



## **OPEN SPACE, SPORTS AND RECREATION STUDY**

---

*October 2019*

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# 1. OVERVIEW

## A. Summary

- 1.1. London Borough of Brent have prepared an Open Space, Sports and Recreation Study October 2019. It is a comprehensive appraisal of provision in the Borough. It takes account of what exists, its condition, distribution and overall quality. It also considers the demand for provision based on population distribution, planned growth and consultation findings. The approach seeks to make more of the existing open space network and increase open space provision through planning.
- 1.2. The study area of Brent is a north-western borough in London. The Borough covers 43.2 km<sup>2</sup>. Its population growth has been strong since the 90's, rising by 29% to 2017. This has been supported by a considerable amount of development. The borough's open space provision currently is 1.9 ha per 1000 population. In the London context this is relatively good. It is not very significantly away from the historic, but now superseded National Planning Fields Association benchmark measure of 2.42 ha per 1000 population. Contributing to the provision, 180 open space sites of various typologies have been identified.
- 1.3. In terms of quality of provision, the overall picture is relatively positive, nevertheless there is the scope for improvement for some existing spaces and facilities. The majority of parks and open spaces score well against Green Flag assessment criteria. Play areas across the borough have scored 8, compared to a pass mark of 6.5. In addition, the provision and quality for pitches and other sports facilities, such as sports halls is satisfactory.
- 1.4. The projected scale of growth by 2041, is significant in terms of population size and associated development activity. In addition, participation rates in some activities are below the national average and should ideally increase. These factors are likely to have an effect on the supply of and demand for open spaces and sports and recreational facilities across the Borough. As a result, there is a recognised need to manage, update and increase facilities. There are challenges, but also opportunities. The Council will play an important part in addressing these, as a provider and in its wider actions as a number of service areas. Others, such as governing bodies, national organisations, private providers, charities, schools, voluntary groups and local communities will also play a significant part. Planning policies will also play a part in supporting these outcomes.

## B. Methodology

- 1.5. The study has analysed different types of urban greenspace across the Borough, as well as outdoor playing pitches and indoor sport facilities. It seeks to fulfil requirements set out in National Planning Policy Framework

(NPPF), National Planning Practice Guidance (NPPG) and Planning Policy Guidance 17 Companion Guide. This process will ensure that future open space needs are planned for in areas with the potential for substantial change such as Growth Areas.

1.6. In the methodology adapted; quantity, quality and accessibility were key components in the steps identified below:

- Step 1: Understand the national, regional and local policy context
- Step 2: Identify local needs
- Step 3: Audit provision
- Step 4: Set provision standards
- Step 5: Apply provision standards
- Step 6: Draft policies

1.7. To analyse different levels of need within the borough, a number of objective demographic and socio-economic factors which influence the open space needs of individual localities were considered, including:

- Demographic profile;
- Ethnicity;
- Population density;
- Housing type;
- Child densities;
- Health; and
- Indices of deprivation in wards

1.8. For quantitative and accessibility assessment, it reviews the existing open space typology and public park hierarchy in line with policy guidance. This policy guidance is from the Greater London Authority (GLA) that contains guidelines on the size of public parks and the distances that they should be from homes. Fields in Trust's (FIT) and Sport England's recommended guidelines are used to assess the quantity, quality and accessibility standards for indoor/outdoor sports provision and outdoor play. Both GLA and FIT provide a comprehensive basis for assessing open spaces within the London Borough of Brent. In many cases, the study makes reference to the Supplementary Planning Guidance for the London Plan, Sport England and Natural England's guidance. This guidance forms part of the overarching study for play and informal recreation, sports facilities and natural and semi-natural open spaces.

- 1.9. For qualitative assessment, Keep Britain Tidy (KBT) surveyed 86 public parks/ open spaces. These were assessed against the Green Flag Award Standard benchmark to capture key features and characteristics. Sport England also provides guidance on assessing needs and opportunities for indoor and outdoor sports facilities. Local consultation and resident surveys were also used to apprehend local supply and demand needs.
- 1.10. The study makes reference to various strategies and evidence based documents produced by Brent Council. These documents were prepared in line with national guidance and best practice such as the Indoor Sports and Leisure Facilities Needs Assessment (2018) and Cemeteries Strategy (2013). In some cases, such as for parks typology, desk-top study was carried out to suggest methods of alleviation.

### **C. Assessment of Quantity of Open Space, Sports and Recreation Supply and Demand**

- 1.11. A total of 638.4 ha have been identified in the London Borough of Brent as open space. At 1.9 ha per 1000 population Brent has a relatively good quantity of provision. Those areas of the Borough which are deficient in public open space are illustrated in Table 12.
- 1.12. The current supply for park provision is 1.39 ha per 1000 population. This does fall below the historic, but now superseded National Playing Fields Association (now renamed FIT) 6-acre standard. Nevertheless, provision is positive in comparison with other London boroughs close by. With predicted population increases, if no additional spaces are provided, this drops to 1.18 ha per 1000 population. This remains above the FIT target of 0.8 ha of parks and gardens per 1000 population.
- 1.13. The study has identified formal and informal play provision for children in Brent. Out of 101 open spaces, 89 have play areas. London Plan policy interpreted in SPG identifies a desirable standard of 10 sqm formal and informal space per child. In 2018 Brent achieved 1.4 sqm of formal equipped play space, and overall 63 sqm of formal and informal play space per child (taking into account provision in parks). With the projected child population of 74,388 in 2041, Brent will achieve a standard of 6.1 ha per 1000 population (61 sqm). This is with its 451.85 ha of current supply of formal and informal play provision. This remains above the FIT criteria of 0.8 ha per 1,000 population for children play provision.
- 1.14. The provision for sports facilities are currently satisfactory. However, future supply will be adversely affected if there are changes in sports participation rates towards national levels. Indoor sports provision is relatively above average. However, the unmet demand recognised in 2018 for swimming pools equates to 1.3 X 6 lane 25m pool. This will rise to 1.9 X 6 lane 25m pool by 2041. This is mainly due to a result of residents living

outside the catchment of known existing and proposed swimming pools. It is recommended that provision of pools is sought through priority projects in Growth Areas. Assessing the number of badminton courts, Brent has 2.9 courts per 10,000 residents, falling to 2.4 in 2041 assuming no changes in supply. This is a larger supply of courts in comparison to nearby areas and is in line with the London average (3 courts per 10,000). There are 27 Health and Fitness Suites in Brent, supplying 62.1 stations per 10,000 population. It is recommended that existing supply should be maintained. There are two sites in Brent which offer squash courts and provide a combined total of 4 courts. England Squash suggest that one squash court can sustain approximately 100 members. The 4 courts in Brent therefore give a capacity of just 400 members. It is suggested that any loss of provision should be resisted. The indoor bowling clubs are in reasonable health and the NGB report suggest that there are a further 4 clubs within a 30-minute drive (Glebelands, Bounds Green, Paddington and Herga) and that future demand can be met by existing provision.

- 1.15. The provision for outdoor sport pitches such as Football, Cricket, Rugby and Hockey are also satisfactory. There are presently 73 football pitches in Brent, which are enough to satisfy the current demand. The supply of 6 Rugby pitches is satisfactory but it is recorded that they are overused at peak hours. Brent has a supply of 115 cricket pitches of various types which satisfies the local demand. Hockey provision is relatively high compared to the inner borough demand. The future supply of these sports facilities will be affected if there is an increase in participation or access to school sites reduces. In such cases, additional provision will be required.
- 1.16. Other outdoor sports such as athletics track provision equates to 0.018 lanes per 1,000 population in 2018. There has been a reduction in the number of bowling greens from 9 to 7, which is equivalent to 1 green per 47,485 per population. Demand for 4 additional tennis courts was recorded in 2016. However, there has been a decline in the number of residents participating in tennis since November 2015/16. Besides Multi- Use Games Areas' (MUGAs) provision in schools, the current supply equates to 1 MUGA per 16,620 population. To meet demand where there is no open space potential to provide new pitches, schools should be encouraged to offer use of their pitches to the community. Ancillary facilities and well lit pitches are also recommended where it would not adversely impact on homes.
- 1.17. The borough's natural and semi-natural open spaces is formed of a variety of components covering a total area of 459.87ha. This equates to approximately 1.38 hectares per 1,000 population. To maintain this ratio of provision to 2041, an additional 85.77ha of natural and semi-natural open space will be needed. Existing natural greenspace should be protected and there will be a need to seek the provision of new natural greenspace of nature conservation value. Providing new natural greenspace at the current levels of population growth and development requirements will be difficult to achieve. Therefore, it is recommended that the Natural England standard of 1ha of Local Nature Reserves per 1,000 population is translated to a

standard of 1ha of Site of Importance for Nature Conservation (SINC) per 1,000 populations.

- 1.18. The borough's churchyard and cemetery provide 43 ha of green space. There are 8 cemeteries across Brent that serve the local population. Additional space can be created above unpurchased graves or purchased graves where exclusive rights have expired.
- 1.19. Brent has 22 allotment sites with 75% living less than 2 miles. Improved management methods from 2014 has led an increase of new lets per month. Currently the borough is providing a standard of 7.608 plots per /1000 households. In total a standard of 250 sqm per/ 1000 household is required by the NSALG. This would lead to a recommended number of 6,936 plots to meet the 2041 projected population. This is not considered achievable due to land-take requirements. Partnerships and new developments are encouraged to propose creative ideas to alleviate the deficiency. Given that opportunities for food growing do not have to be large, these and some allotment provision could be associated with new development in the Borough.

## **D. Assessment of Quality of Open Space, Sports and Recreation Supply and Demand**

- 1.20. As well as considering the quantity of open space, KBT conducted a qualitative survey of 86 public parks/ open spaces. They used a variety of methods to consider conditions of facilities within the range of open space typologies and their quality compared to the Green Flag standard. KBT classified the majority of open spaces as having a 'Good' or 'Very Good' quality and range of facilities. LEAP and NEAP sized play areas score average for quality.
- 1.21. The non-technical quality assessment carried out in the Indoor Sport and Leisure Facilities Needs Assessment (2018) concluded that the majority of indoor sport sites score good or satisfactory. Potential improvements at individual indoor sport sites have been identified which could increase attractiveness to users and capacity for community use in the future.
- 1.22. The quality for outdoor sport pitches was assessed as standard in accordance to Sport England guidance. In terms of quality delivery, the overall requirement from all pitches is the same. There is a demand for ancillary facilities, well-lit pitches and expanding the offer to training and practise services. Improvements and maintenance of these pitches will considerably impact future participation.
- 1.23. The overall findings of the consultation and residents' surveys suggest that open space, sports and recreation use is regular, but that their impression is that spaces require upgrade and management improvement. A way forward for improving the quality of open spaces, sports and recreation should take into account:

- The proximity of other parks which may have an oversupply of provision and certain facilities including across borough open spaces;
- The potential to incorporate further facilities;
- Management and maintenance including cleanliness and safety;
- Involvement of community groups/ volunteer groups.

## **E. Assessment of Accessibility of Open Space, Sports and Recreation Standards**

1.24. The amount of public parks is generally good in many wards. However, the distribution of public parks provision varies significantly between them. When taking account of recognised accessibility standards for the differing park typologies, accessibility is generally good, although there are some areas of deficiency. The borough's natural and semi-natural open space access standards recommended are that all residents within the borough should have access to a GLA designated SINC of borough or metropolitan importance within 1km of home. Meeting allotment accessibility standards pose a challenge for the borough. It is recommended that future development should keep in mind that all households should have access to an allotment garden within 800 m of home. Nevertheless, the Council will encourage partnerships and new developments to integrate opportunities for food growing to meet recommended accessibility standards.

1.25. FIT's recommendation for accessibility to sport playing pitches is 1.2 kilometres for all dwellings in major residential areas. Considering the adequate current provision and location of sports pitches, the accessibility can be classified as satisfactory. However, the future accessibility of these sports facilities will be affected if there is a reduction of access to school sites. In such cases, additional provision will be required to meet accessibility standards. In terms of indoor sports, RTP1's research 'How far is it acceptable to walk' (2018) was used. Its suggested accessibility standard of 1km walking distance is met by most of these facilities and remaining by public transport. Where the area's PTAL is 4 or below, suggesting low access to frequent public transport, opportunities to alleviate should be considered.

1.26. The Strategic Approach to Playing Pitch Provision (2016) determined that there are a lot of good quality facilities in Brent that people in lower socio-economic groups cannot afford to access. In order to increase access, there is a demand for a cost effective way of significantly increasing the availability and accessibility of sport facilities to residents in Brent across all areas of the borough.

- 1.27. Within certain wards of the Borough, the size and density varies and it is not appropriate to define consistent quantity or access standards. However, within areas of deficiency other forms of urban greenspace provision can be of particular value. They represent possible opportunities for over-coming local deficiencies such as nearby local/district/metropolitan parks, public realm and amenity spaces, greenways and footpaths, areas of SuD's, woodlands (recommended by Nature Nearby, ANGst).

## **F. Assessment of solutions to meet local needs and alleviate provision:**

- 1.28. The borough as a whole will aim to meet the development targets set by the London Plan in the future. The Brent Regeneration Strategy (2001-2021) and associated policies in the Local Plan identified five growth areas for major regeneration and housing growth. These resulted in master-plans prepared by the Council and partners for i.e. Wembley, Church End, South Kilburn, Alperton and Burnt Oak/Colindale. These proposals include enhanced access to parks or by developing new facilities within them. This included play areas and sports and recreation facilities. In some cases, it has resulted in proposals for new local parks, pocket parks, play areas, improved public realm, MUGAs or sports pitches. Details of these were set out in Parks Strategy 2010-2015
- 1.29. There are wards which have high population and housing densities and low levels of public open space access. There is also a lack of access to private gardens. The overall density of development also means that there tend to be fewer amenity spaces, natural and semi-natural areas. Moving forward, consideration will need to be given to reducing deficiency in meeting standards, taking account not just of the linear distance but also physical barriers which might extend travel distances. Measures to extend the catchments of existing open spaces will be different for each space but could include: making them more vibrant safe and clean; greening of routes; clear signage; and more promotional work. These areas also may require a special approach of on-site or off-site provision from the new development for additional provision.
- 1.30. It is recommended that open space enhancement and management is prioritised here. The management approaches should also focus on group activities, opportunities to involve the local community, organised volunteer groups and young people. This will encourage open green space as a valued community resource, educational tool and beneficial for wellbeing. It will also help management in terms of capacity-building.
- 1.31. Creative approaches for the deficiency of open space (specially allotments and pocket parks) should be encouraged. One of the ways it can be sought through is by provision of 'meanwhile uses' on parts of sites that are likely to be vacant for long periods. This should be integrated into the development proposals at an early stage.

## G. Planning recommendations

- 1.32. All new developments in Growth Areas will be expected to contribute positively to the delivery of enhanced public realm and open greenspace. Where possible, the Council will expect provision of additional public open space.
- 1.33. Major developments outside Growth Areas will be expected to provide the recommended standard of minimum 0.8 ha of parks and gardens per 1000 population on-site. Exception for play provision will be given if there is an accessible Local Area of Play within 400 metres by a direct walking route.
- 1.34. Where it is not possible for new development to provide open space, a financial contribution through S106 or CIL (community Infrastructure Levy (CIL) towards improvement of an existing and provision for new open space will be sought by the Council.
- 1.35. To meet the quality standards, open spaces should be appropriately designed to be accessible, safe, incorporate undersupplied facilities and have a suitable management and maintenance plan.
- 1.36. The council should work closely with community groups, developers, green infrastructure partners and collaborate across boroughs to increase open space, sports and recreation provision by enhancing accessibility to additional sites.



## 2. INTRODUCTION

- 2.1. Open spaces, playing pitches and indoor sports facilities are important components of the urban fabric of cities and towns. They increase people's quality of life by providing diverse opportunities for a range of formal and informal leisure, passive and active sport, recreation and play. They bring numerous social, cultural, economic and environmental benefits, such as increasing green infrastructure. This can form part of the local flood risk management system, act as a filter for air pollution and aid in reducing the impacts of climate change. Open spaces also help to define the character of an area.
- 2.2. The NPPF recognises that access to high quality open spaces and opportunities for sport and recreation is important for the health and well-being of communities. This Study provides recommendations on how the Brent can help to achieve this objective.
- 2.3. The long-term outcomes set out in the PPG17 Companion Guide still reflect the government policy objectives and aims to deliver:
- Networks of accessible, quality open spaces and sport and recreation facilities, which meet the needs of residents and visitors and are fit for purpose;
  - An appropriate balance between new provision and the enhancement of existing provision;
  - Clarity and reasonable certainty for developers and landowners in relation to the requirements and expectations of local planning authorities in respect of open space and sport and recreation provision.
- 2.4. The council is currently preparing the draft Local Plan. It will detail how the borough will develop to 2041. Once adopted, it will replace the Core Strategy (2010), Site Specific Allocations (2011), Wembley Area Action Plan (2015) and Development Management Policies (2016).
- 2.5. This study supersedes the council's previous study – 'Brent Open Space Report – PPG17 Assessment', published in 2007. It focuses on reporting the findings of the research, consultation, site assessments, data analysis and GIS mapping that underpin the study.

### A. Scope of the Study

- 2.6. The purpose of this study is to:

- Provide a robust and comprehensive evidence base which meets the requirements set out in the NPPF
- Inform future planning policies to be included in the Local Plan and decisions on future development proposals.
- Evaluate the quantity, quality and accessibility of open space, sports and recreational facilities within the borough
- Identify surpluses and deficiencies in the types of open space provision, sports and recreation found within the borough
- Facilitate the future management/improvement of new and existing open space and recreational assets
- Enable the Council to identify priorities for future investment and provide a rationale to secure external funding for the improvement and addition of facilities particularly via developer contributions

## B. What is Open Space?

2.7. The NPPF defines open space as *'All open space of public value, including not just land, but also areas of water (such as rivers, canals, lakes and reservoirs), which offer important opportunities for sport and recreation and can act as a visual amenity'*.

2.8. The draft London Plan December 2017 defines open space as *"All land in London that is predominantly undeveloped other than by building or structures that are ancillary to the open space use. The definition covers the broad range of open spaces within London; whether in public or private ownership and whether public access is unrestricted, limited or restricted"*.

2.9. Open space is now firmly part of statutory and community planning processes. Comprehensive planning policies for open space are fundamental to social inclusion, community cohesion, health and well-being. They also contribute to the delivery of sustainable development, as emphasised in national policy.

2.10. Planning Policy Guidance 17 (PPG17) identified ten different typologies of Open Space (as identified in Table 1). This Guidance has been superseded by the National Planning Policy Framework and National Planning Practice Guidance. Nevertheless, these have not provided more up to date typologies. Therefore, current practice is to use PPG17 typologies.

Typology	Description	Primary Purpose (as defined by PPG17 Companion Document and Draft London Plan July 2019)
Park and Gardens	Includes urban parks, country parks and formal gardens. In line with the London Plan, Parks can be further categorised as Regional Parks, Metropolitan Parks, District Parks, Local Parks and Open Spaces, Small Open Spaces, Pocket Parks and Linear Open Spaces	Accessible, high quality opportunities for informal recreation and community events
Natural and Semi-Natural Greenspace	Includes all vegetated open space (publicly and privately owned) such as; woodlands, urban forestry, scrub, grasslands (e.g. Down lands, commons and meadows), wetlands, open and running water, wastelands and derelict open land and rock areas. It also includes parks, nature reserves, gardens and sports fields.	Opportunities for sport and recreation, Wildlife conservation, biodiversity, Storing flood water and environmental education and awareness.
Amenity Green Space	Includes informal recreation spaces, greenspaces in and around housing, domestic gardens and village greens	Opportunities for informal activities close to home or enhancement of the appearance of residential or other areas.
Provision for children and young people	Includes play areas, skateboard parks, outdoor basketball hoops, and other more informal areas like teenage shelters	Areas designed primarily for play and social interaction involving children and young people.
Outdoor Sports Facilities	Includes tennis courts, bowling greens, sports pitches, golf courses, athletics tracks, school and other institutional playing fields, and outdoor sports areas. These facilities can be either natural or artificial and either public owned or privately owned.	Participation in outdoor sports, such as pitch sports, tennis, bowls, athletics or countryside and water sports
Allotments	All types of allotments	Opportunities for people to grow their own produce as part of a long-term promotion of sustainability, health and social inclusion.
Cemeteries and Churchyards	Cemeteries and churchyards	Quiet contemplation and burial of the dead, often linked to the

Typology	Description	Primary Purpose (as defined by PPG17 Companion Document and Draft London Plan July 2019)
		promotion of wildlife conservation and biodiversity.
Green Corridors	Includes river, canal banks, railway embankments and cuttings, roadside verges, parks, playing fields, extensive areas of private gardens, cycle ways and rights of way	Walking, cycling or horse riding, whether for leisure purposes or travel, and opportunities for wildlife mitigation
Civic Spaces	Includes civic and market squares, and other hard surfaced areas designed for pedestrians	Providing a setting for civic buildings, public demonstrations and community events

*Table 1: Typologies of Open Space*

## 3. METHODOLOGY

- 3.1. The NPPF and The London Plan (2011) advise local authorities to include their own standards for open space, sports and recreation provision in their Development Plans. They also recommend that these standards be based on a local assessment of open space needs.
- 3.2. The study has analysed different types of urban greenspace across the London Borough of Brent. The following chapter provides a comprehensive assessment of the quantity, quality and accessibility of open spaces within the borough. This process will ensure adequate planning for future open space needs in areas with the potential for substantial change such as Growth Areas.

### A. Approach

- 3.3. This study was prepared in line with national policy, regional policy and best practice. The methodology used in Chapter 4 defines the context of these frameworks and their outcome on the study. This has led to robust policy recommendations for Brent's Local Plan.
- 3.4. The NPPF provides clear policy to protect and ensure appropriate provision of open spaces to support the well-being of communities. This is based, *“on robust and up-to-date assessments of the needs for open space, sports and recreation facilities and new provision. The assessments should identify specific needs and quantitative or qualitative deficits or surpluses of open space, sports and recreational facilities in the local area. Information gained from the assessments should be used to determine what open space, sports and recreational provision is required”*. Current national guidance (NPPG) does not prescribe the methodology that should be used for this. Although not referenced in NPPG, PPG17 and its companion document provide a robust and relevant methodology. Most local authorities still use this in the absence of a more up to date national methodology.

#### i. Assessing needs and opportunities: a companion guide to PPG17

- 3.5. PPG17 sets out a five step process for undertaking a local open space assessment. These are:
- **Step 1 – Identifying Local Needs** – Through consultation obtain views on the existing provisions and the community's needs.
  - **Step 2 – Auditing Local Provision** - Using a range of existing information undertake an assessment of accessibility, quality and quantity of existing open space, sports and recreation facilities. Identify effective

catchment for each form of provision identified within their adopted typology. Analyse the quality, quantity and value of provision through the use of existing models or a scoring system (i.e. Green Flag criteria), depending on the type of open space, sports or recreation facility.

- **Step 3 – Set Provision Standards** – Set locally-determined provision standards that include a quantitative, qualitative and accessibility component.
  - a) **A Quantitative Component** – Adequacy is determined through the analysis of existing quantity of provision, using local community views with details of levels and types of use included.
  - b) **A Qualitative Component** – Using community opinion assessments are made on the quality of existing provision, agreed vision, the desired level of quality, and feasibility of achieving the desired quality aim.
  - c) **Accessibility Component** – Derived from looking at the distance thresholds and/or identified effective catchment areas for any particular provision and the cost issues of using a space/facility.
- **Step 4 – Applying Provision Standards** – On a site by site basis to identify deficiencies in accessibility, quality and quantity, and determine whether there are any surpluses in quantity.
- **Step 5 – Drafting Policies** – Identify strategic provision of open space, sports and recreation facilities and draw up strategies for the implementation of provision. As a result of the analysis conducted in previous stages, local planning authorities should be able to identify areas where existing provision can be enhanced and/or relocated, and areas where new provision is required.

## B. Assessing local needs

3.6. This study ensures that the findings are representative of the borough's population. Demographic characteristics are known to impact on the use of open spaces and participation in sport and recreational facilities. To analyse levels of need within the borough, a number of objective demographic and socio-economic factors were considered. This included demographic profile; ethnicity, population density, housing type, child densities, health; and indices of deprivation in wards.

3.7. A desktop study was also carried out to suggest methods of alleviation.

## C. Quantitative and accessibility assessment

3.8. The study has adopted standards recommended by the Greater London Authority (GLA), Fields in Trust (FIT) and Sport England. Information gained from the assessment will be used to determine the supply and demand of the existing open space, sports and recreational facilities.

