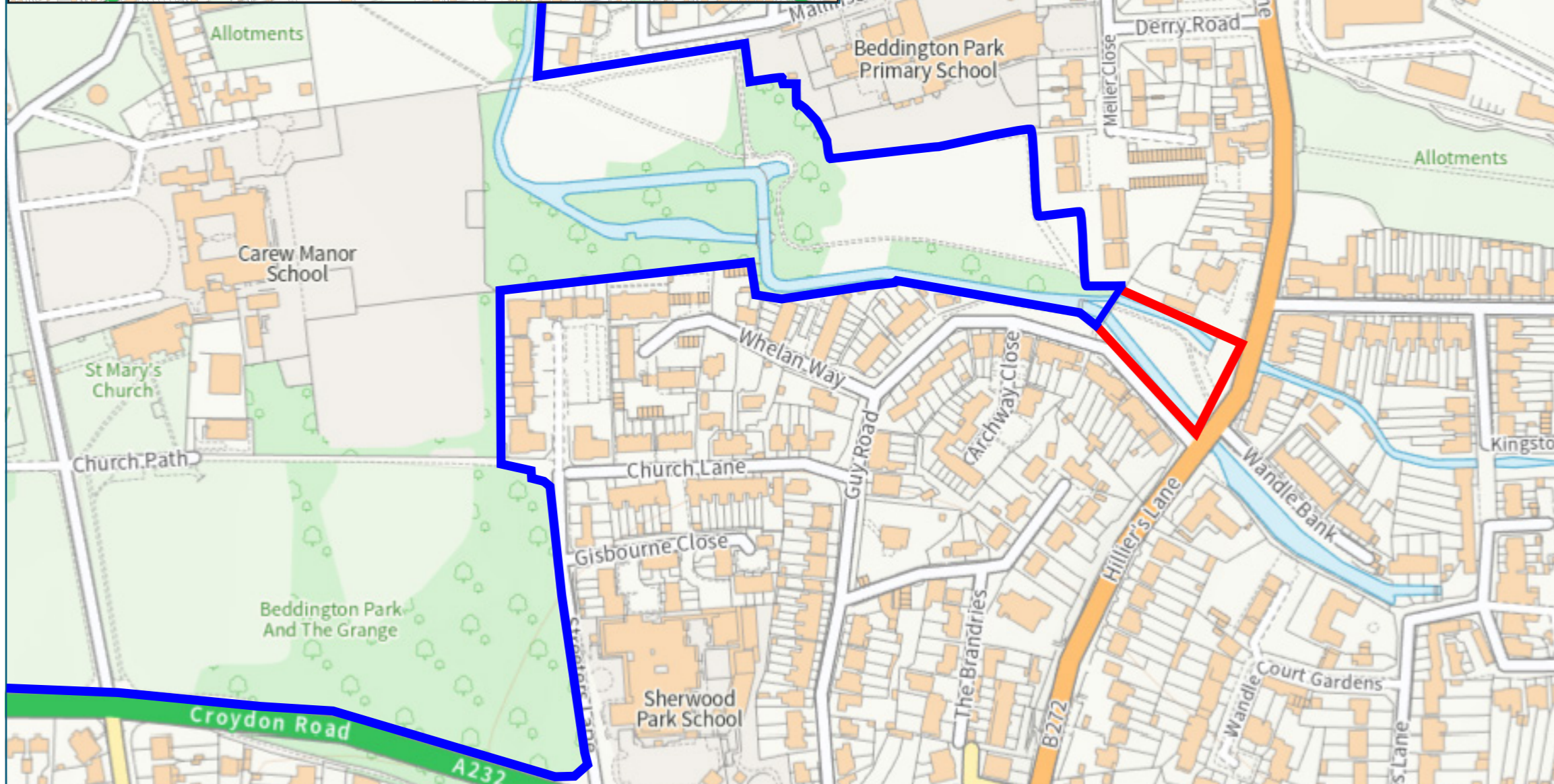
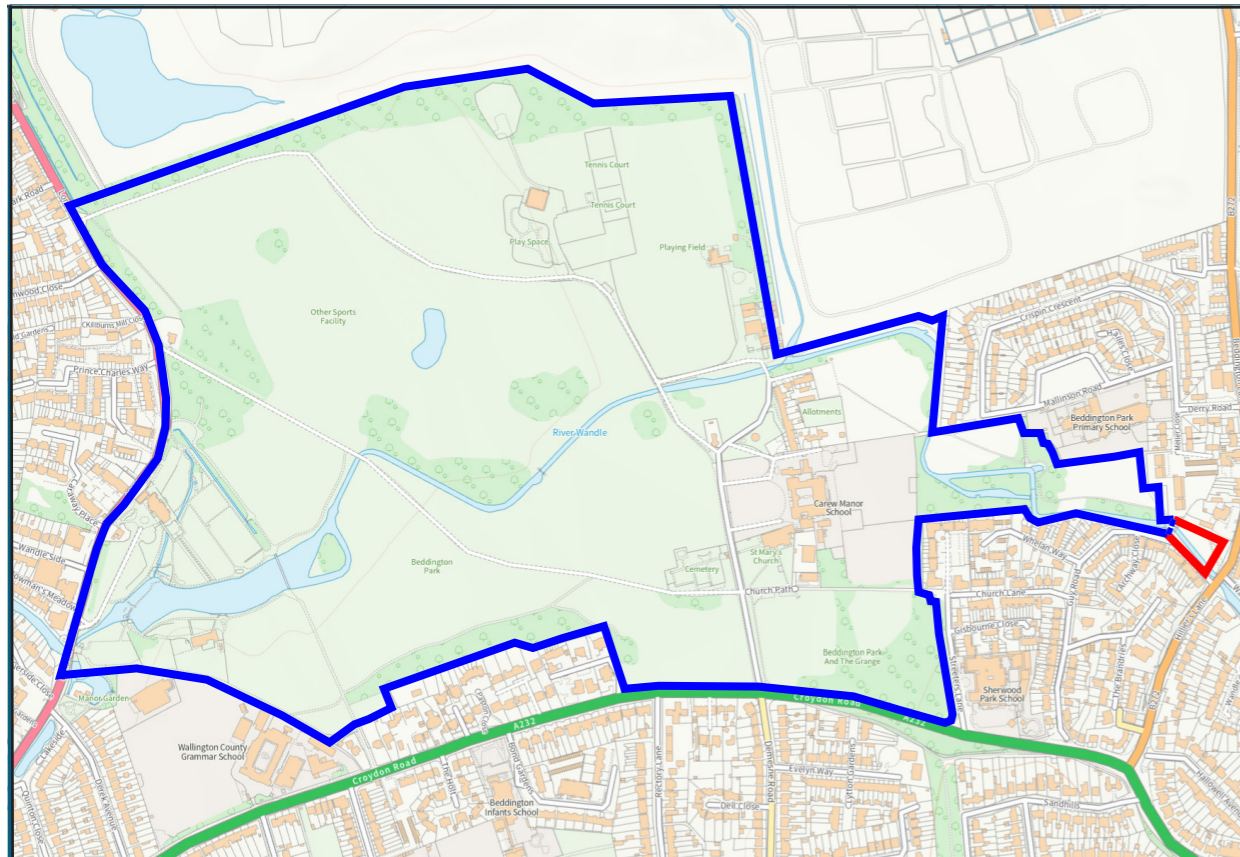
				contiguous with MOL and consistent boundaries between Local Plan Appendix Map 5.4 and 5.18	
			Land south of Vulcan Way	To amend boundary to include open space contiguous with MOL and consistent boundaries between Local Plan Appendix Map 5.4 and 5.18	Digitising error.
47	MOL16	Sutton Cemetery and Kimpton Linear Park and Open Space	Brookfield Primary School playing field SM3 9LY	To amend boundary so that it follows a clear boundary with school playing field. The boundary of the parcel assessed in the previous review did not include any of the school grounds.	The existing MOL boundary cuts through the middle of the school playing field at Brookfield Primary School. There are no clear physical features to denote the boundary of MOL. It is proposed to amend this so that it follows a more recognisable and defensible boundary.
48	MOL18	Thomas Wall Park	Garages to the rear of Cheshire House, Green Lane	To exclude domestic garages outside the boundary of the park.	To exclude buildings outside the boundary of the park, so that the MOL parcel follows the more recognisable and defensible boundary of the park.