### i. Fields in Trust (FIT) (2015)

3.9. National Playing Fields Association, now renamed Fields in Trust (FIT) has superseded the historic 'Six Acre Standard' recommendations. FIT has prepared the 'Planning and design for outdoor sport and play' (2015). It sets out the quantity, quality and accessibility standards for indoor and outdoor sport facilities as well as outdoor play. The different typologies are summarised below:

- Playing pitches standard of 1.20 ha per 1000 population with 1200m.
- All outdoor sport standard of 1.60 ha per 1000 population within 1200m of walking distance.
- Equipped/designated play areas standard of 0.25 ha per 1000 population with accessibility standard of LAPs – 100m, LEAPs 400m and NEAPs – 1,000m
- Other outdoor provision (MUGAs and skateboard parks) of 0.30 ha per 1000 population within 700 m walking distance.
- Parks and Gardens standard of 0.8 ha per 1000 population within 710m of walking distance
- Amenity Green Space standard of 0.6 ha per 1000 population within 480m of walking distance
- Natural and Semi-Natural standard of 1.8 ha per 1000 population within 720m of walking distance.

### ii. The London Plan and GLA

3.10. The London Plan encourages boroughs to identify areas of public open space deficiency, using the Greater London Authority (GLA) open space hierarchy. This will ensure planning for future open space needs in areas with the potential for substantial change such as Growth Areas.

3.11. Public open space categorisation is the same within the current and emerging London Plan. As detailed in Table 2, it contains guidelines on the size of public parks and the distances that they should be from homes.

Open Space Categorisation and Description	Size Guideline	Distances from homes
<p><i>Regional Parks</i> – These are large areas, corridors or networks of open space. The majority will be publicly accessible. They will provide a range of facilities and features offering recreational, ecological, landscape, cultural or green infrastructure benefits. The facilities and features are unique within London, are readily accessible by public transport and are managed to meet best practice quality standards.</p>	400 ha	3.2 to 8 km
<p><i>Metropolitan Parks</i> - There are large areas of open space that provide a similar range of benefits to Regional Parks and offer a combination of facilities at a sub-regional level. They are readily accessible by public transport and are managed to meet best practice quality standards.</p>	60 ha	3.2 km
<p><i>District Parks</i> – These are large areas of open space that provide a landscape setting with a variety of natural features. They provide a wide range of activities, including outdoor sports facilities and playing fields, children’s play for different age groups and informal recreation pursuits.</p>	20 ha	1.2 km
<p><i>Local Parks and Open Spaces</i> – These provide for court games, children’s play, sitting out areas and nature conservation areas.</p>	2 ha	400m
<p><i>Small Open Spaces</i> – These include public gardens, sitting out areas, children’s play spaces or other areas of a specialist nature, including nature conservation areas.</p>	Under 2 ha	Less than 400 metres
<p><i>Pocket Parks</i> – These are small areas of open space that provide natural surfaces and shaded areas for informal play and passive recreation that sometimes have seating and play equipment.</p>	Under 0.4 ha	Less than 400 metres
<p><i>Linear Open Spaces</i> – These are open spaces and towpaths alongside the Thames, canals and other waterways, paths, disused railways, nature conservation areas and other routes that provide opportunities for informal recreation. They are</p>		



Open Space Categorisation and Description	Size Guideline	Distances from homes
often characterised by features or attractive areas which are not fully accessible to the public but contribute to the enjoyment of the space.		

Table 2: GLA Public Open Space Categorisation

### iii. Shaping Neighbourhoods: Play and Informal Recreation Supplementary Planning Guidance SPG (2012)

- 3.12. The SPG is a supporting document corresponding to the London Plan (2016) Policy 3.6 – Children and young people’s play and informal recreation. It explains characteristics of the main categories of playable space. It also identifies benchmark standards for the provision of play and informal recreation areas within new and existing developments.
- 3.13. This study has adopted the SPG recommendation that all developments with an estimated child occupancy of ten children or more should seek to make the appropriate 10 sqm per child play provision to meet arising needs. This is further explained in Chapter 4.

### iv. Sport England

- 3.14. Sport England’s ‘Assessing Needs and Opportunities Guide’ (ANOG) uses the recommended approach to undertake a robust assessment of need for indoor and outdoor sports facilities. This has guided the Council to produce the ‘Indoor Sports and Leisure Facilities Needs Assessment’ (2018). Sport specific strategies and policy documents published by NGBs were also included to provide relevant context to each sport.
- 3.15. In total, a list of 65 sites were selected to be part of the assessment. This included 16 community facilities, 33 education-based facilities, 4 local authority facilities and 10 private or commercial facilities. In 2016, the Council published ‘A Strategic Approach to Playing Pitch Provision in Brent’ identifying the supply and demand for Outdoor playing fields such as football, rugby, hockey and cricket. This study presents the summary from both these assessments taking into account the quantity, quality and accessibility as key components.
- 3.16. The accessibility assessment was also guided by Sport England. For each facility type a 1km catchment was defined to demonstrate the accessibility of provision for residents in Brent. The 1km distance was implemented following

RTPI research entitled 'How Far is it Acceptable to Walk' (2018). This used National Travel Survey data and other research studies to calculate how far people were prepared to walk to access services. On average, residents in London were prepared to walk 1,000m (1km), increasing slightly to 1,150m for leisure. Therefore, a round number of 1km has been used.

## D. Qualitative assessment

3.17. Qualitative factors are often difficult to assess objectively. Therefore, it is important to establish a methodology to enable the consistent scoring and ranking of the condition and quality of spaces. Keep Britain Tidy (KBT) implemented this for parks and play areas. Similarly, FIT has identified quality guidelines for provision of open space typology. Sports facility sites were also subject to a non-technical quality assessment guided by Sport England.

3.18. Analysis of residents' survey and consultations was also used as a methodology towards the qualitative assessment of sites. The main objectives for this were:

- To collect existing information on open space and outdoor sports provision in Brent to allow an informed assessment of the quality of each open space. Information on the condition of the facilities was also collected.
- To collect information on the roles and functions performed by each site to allow an informed assessment of the value it holds for the residents.

### i. Keep Britain Tidy

3.19. The Council appointed Keep Britain Tidy (KBT) to carry out qualitative assessments on the Council's public park provisions. A combination of the Green Flag award and Mystery Shop assessment methodologies was used. 86 public parks/ open spaces were assessed. Site assessments took place between October 2017 and December 2017. They were done by experienced Green Flag Award Scheme judges. All had a background at a strategic level and/or practical experience in the management of green spaces. More information about the KBT qualitative assessment can be found in Chapter 6.

### ii. Fields in Trust (FIT) (2015)

3.20. FIT's suggested quality guidelines for playing pitches, all outdoor sports, equipped/designated play areas and other outdoor provision (MUGAs and skateboard parks) are:

- Quality appropriate to the intended level of performance based on Technical Quality Standards.
- Located where they are of most value to the community to be served
- Sufficiently diverse recreational use for the whole community
- Appropriately landscaped
- Maintained safely and to the highest possible condition with available finance
- Positively managed taking account of the need for repair and replacement over time as necessary
- Provision of appropriate ancillary facilities and equipment
- Provision of footpaths
- Designed so as to be free of the fear of harm or crime
- Local authorities can set their own quality benchmark standing for playing pitches, taking into account the level of play, topography, necessary safety margins and optimal orientation
- For play areas, local authorities can set their own quality benchmark standards for play areas using the Children's Play Council's Quality Assessment Tool or use FIT's 'Play Value Assessment for Playgrounds'.

3.21. For Parks and Gardens, amenity green space and natural and semi-Natural spaces

- Parks to be of Green Flag status
- Appropriately landscaped
- Positive management
- Provision of footpaths
- Designed so as to be free of the fear of harm or crime

**iii. Sport England:**

3.22. Sport England is a statutory consultee on all planning applications that affect sports pitches. It has an established policy of playing pitch retention, even prior to the NPPF guidance. It looks to improve the quality, access and management

of sports facilities as well as investing in new facilities to meet unsatisfied demand.

3.23. Each indoor sports facility was audited by the Consultant Team subject to an outline quality assessment and scored out of five across the seven key areas. These are further illustrated in the 'Indoor Sport and Leisure Facilities Needs Assessment' 2018. This was based on

- Quality of playing area
- Quality of changing facilities
- Maintenance (decorative order and cleanliness)
- Ancillary facilities (storage, café, meeting space)
- Accessibility to community
- Ease of use for disable people
- Quality car parking.

3.24. For outdoor facilities the Consultant Team carried a non-technical quality assessment for each site. The quality score was rated as Good (80-100%), Standard (50% - 79.9%) and Poor (0-49 %).

#### **iv. Consultations and residents' survey**

3.25. Since the publication of the 2007 Open Space and Recreation Report, there has been a number of community consultations. These have identified key issues from local residents about Brent's open spaces. These further verify the quality ratings.

## 4. National, regional and local policy context

4.1. This chapter sets out the national, regional and local planning policy context. It provides background on how various policies correspond to the government's aim for 'open spaces, green space and rights of way' (NPPG, 2014). It also refers to current practice.

### A. National Policy and Guidance

#### i. Natural Environment White Paper (NEWP) 2011

4.2. The 2011 Natural Environment White Paper (NEWP) recognised the importance of nature's intrinsic value and maintaining a healthy natural environment. This could have benefits on achieving sustainable economic growth, local communities and health and well-being. The NEWP included 92 actioned commitments to see nature's value prioritised across the country. This included: publishing a new biodiversity strategy for England; working with local authorities to create a mechanism that formally identified and protects urban quiet areas; reconnecting people to nature so they could benefit from it and act responsibly towards the environment; and establishing a Green Infrastructure Partnership to support the development of green infrastructure in England;

4.3. Progress implementing the 92 commitments has been monitored by the Government. Three quarters of the commitments were marked as "completed" in October 2014.

#### ii. Nature Nearby 2010 – Accessible Natural Greenspace Guidance (Natural England)

4.4. Nature Nearby – Accessible Natural Greenspace outlines three key standards that Natural England encourage greenspace professionals to adopt through intelligent design, location and management. This is to ensure that everyday nature is a "high quality and inspiring visitor experience in green spaces close to where people live" so that people are encouraged to connect with the environment. The three standards included within this document are as follows:

- **Access to Natural Greenspace Standard (ANGSt) –**

This standard is based on provision of natural greenspace, within a minimum and sustainable distance. It assesses areas of deficiency

and if actions need to be taken to deliver appropriate levels of greenspace close to people's homes. It is a tool with 3 underlying principles of; improving access, improving naturalness and improving connectivity with green spaces. These standards can be applied to planning for:

- protection, enhancement and management of existing green spaces
- planning new spaces
- protecting vulnerable spaces

ANGSt has set a range of accessibility standards. These spaces can include nature in wildlife, open landscapes, seasonal changes and places of tranquillity.

- Visitor Service Standards – These are set out for three types of greenspace; National Nature Reserves, Country Parks Accreditation Scheme and Local Nature Reserves.
- Greenspace Quality Standard – Natural England sponsors the Green Flag Award and promotes it as a nationally accepted quality standard for all types of greenspace judged on 18 qualitative criteria.

### iii. Localism Act

4.5. The Localism Act (2011) gave local authorities new freedoms and flexibility, and new rights and powers to communities and individuals. In regards to open space, this means:

- Local authorities have a general power of competence. They can do anything that is not explicitly prohibited by law. This allows innovation in response to local needs and environmental objectives (Part 1, Chapter 1)
- Local communities, through using the Community Right to Bid, will have greater opportunities to identify important green spaces, parks, gardens, woodlands or wildlife reserves, and bid for them should they be offered for sale or lease (Part 5, Chapter 3)
- Local communities have the right to challenge how a local authority runs a service i.e. allotment sites, parks (Part 5, Chapter 2)
- Communities can draw up neighbourhood plans to develop a shared vision for their neighbourhood and shape the

development and growth of their local area. This includes defining areas where new homes, offices, shops and infrastructure, such as open spaces, should be provided (Part 6, Chapter 3)

#### **iv. The National Planning Policy Framework (NPPF)**

- 4.6. The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and how these should be applied. The NPPF was adopted in 2012 with the most up to date version published in 2019.
- 4.7. In regards to open space, the NPPF recognises how access to a network of high quality open spaces benefits environmental sustainability and community well-being. Its provision and use should be planned positively ensuring proper integration, retention for the benefit of the community and a reflection of current and future needs. Paragraph 96 of the NPPF requires planning policies to be based on robust and up-to-date assessments of the need for open space, sport and recreation facilities (including quantitative or qualitative deficits or surpluses) and opportunities for new provision.
- 4.8. Paragraph 97 suggests that planning policies and decisions should protect and enhance public rights of way and access. It also seeks to protect existing open space, sports and recreational buildings (including playing fields) from development, unless the following conditions are met:
- An assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or
  - The loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or
  - The development is for alternative sport and recreational provision, the benefits of which clearly outweigh the loss of the current or former use.
- 4.9. The implementation of the NPPF is supported by the National Planning Practice Guidance (NPPG). The guidance, last updated in 2014, on open space, sports and recreational facilities, public right of way and local green space supersedes PPG17: Planning for open space, sport and recreation, 2002.

#### **v. A Green Future: Our 25 Year Plan to improve the environment**

4.10. In 2018, the Government published a 25-year Environment Plan. It sets out the actions that the Government will take to help the natural world regain and retain a healthy level. Through adopting this Plan, the Government are seeking to achieve and manage the following:

- Clean Air;
- Clean and Plentiful Water;
- Thriving plants and wildlife;
- A reduced risk of harm from environmental hazards such as flooding and drought;
- Using resources from nature more sustainably and efficiently;
- Enhanced beauty, heritage and engagement with the natural environment.
- Mitigating and adapting to climate change;
- Minimising waste;
- Managing exposure to chemicals; and
- Enhancing biosecurity

4.11. The actions to achieve the above aims can be grouped into six key areas:

- Using and managing land sustainably
- Recovering nature and enhancing the beauty of landscapes
- Connecting people with the environment to improve health and wellbeing
- Increasing resource efficiency and reducing pollution and waste
- Securing clean, productive and biologically diverse seas and oceans
- Protecting and improving the global environment

4.12. The Plan assesses progress towards the above goals against a set of metrics. It regularly updates the Environmental Plan focusing on appropriate priorities and current evidence. It suggests strengthening leadership and delivery through local planning, effective partnership, setting incentives and supporting innovative finance.



## vi. Fields in Trust – 2015 Guidance for Outdoor Sport and Play, Beyond The Six Acre Standard

- 4.13. Fields in Trust (FIT) is the operating name for the National Playing Fields Trust Association (NFPA). Their remit is protecting outdoor space for sport and recreation, both formal and informal. At the time of writing, the NFPA safeguards over 2,500 sites, which totals 11,331ha of land.
- 4.14. The publication promotes planning standards and policy, and design principles and practice. It focuses on the provision, improvement and protection of open space and outdoor sports in existing and new settlements. It recognises that access to these high quality spaces can positively contribute towards communities, climate change, biodiversity and ecosystem services. FIT recommends that such open space, sport play and recreation should not be built on unless any loss is appropriately replaced or outweighed by new provision.
- 4.15. As part of its protection work, FIT offer guidance on open space provision and design. This is commonly referred to as the Six Acre Standard (6AS) most recently updated to Planning and Design for Outdoor Sport and Play (PDOSP) in 2015. The recommended benchmark guidelines focus on quantity, quality and accessibility detailed in Table 3.

<b>Open Space Typology</b>	<b>Quantity Guideline (hectares per 1,000 population)</b>	<b>Walking Guideline (walking distances: metres from dwelling)</b>	<b>Quality Guidelines</b>
Playing Pitches	1.20	1,200	<ul style="list-style-type: none"> <li>Quality appropriate to the intended level of performance based on Technical Quality Standards</li> <li>Located where they are of most value to the community being served</li> <li>Sufficiently diverse recreational use for the whole community</li> <li>Appropriately landscaped</li> </ul>
All outdoor sports	1.60	1,200	
Equipped/designated play areas	0.25	LAPs – 100m LEAPs 400m NEAPs – 1,000m	
Other outdoor provision (MUGAs)	0.30	700m	

<b>Open Space Typology</b>	<b>Quantity Guideline (hectares per 1,000 population)</b>	<b>Walking Guideline (walking distances: metres from dwelling)</b>	<b>Quality Guidelines</b>
and skateboard parks)			<ul style="list-style-type: none"> <li>• Maintained safely and to the highest possible condition with available finance</li> <li>• Positively managed taking account of the need for repair and replacement over time as necessary</li> <li>• Provision of appropriate ancillary facilities and equipment</li> <li>• Provision of footpaths</li> <li>• Designed to be free of the fear of harm or crime</li> <li>• Local authorities can set their own quality benchmark for playing pitches, taking into account the level of play, topography, necessary safety margins and optimal orientation</li> <li>• For play areas, local authorities can set their own quality benchmark standards for play areas using the Children's Play Council's Quality Assessment Tool or use FIT's 'Play Value Assessment for Playgrounds'.</li> </ul>
Parks and Gardens	0.80	710m	<ul style="list-style-type: none"> <li>• Parks to be of Green Flag status</li> </ul>
Amenity Green Space	0.60	480m	

<b>Open Space Typology</b>	<b>Quantity Guideline (hectares per 1,000 population)</b>	<b>Walking Guideline (walking distances: metres from dwelling)</b>	<b>Quality Guidelines</b>
Natural and Semi-Natural	1.80	720m	<ul style="list-style-type: none"> <li>• Appropriately landscaped</li> <li>• Positive management</li> <li>• Provision of footpaths</li> <li>• Designed to be free of the fear of harm or crime</li> </ul>

Table 3: Fields in Trust standards for Open Space

## B. Regional Context and Guidance

### i. The London Plan

4.16. There is a requirement for the Mayor of London to produce a spatial development strategy (SDS), now known as the London Plan, and to keep this under review.

4.17. The London Plan has two main purposes:

- Integrate the Mayor's other strategies, such as those on housing, economic development and transport. The policies contained within these strategies will complement one another for the benefit of the capital.
- Provide the 33 London Boroughs and other Local Planning Authorities such as Mayoral Development Corporations with an overarching framework for their local plans/development plan documents. This will help them to tackle strategic and local issues effectively.

4.18. The 2016 London Plan and the current draft London Plan contains a number of policies that can either be directly or indirectly linked to open space, sports and recreational facilities. These policies are identified in Table 4.

<b>2016 London Plan</b>		<b>2019 Draft London Plan</b>	
<b>Policy Number &amp; Name</b>	<b>Policy Aim</b>	<b>Policy Number &amp; Name</b>	<b>Policy Aim</b>
<p><i>Policy 3.6</i></p> <p><i>Children and young people's play and informal recreation</i></p>	<p><i>Requires development proposals that include housing, to ensure that all children and young people have safe access to good quality, well-designed, secure and stimulating play and information recreation provision.</i></p>	<p><i>Policy GG2</i></p> <p><i>Making the best use of land</i></p>	<p><i>Seeks to ensure successful sustainable mixed-use places that make the best use of land. Criteria D of this policy seeks the protection and enhancement of London's Open Spaces and achieving net biodiversity gains where possible.</i></p>
<p><i>Policy 7.16</i></p> <p><i>Green Belt</i></p>	<p><i>Seeks to protect the London Green Belt from inappropriate development</i></p>	<p><i>Policy GG3</i></p> <p><i>Creating a Healthy City</i></p>	<p><i>Seeks to improve Londoner's health and reduce health inequalities. Criteria E of this policy seeks to improve access and quality of green space, provision for new green infrastructure and spaces for play, recreation and sports.</i></p>
<p><i>Policy 7.17</i></p> <p><i>Metropolitan Open Land</i></p>	<p><i>Seeks to protect metropolitan open land (MOL) from inappropriate development. Any alterations to boundaries, or new designations of MOL should be undertaken through a Local Plan Review.</i></p>	<p><i>Policy G1</i></p> <p><i>Green Infrastructure</i></p>	<p><i>Seeks to protect and enhance London's green network and open spaces. Criteria A requires boroughs to do integrated planning, design and management to achieve multiple benefits. Criteria B requires to prepare green infrastructure strategies and identify key green infrastructure assets.</i></p>

<b>2016 London Plan</b>		<b>2019 Draft London Plan</b>	
<b>Policy Number &amp; Name</b>	<b>Policy Aim</b>	<b>Policy Number &amp; Name</b>	<b>Policy Aim</b>
<i>Policy 7.18 Protecting open space and addressing deficiency</i>	<i>Promotes the creation of open space to address areas of deficiency. Resists the loss of protected open spaces unless equivalent or better provision is made within the local catchment area.</i>	<i>Policy G2 London's Green Belt</i>	<i>Seeks to protect London's Green Belt from inappropriate development and enhance its access and improve the quality for appropriate multi-functional use.</i>
<i>Policy 7.19 Biodiversity and access to nature</i>	<i>Seeks the protection, enhancement, creation, promotion and management of biodiversity within London.</i>	<i>Policy G3 Metropolitan Open Land</i>	<i>Seeks to protect Metropolitan Open Land (MOL) from inappropriate development and to enhance the quality, access and its uses. It sets the criteria for the designation of new MOL</i>
<i>Policy 7.21 Trees and Woodlands</i>	<i>Seeks the protection, maintenance and enhancement of trees and woodlands within the Capital.</i>	<i>Policy G4 Open Space</i>	<i>Requires development plans to include appropriate designations and policies for the protection of open space and to address deficiencies. Policies should be informed by a needs assessment that uses the GLA Public Open Space Categorisation as a benchmark. Assessment should take into account the quality, quantity and public-accessible/ accessibility of open space. It recognises wider range of benefits including the importance of connectivity to improve the wildlife corridor.</i>

<b>2016 London Plan</b>		<b>2019 Draft London Plan</b>	
<b>Policy Number &amp; Name</b>	<b>Policy Aim</b>	<b>Policy Number &amp; Name</b>	<b>Policy Aim</b>
<i>Policy 7.22 Land for food</i>	<i>Supports farming and land-based sectors within London, and encourages use of land for growing food. Require local plans to protect existing allotments, and identification of potential new sites.</i>	<i>Policy G5 Urban Greening</i>	<i>Recommends that boroughs should develop Urban Greening Factor (UGF) based on Table 8.2 to identify an appropriate amount of greening in new developments, tailored to local circumstances. All major development should contribute to urban greening to achieve the identified UGF. The management and ongoing maintenance should be considered and secured through the planning system where appropriate.</i>
<i>Policy 7.23 Burial Spaces</i>	<i>Protect existing provision, and promote re-use or new provision. Requires Local Plans to ensure provision is made for London's burial needs</i>	<i>Policy G6 Biodiversity and access to nature</i>	<i>Seeks to protect sites of importance for nature conservation (SINCs). Requires development plans to identify SINCs and ecological corridors, identify areas of deficiency in access to nature and seek opportunities to address them, support the protection and conservation of priority specialise and habitats outside the SINC network and promote opportunities for enhancing and creating new habitats. New developments should follow the mitigation hierarchy to minimise impacts.</i>
<i>Policy 7.24 Blue Ribbon Network</i>	<i>Seeks to ensure that the Blue Ribbon Network contribute to the overall quality and</i>	<i>Policy G7 Trees and Woodlands</i>	<i>Seeks to protect and maintain London's urban forest, and where possible introduce new woodlands</i>

<b>2016 London Plan</b>		<b>2019 Draft London Plan</b>	
<b>Policy Number &amp; Name</b>	<b>Policy Aim</b>	<b>Policy Number &amp; Name</b>	<b>Policy Aim</b>
	<i>sustainability of London through prioritising uses of the water space for water related purposes, such as passenger and freight transport.</i>		<i>and trees in appropriate locations.</i>
<i>Policy 7.25 Increasing the use of the Blue Ribbon Network for passengers and tourism</i>	<i>Seeks to increase the use of the Blue Ribbon Network for passengers and tourists</i>	<i>Policy G8 Food Growing</i>	<i>Seeks to protect existing allotments and encourage provision of space for urban agriculture, including community gardening and food growing in new developments and vacant/underutilised sites as a meanwhile use. Development plans should seek to identify potential sites that could be used for food production.</i>
<i>Policy 7.26 Increasing the use of the Blue Ribbon Network for freight transport</i>	<i>Seeks to increase the use of the Blue Ribbon Network for transport freight</i>	<i>Policy G9 Geodiversity</i>	<i>Seeks for development plans to make a positive contribution to the protection, enhancement and management of identified geodiversity sites to promote public access, appreciation and interpretation where appropriate. Recognising these sites as a habitat for biodiversity and delivering ecosystem services.</i>
<i>Policy 7.27 Blue Ribbon Network: supporting infrastructure and</i>	<i>Requires new development proposals that use the Blue Ribbon Network to contribute to its enhancement, and</i>	<i>Policy S12 Flood risk management</i>	<i>It seeks to encourage natural flood management methods in development proposals due to their multiple benefits including increasing flood storage and creating recreational areas and</i>

<b>2016 London Plan</b>		<b>2019 Draft London Plan</b>	
<b>Policy Number &amp; Name</b>	<b>Policy Aim</b>	<b>Policy Number &amp; Name</b>	<b>Policy Aim</b>
<i>recreational use</i>	<i>protect and encourage the enhancement of existing waterway facilities</i>		<i>habitat. Boroughs should produce Riverside strategies to improve flood risk management and create better access to and along the riverside</i>
<i>Policy 7.28 Restoration of the Blue Ribbon Network</i>	<i>Requires development proposals to enhance and restore the Blue Ribbon Network.</i>	<i>Policy SI13 Sustainable drainage</i>	<i>Seeks to reduce surface water management issues and achieve greenfield run-off rates in line with the drainage hierarchy for example where rainwater is used as a resource, rainwater attenuation in green infrastructure features, enhance biodiversity, urban greening, amenity and recreation.</i>
<i>Policy 7.30 London's canals and other rivers and water spaces</i>	<i>Requires development proposals along London's canal network and other rivers and waterspaces to protect their local character and contribute to their accessibility. Seeks to ensure development within or alongside London's docks protects and promotes their vitality, attractiveness and historical interest.</i>	<i>Policy SI14 Waterways – Strategic Role</i>	<i>Seeks to ensure that development plans and proposals to maximise the multifunctional benefits waterways provides, reflect the distinctiveness of areas that relate to the River Thames, and ensure that there is maintenance, coordination and alignment at the interface between terrestrial and marine planning. The joint waterways strategies should consider (Amongst many other considerations, relevant to this report are): opportunities for environmental/ecological and urban design improvements, focal points of public activity, inclusive public access,</i>



<b>2016 London Plan</b>		<b>2019 Draft London Plan</b>	
<b>Policy Number &amp; Name</b>	<b>Policy Aim</b>	<b>Policy Number &amp; Name</b>	<b>Policy Aim</b>
			<i>recreation and marine infrastructure,</i>
		<i>Policy SI15 Water Transport</i>	<i>Supports the development, enhancement and additional passenger transport piers, boatyards for commercial and tourist use. Supports the expansion of using the waterways for transport freight.</i>
		<i>Policy SI16 Waterways – use and enjoyment</i>	<i>Seeks to ensure that development plans and proposals should protect, enhance and create new and existing waterway infrastructure that enables the enjoyment of waterways. Such as active water-based leisure and recreation, inclusive public access, walking routes, moorings, water-sport centres, for cultural, educational and community facilities and events, and supports new facilities taking into consideration the other uses of the waterways.</i>
		<i>Policy SI17 Protecting and enhancing London’s waterways</i>	<i>Seeks to ensure that development proposals facilitate river restoration and biodiversity improvements. Developments along the London canal network should support, contribute and improve the character, accessibility, environment and heritage. Plans should recognise these water</i>

<b>2016 London Plan</b>		<b>2019 Draft London Plan</b>	
<b>Policy Number &amp; Name</b>	<b>Policy Aim</b>	<b>Policy Number &amp; Name</b>	<b>Policy Aim</b>
			<i>spaces as environmental, social and economic assets.</i>
		<i>Policy S4 Play and informal recreation</i>	<i>Seeks to ensure that development proposals are informed by a needs assessment to guide existing and new opportunities for safe and independent play, quantity, good quality and accessibility provision. Likely to be used by children and for young person's play and informal recreation activities, at least 10 sqm per child is acceptable play space.</i>

*Table 4: London Plan (existing and emerging) Policies concerning Open Space*

4.19. The draft London Plan 2017 was launched on the 1<sup>st</sup> December 2017. Minor modifications of the draft London Plan were published on the 13<sup>th</sup> August 2018. The Mayor has produced a 'consolidated suggested changes' version of the Draft London Plan in July 2019 following the Examination in Public (EiP). It is anticipated that the Plan will be adopted in 2020.

## ii. London Environment Strategy

4.20. The Mayor's London Environment Strategy was published on 31<sup>st</sup> May 2018. The strategy sets out the Mayor's ambitions to make London the world's greenest global city and make London the first national park city. This will be achieved through making the city greener, cleaner and ready for the future. The strategy sets out the following aims:

- Climate Change Mitigation and Energy - London will be a zero carbon city by 2050, with energy efficient buildings, clean transport and clean energy.
- Waste – London will be a zero waste city. By 2026 no biodegradable or recyclable waste will be sent to landfill, and

by 2030 65 per cent of London's municipal waste will be recycled.

- Adapting to Climate Change – London and Londoners will be resilient to severe weather and long-term climate change impacts. This will include flooding, heat risk and drought.
- Green Infrastructure - London will be the world's first National Park City where more than half of its area is green; where the natural environment is protected and the network of green infrastructure is managed to benefit all Londoners.
- Air Quality - London will have the best air quality of any major world city by 2050, going beyond the legal requirements to protect human health and minimise inequalities.
- Noise – Londoners' quality of life will be improved by reducing the number of people adversely affected by noise and promoting more quiet and tranquil spaces.
- London to transition to a low carbon circular economy.

4.21. The strategy acknowledges that green infrastructure within the city can help to *'ensure the health of Londoners is improved, protect the city from climate change, conserve wildlife, boost enjoyment and future culture and heritage, and promote London's economic growth'* (p131, The London Environment Strategy). To help achieve the aim of Green Infrastructure the Strategy sets the following objectives.

- Make more than half of London's area green by 2050
- Conserve and enhance wildlife and natural habitats
- Value London's Natural Capital as an economic asset and support greater investment in green infrastructure

4.22. The Green Space Commission was created from the Environment Strategy. They are due to report on their findings in 2020 on the maintenance, upkeep and promotion of parks. The strategy is followed by an implementation plan that will help achieve the Mayor's priorities and ambitions between 2018 and 2023.

### iii. All London Green Grid

4.23. The All London Green Grid (ALGG) is a policy framework which promotes the creation of a high quality, multifunctional green infrastructure network. It comprises London Plan policies relating to the following topics: urban greening, green infrastructure, open spaces, biodiversity, tree and woodland, and river corridors. The ALGG framework aims to increase quality and access to open space and nature, conserve the natural environment and enhance biodiversity, adapt to the impacts of climate change and conserve and enhance riverside spaces. It further aims to promote sustainable transport, healthy living, sustainable food growth, enhance visitor destination and economy, green skills and sustainable design, management and maintenance.

4.24. To support the delivery of the framework, the All London Green Grid Supplementary Planning Guidance 2012 (ALGG SPG) was produced, which:

- Provides guidance on the implementation of all relevant policies in the London Plan to local neighbourhoods, boroughs, developers and other delivery partners;
- Sets out a vision and spatial framework for London-wide green infrastructure;
- Promotes collaboration across the 11 Green Grid Areas within London and beyond via the Green Arc Partnerships and identifies strategic green infrastructure opportunities.

4.25. The ALGG SPG identified that part of the London Borough of Brent is located within the Brent Valley and Barnet Plateau (GGA11). A draft Area Framework has been produced for this Green Grid Area. It provides a more detailed assessment of the opportunities for green infrastructure delivery at a sub-regional level. It also sets out objectives and schemes which will help to achieve the following:

- Reveal and restore the beauty of green infrastructure across the Brent Valley and Barnet Plateau
- Reclaim the 'Metro-Land' vision which inspired this area's growth
- Provide connected green spaces to challenge the dominance of car travel.

#### iv. **Shaping Neighbourhoods: Play and Informal Recreation Supplementary Planning Guidance SPG (2012)**

4.26. This document refers to the implementation of London Plan (2016) Policy 3.6 – Children and young people’s play and informal recreation. This policy identifies the requirement for the provision of play and informal recreation areas within developments. The SPG contains a number of benchmark standards that seek to meet the needs of children and young people across London.

4.27. It recommends that boroughs develop benchmark standards which account for local circumstances. These standards for local play provision should be adapted to reflect local needs, the socio-economic context and the health status of the area.

4.28. The benchmark standards apply to:

- Assessing the needs of the existing population
- The needs arising from new development

4.29. It aims to address the following key elements of play provision:

- The quantitative requirement for play provision
- Accessibility to play provision
- The quality of play provision

4.30. The following benchmark standards are recommended in respect of different age bands.

Child Age	Actual Walking distance from residential unit (taking into account barriers)
Under 5s	100m
5-11 year olds	400m
12 +	800m

*Table 5: Accessibility to Play Space*

4.31. All developments with an estimated child occupancy of ten children or more should seek to make the appropriate 10 sqm per child play provision to meet resulting needs. This will be based on tenure, dwelling type, size of the accommodation (number of bedrooms) and the ages of the children. Where there is access to existing excess capacity of provision, or the new

development allows for provision enhancement the benchmark standard of 10 sqm per child does not need to be applied. An appropriate financial contribution to on-site or new off-site play provision within the vicinity of the development should be made for developments with an estimated child occupancy of fewer than 10 children. This does not apply in the case of larger development proposals of over 5 hectares or 500 dwellings. The GLA has a calculator to help calculate child yield and requirements for play provision (<http://www.london.gov.uk/priorities/planning/vision/supplementary-planning-guidance>).

- 4.32. The characteristics of the main categories of playable space are also set out in the SPG. Other typology such as 'linear play space' where play equipment is scattered along a pedestrian route may be included if relevant to individual borough's typologies.

## C. Local Context and Guidance

### i. Brent's Core Strategy (2010)

- 4.33. The 2010 Core Strategy acknowledged the importance of open space, at both a strategic and local level, within the borough of Brent. Strategically, important areas of open space were protected by London Plan policies, such as Metropolitan Open Land. Locally, the Core Strategy sought the protection of open spaces from inappropriate development; sought the enhancement and management of open spaces for recreational, sporting and amenity use; required improvements to accessibility of open space to address open space deficiency; and, promote and enhance the biodiversity of the borough.

### ii. Brent Cemeteries' Strategy (2013)

- 4.34. The Brent Cemeteries' Strategy sets out the Council's commitment to efficiently focus its resources on cemeteries. This is to meet the needs of bereaved people and the wider community in an inclusive and cost effective manner. It sets out how the Council will manage its cemetery service in a sustainable manner. It will continue to provide local burial space to meet demand beyond 2030. This will be at its three cemeteries within the borough (Alperton, Paddington Old and Willesden New) and also at Carpenders Park that is jointly owned within the administrative area of Three Rivers.
- 4.35. In regards to open space, the strategy acknowledges that cemeteries provide valuable green space and play an important recreational role. There are 43 ha

of green space which contribute towards increasing biodiversity within the four cemeteries. Through these spaces it seeks to encourage passive recreation, such as walking, dog walking, discovering more about the historic landscape and natural environment and jogging.

### iii. Brent's Parks Strategy 2010-2015

4.36. This Strategy details the priorities for the Park service for 2010-2015. The strategic themes (priority areas) have a number of different actions. The themes are:

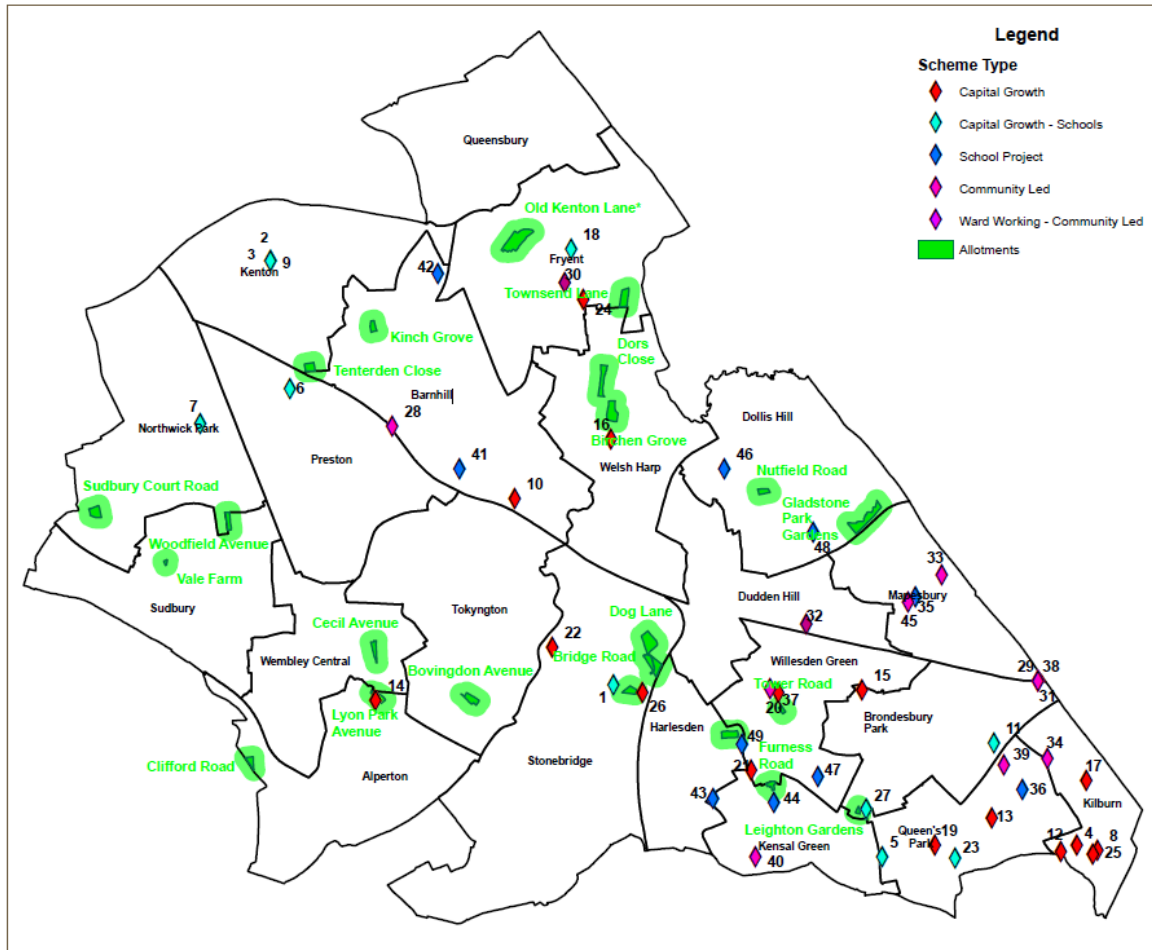
- Improving the existing parks and open spaces
- Providing new parks and open spaces
- Developing new activity programmes
- Achieving greater community involvement and working towards inclusivity
- Maintaining and improving biodiversity
- Mitigating climate change impacts
- Promoting parks and open spaces value

### iv. Food For Thought – A Food Growing Allotment Strategy For The London Borough Of Brent (2012)

4.37. The Food Growing and Allotment Strategy analyses current and future trends in the demand for allotments within the borough. It covers all 22 allotment sites under Brent's land management. 21 sites are managed directly by the Council and 1 is a self-managed site at Old Kenton Lane. There are also 49 independent food growing spaces in the borough. The strategy was followed by Action Plan Review 2012/14 and Final Action Plan 2014/16. This seeks to provide a range of food growing opportunities accessible to all parts of the community. It aims to promote the benefits of a healthy lifestyle, improved sustainability and biodiversity.

4.38. It was recorded in July 2012 there were 268 applicants on the waiting list for an allotment plot. The 2014 review has recorded improved management methods which has led to an increase of new lets per month from 19 lets a quarter to 49 lets in 14/15. This reduced the average waiting time from 3 years in 2010/11 to 1 year 5 months in 2014.

4.39. Map 1 shows the location and scheme type in Brent in 2012.



Map 1: Allotments Location and Scheme Type 2012

**v. Brent Borough Plan 2019-2023**

4.40. The Brent Borough Plan sets out how the Council can build a better Brent, working with its partners and residents of the borough. The Borough Plan seeks to make Brent an even better place now and in the future. The Borough Plan contains a number of priorities that can be categorised into the following themes: every opportunity to succeed; a future built for everyone, an economy fit for all; a cleaner more considerate Brent; a borough where we can all feel safe, secure, happy and healthy; and strong foundations. In regards to open space, parks and trees is one of the top five factors residents identify as a major factor in the quality of life. The Plan identifies the priority to positively improve the environment with a greater variety of habitats in parks and to significantly increase the number of trees planted in streets, public spaces and parks.

**vi. Strategic approach to Playing Pitch Provision (2016)**



4.41. This document highlights the Council's commitment to provide sports provision that meets the needs of the borough's residents and local clubs. The assessment focused on the following sports: football, rugby, cricket and hockey. It includes a number of recommendations, which if implemented, will enable demand for playing pitches to 2031 to be met.

#### **vii. Sport and Active Recreation Facilities Strategy 2008-2021**

4.42. Prepared by Sport England, the overall vision for the strategy is to ensure a coordinated, strategic development of formal and informal facilities for sport and active recreation within Brent. It sets to meet the needs of a changing multi-cultural population. The purpose of this strategy is to set out a plan for the development of sports facilities in the borough and proposes local planning standards (outdoor and indoor).

#### **viii. Biodiversity and The Bee Corridor 2019**

4.43. In 2019, the council's commitment to increased biodiversity in parks has been marked by the 7-mile bee corridor and 22 wildflower meadows sown in Brent's parks and open spaces. Veolia park teams have been involved in the process of ploughing special plots.

#### **ix. Brent Biodiversity Action Plan 2001 (Review- 2007)**

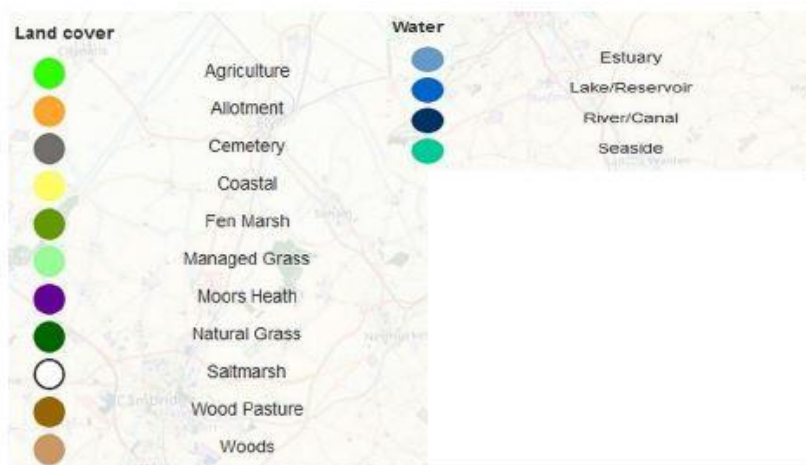
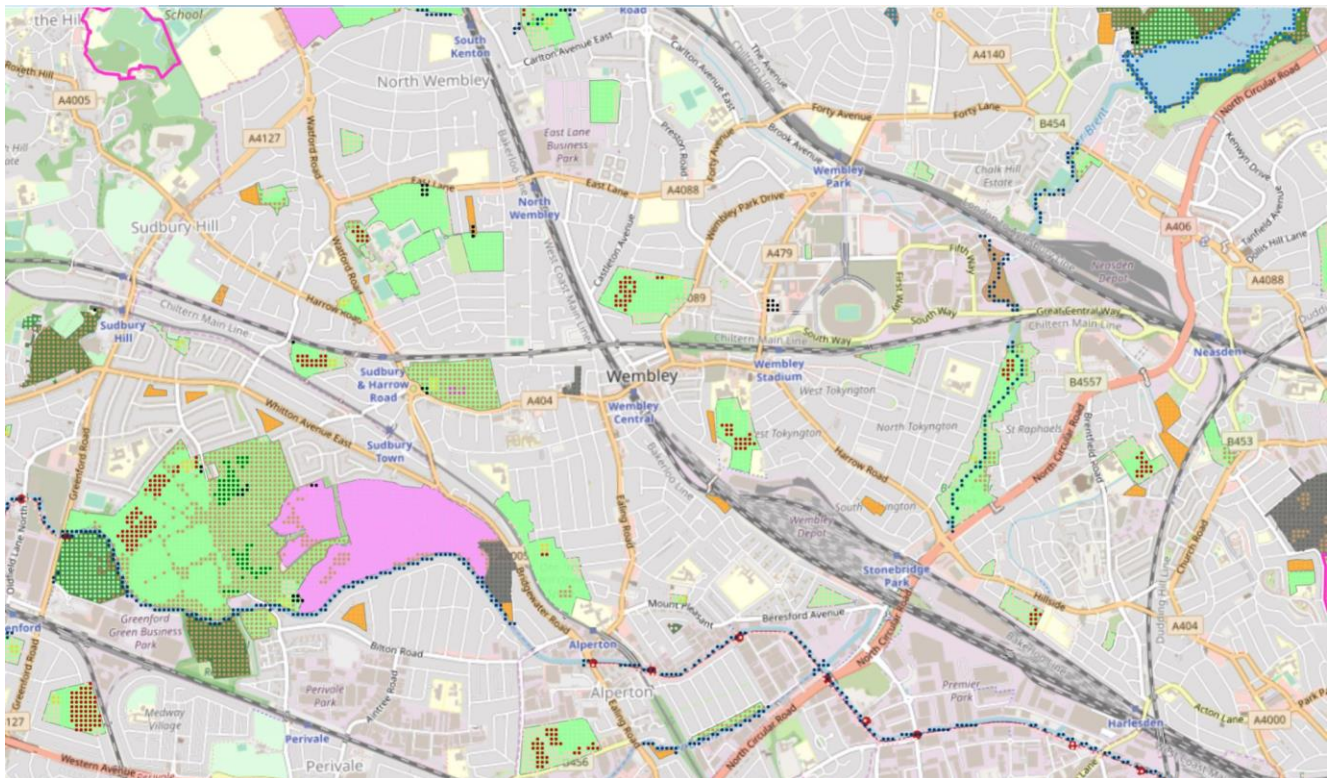
4.44. The Brent Biodiversity Action Plan identifies a number of objectives. It also provides examples of schemes and proposes habitat action plans to help achieve improvements to Brent's natural environment. The review in 2007 of the Action Plan concludes the following:

- The Council has adopted an Environmental Policy, and a Carbon Management Strategy and Implementation Plan for 2006-2011 that includes a target to cut CO2 emissions; and includes a tree planting project.
- The challenges have been; insufficient data, mainstreaming biodiversity into the management of all green and open spaces (including private gardens) and loss of SINC and SINC site quality. The biodiversity in Brent's parks has experienced improved management. The review also encourages naturalisation of the river.