MAP 37	
Woodcote Green Belt	
The Pastures site (inset)	
<ul style="list-style-type: none"> <li><span style="color: blue; font-weight: bold;">■</span> Boundary of Green Belt around the gypsy and traveller site set within the Woodcote Green Belt</li> <li><span style="color: red; font-weight: bold;">■</span> Proposed new boundary - to align with boundary of Local Plan Site Allocation 104</li> </ul>	
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Not to Scale	
	



MAP 38	
Beddington Farmlands - North Metropolitan Open Land	
<ul style="list-style-type: none"> <li><span style="color: blue; font-weight: bold;">█</span> Metropolitan Open Land Boundary</li> <li><span style="color: red; font-weight: bold;">█</span> Proposed new boundary</li> </ul>	
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Not to Scale	



MAP 39

Beddington Park and Carew Manor  
Metropolitan Open Land

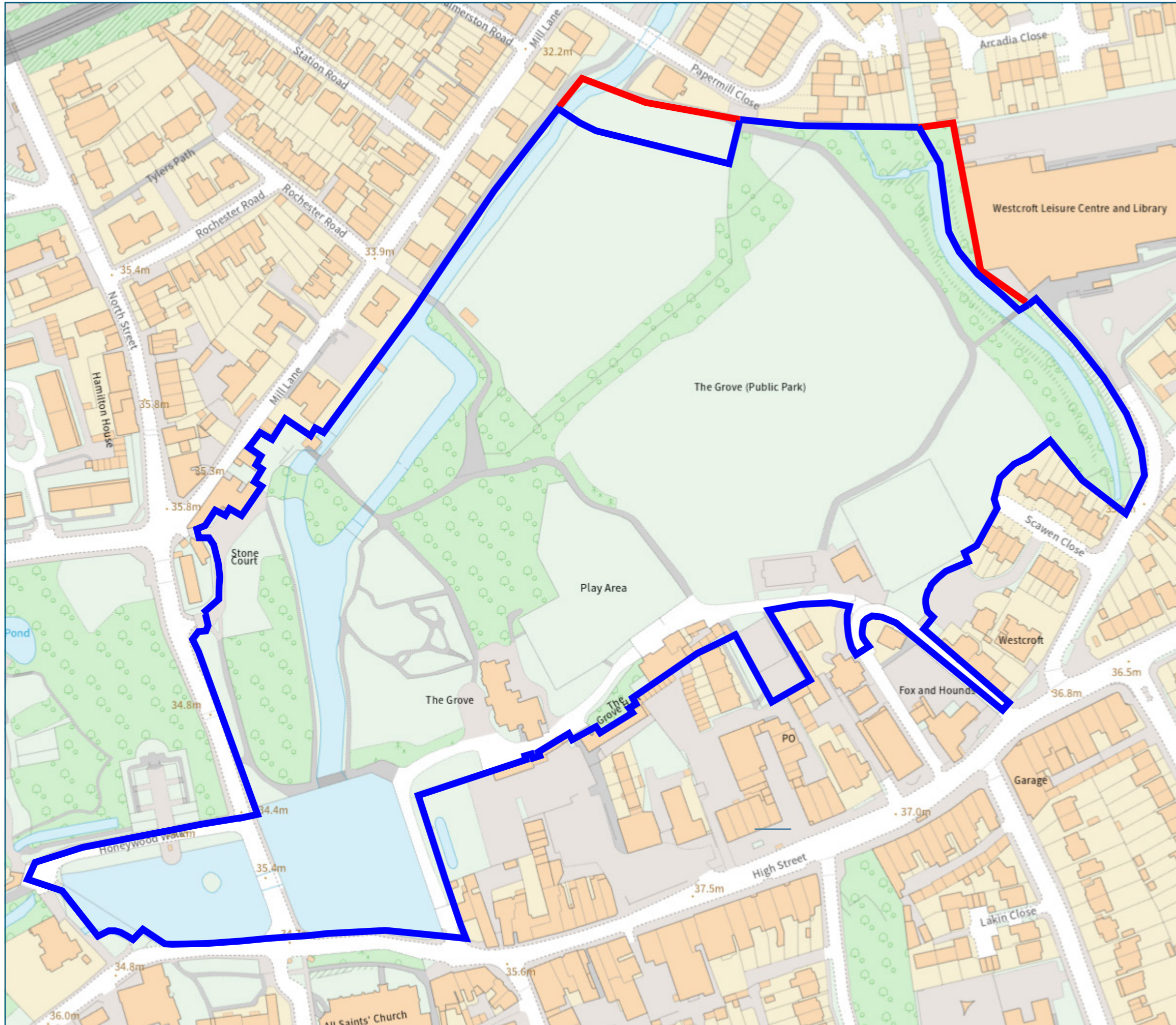
- █ Metropolitan Open Land Boundary
- █ Proposed new boundary

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MAP 40

Grove Park & Carshalton Ponds  
Metropolitan Open Land

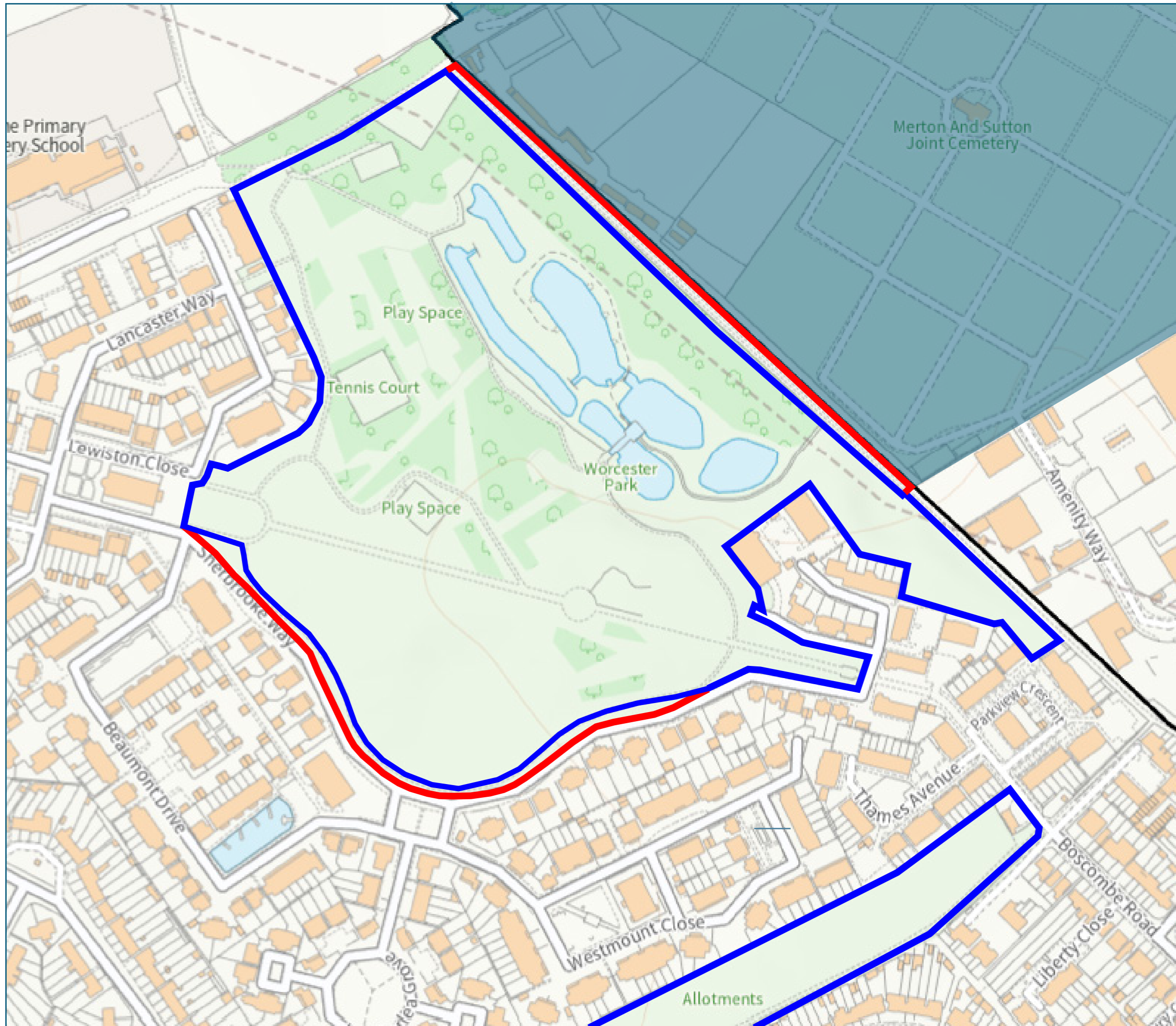
- █ Metropolitan Open Land Boundary
- █ Proposed new boundary