## D. Other Tools

4.45. The Outdoor Recreation Valuation Tool (ORVal) 2018 was funded by Defra and developed by The University of Exeter. It is an online map-based application that allows users to explore accessible greenspace and walkable routes. It also provides information that can be used by communities, government and businesses to make strategic decisions

4.46. The map below shows land cover which displays the characteristics of a recreation area and the type of recreation site. The example is from Brent:

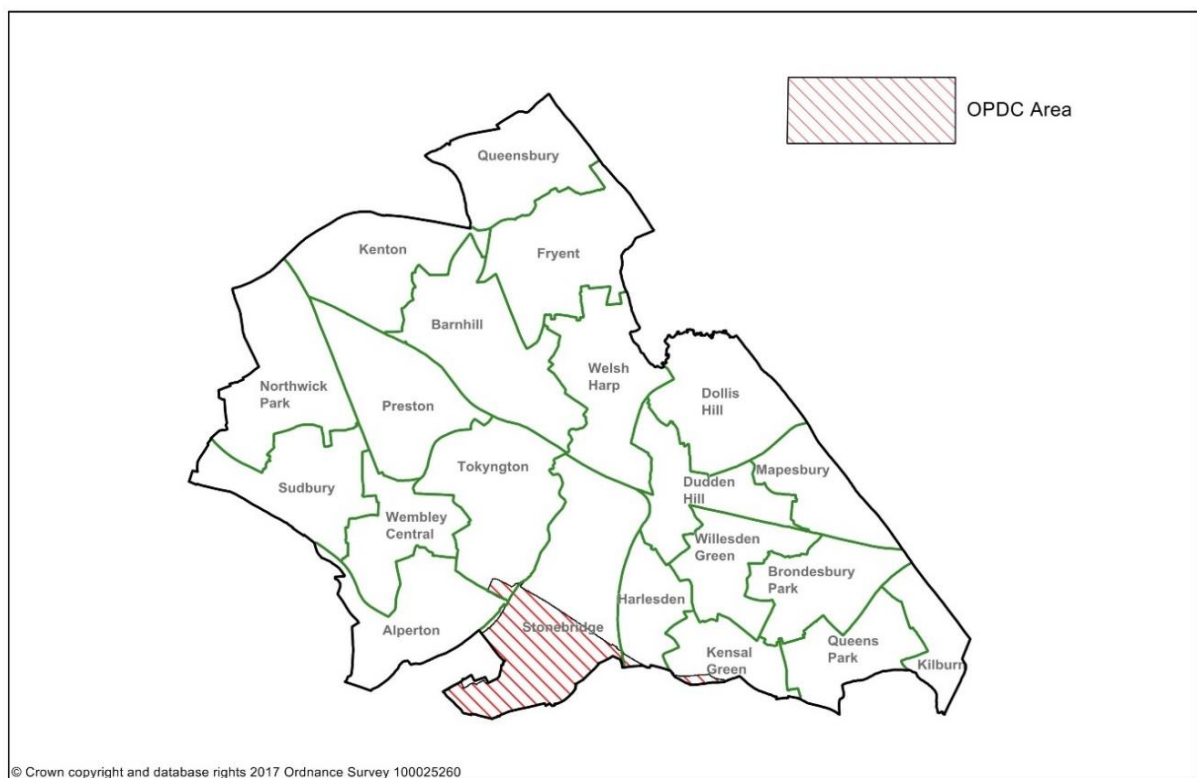


Map 2: Land cover map (Brent ,2019)

## 5. LOCAL NEEDS ASSESMENT OF BRENT

### A. Geography of Brent

- 5.1. This assessment covers the areas within the administrative boundaries of the London Borough of Brent, where Brent is the local planning authority (Map 3). The shaded area within Map 3 falls within the Local Planning Authority boundary of Old Oak and Park Royal Development Corporation (OPDC).
- 5.2. The borough is approximately 4,126 hectares and consists of 21 wards. As shown in Map 4, Brent is bordered by seven London Boroughs: London Borough of Barnet; London Borough of Camden; London Borough of Ealing; London Borough of Hammersmith and Fulham; London Borough of Harrow; Royal Borough of Kensington and Chelsea and London Borough of Westminster.



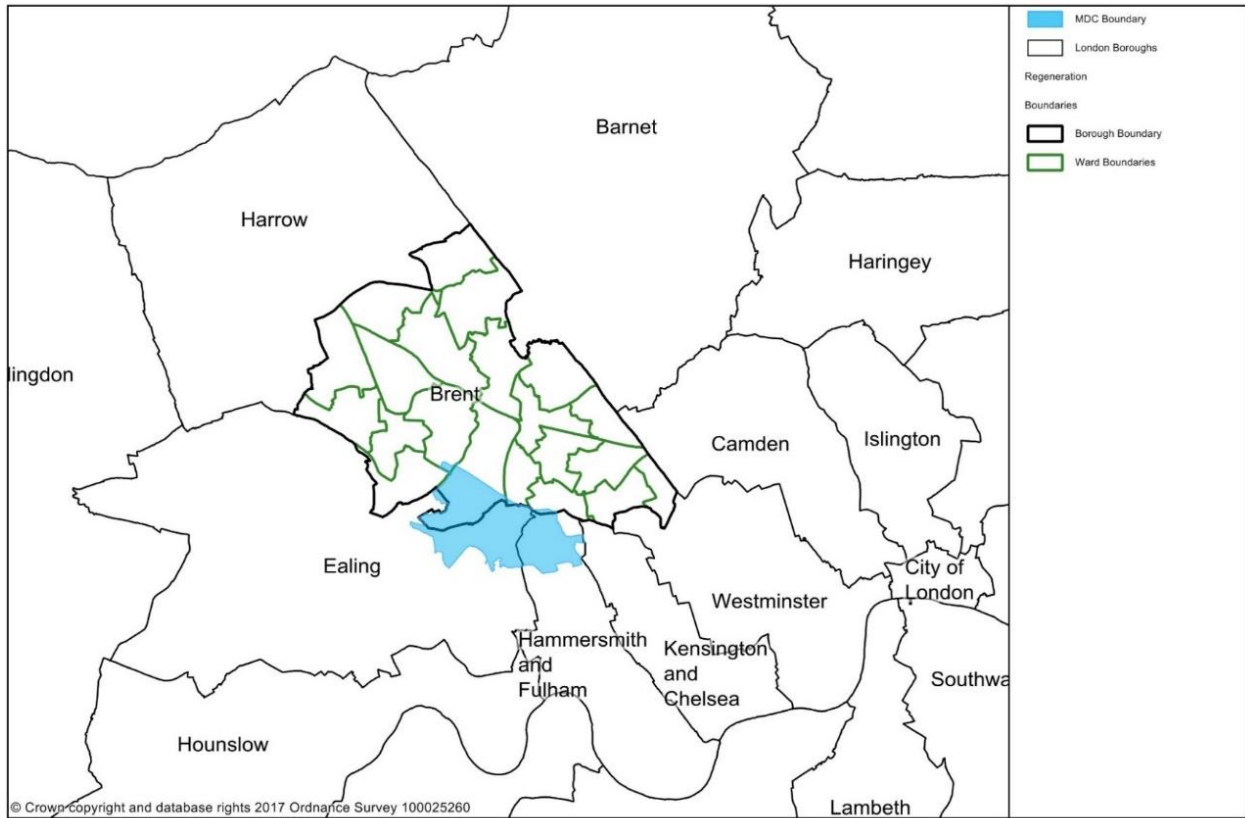
1:60000

 16 January  
2018

0 1 2 kilometres



Map 3: London Borough of Brent and OPDC



08 December 2017

1:125000

0 1000 2000 metres

Map 4: London Borough of Brent and its surrounding boroughs

## B. Demographic Profile of Brent

### i. Population

5.3. The demographic profile of the borough is likely to have a direct influence on the use of open spaces and participation levels within sports.

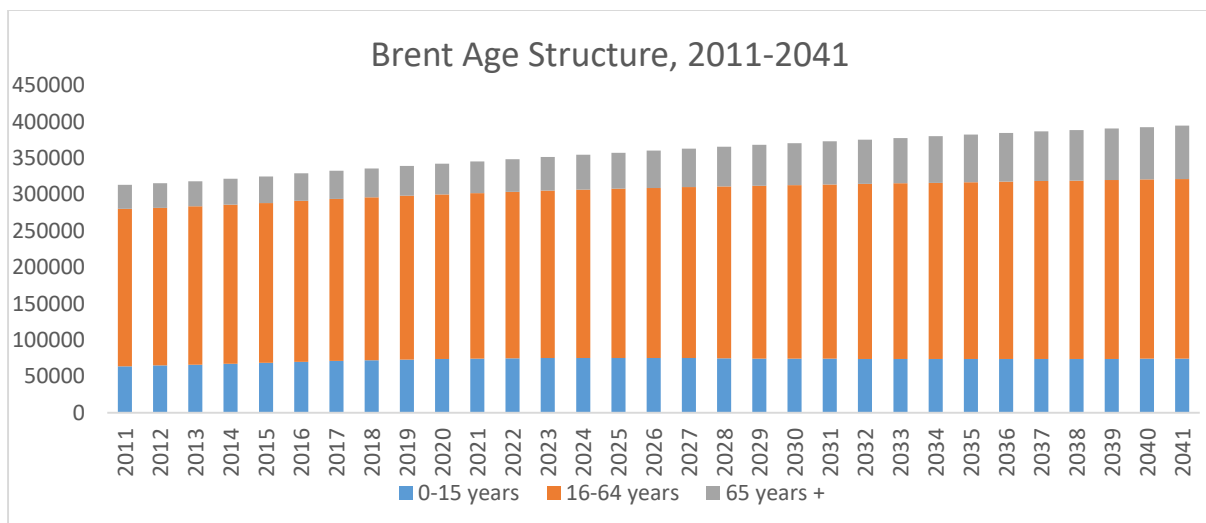


Figure 1: Age Structure of Brent, 2011-2041

5.4. In 2011, it was recorded that Brent's population was 311,215. It is estimated that in 2017, the population of Brent reached 332,400, with this anticipated to increase to 394,400 by 2041(1). A breakdown of Brent's age structure between 2011 and 2041 is depicted in Figure 1.

5.5. As shown in Figure 1, it is anticipated that there will be a significant population increase aged between 0-15 years. There will also be a growth in the borough's elderly population. In 2011 the elderly population of Brent was 32,842 with it estimated to rise to 73,332 by 2041. Those aged between 16-64 is anticipated to remain relatively stable between 2011 and 2041.

5.6. As shown in Table 6, the borough's wards, Tokyngton, Stonebridge, Harlesden and Kilburn have the largest populations. Brondesbury Park, Northwick Park and Kenton Park are the least populated.

Ward	Total Pop (2015)	Children aged (0-15)	% ward of pop	Working-age (16-54)	% ward of pop	Older People (aged 65+)	% of ward pop
Alperton	15,300	3,050	20	10,750	70	1,550	10
Barnhill	16,250	3,400	21	10,850	67	2,000	12
Brondesbury Park	13,300	2,350	18	9,250	70	1,700	12.78195
Dollis Hill	13,650	3,300	24	8,700	64	1,650	12.08791
Dudden Hill	15,750	3,350	21	10,750	68	1,700	10.79365
Fryent	14,150	2,900	20	9,450	67	1,800	12.72085
Harlesden	17,500	4,750	27	11,150	64	1,550	8.857143
Kensal Green	15,050	3,200	21	10,350	69	1,550	10.299
Kenton	12,550	2,050	16	8,150	65	2,350	18.7251
Kilburn	17,550	3,400	19	12,500	71	1,650	9.401709
Mapesbury	16,000	2,750	17	11,750	73	1,500	9.375
Northwick Park	13,300	2,150	16	9,350	70	1,800	13.53383

1 GLA 2016 ST Population Projections

Ward	Total Pop (2015)	Children aged (0-15)	% ward of pop	Working-age (16-54)	% ward of pop	Older People (aged 65+)	% of ward pop
Preston	15,750	3,300	21	10,400	66	2,050	13.01587
Queens Park	15,500	3,200	21	10,750	69	1,550	10
Queensbury	16,800	3,350	20	11,400	68	2,100	12.5
Stonebridge	17,600	4,700	27	11,350	64	1,600	9.090909
Sudbury	15,250	3,250	21	10,250	67	1,700	11.14754
Tokington	18,900	3,800	20	13,300	70	1,850	9.78836
Welsh Harp	14,000	3,000	21	9,300	66	1,700	12.14286
Wembley Central	16,150	3,100	19	11,350	70	1,700	10.52632
Willesden Green	15,950	3,050	19	11,600	73	1,300	8.15047

Table 6: Breakdown of Ward Population (2015)

5.7. Brent's population density increased from 61 persons per hectare in 2001 to 72 persons per hectare in 2011. Based on the estimated population for 2017, the current population density within the borough is 77. This is the highest population density of all outer London Boroughs. Table 7 shows that there is significant variation in ward population densities.

	Population				Area (ha)	Population per ha			
	2011	2017	2018	2041		2011	2017	2018	2041
Alperton	14094	16,739	16,987	29,320	205.8	68.5	81.3	82.5	142.0
Barnhill	15868	16,549	16,600	19,420	297.5	53.3	55.6	55.8	65.3
Brondesbury Park	13097	13,478	13,629	12,847	172.2	76.1	78.3	79.1	74.6
Dollis Hill	13504	14,748	14,769	14,154	229.8	58.8	64.2	64.3	61.6

	Population				Area (ha)	Population per ha			
	2011	2017	2018	2041		2011	2017	2018	2041
Dudden Hill	15148	15,908	15,964	20,241	168.2	90.14	94.6	94.9	120.3
Fryent	13527	14,057	14,356	15,459	265.8	50.9	52.9	54	58.2
Harlesden	17274	17,023	17,002	16,378	111.5	154.9	152.7	152.5	146.9
Kensal Green	15013	15,356	15,421	16,297	112.1	133.9	137	137.6	145.4
Kenton	12199	12,360	12,395	14,186	225	54.2	54.9	55.1	63.0
Kilburn	17096	18,389	18,486	18,064	94.4	181.1	194.8	195.8	191.4
Mapesbury	15621	16,247	16,375	16,295	139.4	112.1	116.5	117.5	116.9
Northwick Park	12873	12,767	12,777	15,994	267.3	48.2	47.8	47.8	59.8
Preston	15566	16,191	16,244	17,620	239.5	65	67.6	67.8	73.6
Queens Park	15385	15,954	16,140	14,620	148.9	103.3	107.1	108.4	98.2
Queensbury	15238	17,781	18,677	22,580	205	74.3	86.7	91.1	110.1
Stonebridge	17007	18,905	19,152	23,039	405.5	41.9	46.6	47.2	56.8
Sudbury	15044	15,856	16,151	16,529	213	70.6	74.4	75.8	77.6
Tokington	15188	16,928	17,701	46,057	276.4	54.9	61.2	64	166.6
Welsh Harp	13840	14,236	14,312	13,708	231.2	59.9	61.6	61.9	59.3
Wembley Central	14816	16,927	16,927	21,163	160.3	92.4	103.2	105.6	132.0
Willesden Green	15686	16,735	16,794	16,185	154.7	101.4	108.2	108.6	104.6

Table 7: Ward Population per ha

5.8. According to 2018 statistics, Stonebridge ward covers the largest area and has the lowest density. Kilburn is the most densely populated ward, with a density over four times that of Stonebridge. Between 2011 and 2018, there was a significant increase in population density at a number of wards including: Stonebridge, Wembley Central, Alperton, Queensbury and Kilburn.

5.9. It is predicted that there will be a further increase in population density at Alperton, Queensbury and Wembley Central. This can be associated within the presence of Growth Areas (Alperton, Burnt Oak and Colindale and Wembley respectively). It should be noted that there is predicted to be a slight decrease in the population density of Harlesden, declining from 154.9 in 2011 to 146.9 in 2041.

## C. Child Density

5.10. Child densities can provide an indication of the need for children's play provision. Child density is particularly high within the borough. For those aged between 0-4 it is particularly high within Harlesden, Kensal Green and Kilburn compared to Barnhill, Fryent, Tokyngton and Kenton.

Ward Name	Area (ha)	Pop Density (2018)	Pop aged 0-4 (2018)	Population Density (0-4)	Population aged 5-15 (2018)	Population Density (5-15)
Alperton	205.8	82.5	1400	6.8	2150	10.4
Barnhill	297.5	55.8	1300	4.4	2250	7.6
Brondesbury Park	172.2	79.1	850	4.9	1700	9.9
Dollis Hill	229.8	64.3	1050	4.6	2800	12.2
Dudden Hill	168.2	94.9	1200	7.1	2350	14.0
Fryent	265.8	54	1000	3.8	2200	8.3
Harlesden	111.5	152.5	1450	13.0	2350	21.1
Kensal Green	112.1	137.6	1100	9.8	2050	18.3
Kenton	225	55.1	750	3.3	1350	6.0



Kilburn	94.4	195.8	1300	13.8	2450	26.0
Mapesbury	139.4	117.5	1050	7.5	1950	14.0
Northwick Park	267.3	47.8	650	2.4	1300	4.9
Preston	239.5	67.8	1200	5.0	2100	8.8
Queens Park	148.9	108.4	1050	7.1	2000	13.4
Queensbury	205	91.1	1500	7.3	2750	13.4
Stonebridge	405.5	47.2	1700	4.2	3850	9.5
Sudbury	213	75.8	1250	5.9	2350	11.0
Tokington	276.4	64	1350	4.9	2250	8.1
Welsh Harp	231.2	61.9	1000	4.3	2200	9.5
Wembley Central	160.3	105.6	1400	8.7	2150	13.4
Willesden Green	154.7	108.6	1150	7.4	2200	14.2
<b>Total</b>	<b>4323.5</b>		<b>24,700</b>		<b>46,750</b>	

Table 8: Child Density within Brent

## D. Ethnicity

5.11. Brent is one of the most diverse boroughs in the UK. In 2011, the census recorded that 63.7% of the borough's population were Black, Asian and minority ethnic (BAME). This is estimated to have slightly increased to 64.9%. The 'Indian' ethnic group makes up the highest proportion (18%), followed by 'Other Asian' (10%). The White groups (White British, White Irish, Other White) are 35%.

5.12. With the projected increase in Brent's population, it is likely that there will be changes in ethnicity. As shown in Figure 2, it is predicted that the largest increase will be within the 'Other White' and 'Other Asian' ethnic groups. The borough's Black Caribbean and White Irish population is expected to decline slightly.

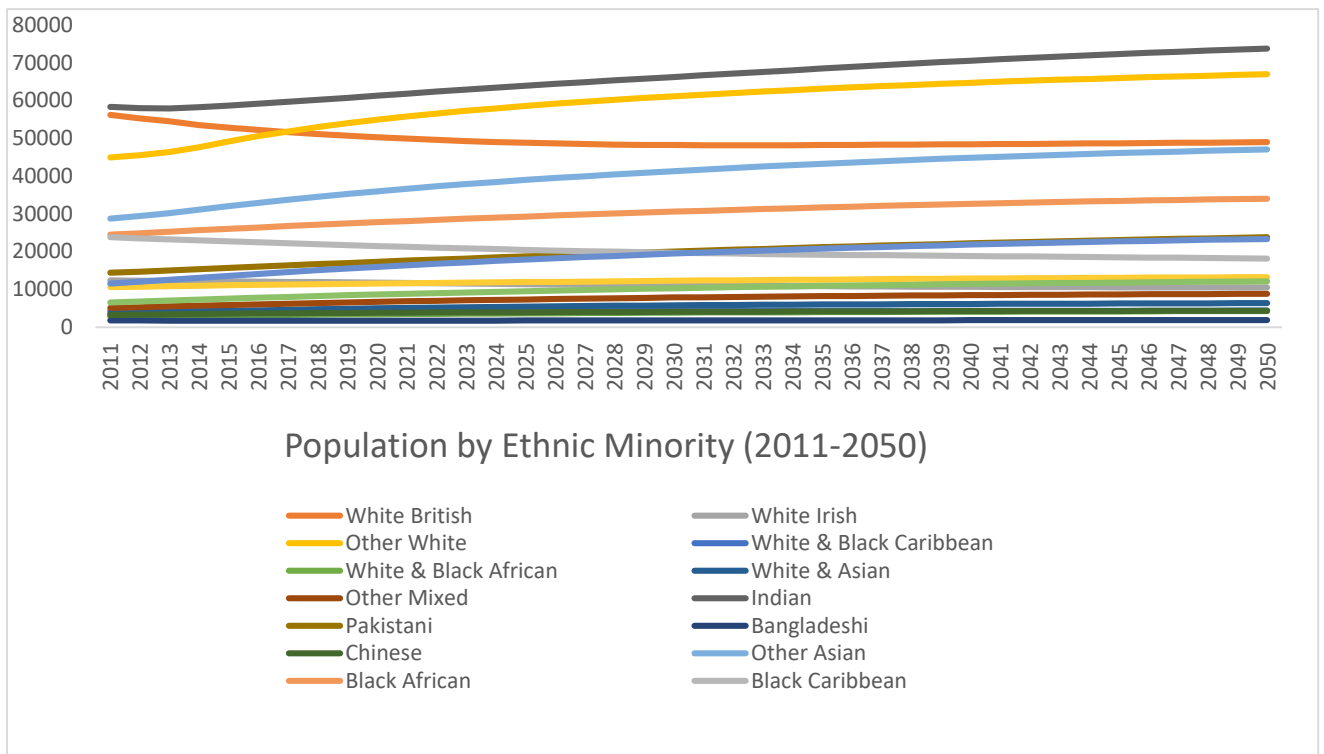


Figure 2: Population by ethnic minority

## E. Housing

- 5.13. The 2011 census counted 110,286 households in Brent, an increase of 10.3% from the previous census. The GLA borough profile estimated that in 2017 there were 121,048 households within Brent. It is predicted that the amount of households will increase to 163,919 by 2041 – an average yearly increase of 1.54% in housing stock from 2017.
- 5.14. Between 2001 and 2011, there was an increase by 35% in the amount of flats, maisonettes or apartments within the borough. This accommodation type now forms one third of the borough’s total housing stock.
- 5.15. As shown in Table 9, there is significant variation in housing stock at ward level. Within Brent’s higher density areas, typically within the southern and central wards (i.e. Wembley Central, Tokyngton, Kilburn and Willesden Green), flats form the highest proportion of the housing stock. Houses have the majority share in the suburban wards (i.e. Northwick Park, Fryent and Kenton).

Wards	Flat	House	Maisonette	Other
Alperton	54.9%	44.0%	0.9%	0.3%
Barnhill	45.3%	49.4%	3.2%	2.2%

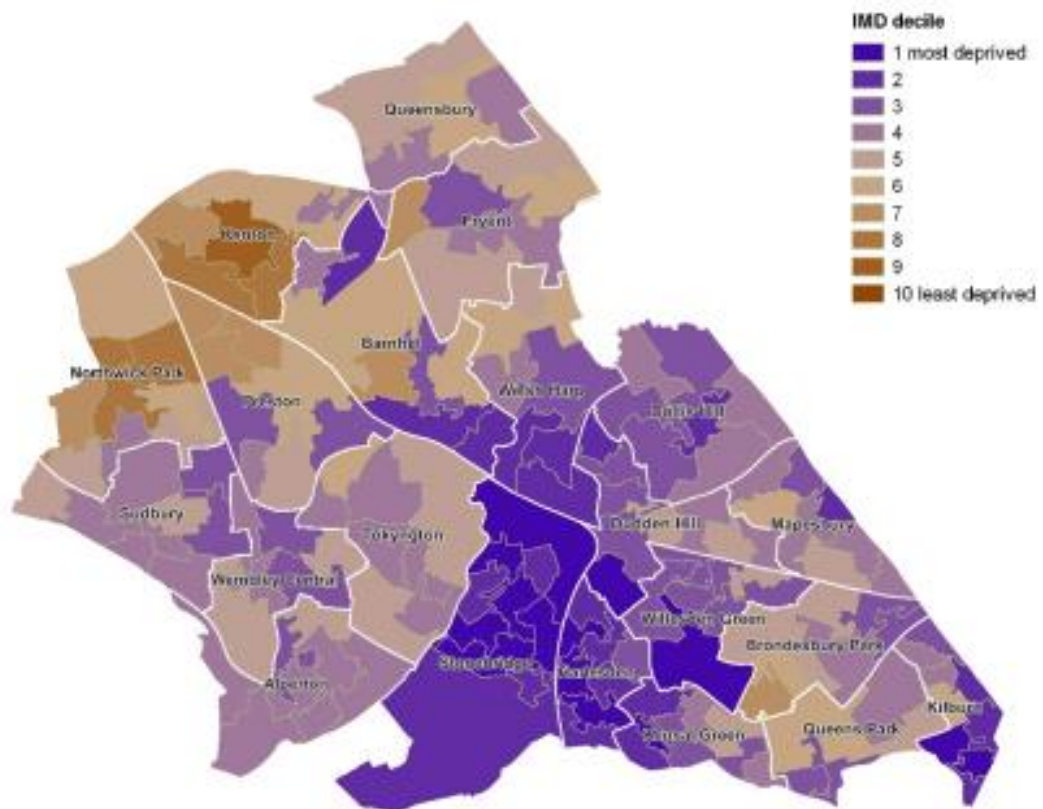
Brondesbury Park	67.9%	27.4%	3.9%	0.8%
Dollis Hill	44.4%	52.7%	2.7%	0.2%
Dudden Hill	48.7%	47.1%	3.8%	0.4%
Fryent	41.0%	55.3%	2.3%	1.3%
Harlesden	73.2%	19.5%	6.0%	1.3%
Kensal Green	66.4%	28.9%	3.6%	1.0%
Kenton	20.9%	75.2%	0.5%	3.4%
Kilburn	76.9%	8.9%	13.4%	0.7%
Mapesbury	75.7%	18.9%	4.4%	1.0%
Northwick Park	23.9%	67.9%	1.5%	6.8%
Preston	40.6%	55.7%	2.1%	1.7%
Queens Park	60.2%	32.3%	5.6%	1.9%
Queensbury	38.6%	55.4%	5.6%	0.4%
Stonebridge	62.6%	30.8%	6.0%	0.5%
Sudbury	48.6%	43.6%	2.2%	5.6%
Tokyington	80.2%	19.3%	0.2%	0.3%
Welsh Harp	44.5%	47.8%	1.5%	6.3%
Wembley Central	64.5%	33.0%	2.1%	0.3%
Willesden Green	75.5%	19.2%	4.5%	0.7%
<b>Grand Total</b>	<b>58.9%</b>	<b>35.8%</b>	<b>3.8%</b>	<b>1.5%</b>