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MAP 41

Mayflower Park  
Metropolitan Open Land

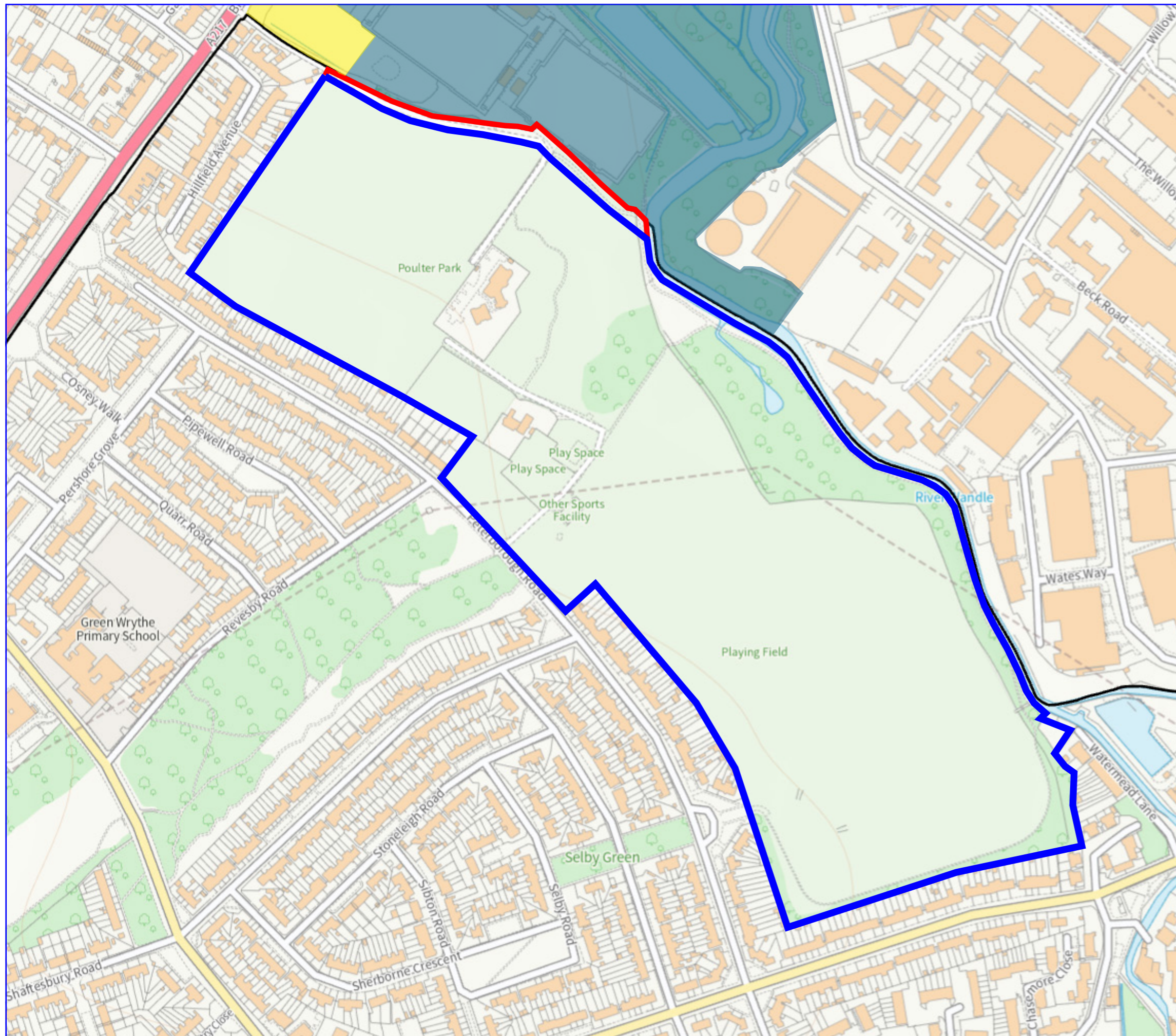
- █ Metropolitan Open Land Boundary
- █ Proposed new boundary
- █ Borough Boundary
- MOL in LB Merton






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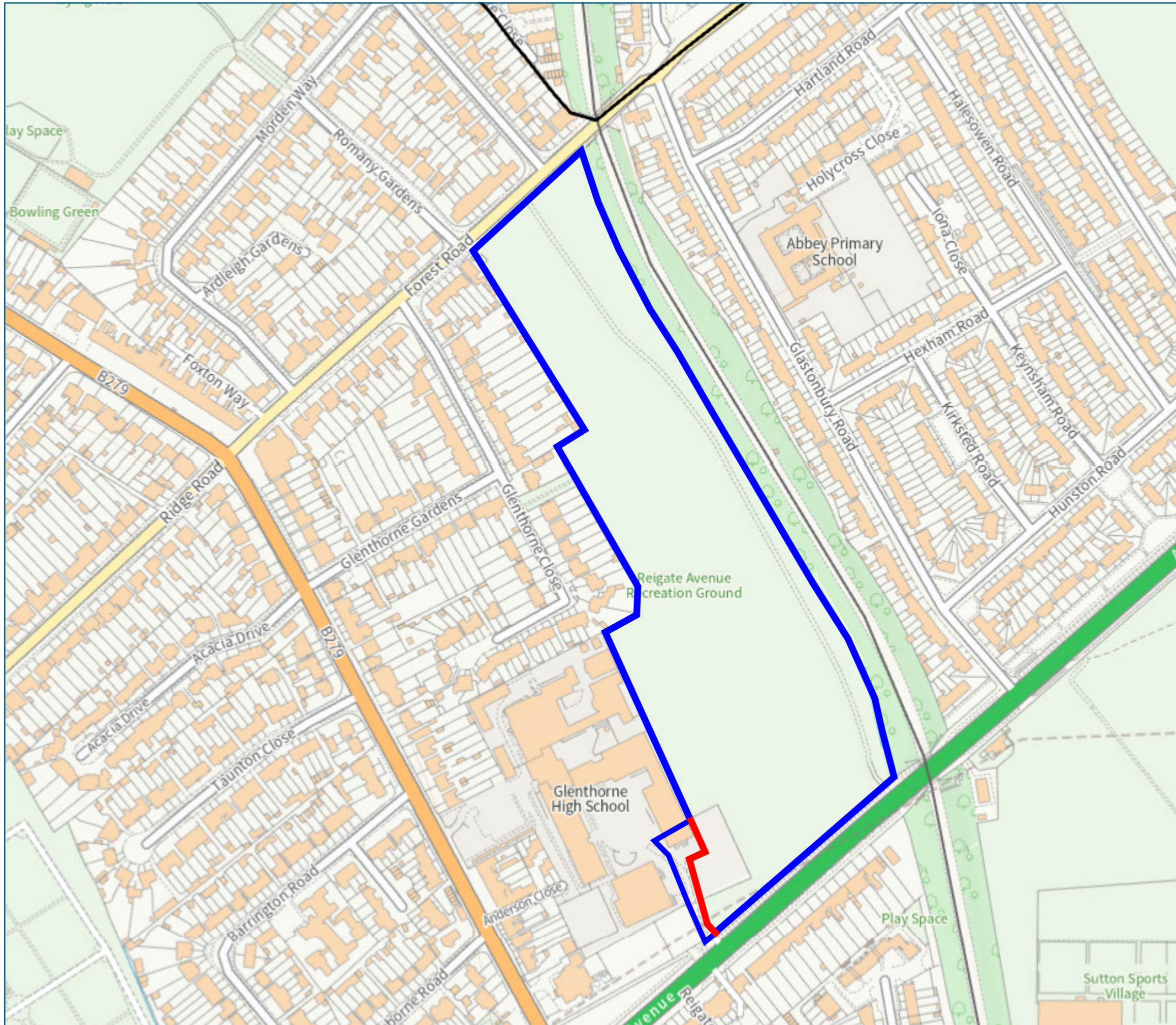


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<b>MAP 42</b>	
<b>Poulter Park and Playing Fields</b> <b>Metropolitan Open Land</b>	
	MOL Boundary
	Proposed new boundary
	Borough Boundary
	MOL in LB Merton
	MOL in LB Merton proposed for de-designation
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Not to Scale	





MAP 43

Reigate Avenue Recreation Ground  
Metropolitan Open Land

- █ Metropolitan Open Land Boundary
- █ Proposed new boundary
- █ Borough Boundary

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Not to Scale





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Proposal A

Proposal B

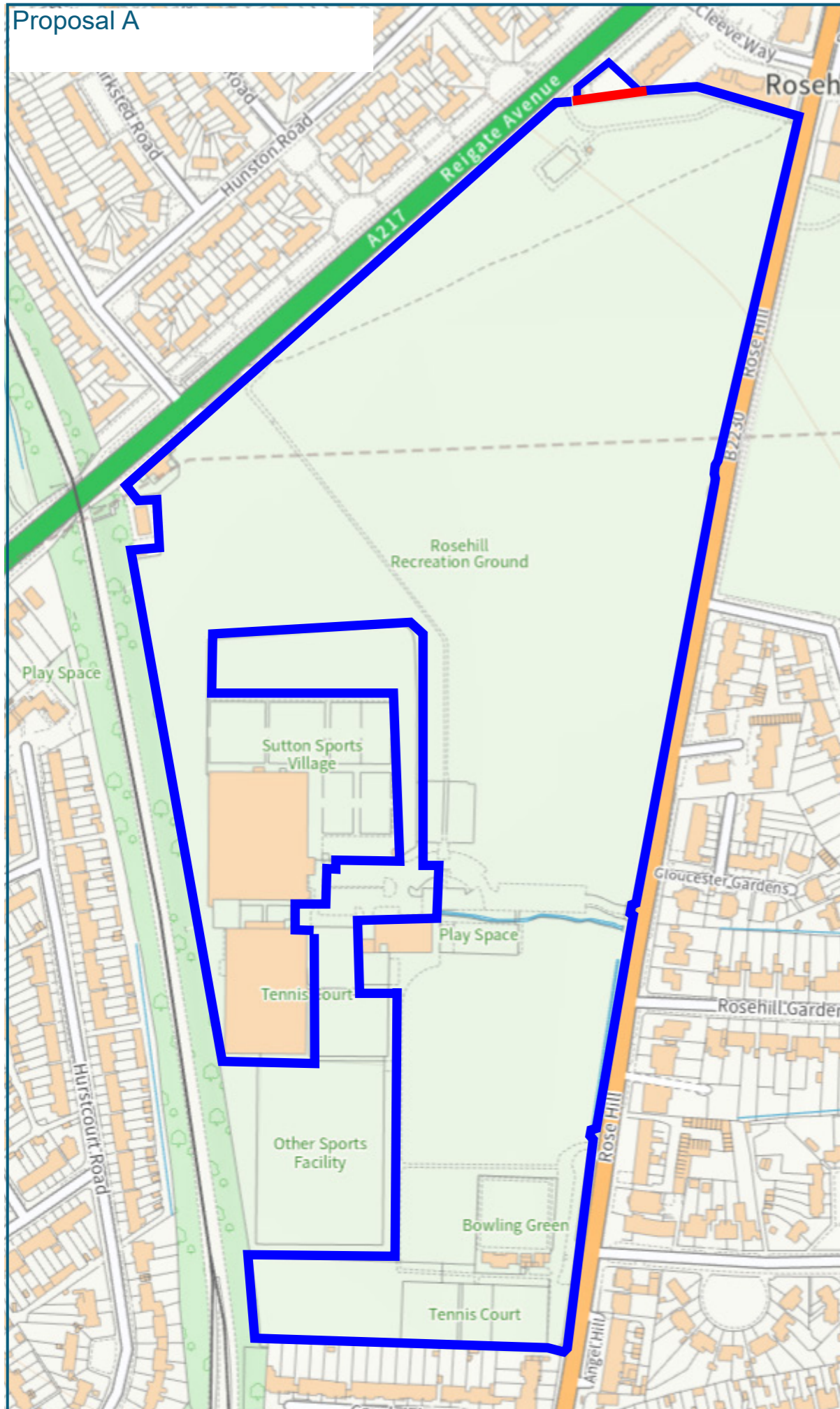
MAP 44

### Rosehill Recreation Ground Metropolitan Open Land

-  Metropolitan Open Land Boundary
-  Proposed new boundary

Proposal A: shows existing boundary of approved scheme for the school site

Proposals B: shows the proposed boundary of the revised scheme for school site