Table 9: Housing Stock within Brent's Wards

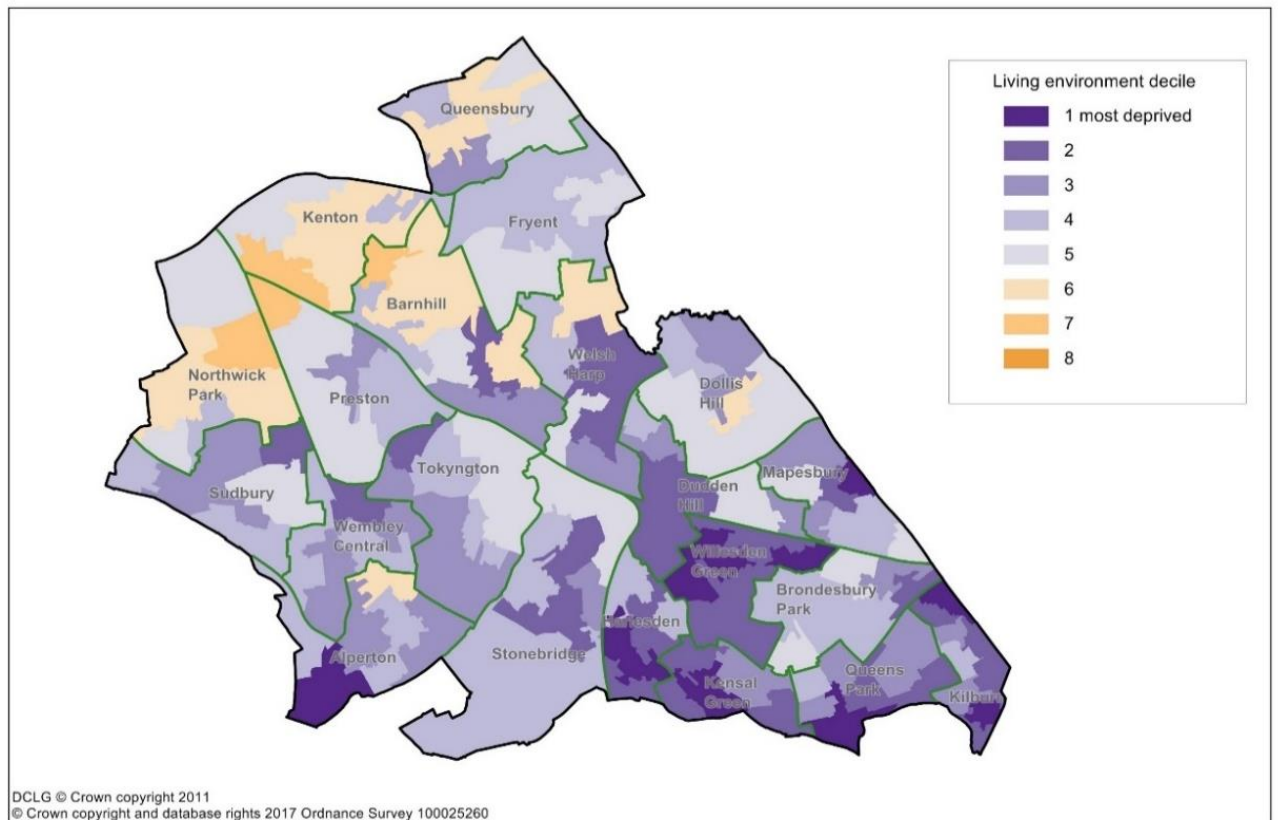
- 5.16. The council's 'Fit for Life - A Physical Activity Strategy for Brent' 2016-2021 aims to build physical activity into the fabric of people's everyday lives. Physical activity can be broken down into three broad categories: sport, active recreation and everyday activity. This can be achieved through new developments that contribute positively to the delivery of enhanced open greenspace or additional public open space. Financial contributions from new developments in the form of Section 106 or CIL (community infrastructure levy) can also assist improvement of an existing space and provision for new open space.

## F. Deprivation

- 5.17. The Indices of Multiple Deprivation (IMD) 2015 is a measure of relative deprivation of small areas (referred to as lower super output areas (LSOA)) within England. 7 categories each measure a different dimension of deprivation. These are combined to provide an overall measure of deprivation.
- 5.18. In 2015, Brent's national rank was the 39<sup>th</sup> most deprived borough in the UK. In 2019, the ranking has improved to 49<sup>th</sup>, with 1<sup>st</sup> being the area with the highest level of deprivation. Brent has 173 LSOAs. 14 were ranked within the 10% most deprived in England in 2015. In 2019, the number has gone down to 10. As shown in Map 5, 6 are within Stonebridge Ward. None of the 10% least deprived LSOAs in the country are in Brent.



Map 5: Indices of Multiple Deprivation – Brent 2015



Map 6: Brent IMD - Living Environment deciles, 2015

- 5.19. The Living Environment Deprivation domain measures the quality of the local environment. The indicators fall into two sub-domains; the ‘indoors’ living environment and the ‘outdoors’ living environment. ‘Indoors’ measures housing quality, while ‘outdoors’ measures air quality and road traffic accidents. Map 6 shows Brent’s Living Environment 2015 LSOA deciles scores.
- 5.20. 10 Brent LSOAs have been identified as being the ‘most deprived’ in terms of living environment. They are located within: Alperton, Harlesden, Queens Park, Kilburn, Willesden Green and Mapesbury wards. The highest score of 8 was only achieved by 4 LSOAs located in Northwick Park, Preston, Barnhill and Kenton wards.

## G. Health

- 5.21. Physical activity plays a key role in helping people to be healthier for longer. There has been an increase in physical activity levels in Brent in recent years. However, approximately 50% of the population are reported to be inactive. Regular physical activity is essential to maintaining a healthy weight, preventing illness, and stimulating positive mental health. It can also be a fun and rewarding way for people to spend their leisure time and to interact with others.
- 5.22. The Monitor of Engagement with the Natural Environment (MENE) survey 2013/14 estimated the low level of usage of green space. 15.8% of people in Brent aged 16 and over used outdoor space for either exercise or health reasons. This is lower than the England average, 17.1%.
- 5.23. The Joint Strategic Needs Assessment (JSNA) 2015 was commissioned by Brent Council and NHS Brent. It identified a number of health and wellbeing challenges for Brent. Those considered relevant to this study include:
- Low levels of participation in physical exercise – currently over half of the borough’s residents aged over 16 do not participate in 30 minutes of active recreation, as identified from the Sport England Active People Survey 2015/16. Within Brent, males have higher participation rates (20%) than females (13.3%).
  - Rising levels of obesity – The Public Health Observatories (PHO) estimated that 21.2% of Brent’s population were obese in 2012. It is estimated that one in five of the borough’s year 6 children population is obese. Levels of overweight and obesity continue to rise borough wide. During 2015 there were 940 hospital admissions per 100,000 people for obesity related problems within Brent. This is significantly higher than the national average of 811 per 100,000. In 2014/15, 23.8% of Year 6 children were classed as obese or overweight. The England average was 19.1%. 10.2% of reception year pupils were obese compared to the England average of 9.1%. The London data store, 2019 has recorded a rise to 30% children suffering from overweight and obesity at reception age and 44% in Year 6. It was found that fast food, parents’ lifestyles, portion sizes, deprivation and lack of activity are some of the biggest causes of obesity and overweight children in the borough.
  - High levels of long-term chronic conditions can be related to poor lifestyles, relative deprivation and in some cases ethnic make-up. For example, there are currently 18,000 registered diabetic patients in the borough. It is projected that in 2030, 14% of people aged 16 and over will have diabetes. This is fuelled by a number of factors including: an ageing population; increasing numbers of overweight or obese people; and a

growth in the population of black and south Asian ethnic groups who have a higher risk of diabetes.

- Mental Health remains the single largest cause of morbidity within Brent. It affects one quarter of all adults at some time in their lives. In Brent, 33,959 people aged 18-64 were estimated to have a common mental health disorder (CMD) in 2014. It is predicted that this will increase by 7% to 36,625 by 2030.

5.24. Being active at every age increases quality of life. Building physical activity into the fabric of people's everyday lives and making it enjoyable is crucial. This can be achieved through improving and increasing access to green and social infrastructure for everyone in the community.

## H. Summary:

5.25. The Borough Plan's vision is '*Brent a great place to live and work, where people feel they have the opportunities to change their lives for the better*'.

Understanding the population is crucial to achieving this vision. The council's 'Fit for Life - A Physical Activity Strategy for Brent' 2016-2021 aims to build physical activity into the fabric of people's everyday lives. The strategy breaks down physical activity into three broad categories: sport, active recreation and everyday activity. This can be achieved by improving the existing offer of open space, sports and recreation facilities in Brent.

5.26. The projected population increase and rise in apartment buildings to 1/3 of the housing stock has accelerated the demand of associated open spaces. Improvement to the current supply and additional open space provision can be sought through all new developments in Growth Areas and major developments outside Growth Areas. This can contribute to the delivery of enhanced public realm, open greenspace and recreation and leisure facilities. Where new developments are unable to provide auxiliary facilities the council can obtain a financial contribution through S106 or CIL. The contribution would fund improvement of an existing space and provision of new spaces.

5.27. Demographics play a key part in determining the level of activity of the borough's residents. Brent is the 7th most populous borough in Greater London with the population forecast to increase by approximately 62,000 by 2041. There has been a significant increase in population density in Stonebridge, Wembley Central, Alperton, Queensbury and Kilburn. It is predicted that there will be a further increase in population density at Alperton, Queensbury and Wembley Central, which can be associated within the presence of Growth Areas (Alperton, Burnt Oak and Colindale and Wembley respectively). Currently, there are low levels of participation in physical exercise. It is recorded that over half of the

borough's residents aged over 16 do not participate in 30 minutes of active recreation.

- 5.28. The most deprived parts of the borough, as per the indices of deprivation, are in the south-east of the borough and in some pockets of the north-east. Out of 326 local authorities, Brent's ranking improved from being 39th in 2015 to 49<sup>th</sup> in 2019. Brent's wards can be broken into 173 lower super output areas (LSOAs), 14 of which are in the 10% most deprived nationally. These 14 LSOAs were located within Alperton, Harlesden, Queens Park, Kilburn, Willesden Green and Mapesbury wards.
- 5.29. The Public Health Observatories (PHO) estimated that 21.2% of Brent's population were obese in 2012. Child obesity is particularly high within the borough. For those aged between 0-4 it is particularly high within Harlesden, Kensal Green and Kilburn. Child obesity rates within Brent are above the national average across both the Reception age and Year 6 measures. 23.8% of Year 6 children were classed as obese or overweight. The areas in Brent most affected by high levels of child obesity, are located in Welsh Harp, Barnhill, Stonebridge and Harlesden. Mental health disorder is predicted to increase by 7% by 2030.
- 5.30. This assessment will guide improvement of the borough's existing open space, sports and recreation facilities stock. The size and density of certain wards varies and it will not be appropriate to define consistent quantity or access standards. Further in the chapters, the policy recommendations will demonstrate the council's commitment to address the identified deficits in provision and respond to the needs of local communities.



## 6. ASSESSMENT OF PARK PROVISION IN BRENT

6.1. To establish an appropriate quantitative standard for public park provision there is a need to consider a range of factors. These include:

- Character of the borough
- Benchmarking of existing open space standards against other London boroughs
- Level of existing open space provision within the borough and at ward level
- Deficiencies in access to public parks
- Analysis of the size of parks within each level of the hierarchy to test appropriateness of size ranges identified within the Public Open Space categorisation
- Indicative population thresholds required to support each type of public park provision

6.2. It is also essential to establish good quality public parks. They are important for enhancing the quality of urban living and contributing to the character of an area. They provide opportunities for leisure, recreation and exercise. Furthermore, it is well established that public parks contribute to community cohesion, social integration, local economic growth, improving physical and mental health and wellbeing, supporting biodiversity and environmental resilience.

### A. Character of the borough

6.3. The borough is mostly developed and developing further with time; however, the density of development varies depending on wards. As demonstrated in Chapter 5 - Table 9, wards within the more developed southern region of the borough, such as Harlesden, Tokyngton, Wembley and Kilburn, have a high percentage of flats and low proportion of houses. Wards located within the north of the borough, such as Queensbury, Northwick Park, Barnhill and Kenton have a lower proportion of flats, but a higher proportion of houses. This can be associated with the suburban nature of the northern region of Brent. It can be assumed that houses have access to private gardens, providing relief from the built-up environment and contributing to visual amenity. Flats will have private amenity space (typically a balcony) or access to a private communal garden.

Based on these assumptions, the impacts of deficiency in the quantity of open space is likely to be more severe in an area where there is a higher proportion of flats.

6.4. There are large areas of industrial land within the borough. There are four strategic industrial locations (SILs) and eleven locally significant industrial sites (LSIS) within the borough. Within these areas there is limited residential development. Therefore, a lack of open spaces within these areas is not considered as significant as those in residential areas.

<b>Open Space Typology</b>	<b>No. of sites</b>	<b>Area(h a)</b>	<b>%of Open Space Area</b>
Metropolitan Park	1	112.05	17.55
District Parks	5	161.47	25.29
Local Parks	21	154.52	24.20
Small Open Spaces	28	25.80	4.04
Pocket Parks	37	5.89	0.92
Linear Open Space	9	4.72	0.74
<b>Public Parks Total</b>	<b>101</b>	<b>464.45</b>	<b>72.75</b>
Allotments	22	18.45	2.89
Bowling Green	1	0.31	0.05
Cemetery	5	36.30	5.69
Churchyard	3	3.57	0.56
Civic Space	3	0.92	0.14
Covered Reservoir	3	5.63	0.88
Natural and Semi-Natural Urban Green Space (not including SINC sites)	3	0.80	0.13
Private Recreation Ground	1	1.33	0.21
Recreation Grounds	4	23.86	3.74
School Playground/School Playing Fields	26	56.59	8.86
Sport Pitches (not within public parks)	4	22.85	3.58

Tennis Courts	3	1.33	0.21
University Playing Fields	1	2.03	0.32
<b>Total</b>	<b>180</b>	<b>638.42</b>	<b>100</b>

Table 10: Open Space provision within the borough

6.5. 180 spaces were identified using the methodology detailed in Chapter 3. In addition to those identified through the PPG17 methodology, the borough has other green spaces. This includes amenity green space and linear corridors along canals and train lines. As shown in Table 10, the total open spaces within the borough is 638.4 hectares. This is equivalent to 15.4% of the borough. The current level of open space provision within the borough is **1.91 ha per 1,000 population**. In the London context this is relatively good. It is not significantly far from the historic, but now superseded, National Planning Fields Association benchmark measure of 2.42 ha per 1000 population.

6.6. Public parks are the most abundant form of open space. They account for 72.75% of open space provision. At 0.05%, bowling greens account for the smallest proportion. An analysis of provision of playing pitches (football, cricket, rugby, hockey and artificial grass pitches) is included within the Council's 'A Strategic Approach to Playing Pitch Provision' (2016).

6.7. Amenity spaces defined by GLA are informal recreational spaces and housing green spaces. This category includes green spaces in and around housing areas, large landscaped areas, domestic gardens and informal 'kick-about' play areas for children. PPG17 also includes open space located within the grounds of hospitals, universities and other institutions where there is only hard surface. The study has not included these spaces as part of the study however new developments guided by planning policies are delivering them. Some of these are private and some are publically accessible.

## B. Benchmarking

6.8. Table 11 benchmarks the current level of public park provision in Brent against other London boroughs:

Local Authority	Year of Open Space Study	Existing standard of public park provision (per 1,000 population)
Camden	2014	1.8 ha (including Hampstead Heath) 0.6ha (excluding Hampstead Heath)
<b>Brent</b>	<b>2018</b>	<b>1.39 hectares</b>
Kingston	2006	1.12 ha
Southwark	2013	0.85ha
Barnet	2009	1.55ha
Harrow	2011	0.88ha
Islington	2009	0.521ha

Table 11: Provision of public park within Brent and other London boroughs

6.9. The current standard of public park provision within the borough is higher than Islington, and Camden (when excluding Hampstead Heath), Southwark, Harrow and Kingston. Barnet has a higher standard of public park provision than Brent.

### C. Assessment of supply and demand: Quantity

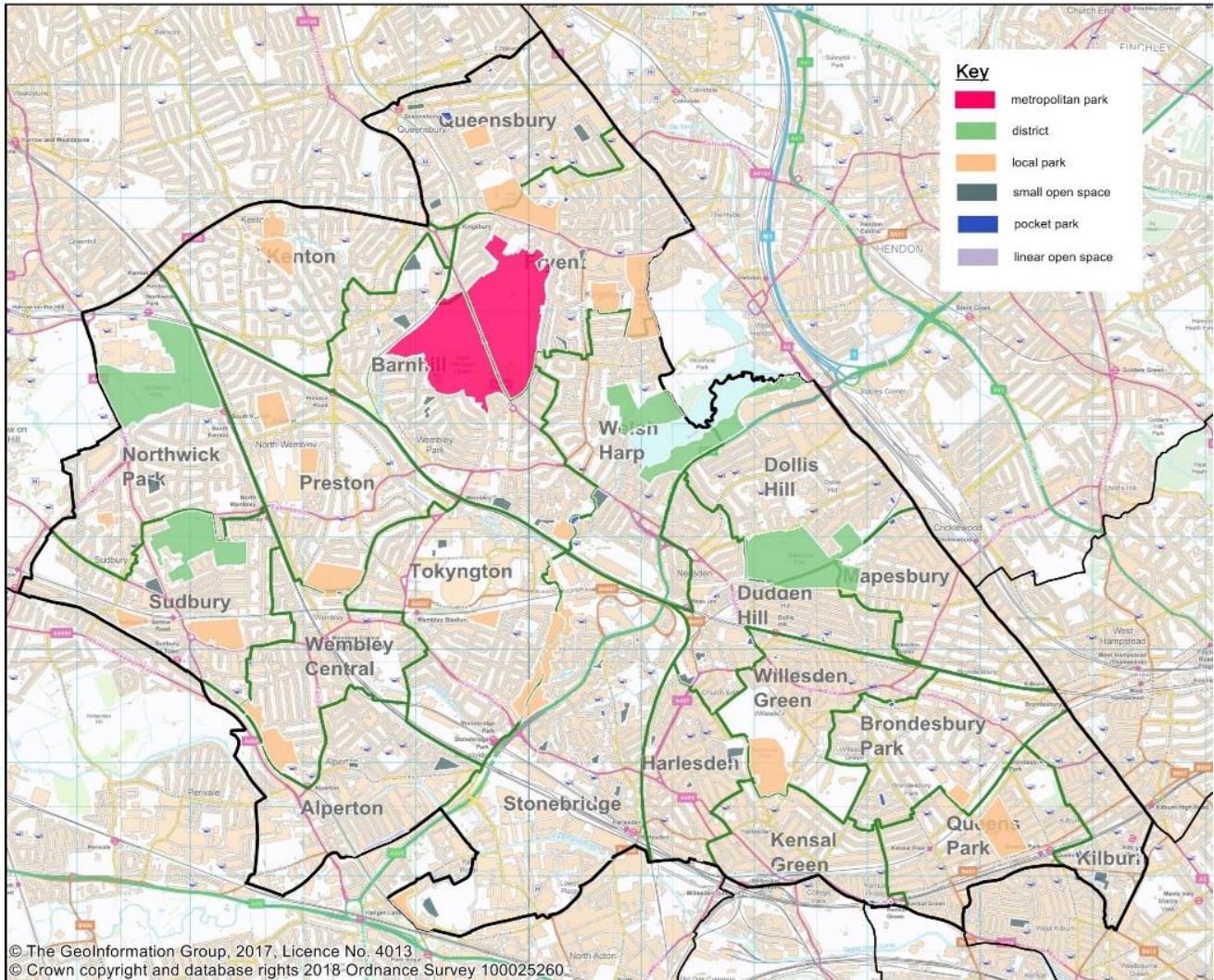
6.10. Brent has 101 public parks. Their locations are depicted in Map 7. The land area of all public parks within the borough is 464.45 ha. This is equivalent to 10.74% of the borough's area<sup>2</sup>.

6.11. It can be broken down into six different public park typologies; metropolitan, district, local park, small open space, pocket park and linear park. These classifications are consistent with the GLA Public Open Space Categorisation (Table 2).

6.12. A quantitative summary of public park provision by hectare is included in Figure 3 below. As shown in Figure 3, district parks form the largest area of

<sup>2</sup> Area of the borough is 4,323.3ha

public park provision, followed closely by local parks. The % of land cover is also compared in Map 7 below.



Map 7: Distribution of public parks and open spaces within Brent

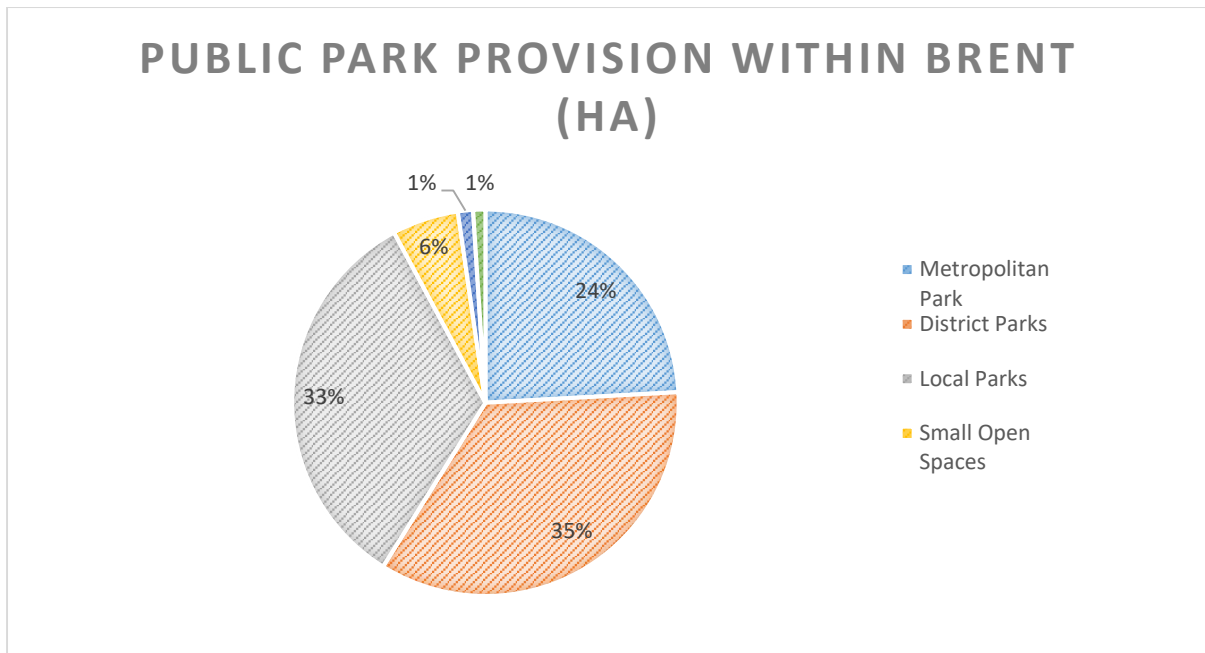


Figure 3: Public park and open space provision (per ha) within Brent

6.13. The current ratio of public park provision within the borough is **1.39ha per 1,000 population**. This currently surpasses the Fields in Trust (FIT) recommended benchmark guideline for ‘Parks and Gardens’ of 0.8 ha. It is anticipated that the borough’s population will increase to approximately 394,400 in 2041. Based on current level of identified public parks, the ratio will drop from 1.39 ha per 1,000 population to 1.18 per 1,000 population in 2041. To maintain the current ratio, an additional 86.43 ha of public park provision will be needed in the next 20 years. This is equivalent to an additional 43.2 local parks (at a minimum size of 2ha) or 216 pocket parks.

**i. Provision at ward level**

6.14. When public park provision is assessed at ward level there is significant variation in quantity. At ward level, public park provision varies from a ratio of 0.047ha in Kensal Green to 6.4ha in Fryent.