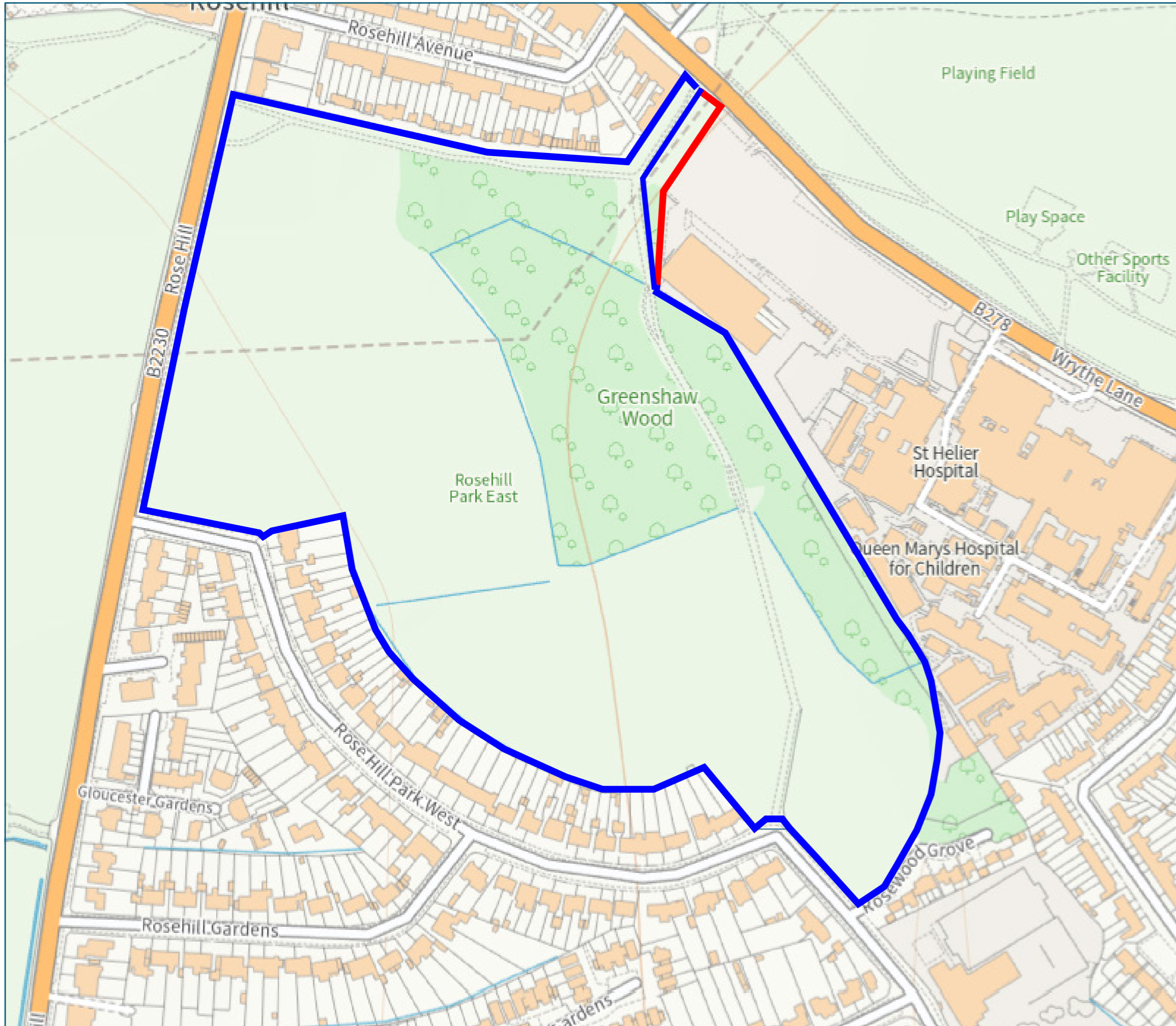




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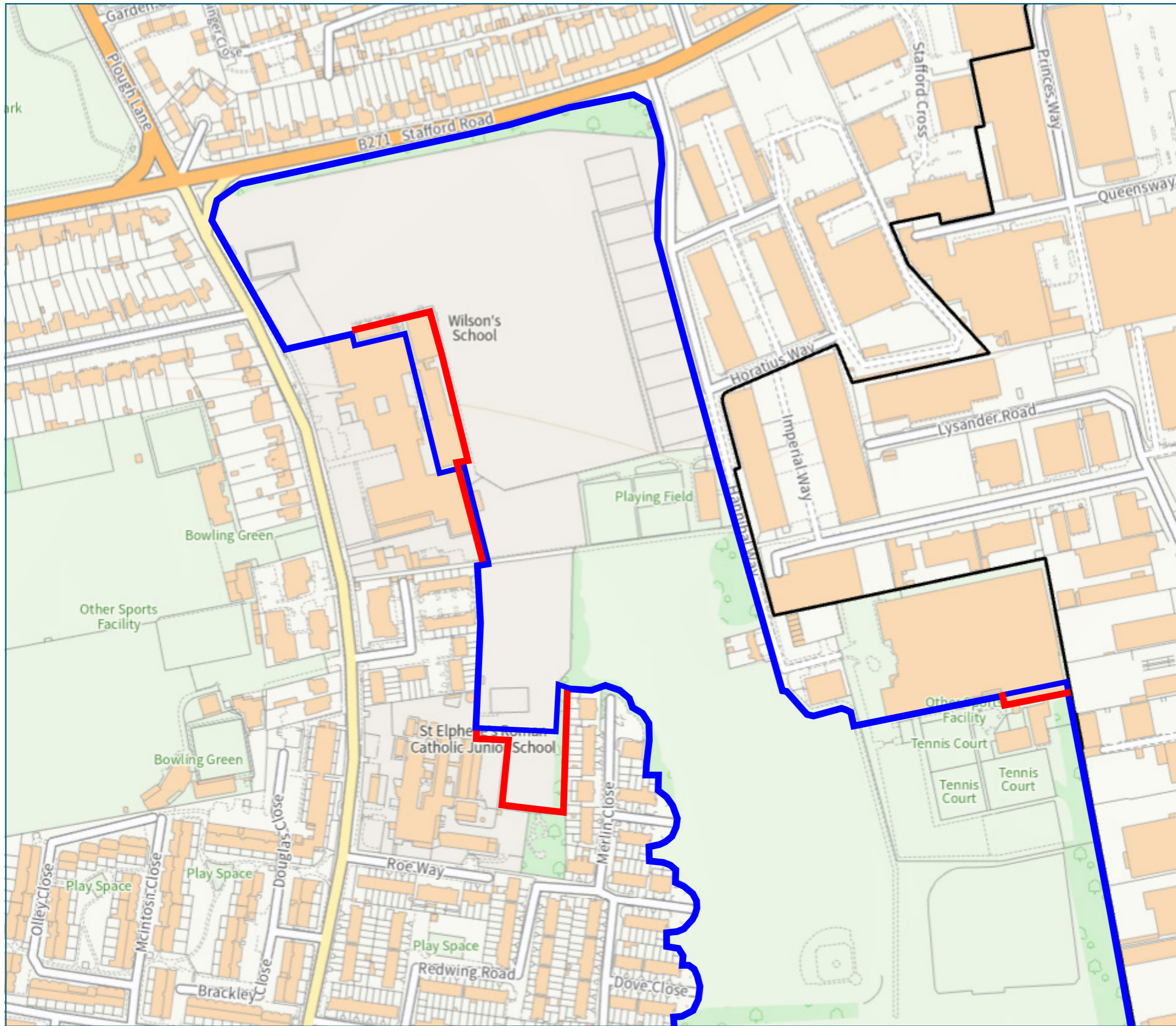
Not to Scale



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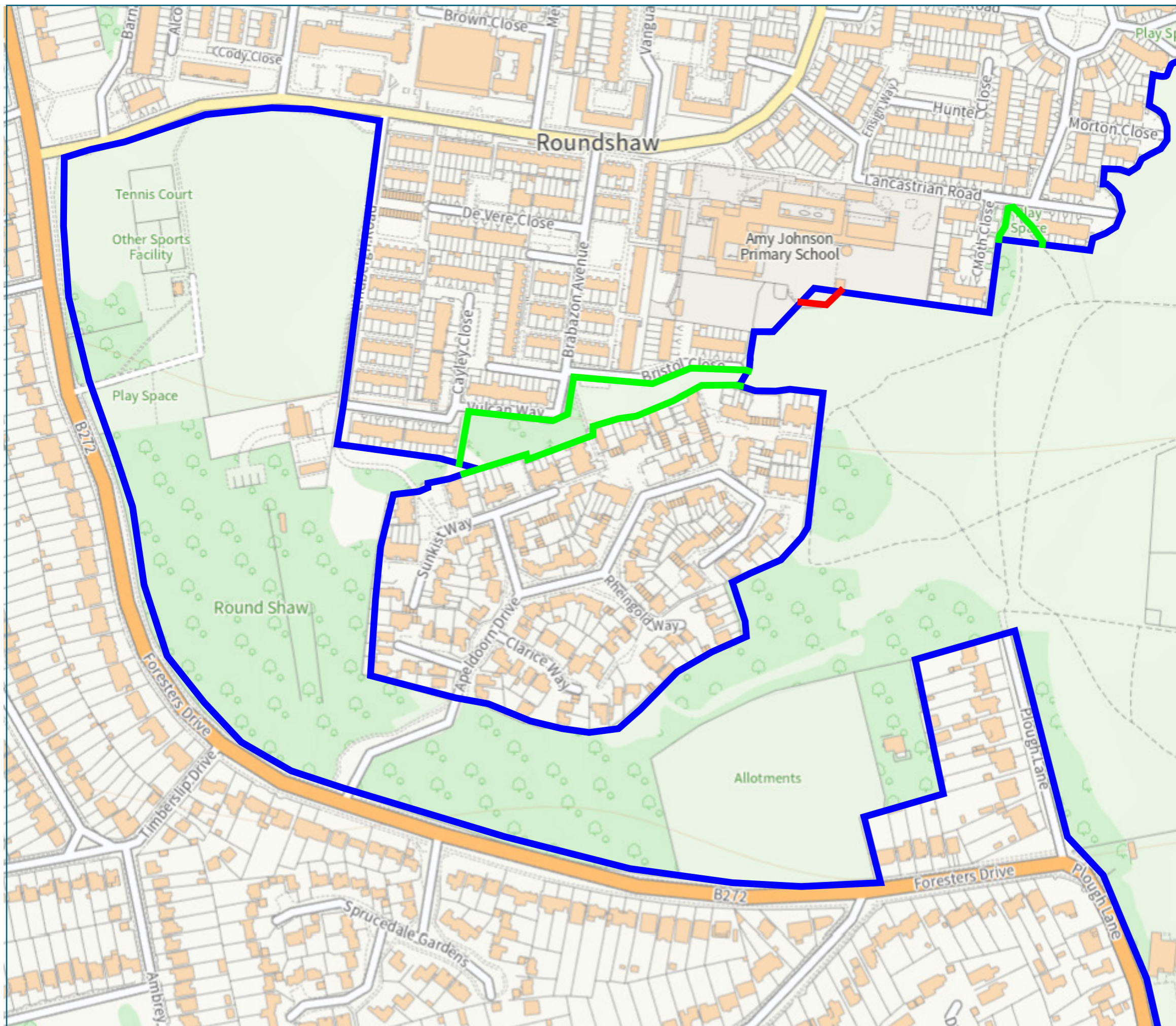
MAP 45	
Rosehill Park East Metropolitan Open Land	
	Metropolitan Open Land Boundary
	Proposed new boundary
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Not to Scale	



MAP 46  
 Roundshaw - northern section  
 Metropolitan Open Land

- Metropolitan Open Land Boundary
- Proposed new boundary
- Borough Boundary


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Not to Scale		

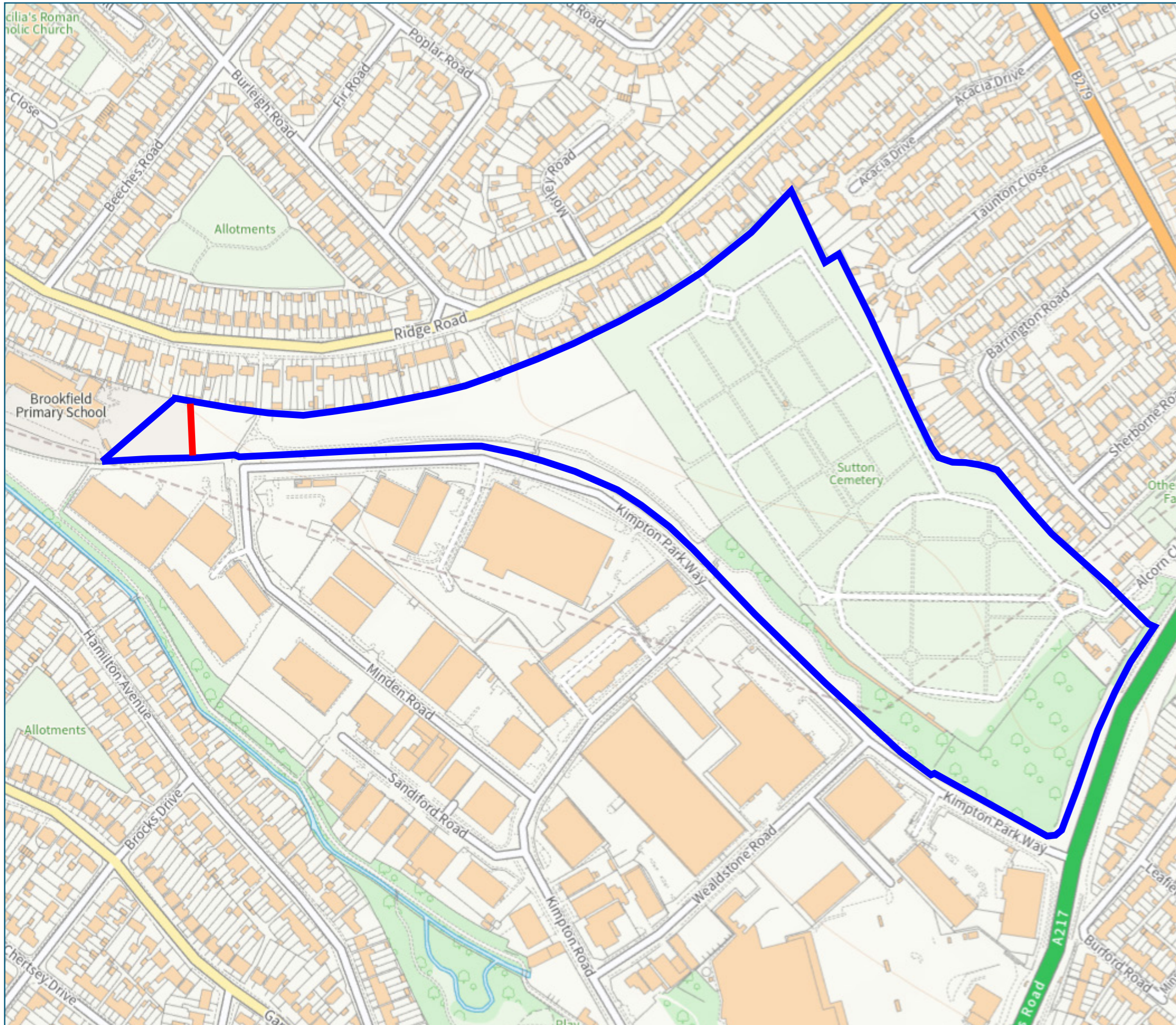


**MAP 47**

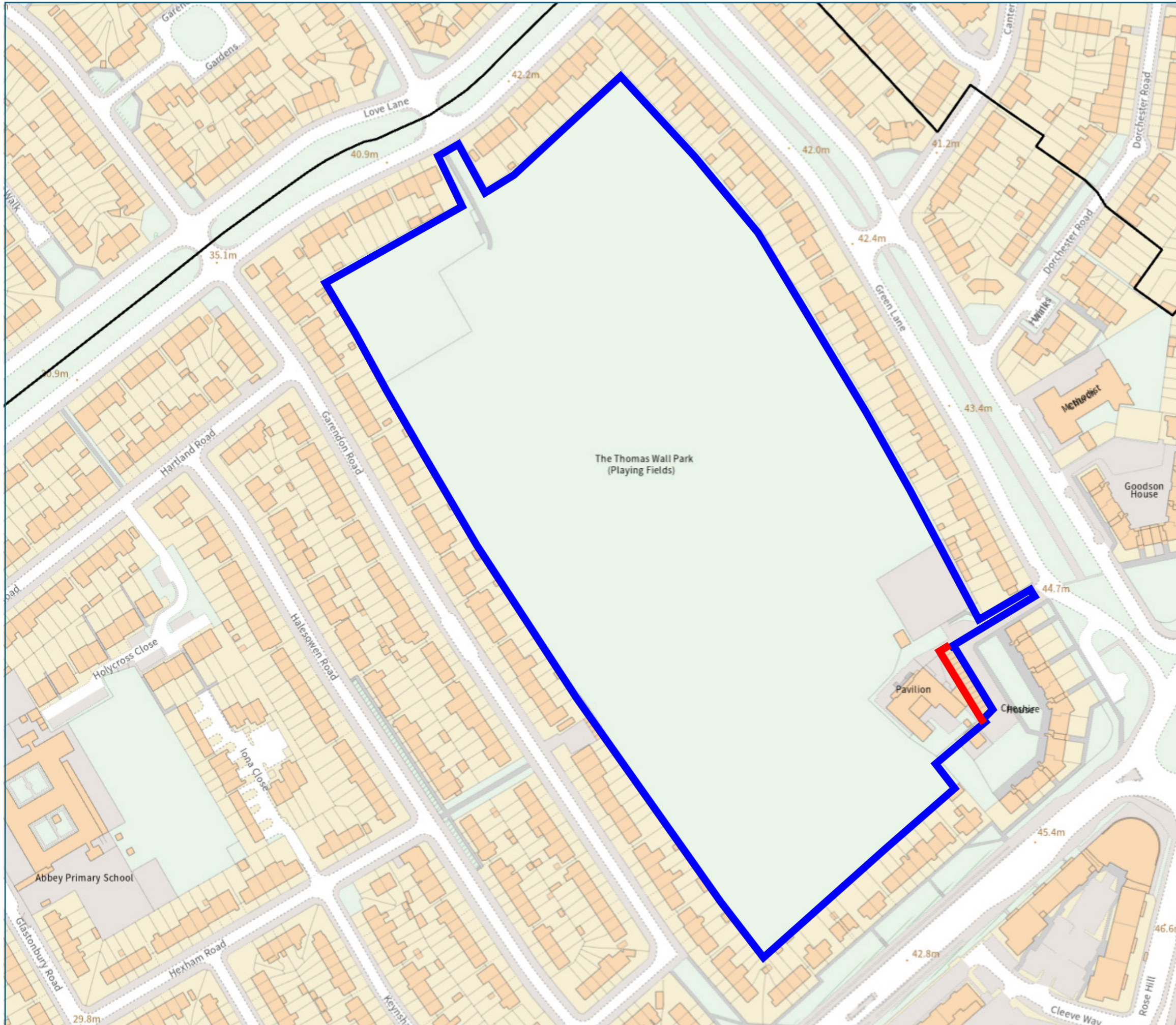
**Roundshaw - south-west section  
Metropolitan Open Land**

- Metropolitan Open Land Boundary (as shown in Local Plan Policies Map)
- Proposed new boundary (anomaly)
- Proposed boundary (as shown in Local Plan Appendix Map 5.4)

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Not to Scale		



MAP 48	
Sutton Cemetery and Kimpton Linear Park Metropolitan Open Land	
<ul style="list-style-type: none"> <li><span style="color: blue; font-weight: bold;">█</span> Metropolitan Open Land Boundary</li> <li><span style="color: red; font-weight: bold;">█</span> Proposed new boundary</li> </ul>	
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Not to Scale	



MAP 49

Thomas Wall Park  
Metropolitan Open Land

- █ Metropolitan Open Land Boundary
- █ Proposed new boundary
- █ Borough Boundary

2023

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## **10. Summary and Recommendations**

### ***Assessment of Green Belt***

- 10.1 The Green Belt in Sutton makes the strongest contribution to Green Belt purposes in preventing urban sprawl. This is primarily the function of the Cuddington Green Belt, and is strengthened by its position in linking adjacent areas of Green Belt in neighbouring boroughs Epsom and Ewell and Reigate and Banstead. The Woodcote Green Belt also primarily acts to prevent sprawl, and also has a role in acts to preventing the merger of settlements in LB Sutton and LB Croydon, and in preventing encroachment of urbanising uses from areas characterised by agricultural uses and other appropriate Green Belt uses. It also adjoins Green Belt in neighbouring boroughs Reigate and Banstead and LB Croydon.
- 10.2 Neither Cuddington nor Woodcote Green Belt made a contribution to the preservation of historic towns (or conservation areas), as there are none in the vicinity. All Green Belt land is considered to make an equal contribution in assisting urban regeneration.
- 10.3 Table 10.1 summarises the strength of the contribution of Cuddington Green Belt, and sub areas within the larger area of Woodcote Green Belt against NPPF criteria. Both the Cuddington and Woodcote Green Belt parcels were considered to fulfil Green Belt purposes and no areas were identified for further assessment.

### ***Assessment of MOL***

- 10.4 All MOL parcels were considered to meet at least two MOL purposes, in contributing to the physical structure of London by being clearly distinguishable from the built up area, and forming part of a network of green infrastructure. Strategic green networks include the Wandle Valley Regional Park and areas part of the All London Green Grid. Most MOL parcels made some contribution in terms of historic or biodiversity value, as these contained Sites of Importance for Nature Conservation of Metropolitan or Borough Importance and/or designated heritage assets. Few sites made a contribution to leisure and recreational facilities at a wider than local purpose.
- 10.5 Table 10.2 summarises the strength of the contribution of each MOL parcel, and sub areas within the largest MOL parcel at Beddington Farmlands against the London Plan criteria. All MOL parcels were considered to fulfil MOL purposes and no areas were identified for further assessment.