Ward	Public Park Provision (Metropolitan, District, Local, Small Open Space and Pocket Park)	Ward Pop (2018)	Ha per 1,000 population	Comparison to Field in Trust benchmark (0.8 ha per 1,000 population)	Comparison to borough average for public park provision (1.39ha per 1,000)

Alperton	2.25	16,987	0.13	-0.67	-1.26
Barnhill	58.92	16,600	3.55	+2.75	+2.16
Brondesbury Park	3.19	13,629	0.23	-0.57	-1.16
Dollis Hill	42.16	14,769	2.85	+2.05	+1.46
Dudden Hill	9.73	15,964	0.61	-0.19	-0.78
Fryent	91.88	14,356	6.4	+5.8	+5.01
Harlesden	2.25	17,002	0.13	-0.67	-1.26
Kensal Green	0.72	15,421	0.047	- 0.753	-1.343
Kenton	11.81	12,395	0.95	+0.15	-0.44
Kilburn	2.04	18,486	0.11	-0.69	-1.28
Mapesbury	5.08	16,375	0.31	-0.49	-1.08
Northwick Park	54.40	12,777	4.26	+3.46	+2.87
Preston	21.00	16,244	1.29	+0.49	-0.1
Queens Park	12.77	16,140	0.79	-0.01	-0.6
Queensbury	15.454	18,677	0.83	+0.03	-0.56
Stonebridge	18.17	19,152	0.95	+0.15	-0.44
Sudbury	43.17	16,151	2.67	+1.87	+1.28
Tokynghon	11.27	17,701	0.64	-0.16	-0.75
Welsh Harp	32.38	14,312	2.26	+1.46	+0.87
Wembley Central	11.20	16,927	0.66	-0.14	-0.73
Willesden Green	14.52	16,794	0.86	+0.06	-0.53

Table 12: Public Park Provision and deficiency in Wards

6.15. Barnhill, Dollis Hill, Fryent, Northwick Park, Sudbury and Welsh Harp achieve well above the 1.39 ha average standard of park provision. 11 wards achieve above the FIT benchmark of 0.8ha. Ward variations are largely due to the spatial distribution of open spaces but also related to the density of dwellings and the resident population. The majority of larger open spaces (metropolitan and district parks) are concentrated within the north. These suburban areas also have comparatively lower population densities. As such Northwick Park, Welsh Harp, Fryent and Dollis Hill wards have significantly more public park provision per 1,000 people than the borough average.

6.16. Comparisons of public park provision at ward level could be misleading in terms of how green a place is or can feel. Areas of low public park provision, such as Wembley Central and Dudden Hill, may be supplemented by other forms of open space. These include natural and semi-natural, recreation grounds, cemeteries and sport pitches. Also listed by Nature nearby, needs can also be met by greenways, footpaths, areas of SuDs, woodlands and heathlands. Furthermore, despite having a high level of public park provision its accessibility and quality will be a significant factor in determining its usage.

## ii. Typology and Size

6.17. The range of open spaces in the borough within the identified public park typologies were reviewed to identify consistency with the size parameters that were identified in the *GLA Public Open Space Categorisation*. The average size of each typology, and the largest and small size of the public park typology are identified in Table 13.

Typology	GLA Guidelines	Average Size (ha)	Smallest Size of typology (ha)	Largest Size of typology (ha)	Range
Metropolitan Park	60 hectares	112.05	112.05	112.05	0
District Park	20 hectares	32.29	16.89	51.21	34.32
Local Parks	2 hectares	7.18	0.1601	16.9272	16.7671
Small Open Spaces	Under 2 hectares	0.98	0.2475	2.2041	1.9566
Pocket Parks	Under 0.4	0.169	0.0261	0.5606	0.5345

Table 13: Size of public park provision within Brent



6.18. As shown in Table 13, there is significant variation in the size of public parks in each typology. In particular, a large range between the smallest and largest local park and small open spaces. Such a significant range indicates that there are likely to be outliers within the two categories. Total area being considered is 7.0635 ha.

6.19. The outliers within each public park typology has been identified in Table 14.

Name	Typology	Size (ha)	GLA Size Guideline (ha)	Comments
Chalkhill Open Space	Small Open Space	2.2041	2 and under	Although the size of the site merits its designation as a Local Park, its current function (an open space which has been converted into a BMX and cycle track) is more appropriate for that of a small open space.
Land over Kensal Green Tunnels	Pocket Park	0.4248	0.4 and under	Considered to perform the function of a pocket park.
Chelmsford Square Open Space	Pocket Park	0.4647	0.4 and under	Chelmsford Square Open Space has pay as you go tennis facilities. It is considered that this does not meet the function of a pocket park and would be better designated as a small open space.
Sherborne Gardens	Pocket Park	0.5606	0.4 and under	Open green space located in the centre of housing with a MUGA. Pocket park designation is considered to be appropriate due to the function of the space
Sudbury Hill Open Space	Local Park	1.8785	2	Contains a play area. This site could be better suited as a small open space or pocket park
Bramshill Road Open Space	Local Park	0.1601	2	Contains a children's play area to cater for 4-8 year olds. Consider re-designation as pocket park or small open space as function and size is more compliant with the public park hierarchy.

Name	Typology	Size (ha)	GLA Size Guideline (ha)	Comments
Tokington Recreation Ground	Local Park	1.3707	2	Open Space contains skateboard area, climate pavilion and gym equipment. Considered that the Local Park designation is suited due to the range of activities and the audience this public park caters for.
<b>Potential Net gain</b>		<b>7.0635</b>		

Table 14: Public park provision outliers

### iii. Indicative Population Thresholds

6.20. By calculating indicative population thresholds for each typology it is possible to generate an indicative amount of parks that will be needed to serve the future population of the borough. To do this, the following information will be used:

- Number of households that are within the boundary which fall within the catchment area of each typology;
- Average household size – in 2017 it was estimated that the average household size in Brent was 2.68. However, it should be noted that the household size of the borough is anticipated to decrease to 2.4 by 2041;
- Current and future population of the borough – the current population of the borough is 332,400. In 2041 it is estimated that the population of the borough will reach 394,400.

6.21. Table 15 shows the indicative threshold population for metropolitan, district and local parks, small open spaces and pocket parks.

Park Typology	Quantity of Park Typology	Total Area of Typology (ha)	Total Area of Catchment Area which falls within borough boundary (ha)	Number of dwellings within Catchment Area	Indicative population that is supported by typology (2017)
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Metropolitan	1	112.05	2900.14	66185	177,376
District	5	161.47	2052.61	51271	137406
Local Park	21	154.52	1629.22	41623	111550
Small Open Space	28	25.80	1409.77	42779	114648
Pocket Parks	37	5.89	1215.96	48892	131031

Table 15 Indicative Population Supported by Typology

6.22. From the above table, the following assumptions can be made:

- 1 metropolitan park serves 66,185 dwellings and approximately 177,300 people;
- 1 district park serves approximately 10,250 dwellings and 27,500 people;
- 1 local park serves approximately serves approximately 2,000 dwellings 5,300 people;
- 1 small open space serves approximately 1,500 dwellings and 3,900 people; and
- 1 pocket park serves 1,320 and approximately 3,500 people

6.23. It should be noted that the above assumptions do not take into consideration deficiency in public park provision. Furthermore, the assumptions do not consider that different public park typologies can perform the function of others i.e. local parks can perform the same function as small open space and pocket parks.

6.24. Using the above assumption, it is possible to calculate a theoretical level of provision that would be necessary to meet the current and future needs of the borough. The amount of public parks needed to support the current population, and the future population have been identified in Table 16.

Park Type	Current Provision	2017		2041	
		Number of parks needed to support	Current deficiency	Number of parks needed to support population	Predicted deficiency

		population			
Metropolitan	1	1.87	-0.87	2.22	-1.22
District	5	12.09	-7.09	14.34	-9.34
Local	21	62.72	-41.72	74.41	-53.41
Small	28	85.23	-57.23	101.13	-73.13
Pocket	37	81.07	-44.07	96.2	-59.2

Table 16 Amount of Public Parks for Current and Future Needs

## D. Assessment of supply and demand: Quality

6.25. Recently, London in Bloom awards 2019 were held with a criteria of safer, cleaner, greener areas. Brent borough won many Silver and Gold categories for; Roundwood Park, Alperton Cemetery, Barham Park Walled Garden, Roe Green Walled Garden Small Conservation Area, Fryent Country Park, Mapesbury Dell and Gladstone Park.

6.26. Recent research on open space highlights the importance placed by its users on the quality of facilities by its users. Facility qualities affects how far people will come to use an open space, its enjoyment, frequency of visits and the time people will spend there. This knowledge was gained through

- Community consultation and residents' survey
- KBT's assessment.

6.27. KBT assessment used a scoring criterion method derived from the Green Flag standard assessment which is also consistent with GLA guidance. When reviewed, many parks achieve a good score, however the consultation review suggests that residents and visitors want continuous improvements and management.

### i. Community consultation

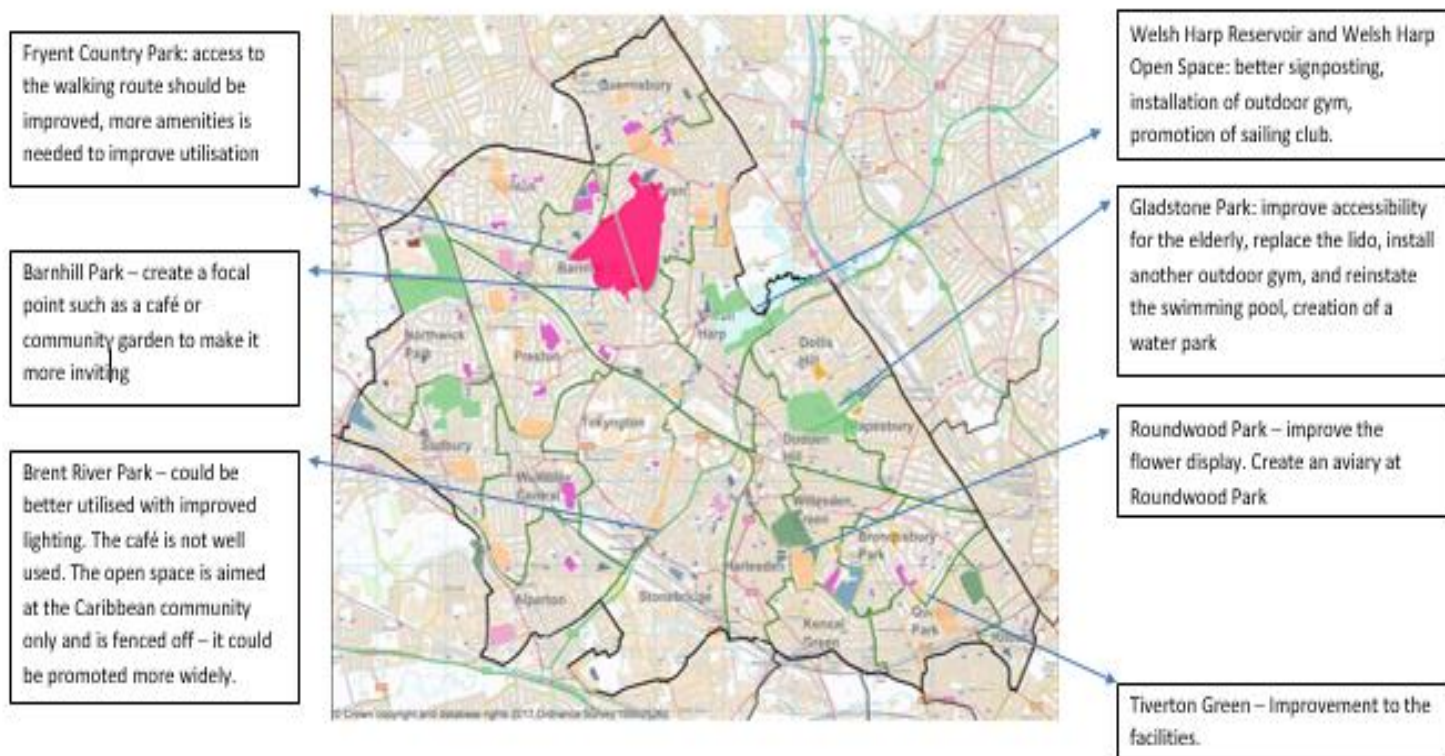
6.28. The findings presented below incorporate information gathered through consultation events for various strategies from 2018 – 2019.

a) The emerging Local Plan – Pre Issues and Options Consultation (2018)

6.29. Open spaces and biodiversity was a popular theme at the Local Plan workshops. The majority of comments received focused on their protection and opportunities for enhancement. Key requests for within the borough were:

- Protecting and expanding the green space network
- New developments including tree planting, food growing and green walls
- Enhancing the biodiversity within parks and waterways
- Increasing tree coverage
- Making more of the blue ribbon network, particularly Welsh Harp
- Securing Section 106 money to help with the green space maintenance
- Enhancing open spaces to be more child friendly and safe

6.30. In addition to the above key points, specific comments were made on how the Council could improve specific parks within the borough. These are summarised on Map 9 below.



Map 9: Suggested Improvements from the pre Issue and Options consultation

## b) The emerging Local Plan – Issues and Options Consultation (2018)

6.31. The Brent Local Plan ‘Issues and Options’ consultation contained a number of questions on open spaces. Key findings were:

- 66% agree with current open space designations;
- Open spaces not currently designated and identified by respondents included: railway banks and siding, Elvin Gardens and the southern part of the proposed 7 acre park at Wembley Park;
- King Edward VII Park, Barham Park and Roundwood Park were identified as having areas which do not properly serve open space functions and could be improved or re-designated for other uses;
- 92.9% felt that all new housing developments over a certain size should provide public open space, rather than just private amenity space;

- 58% did not think open space not considered to be fit for purpose should be built on to help fund improvements to other open space;
- A variety of management approaches for the provision and maintenance of new parks and open spaces were suggested, which included: encourage local ownership by supporting group activities, involving the local community, providing suitable management policies and resources with a strong focus on biodiversity and community control.

c) Comments on Council's interactive map (2018)

6.32. A number of comments on the quality of open spaces were made on the Council's interactive map. These tended to echo the same sentiments identified above. Some of the comments also identified why an open space was valued by residents/communities and improvements that can be made to the space.

Open Space Name	Why did people value this park?	Why did people not value this park?	How would you improve this place?
Mount Pleasant Open Space	Special character, green, safe, welcoming, attractive, easy to get around, being involved with the space and seeing it change over time.		Preserve existing character, trees and adding equipment and amenity.
One Tree Hill Open Space		Unwelcoming, polluted, unsafe, neglected, lack character, unity, hard to get around.	Preserve existing character, trees, improved planting, maintain and re-instate lost trees, improve air quality, create new character, improve road safety, better walking routes, eradicate anti-social behaviour elements and improved planting

Open Space Name	Why did people value this park?	Why did people not value this park?	How would you improve this place?
Wembley Playing Fields		Unattractive, unwelcoming, hard to get around, unsafe, new flats have had an impact on accessibility.	Better walking routes, better cycle routes, trees, preserve existing character and air quality.
Barham Park		Polluted, unwelcoming, unsafe, management, unattractive, polluted, anti-social behaviour.	Trees, air quality, preserve existing character, enhance historic character.
Vale Farm Playing Fields	Easy to get around, clean.		Preserve existing character, improve accessibility of area.
Northwick Park		Pavilion is underutilised and has been left to disrepair	Improve pavilion, create new character
Fryent Country Park	Easy to get around, special character, welcoming, attractive, safe.		Air Quality, preserve existing characters, trees, better walking routes, better cycle routes, improve road safety – particularly along Fryent Way, green, public space.
Roe Green Park		Unwelcoming, unattractive, lacks character, polluted, unsafe, not clean	Trees, better cycle routes, preserve existing character, improve air quality, new community facility.
Eton Grove Open Space		Lacks character, polluted, no activities for the older generation.	Trees, lighting, improved planting



Open Space Name	Why did people value this park?	Why did people not value this park?	How would you improve this place?
Welsh Harp	Has special character, attractive	Unsafe	Better walking routes, improve air quality
Quinton Open Space		Unsafe, unattractive, unwelcoming, polluted.	Trees
Rainbow Park	Has special character, safe, welcoming, green		Preserve existing character
Queens Park	Safe, easy to get around, welcoming, has special character, clean, green, and perfect for kids.		
Roundwood Park	Attractive, green	Lacks character, unattractive, unwelcoming	Community events, introduction of new facilities such as sports pitches and multi-age playground, green spaces, trees.
King Edward VII Recreation Ground		Unsafe, unwelcoming, poor lighting, anti-social behaviour	Improve lighting, addressed anti-social behaviour issues, improve safety.
Tokington Recreation Ground	Attractive, welcoming.	Unwelcoming, polluted, unattractive, unsafe.	Public space, green spaces, trees, create new character, improve air quality, better cycle routes, improve cleanliness, improvements to café.

Open Space Name	Why did people value this park?	Why did people not value this park?	How would you improve this place?
King Edwards Park		Unwelcoming, unattractive, polluted	Preserve existing character, green spaces, trees, improve air quality

Table 17: Issues and Options consultation - comments received on specific parks

ii. Residents' survey

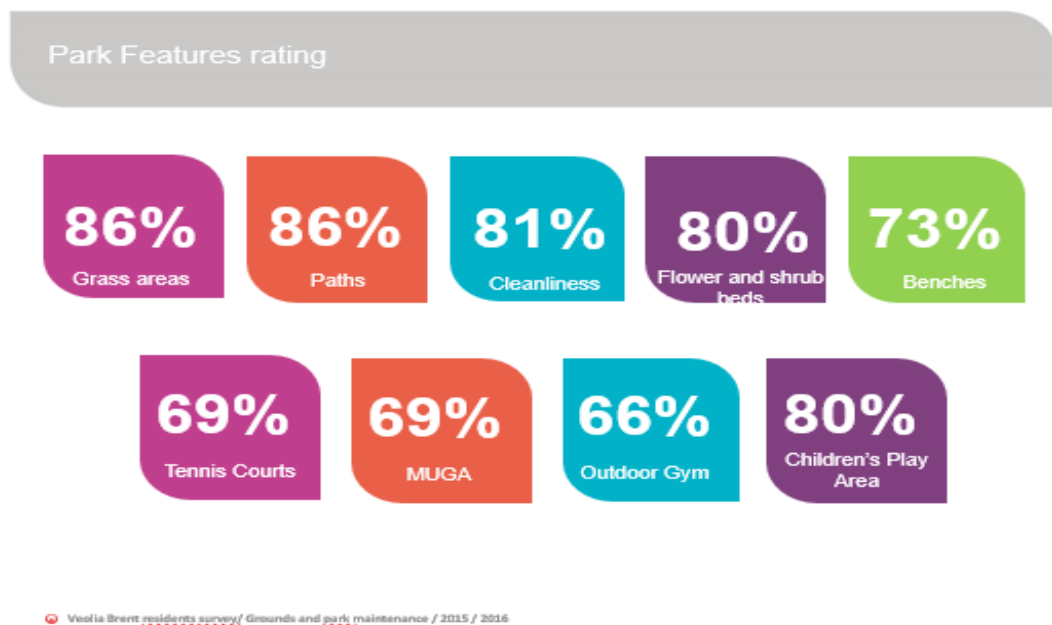


Figure 4: Veolia - Brent Residents - Park Features Rating

a) Residents Attitude Survey (2014)

6.33. In 2018, the Council carried out face to face surveys with 2,100 representative residents. In regards to open space, 22% of respondents stated that they valued parks, open spaces and trees the most. 57% stated that what they most value feeling safe within an area.

b) Veolia – Brent Residents Survey (2015/16)

6.34. Veolia provide ground maintenance works at the borough’s public parks, open spaces and cemeteries. Veolia conducted a residents’

satisfaction survey of telephone and face-to-face interviews. Key findings were:

- 62% of park users visit at least once a week between April and September. 23% visited at least once a month, 18% almost every day.
- Gladstone (17%), Barham (12%) and Roundwood (11%) are the most frequently visited Brent parks. In relation to ethnic identifiers Gladstone Park is significantly more likely to be visited by whites (13%), Barham Park by Asians (13%) and Roundwood Park by Blacks (12%).
- The most popular reason for visiting parks is to get some fresh air (14%), to exercise (13%), to relax/contemplate (11%) and to take children to play (9%). Only 3% of respondents went to their local parks to walk the dog(s), for education reasons and to play with friends.
- Overall satisfaction with grounds maintenance and parks is high. This is reflected in the high rating of most park features, as shown in Figure 7.

c) *Friends of Parks' Survey (2017)*

6.35. To inform the open space study the Council sent out a questionnaire to all Friends of Parks' groups, resident associations and park tenants. 26 responses were received (details in the Appendix 3)

6.36. Key findings from this survey are as follows:

- The most popular forms of volunteering were litter picking (23.4%) and fundraising/organising events (10.64%);
- To increase volunteering work at local parks/open spaces, 27% wanted more network/ contact with other groups and volunteers, 22% occasional visits by/ with the Council, and 11% a greater range in projects available. Other measures sought included the provision of better facilities (i.e. reinstating the café at Roundwood Park) and information on organised activities;
- 76.9% found signage at their local parks/open space 'poor' or 'very poor';

- 53.9% found ease of access/movement to be 'good';
- 57.7% found cleanliness to be 'poor' or 'very poor';
- Views varied on maintenance issues. 50% stated flower bed maintenance was poor or very poor, whereas for 42.3% grass maintenance was good

6.37. As part of this consultation, three suggested areas of improvement were sought. The most popular are identified in the Table 18.

Park Name	Preferred Improvements
Neasden Recreation Ground	<ul style="list-style-type: none"> <li>• More volunteering projects</li> <li>• Biodiversity Improvement Schemes</li> <li>• Improved promotion of the Park on the Council's website</li> </ul>
Welsh Harp	<ul style="list-style-type: none"> <li>• More frequent litter collection</li> <li>• Additional/provision of dog waste bins</li> </ul>
Gladstone	<ul style="list-style-type: none"> <li>• Toilet Facilities</li> <li>• Improved pathways</li> </ul>
Harlesden Town Centre Garden	<ul style="list-style-type: none"> <li>• Additional/provision of litter bins</li> <li>• Better signage</li> <li>• Installation of exercise equipment</li> </ul>
Silver Jubilee	<ul style="list-style-type: none"> <li>• More frequent litter collection</li> <li>• Additional/provision of dog waste bins</li> </ul>
Roundwood	<ul style="list-style-type: none"> <li>• Café</li> <li>• Toilet Facilities</li> <li>• More volunteering projects</li> </ul>
Tiverton Green	<ul style="list-style-type: none"> <li>• Improved pathways</li> <li>• Grass cut at more frequent intervals</li> <li>• Installation of exercise equipment</li> </ul>

Park Name	Preferred Improvements
Mapesbury Dell	<ul style="list-style-type: none"> <li>• Better Signage</li> <li>• Improved Pathing</li> <li>• Biodiversity Improvement Schemes</li> </ul>
Brent River Park	<ul style="list-style-type: none"> <li>• Biodiversity Improvement Schemes</li> <li>• Improved pathways</li> <li>• More frequent litter collections</li> </ul>
Fryent Country Park	<ul style="list-style-type: none"> <li>• Additional/provision of seating</li> <li>• Improved pathways</li> <li>• Additional/provision of litter bins</li> </ul>
South Kilburn Open Space	<ul style="list-style-type: none"> <li>• More frequent litter collection</li> <li>• Improved planting</li> <li>• Improved pathways</li> </ul>
Chippenham Gardens	<ul style="list-style-type: none"> <li>• Improved pathing</li> <li>• More frequent litter collections</li> <li>• Improved planting</li> </ul>

Table 18: Preferred Improvements for identified open spaces and public parks

6.38. In summary, protection and expansion of green space network and biodiversity was recommended by the residents. In Brent, open space is appreciated by residents and frequently visited. Despite that the popular quality standards still expected from management for the open space are as below:

Overall criteria	Management improvements
Physical access	Directional signposts
Safe and secure	Site is overlooked, surveillance, fencing, gates, staff on site

Equipment and facilities	Assessment of both adequacy and maintenance of provision such as café, outdoor gyms, benches, bins, toilets
Maintenance and cleanliness	Condition of pathways and general landscape
Community meets/events	Volunteering projects, group walks,

Table 19: Proposed management improvements

### iii. Keep Britain Tidy (KBT) qualitative assessment

6.39. The Green Flag award key criteria, and their associated judging criteria, is detailed in Table 20. This was used by Keep Britain Tidy (KBT) to undertake qualitative assessments on Brent's public parks. Each sub-criterion was awarded a score between 0-10, with the score line in Figure 5 showing what the score is equivalent to in qualitative terms.

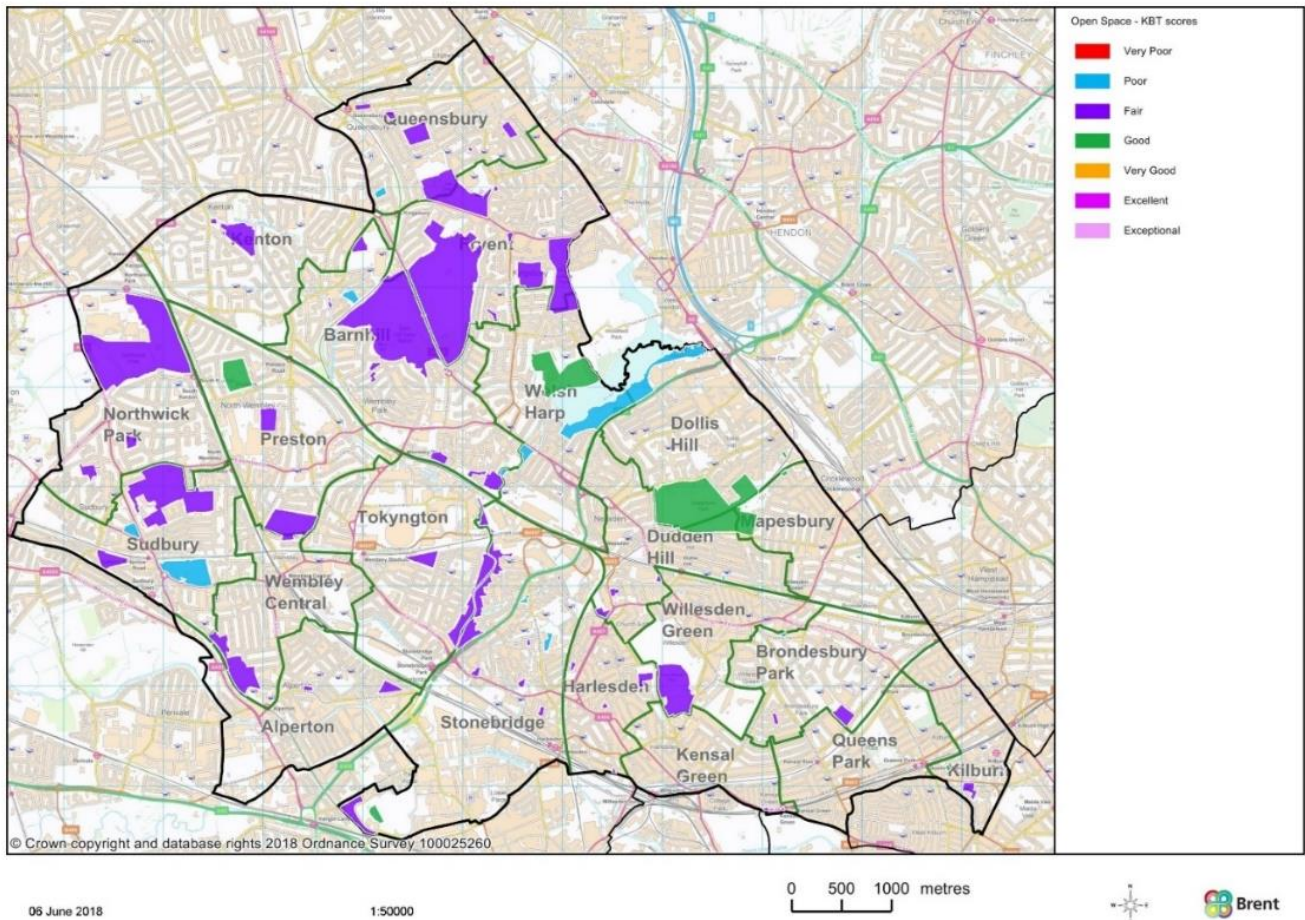
Key Criteria	Explanation	Green Flag Judging Criteria
A Welcoming Place	Creating a space which through its visual appearance, range of facilities, standards of maintenance and ease of access make people feel they are in a cared for place.	1. Welcome 2. Good and Safe Access 3. Signage 4. Equal Access for All
Healthy, Safe and Secure	Encourages the provision of healthy activities that are safe to use in an environment that allows people to feel personally safe	5. Appropriate Provision of Quality Facilities and Activities 6. Safe Equipment and Facilities 7. Personal Security 8. Control of Dogs/Dog Fouling
Well Maintained and Clean	For aesthetic as well as health and safety reason, issues of cleanliness and maintenance	9. Litter and Waste Management

Key Criteria	Explanation	Green Flag Judging Criteria
	must be addressed, in particular: <ul style="list-style-type: none"> <li>• Litter and other waste management issues must be adequately dealt with;</li> <li>• Grounds, buildings and equipment and other features must be well maintained;</li> <li>• Policies on litter, vandalism and maintenance should be in place, in practice and regularly reviewed.</li> </ul>	10. Horticultural Maintenance 11. Arboricultural Maintenance 12. Building and Infrastructure Maintenance 13. Equipment Maintenance
Environmental Management	Ensure that the site is managed in a way which has a positive impact on the environment, locally and globally, both now and for the future	14. Managing Environmental Impact 15. Waste Minimisation 16. Chemical Use 17. Peat Use 18. Climate Change Adaption Strategies
Biodiversity, Landscape and Heritage	Looks at the appropriate management and conservation of natural features, wildlife and flora; landscape features; and buildings and structures	19. Management of Natural Features Wild Fauna and Flora 20. Conservation of Landscape Features 21. Conservation of Buildings and Structures

*Table 20 Green Flag Award Key Criteria and Associated Judging Criteria*

0 1	2 3 4	5 6	7	8	9	10
Very Poor	Poor	Fair	Good	Very Good	Excellent	Exceptional

Figure 5: showing score is equivalent to in qualitative terms



Map 10 KBT Qualitative Scores of Brent Parks and Open Spaces

6.40. The results of the KBT assessment are presented in Table 21. Overall, the majority of the borough’s provision was assessed as being ‘fair’ in quality. Public park provision which achieved a ‘Good’ rating is predominantly within the north and ‘poor’ provision largely within the centre.

6.41. Table 21, which provides an indication of how each type of open space performs against the judged criteria, shows that overall the majority of the



borough's public park provision performs at a 'satisfactory' level or worse against the assessed green flag criteria. Furthermore, the table highlights that 'Signage', 'Waste Minimisation' and 'Buildings and Structures' are key areas for improvement across all public park provision within the borough. The highest average scores related to 'Control of Dog Fouling', 'Personal Security' and 'Landscape'.

	A Welcoming Place					Healthy, Safe and Secure				Well Maintained and Clean				Environmental Management					Biodiversity, Landscape and Heritage		
	Welcoming	Good and Safe	Signage	Equal Access	Appropriate Provision	Safe Equipment and Facilities	Personal Security	Control of Dog Fouling	Litter and Waste	Horticulture	Arboriculture	Building and Infrastructure	Equipment	Environmental Impact	Waste Minimisation	Chemical Use	Peat Use	Climate Change and Adaption	Natural Features, Flora and Fauna	Landscape	Buildings and Structures
Metropolitan Park	6	6	6	6	7	7	8	7	5	7	8	6	4	n/a	7	n/a	n/a	n/a	7	7	n/a
District Park	6.2	6.6	5.2	6.8	6.6	6.6	7	7.2	6.8	6.8	6.6	6.2	6.2	n/a	4	n/a	n/a	n/a	6.4	6.8	7
Local Park	6.2	6.5	5.7	6.4	6.8	6.1	6.6	6.9	5	6	6.4	5.4	6	8*	4.9	n/a	n/a	n/a	6	6.5	5.5
Small Open Space	5.8	6	4.4	6	6	6	6.3	6.9	4.9	5.7	6.3	5.6	5.9	n/a	4.2	n/a	n/a	7	5.1	6.3	4.5
Pocket Parks	5	6	4.3	5.8	4.5	6.1	6.3	6.9	5.5	5.1	5.9	5.3	6.2	n/a	4.1	n/a	n/a	n/a	5.6	6.3	4.3

A Welcoming Place					Healthy, Safe and Secure				Well Maintained and Clean				Environmental Management				Biodiversity, Landscape and Heritage				
Welcoming	Good and Safe	Signage	Equal Access	Appropriate Provision	Safe Equipment and Facilities	Personal Security	Control of Dog Fouling	Litter and Waste	Horticulture	Arboriculture	Building and Infrastructure	Equipment	Environmental Impact	Waste Minimisation	Chemical Use	Peat Use	Climate Change and Adaption	Natural Features, Flora and Fauna	Landscape	Buildings and Structures	
All Public Parks	5.6	6.2	4.7	6.1	6.2	6.1	6.4	6.9	5.3	5.65	6.2	5.5	6	8	4.3	n/a	n/a	7	5.6	6.4	5.1

Table 21 Average KBT Scores of Parks and Open Spaces

6.42. However, when each green flag criteria are analysed individually it becomes apparent that there is significant variation, within particular criteria, across public park typologies. For example, there was significant variation in the average scores achieved for 'Signage' across the typologies; an average score of 4.4 and 4.3 was achieved at small parks and pocket parks respectively in comparison to the 7 at Metropolitan and 6.8 at local parks.

6.43. The highest scoring sites from the qualitative assessment are identified in the below table.

Site	Park Typology	Score
Woodhouse Urban Park	Pocket Park	76%
Welsh Harp North Open Space	District Park	75%
Pinemartin Activity Park	Pocket Park	75%
Mapesbury Dell	Pocket Park	74%
Preston Park	Local Park	74%
Gladstone Park	District Park	72%
Brondesbury Park Open Space	Pocket Park	71%
Diageo Lake	Small Open Space	71%
Tubbs Road	Pocket Park	71%
Rainbow Park	Pocket Park	71%

*Table 22: Highest scoring qualitative assessment, KBT*

6.44. The lowest scoring sites within the borough are identified in the below table.

Site	Park Typology	Score
Learie Constantine Open Space	Pocket Park	21%
Leybourne Road Open Space	Small Open Space	29%
Chapter Road	Pocket Park	33%
Evefield Open Space	Small Open Space	34%

Dudden Lane Corner	Pocket Park	37%
Brentfield Park	Small Open Space	39%
Denzil Road Open Space	Pocket Park	39%
Cambridge Close Play Area	Pocket Park	41%
Quinton St Open Space	Small Open Space	43%
Welsh Harp South Open Space	District Park	43%

Table 23: lowest scoring qualitative assessment, KBT

6.45. The score achieved for each site assessed, and areas for improvements, is included within the Appendix of this study. It should be noted that a higher percentage score for a site does not indicate that that everything on the site is of good quality and no work is required. Alternatively, a site may have an overall poor score, but have some elements which received a good score.

## E. Assessment of Accessibility

6.46. The Council's current accessibility standards for public park provision is consistent with the GLA Public Open Space Categorisation (Table 2). As part of this study, the appropriateness of the current standards will be reviewed, taking into account the following factors:

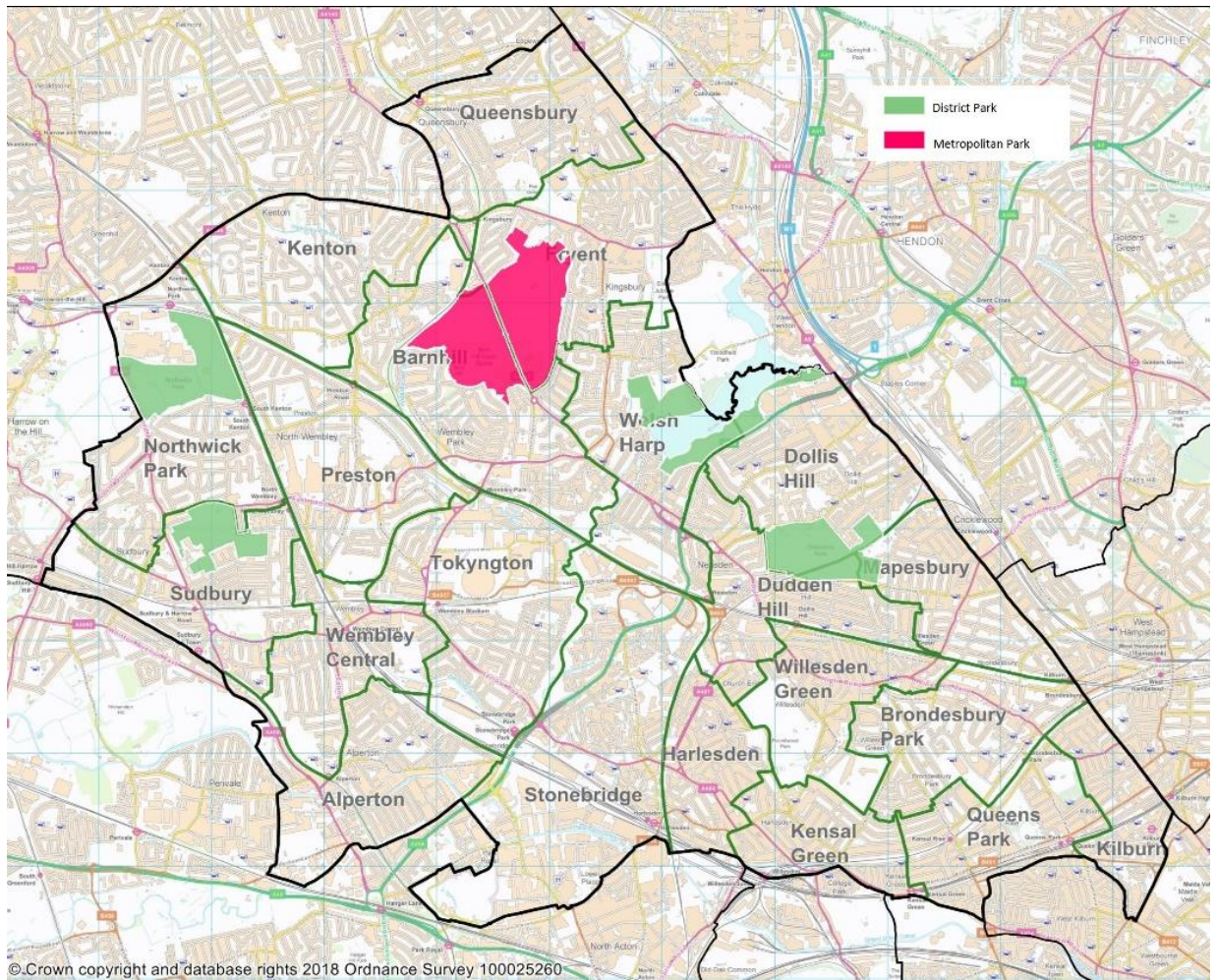
- Distribution of public parks within the borough and assumed catchment area;
- Identification of areas deficient in access to public park provision;
- Significance of current levels of deficiency in access; and
- Analysing community perceptions of existing level of public parks.

### i. Distribution of Public Parks and Areas Deficient in Access

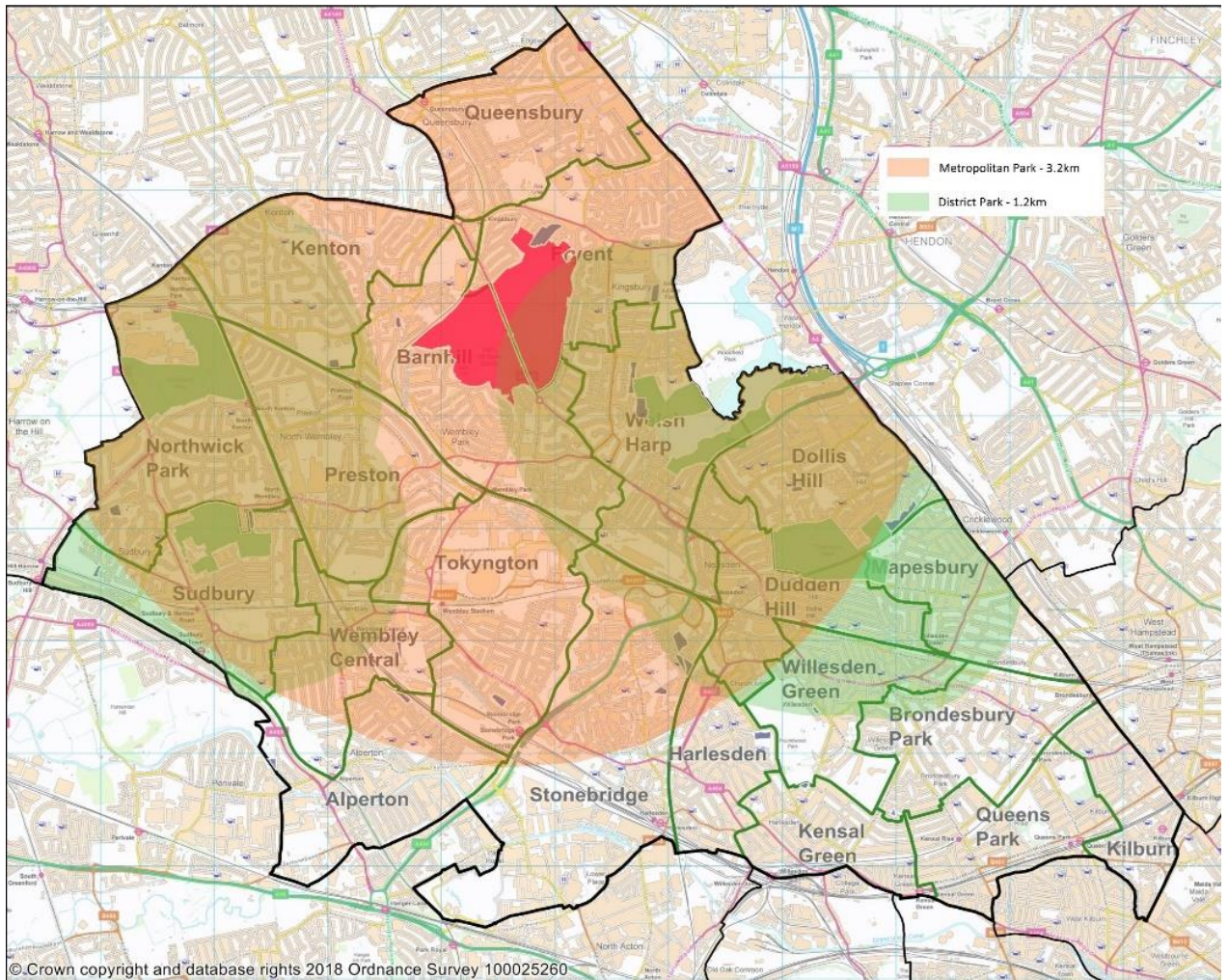
6.47. The distribution of the borough's public park provision and their catchment area, as identified within the GLA Public Open Space Categorisation, is shown in Map 11 and 12. This provides a basis for identifying areas within Brent which are deficient in access to public park provision.

6.48. The analysis on the distribution of public parks, and identifying areas which are deficient in public park provision is a desk-top study, therefore it does not take into consideration the quality and function of a space. Both of these factors can have an impact on the catchment area of the public park.

ii. Metropolitan and District Parks



Map 11: Distribution of Metropolitan and District Parks



Map 12: Parks assumed catchment area

6.49. Map 11 and 12 identifies the distribution of the borough's 1 Metropolitan Park, and 5 District Parks and their anticipated catchment areas.

6.50. All of the borough's Metropolitan and District Park provision is located within the north of the borough. The south is deficient in access. Wards which are entirely deficient in access to Metropolitan and District Parks include Queens Park, Kilburn, Harlesden, Kensal Green, Alperton and Brondesbury Park.

6.51. As shown above, there are clusters of the borough's district parks – two are located within the north-western part of the borough, and three in the north east. As a result of this distribution pattern there are areas within the northern and central part which are deficient in access to this typology. However, Fryent Country Park, the borough's only metropolitan park, is capable of fulfilling the role and function of district parks due to its wide range of facilities and functions. Therefore, through applying the catchment

area of a district park to Fryent Country Park, there is a reduction in the area considered to be deficient in access to district parks within the central and northern region of the borough.

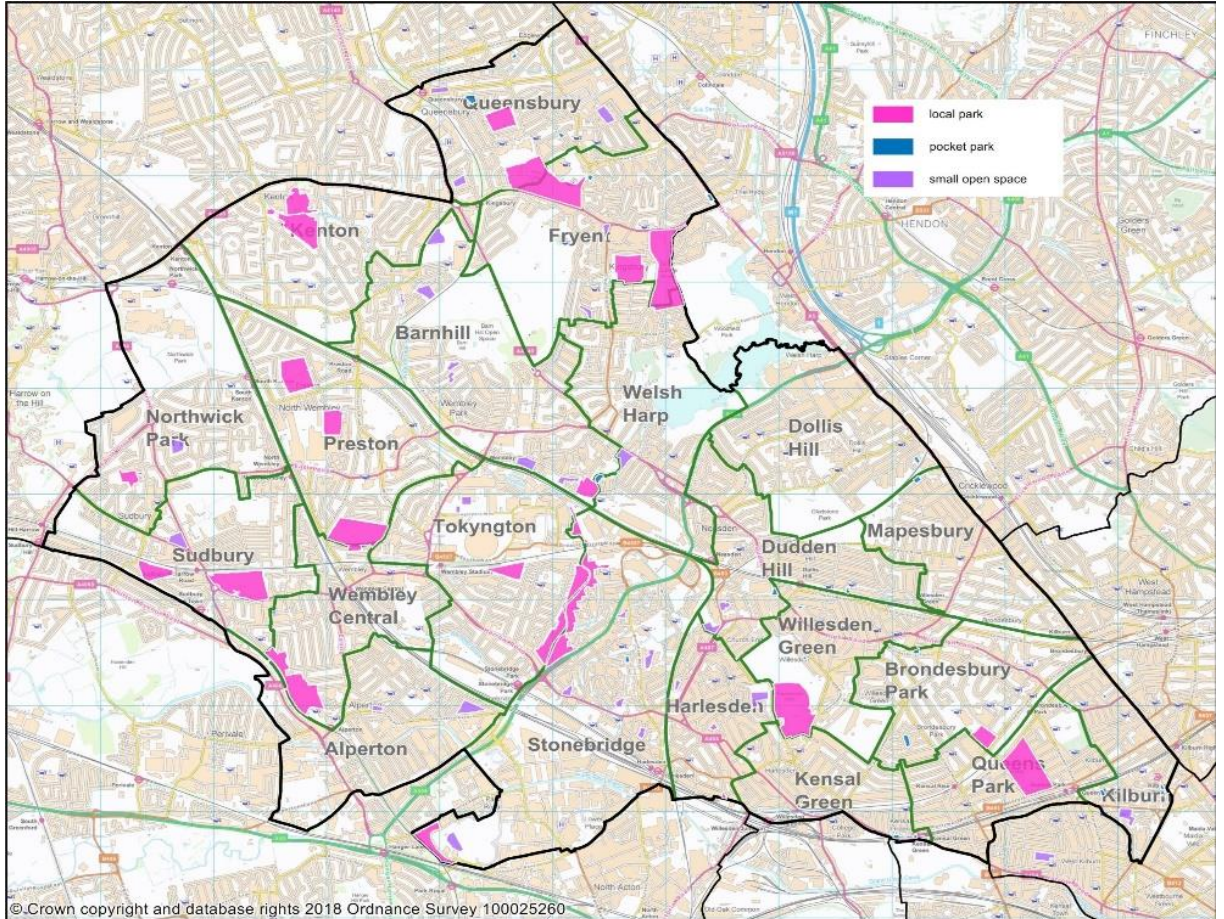
- 6.52. Furthermore, there are a number of Metropolitan and District parks within neighbouring boroughs, whose catchment area fall within the borough's boundaries. For example, Wormwood Scrubs which is located within Hammersmith and Fulham. Access to this particular site will also be improved for Brent residents through development within the OPDC administrative area.
- 6.53. An obvious way to address access deficiency to both Metropolitan and District Parks is to create new provision. Brent is however urban in nature, particularly in the south with the example of Kilburn being the most densely populated ward with 76.9% housing stock as flats. This together with requirements to meet very challenging homes and employment delivery targets, plus the need to provide associated physical and social infrastructure means that available land will be very scarce. Therefore, it is not considered to be feasible or realistic to provide a new Metropolitan or District Park within the borough. The accessibility to the borough's current Metropolitan and District parks, and where considered appropriate, those within neighbouring authorities, should be improved. Recommendations for improvements is contained within Appendix 1.