### ***Assessment of Sites identified in the London Plan***

- 10.6 The London Plan states that any new designations for MOL must meet at least one of the MOL criteria (Policy G3), and that changes to boundaries only be made in exceptional circumstances (paragraph 8.3.2). The additional open spaces shown to be designated as MOL in the London Plan were also assessed against MOL criteria. The areas generally fulfilled some MOL purposes, summarised in Table 10.3. The strongest contribution was in their



role as part of a wider network of open space. Areas 1 and 2 (Mellows Park and Queen Elizabeth Walk) both form part of an existing strategic chain of MOL. Areas 3-5 form part of a chain of open space from MOL at Rosehill Recreation Ground, to Cheam Park and Recreation Ground and to Strategic Open Space in neighbouring borough at Nonsuch Park in Epsom and Ewell. The Council also assessed Carshalton Park, as this is the only larger area safeguarded for the Wandle Valley Regional Park (a strategic network of green infrastructure) that is not designated as MOL.

- 10.7 The NPPF also states that when considering new proposals consideration should be given as to whether alternative policies would be adequate (paragraph 139). The areas are protected by existing Local Plan policy designations, which allow for some development in certain circumstances. Policy 24 to protect MOL sets stronger tests against development, requiring 'very special circumstances.'
- 10.8 It is proposed to include the additional sites identified in the London Plan as MOL (set out in Maps 31-35) in the Issues and Preferred Options and seek views on their designation as MOL through consultation.

#### ***Proposed Minor Boundary Amendments***

- 10.9 In evaluating Green Belt and MOL parcels, consideration was also given to the strength of the existing boundaries, in whether they were clearly defined "using physical features that are readily recognisable and likely to be permanent." Some anomalies were identified and some minor boundary changes are proposed to allow for a more recognisable and defensible boundary set out in Table 9.1 and Maps 36-48.

## Summary of Assessment

Table 10.1: Summary of Green Belt Assessment

Ref	Name	1. Check the unrestricted sprawl of large built-up areas	2. Prevent neighbouring towns merging into one another	3. Assist in safeguarding the countryside from encroachment	4. Preserve the setting and special character of historic towns	5. Assist in urban regeneration, by encouraging the recycling of derelict and other urban land
GB1	Cuddington	Moderate Contribution	No Contribution	Limited Contribution	No Contribution	All parcels considered to make an equal contribution
GB2	Woodcote:					
	• Queen Mary's Woodland and Park	Moderate Contribution	Moderate Contribution	Limited Contribution	No Contribution	
	• The Little Woodcote Estate	Moderate Contribution	Moderate Contribution	Moderate Contribution	No Contribution	
	• Woodcote Park	Significant Contribution	Moderate Contribution	Moderate Contribution	No Contribution	
	• Oaks Park	Significant Contribution	Moderate Contribution	Moderate Contribution	No Contribution	
	• Ruffett and Big Wood	Significant Contribution	Moderate Contribution	Moderate Contribution	No Contribution	
	Woodcote Overall	Significant Contribution	Moderate Contribution	Moderate Contribution	No Contribution	

Table 10.2: Summary of Metropolitan Open Land Assessment

Ref	Name	1. Contributes to the physical structure of London by being clearly distinguishable from the built-up area	2. Includes open air facilities, especially for leisure, recreation, sport, the arts and cultural activities which serve either the whole or significant parts of London	3. Contains features or landscapes (historic, recreational, biodiversity) of either national or metropolitan value	4. Forms part of a Green Chain or a link in the network of green infrastructure and meets one of the above criteria
MOL01	Bandon Hill Cemetery and Allotments	Moderate Contribution	Moderate Contribution	Moderate Contribution	Significant Contribution
MOL02	Beddington Farmlands:				
	• North of BedZED	Significant Contribution	Limited Contribution	Significant Contribution	Significant Contribution
	• Jessops Way and the Northern Fringe	Significant Contribution	Moderate Contribution	Significant Contribution	Significant Contribution
	• Land North of Mile Road	Moderate Contribution	Limited Contribution	Significant Contribution	Significant Contribution
	• Land South of Mile Road	Moderate Contribution	Limited Contribution	Significant Contribution	Significant Contribution
	Beddington Farmlands Overall	Significant Contribution	Limited Contribution	Significant Contribution	Significant Contribution
MOL03	Beddington Park and Carew Manor	Significant Contribution	Significant Contribution	Significant Contribution	Significant Contribution
MOL04	Cheam Park and Recreation Ground	Significant Contribution	Moderate Contribution	Moderate Contribution	Significant Contribution
MOL05	Green Lane Playing Fields and Adjoining Land	Significant Contribution	No Contribution	No Contribution	Significant Contribution

MOL06	Grove Park and Carshalton Ponds	Significant Contribution	Moderate Contribution	Significant Contribution	Significant Contribution
MOL07	Land North of Goat Road	Moderate Contribution	No Contribution	Moderate Contribution	Significant Contribution
MOL08	Mayflower Park, Buckland Way Recreation Ground and Allotments	Significant Contribution	Limited Contribution	Moderate Contribution	Significant Contribution
MOL09	Mill Green	Moderate Contribution	Limited Contribution	Moderate Contribution	Significant Contribution
MOL10	Poulter Park and Playing Fields	Significant Contribution	Moderate Contribution	Moderate Contribution	Significant Contribution
MOL11	Reigate Avenue Recreation Ground	Moderate Contribution	Limited Contribution	Limited Contribution	Significant Contribution
MOL12	Rosehill Recreation Ground	Significant Contribution	Moderate Contribution	Moderate Contribution	Significant Contribution
MOL13	Rosehill Park East	Significant Contribution	Limited Contribution	Moderate Contribution	Significant Contribution
MOL14	Roundshaw Park, Downs and Playing Fields	Significant Contribution	Significant Contribution	Significant Contribution	Significant Contribution
MOL15	St Helier Open Space	Significant Contribution	Moderate Contribution	Moderate Contribution	Significant Contribution
MOL16	Sutton Cemetery, Kimpton Linear Park and Open Space	Moderate Contribution	Limited Contribution	Moderate Contribution	Moderate Contribution
MOL17	Sutton Common Recreation Ground	Moderate Contribution	Limited Contribution	Moderate Contribution	Significant Contribution
MOL18	Thomas Wall Park	Moderate Contribution	Limited Contribution	No Contribution	Significant Contribution

Table 10.3: Summary of additional sites Assessment

Ref	Name	Contributes to the physical structure of London by being clearly distinguishable from the built-up area	Includes open air facilities, especially for leisure, recreation, sport, the arts and cultural activities which serve either the whole or significant parts of London	Contains features or landscapes (historic, recreational, biodiversity) of either national or metropolitan value	Forms part of a Green Chain or a link in the network of green infrastructure and meets one of the above criteria
Area 1	Mellows Park	Moderate Contribution	Limited Contribution	No Contribution	Significant Contribution
Area 2	Queen Elizabeth Walk	Moderate Contribution	Limited Contribution	Limited Contribution	Significant Contribution
Area 3	Collingwood Recreation Ground and Gander Green Lane Allotments	Moderate Contribution	Limited Contribution	No Contribution	Moderate Contribution
Area 4	Seears Park and Perrett's Field	Moderate Contribution	Limited Contribution	Moderate Contribution	Moderate Contribution
Area 5	Anton Crescent Wetland and Westbourne Primary School	Moderate Contribution	No Contribution	Moderate Contribution	Moderate Contribution
Area 6	Carshalton Park	Moderate Contribution	Limited Contribution	Significant Contribution	Significant Contribution

## **Appendix A: Previous Sutton Green Belt and MOL Review**

### ***Green Belt and MOL Review 2015***

- A1 As part of the evidence base for Local Plan (2018) the Council prepared a Review of the Green Belt and Metropolitan Open Land (MOL) within the London Borough of Sutton in 2015. This review evaluated how Green Belt and MOL within the borough are performing the functions they were designated for and to evaluate the effectiveness of the Green Belt and MOL in the borough. The study identified seven poorly performing areas of land against the designation criteria as areas for potential release, comprising one area of Green Belt and six areas of MOL. The study also identified an area of MOL to be designated as Land Safeguarded for Burial Space. In addition, three amendments to Green Belt and MOL boundaries were proposed. These areas are listed in Table A1 below.

### ***Issues and Preferred Options 2016***

- A2 Six of the areas for potential release noted above were proposed as site allocations and consulted on in the Local Plan Issues and Preferred Options in February 2016. One of the seven areas of potential release at Roundshaw Park was not taken forward following a resolution of the Local Plan Task and Finish Group. A further site in Rosehill Recreation Ground was proposed as a site allocation for a school (S98), along with a number of sites proposed by landowners.

### ***Green Belt and MOL Review Post-Consultation Update 2016***

- A3 Following the Issues and Preferred Options Consultation, the Council published a Green Belt and MOL Review Post-Consultation Update in October 2016. In addition to considering the eight areas of change identified in the Green Belt and MOL Review 2015, the post-consultation update also considered a further three sites in Green Belt and MOL site proposed by landowners, together with a council-led gypsy and traveller site in the Green Belt and a school site in MOL.
- A4 The Post-Consultation Update proposed that only site allocations for schools in MOL and a gypsy and traveller site in Green Belt land be taken forward to the Draft Local Plan, with MOL and Green Belt designations to 'wash over' the sites.

### ***Outcome of MOL and Green Belt Review in Sutton Local Plan 2018***

- A5 The site allocations in the Green Belt and MOL proposed by the Council in the Draft Sutton Local Plan were for a gypsy and traveller site in the Woodcote Green Belt (S104), and two school sites in MOL (S3 and S98).
- A6 The Inspectors Report on the Examination of the Sutton Local Plan 2018 recommended that site allocation 104 be de-designated as Green Belt land in order to avoid a conflict with national policy requiring the demonstration of very special circumstances for development. The removal of the site from Green Belt was justified by the need to meet the recognised need for additional pitches, the lack of alternative sites and the suitability of the site.

- A7 Similarly, the Inspector recommended that the school site at Rosehill (site allocation 98) be de-designated as MOL, as the proposed school would be inappropriate development and to be permitted would require very special circumstances to exist. The removal of the site from MOL is justified by the critical need for further education provision, the lack of alternatives and the suitability of the site. In addition, parts of the site are already developed and the land was identified as a poorly functioning part of the MOL in the Review.
- A8 The Inspectors Report also recommended that site allocation 76 also be designated for industrial use, and de-designated as MOL given the need for industrial land and that the land does not perform well when judged against the criteria for MOL in the London Plan.
- A9 The Inspectors Report also recommended that the proposed boundary changes to the Green Belt and MOL were exceptional circumstances that warranted the boundary alterations.
- A10 The recommended changes to Green Belt and MOL were made and identified in Local Plan Policy 24 (see paragraph 3.18 of this report)

**Table A1: Potential Areas of Change**

Potential Area of change <sup>1</sup>	Site name	MOL / GB	Site Allocation in I&PO <sup>2</sup>	Site Allocation in Local Plan <sup>3</sup>	Outcome <sup>3</sup>
Area 1	Land adjoining Green Lane School	MOL	-	-	Retained as MOL, and designated as Land reserved for Burial Space
Area 2	Part of Reigate Avenue Recreation Ground	MOL	S93	-	Retained as MOL
Area 3	Western part of the Woodcote Green Belt	Green Belt	S96	-	Retained as Green Belt
Area 4	Part of Roundshaw Park	MOL	-	-	Retained as MOL
Area 5	Land west of Beddington Lane	MOL	S76	S76	Removed area from MOL for Strategic Industrial Land
			S77	-	Retained as MOL
Area 6	Surrey Tennis and Country Club	MOL	S95	-	Retained as MOL
Area 7	Land north of Kimpton Way	MOL	S87	-	Retained as MOL
Area 8	Part of Rosehill Recreation Ground	MOL	S92	S98	Removed area from MOL for school site
Amendment 1	Boundary of the Woodcote Green Belt	Green Belt	-	-	Amended boundary adopted

Amendment 2	Boundary of Mayflower Park	MOL	-	-	Amended boundary adopted
Amendment 3	Boundary of Grove Park MOL	MOL	-	-	Amended boundary adopted
<sup>1</sup> Green Belt and MOL Review Report 2015 <sup>2</sup> Sutton Local Plan Issues and Preferred Options 2016 <sup>3</sup> Designation in adopted Sutton Local Plan 2018					



## Appendix B: Neighbouring Authority Green Belt and MOL Reviews

Authority	Study
LB Croydon	<p>Green Belt and Metropolitan Open Land Study 2019 (Wood Environment &amp; Infrastructure Solutions UK Limited) Review of Metropolitan Green Belt and Metropolitan Open Land 2016 (LB Croydon)</p> <p>A detailed review of the Green Belt and Metropolitan Open Land undertaken in 2016 assessed the Green Belt role of very fine-grained parcels. The 2016 study was part of the evidence base for the Examination of the Croydon Local Plan in 2018. The 2019 study, the opportunity has been taken to add to the 2016 review through the identification and assessment of strategic parcels. The 2019 concluded that the Green Belt and MOL perform their function, with only one instance of the function either designation not being fulfilled (reflecting the parcel being fully developed) to some degree. Together these two studies provided a picture of the character and role of the Green Belt and MOL as part of the evidence base for the emerging Local Plan.</p> <p>Adjoining Green Belt at Woodcote and MOL by Purley Way in Croydon were considered to make a significant contribution to their respective functions.</p>
LB Merton	<p>Merton Green Infrastructure Study 2020 (TEP)</p> <p>The work undertaken as part of the Green Infrastructure Study included a review of the environmental policy map designations in the borough, including Metropolitan Open Land, and included recommendations for MOL alterations. There is no Green Belt land in Merton. The sites were subsequently reviewed by the council, to ensure that assessments were as up-to-date as possible. The council proposed some minor boundary amendments to MOL in the new Local Plan submitted to the Secretary of State in December 2021 and an examination in Public is underway.</p> <p>A small area of MOL has been proposed for de-designation at the Tooting and Mitcham Hub site in LB Merton adjacent to MOL at Poulter Park in LB Sutton.</p>
Royal Borough of Kingston Upon Thames	<p>Green Belt and Metropolitan Open Land Assessment 2018 (Amec Foster Wheeler Environment &amp; Infrastructure UK Limited)</p> <p>The assessment set out how the Green Belt contributes to purposes set out in the NPPF and the extent to which MOL meets both Green Belt purposes and the criteria specified in the London Plan, to inform the local plan review. The assessment concluded that Green Belt within the borough fulfils its intended strategic purpose as part of the Metropolitan Green Belt, and the criteria set for Metropolitan Open Land by the London Plan are fulfilled to varying degrees.</p>

	<p>Adjoining MOL in Kingston to MOL in LB Sutton north of Green Lane was considered to make a significant contribution and contribution</p>
<p>Epsom and Ewell Borough Council</p>	<p>Epsom and Ewell Green Belt Study Assessment Report 2017 (Atkins)  Epsom and Ewell Green Belt Study Stage Two 2018 (Atkins)  Epsom and Ewell Green Belt Study Stage Two Addendum 2019 (Atkins)</p> <p>The 2017 Green Belt Study has demonstrated that the area of designated Metropolitan Green Belt land is, on the whole, highly performing. The Stage Two study identified three parcels of Green Belt land which are less constrained and could be considered to be potentially suitable for release in the forthcoming Local Plan review. Green Belt land adjacent to the Cuddington Green Belt in LB Sutton were considered to be more strongly performing.</p> <p>The study also assessed some parcels of land for their suitability for inclusion within the Green Belt, in relation to the five Green Belt purposes set out in the NPPF. This included the assessment of Nonsuch Park which adjoins Cheam Park in LB Sutton. The study concluded that Nonsuch Park performed highly in relation to purpose 1 <i>'to check unrestricted sprawl of large built-up areas'</i> and moderately in relation to purpose 2 <i>'to prevent neighbouring towns merging into one another'</i> and purpose 3 <i>'assist in safeguarding the countryside from encroachment'</i>.</p> <p>Epsom and Ewell consulted on a Draft Local Plan in Feb-March 2023 which proposed the release of five Green Belt sites, these are not adjacent to LB Sutton. The consultation included a technical note on the Green Belt proposals. However, on 22 March the council voted to pause the Local Plan Review process to wait for more detail on the Government's legislative intentions in regard to protections for the green belt and the current mandatory target for housing numbers.</p>
<p>Reigate and Banstead</p>	<p>Development Management Plan (Regulation 19) Green Belt Review 2017</p> <p>The study assessed the Green Belt function of selected sites to review land around the edge of the existing built-up area to inform the Development Management Plan (2019). Banstead Downs, adjacent to Cuddington Green Belt was not assessed.</p>



London Borough of Sutton

2023