### iii. Local Parks, Small Open Spaces and Pocket Parks

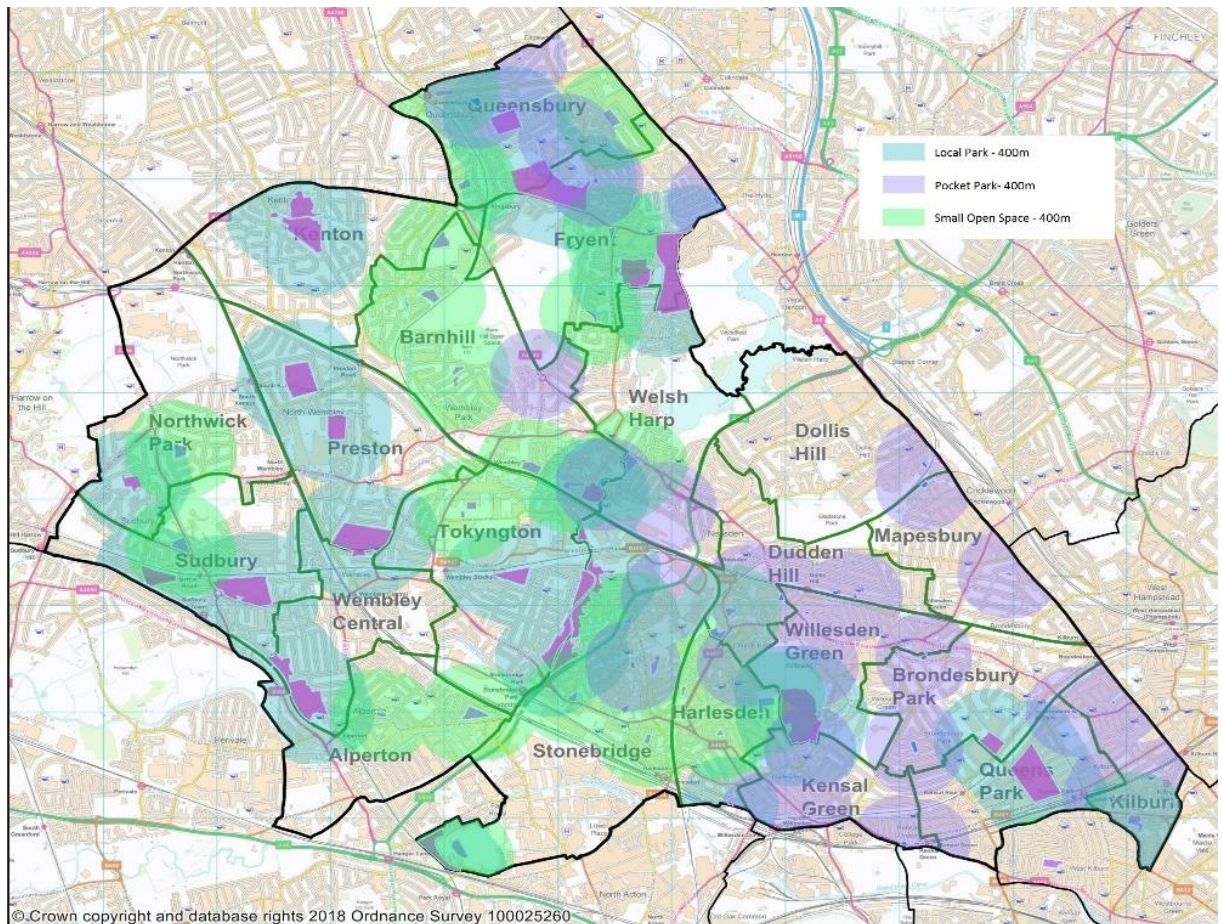
- 6.54. Map 13 and 14 identifies the distribution of the borough's 21 Local Parks, 28 small open spaces and 37 pocket parks and their assumed catchment areas.
- 6.55. The majority of the borough falls within the catchment area for either a local park, small open space or pocket park. However, there are areas of deficiency in access to these public park typologies within Stonebridge, Alperton, Wembley Central, Brondesbury Park, Dollis Hill, Welsh Harp, Kenton and Mapesbury wards.
- 6.56. After drawing the catchment area radius, the distribution of public parks within the borough presents itself as evenly spread. The two wards that are deficient is Dollis Hill and Stonebridge.



6.57. There is a concentration of small open spaces within the north (in particular the wards of Queensbury and Barnhill) and centre (in particular Stonebridge and Harlesden), with only a few being located within the east region, and one within the south-eastern corner of the borough.



Map 13: Distribution of Brent Local Parks, Small Open Spaces and Pocket Parks



Map 14: Parks Catchment Areas

6.58. The majority of the borough's pocket park provision is located within the east and centre. There are no pocket parks within the west.

6.59. Due to the range of facilities available in the 21 local parks they are able to perform the function of both small open space and pocket park. Therefore, through applying the catchment area of local parks to small open spaces and pocket parks there is a reduction in the area of deficient access to:

- small open areas in the north and west; and
- pocket parks within the west, north and centre.

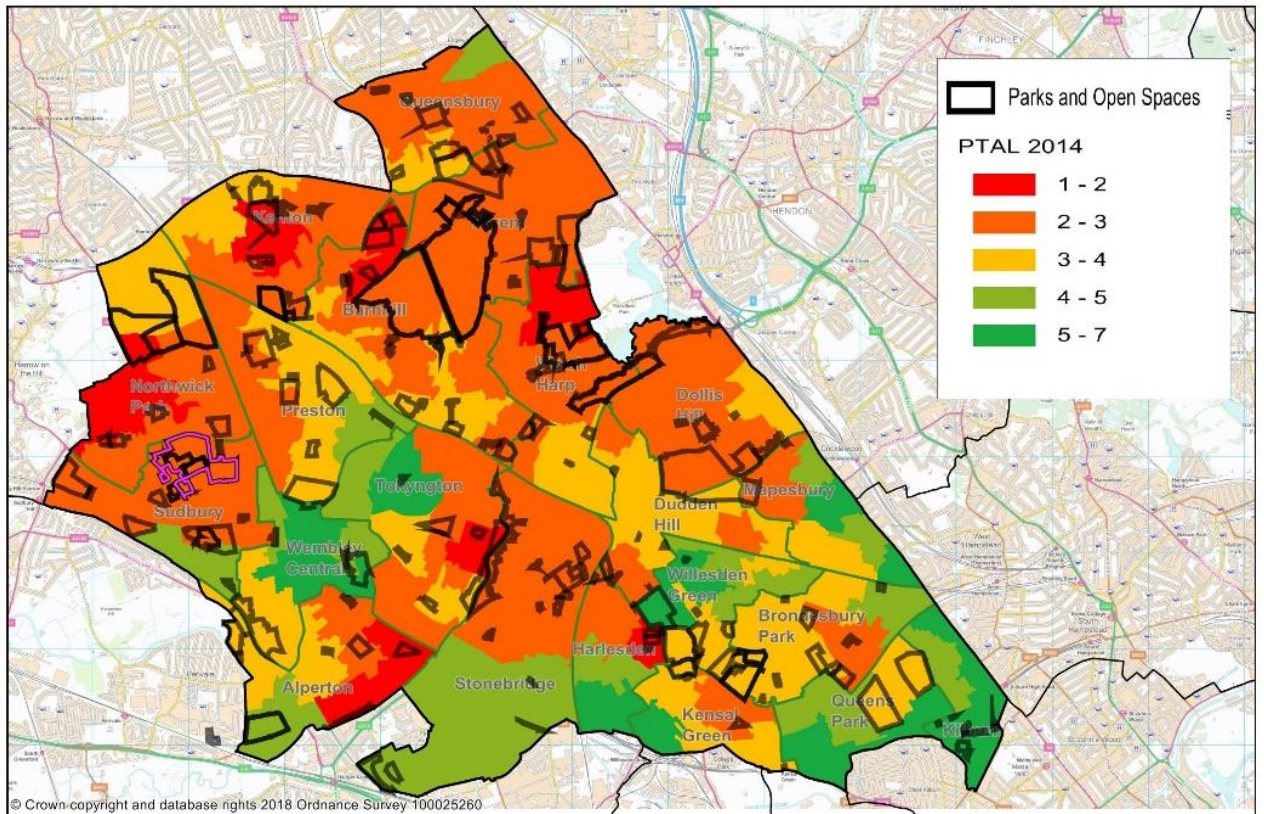
6.60. Their size makes it more possible to address areas of access deficiency through encouraging better access to and quality of provision in nearby parks. Due to limited land availability and competing development pressures, planning for additional provision would be better suited through applying a masterplanning approach. This approach has previously been adopted in Growth Area policies. However, it is not considered possible to

address all deficiency through new provision, therefore, additional measures such as improving accessibility to provision should be pursued.

#### iv. **Significance of current level of deficiency in access**

- 6.61. Similar to quantitative deficiency, the character of the borough can influence the significance of deficiency in access to public park provision. As identified, wards within the north have a higher percentage of houses forming their dwelling stock. In the south flats predominate. Access deficient areas are likely to be more significant in flatted areas due to residents having limited (if any) access to private gardens.
- 6.62. Land use patterns can also influence the significance of public park access deficiency. For example, within the south, Stonebridge Ward deficiency may not be as acute as strategic industrial land (SIL) forms a significant part of the area. As such needs/ demand will not be as high. The Old Oak and Development Corporation (OPDC) are looking to intensify industrial uses within Park Royal. Access to open spaces in this area will be enhanced and consistent with the emerging OPDC Local Plan This includes at least 3 new local parks, that are at least 2ha in size and a delivering a series of smaller publically accessible open spaces and public parks.
- 6.63. It is recognised that adequate provision of public parks is needed within close proximity or easily accessible to residents. Nevertheless, the quality of a park can determine whether it is used or not.

#### v. **Transport Modes and Accessibility to Public Parks**



Map 15: Showing PTAL of Brent

6.64. Public consultation has shown that the most popular mode of travelling to the borough’s public parks is walking. As established in the previous section, walking distances to parks can be influenced by several factors. These include presence of physical features such as rivers or major transport infrastructure, topography, street pattern, location of park entrances and the quality of the pedestrian network. Within Brent, severance is typically caused by major transport infrastructure, such as the north circular, tube lines and railway lines. For example, east to west movement within Fryent Country Park is impacted by the presence of Fryent Way, and the Jubilee line.

6.65. The Capital Ring is a long distance circular walking route. It passes through a number of London’s open spaces and sites of nature conservation, including some in Brent. The Brent section of the Capital Ring connects South Kenton to Hendon Park (located within Barnet). It passes through a number of parks, including Fryent Country Park, Welsh Harp Open Space and Preston Park.

6.66. Cycling was the second preferred method to reaching parks. A number of which are within proximity to Brent's cycling network. Furthermore, the Council has created a cycleway which connects Gladstone Park to Regent's Parks (within Westminster). There are plans to introduce new cycle routes within the borough.

6.67. The accessibility of public open spaces by public transport can be a key factor in determining its usage. As shown in Map 15, public transport accessibility levels (PTAL) are higher in the southern region of the borough in comparison to the north. A number of the larger open spaces, such as Welsh Harp Open Space, Vale Farm and Fryent Country Park, are located within areas that have low PTAL. The implementation of public transport schemes, as identified within the London Plan and the Brent Local Plan, can lead to improvements in the accessibility of the borough's public parks. For example, the West London Orbital, which will make use of the existing Dudden Hill Freight Line, will see improvements in public transport accessibility to Welsh Harp Open Space and Gladstone Park.

#### vi. Alleviating accessibility deficiency at ward level

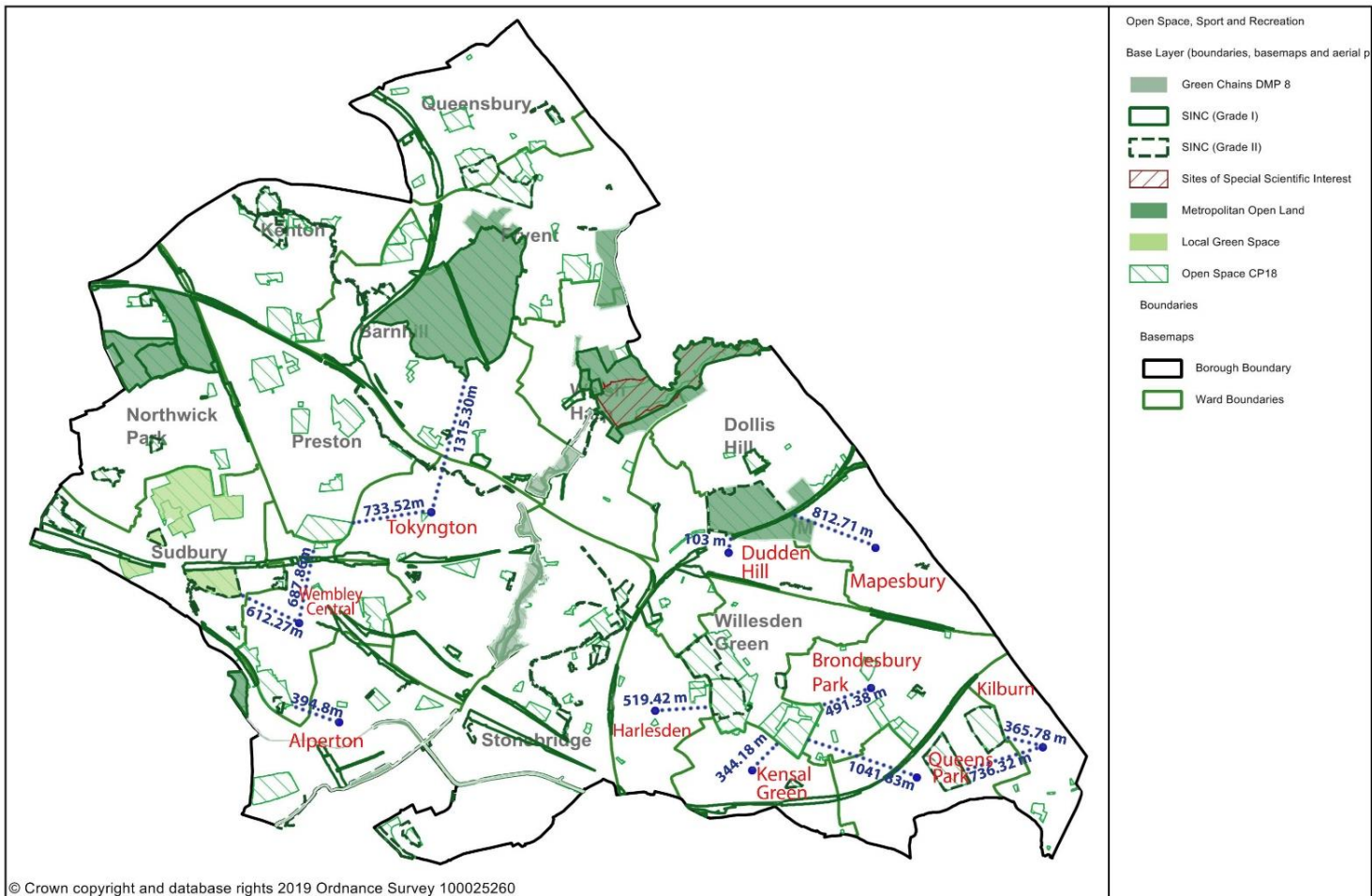
6.68. Table 24 presents a desktop study that lists the variation in provision: wards of deficiency and the nearby wards with high provision. To identify locally based access standards for public park provision it is necessary to consider how well the existing distribution of provision meets the needs of the community.

WARDS OF DEFICIENCY			WARDS NEARBY WITH HIGH PROVISION			
Ward	Public Park Provision (ha)	Deficiency Field in Trust benchmark (0.8 ha per 1,000 population)	Ward	Public Park Provision (ha)	Distance (m) Midpoint to nearby park	Type
Alperton	2.25	-0.67	Sudbury	43.17	394.8 m	One Tree Hill Local Park
			Grand Union Canal			Linear green/blue

Brondesbury Park	3.19	-0.57	Willesden Green	14.52	491.38m	Roundwood Park, Willesden Cemetery
Dudden Hill	9.73	-0.19	Dollis Hill	42.16	103m	Gladstone Park
Harlesden	2.25	-0.67	Willesden Green	14.52	519.42m	Roundwood Park, Willesden Cemetery
Kensal Green	0.72	-0.75	Willesden Green	14.52	344.18m	Roundwood Park, Willesden Cemetery
Kilburn	2.04	-0.69	Queen's Park	12.77	365.78m to 736.32m	Paddington Cemetery, Queen's Park
Mapesbury	5.08	-0.49	Dollis Hill	42.16	812.71m	Gladstone Park
Queen's Park	12.77	-0.01	Willesden Green	14.52	1041.83m	Roundwood Park, Willesden Cemetery
Tokyngton	11.27	-0.16	Preston	21.00	733.52m	King Edward VII Park
			Barnhill	58.92	1315.30m	Barn Hill open space
Wembley Central	11.20	-0.14	Sudbury	43.17	612.27m	Barham Park

Table 24: showing wards of deficiency and nearby wards with high provision

6.69. The map below further illustrates the wards in deficiency marked red and a visual representation to nearby open space provision.



26 September 2019

1:50000

0 500 1000 metres



Map 16: Desktop Study of 'nearby park' in access to wards of deficiency

6.70. With this desk-top assessment it can be understood that from the wards of deficiency identified in Table 24, Alpertton, Brondesbury Park, Dudden Hill, Harlesden and Kensal Green wards' deficiency can be redacted by the nearby parks. Following GLA's accessibility standard of 400m, this can be achieved within the wards listed.

6.71. Tokyngton, Queen's Park and Mapesbury have sufficient provision in nearby wards but the distances are high to reach accessibility standards. Although Queen's Park deficiency is only -0.01 ha, Kilburn's deficiency cannot be minimised by Queen's Park. However, the Paddington Recreation Grounds in the Borough of Westminster can fulfil this gap. Where the wards don't achieve

the minimum accessibility distance, it is important to set priorities to enhance the public realm and access to these nearby parks.

6.72. It is recommended that additional public parks are provided within the identified as deficient in this typology. All major developments in these wards should be expected to contribute to the delivery of enhanced public realm and open greenspace. Where possible, the Council will expect provision of additional public open space. Where it is not possible for new development to provide open space, the Council should seek a financial contribution through S106 or CIL towards improvement of an existing and provision for new open space.

#### vii. Effective distance

6.73. Taking into account that a straight line distance is shown on the map, the actual walking distance is influenced by factors such as railway lines, busy roads, topography, the location of park entrances. This is an indicative map showing that nearby provision is sufficient keeping the barriers/obstacles in mind.

6.74. Taking into account these factors, the recommended accessibility standard by GLA for local Parks, small open space and pocket parks of 400m distance can be increased. FIT (2015) has considered the barriers involved in walking to the parks and has included these obstacles in their accessibility standard. Recommending a distance of 710m for parks and gardens and 480m for amenity space.

#### viii. New developments delivering local parks and pocket parks

6.75. Following a summary of the current and projected standards, this section lists the new local parks, small open space and pocket parks being provided by new developments in Brent.

Standards	Area
Existing total area of parks	464.45 ha
Existing number of Parks	101
Population 2017	332,400
Population 2041	394,400



FIT standard	0.8
<b>Parks standard 2017 (ha per 1000 pop)</b>	<b>1.39</b>
<b>Parks standard 2041 (ha per 1000 pop)</b>	<b>1.18</b>
<b>Additional Park area required to meet the 2041 standard</b>	<b>86.43 ha</b>

Table 25: Summary of parks standards in Brent in 2017 and 2041

6.76. Table 25 summarises the current provision of parks and the future demand with the projected population growth. The supply and demand both meet the standards and is relatively good in the context of London.

6.77. Table 26 below lists 3 new major developments in Tokyngton, Kilburn and Alperton delivering additional open spaces. These wards were listed in Table 12 as wards with deficiency of open space.

Ward	Project & Developer	Typology	Description	Total area to alleviate access deficiency  Net gain (ha)
Tokyngton	Wembley Park Masterplan by Quintain	Local Park and open space, Pocket Park, MUGA	Hybrid planning application (2019)	2.8
			• 7 acre Park	0.4
			• Elvin Garden	0.37
			• White Horse square	0.1
			• Pocket square (south of Wembley International hotel/North of Emerald Gardens)	<b>Total:3.67</b>
Kilburn	South Kilburn Regeneration	Local Park and open space,	Hybrid planning permission	

		Pocket parks, improved public realm, linear walkways.	<ul style="list-style-type: none"> <li>• South Kilburn Urban Park (enhance and extension)</li> <li>• Granville urban park</li> <li>• Woodhouse urban Park</li> <li>• 7 new pocket parks</li> <li>• Carlton Vale as a tree lined Avenue with green space and recreation.</li> </ul>	<b>1.61</b>
Alperton	Northfields (St. George)	Local Park and open space, Public realm, linear walkways along the Grand Union.	Hybrid planning application (2019) <ul style="list-style-type: none"> <li>• Parks and Gardens</li> </ul>	<b>2.190</b>
<b>Total Area</b>				<b>7.47ha</b>

Table 26: New development delivering open space

6.78. Table 26 shows good planning practise where major new developments are sought by the Council to deliver on site local parks and open space, pocket parks, improved public realm, linear walkways, MUGA and amenity spaces. Currently delivering 7.47 ha of open space will alleviate quantity and access deficiency in Kilburn, Tokyngton and Alperton.

6.79. Woodhouse Urban Park in Kilburn is a good example which was delivered in 2016 as part of the regeneration project. Since then it has received many awards such as New London Architecture Award, Best Public Space, 2017, Highly Commended, RICS Award, Regeneration, 2017 and the Principal Award Winner, BALI Award, Urban Regeneration, 2016.

6.80. Table 27 below shows the net gain in open space achieved through new developments.

<b>Wards</b>	<b>Net gain (ha)</b> (after completion of new major development)	<b>Current public park supply (ha)</b>	<b>Parks Deficiency</b> Field in Trust benchmark (0.8 ha per 1,000 population)	<b>Alleviation</b>
Tokyington	3.67	11.27	-0.16	-0.04
Kiburn	1.61	2.04	-0.69	-0.61
Alperton	2.190	2.25	-0.67	-0.54

*Table 27: Alleviating of open spaces in wards of deficiency*

6.81. It is notable that the deficiency level decreases with the new provision in these wards. With the planning policies in practise, the council's performance demonstrates that wards with deficiency are delivering new open spaces. The above table does not take into account the 2.41ha communal amenity space St. George is delivering in Alperton and other amenity/ hard surface recreation spaces Quintain is delivering within Tokyington. This practise will be encouraged in other wards of deficiency (Queen' Park, Mapesbury, Dudden Hill, Harlesden, Brondesbury Park, Kensal green, Wembley Park) as new opportunities arise.

## F. Summary

<b>Summary</b>	<b>Area</b>
Brent Total Area	4130 ha
Existing open space	638.4 ha
Population 2017	332,400
Population 2041	394,400
GLA standard	1.6
<b>Brent public open space standard 2017 (per 1000 pop)</b>	<b>1.9</b>
<b>Brent public open space standard 2041 (per 1000 pop)</b>	<b>1.6</b>

*Table 28: Summary of open space standards*

- 6.82. The borough's open space provision currently is 1.9 ha per 1000 population. This is an equivalent of 638.4 hectares across the borough. In London's context, this is relatively good.
- 6.83. In total there are 101 parks achieving a standard of 1.39ha per 1000 population. With the predicted population increases, if no additional spaces are provided, this drops to 1.18 ha per 1000 population. Nevertheless, the current supply in Brent is relatively good when assessed against the recommended standards by FIT of 0.8 ha of parks and gardens per 1000 population.
- 6.84. The amount of public parks is good in many wards, however the distribution varies significantly between them. When taking account of recognised accessibility standards for the varying typologies, accessibility is good. Although there are some wards of deficiency. However, within areas of deficiency, other forms of urban greenspace provision can be of particular value. Possible opportunities can arise from nearby local/district/metropolitan parks, high quality public realm, amenity spaces. Greenway and footpaths along with areas of SuD's and woodlands can also be used.
- 6.85. In terms of quality of provision, the overall provision is satisfactory. However, there is a scope for improvement for some existing open spaces and facilities. The majority of parks and open spaces score good against the Green Flag assessment criteria. The findings of the consultation and survey further support the results of the quality assessment of a general need for open space management and maintenance.
- 6.86. Proposals for new housing development should be accompanied by increase in open space provision. The nature of open space should reflect the needs generated as a result of the proposed development. Where catchment gaps are noted in wards, these can also be serviced by financial contribution for offsite provision if this provision onsite or near to the site is not possible.
- 6.87. If the proposed development is not located within an area which is deficient in either quantity or access to public park, then consideration will be given to any deficiency in public park quality or management. It is recommended that the developer will be required to make a contribution towards the enhancement of the quality of public park provision including the range of facilities and their condition.
- 6.88. It is anticipated that housing stock will increase 1.54% from 2017 yearly. To manage the impact of growing population and new developments it is important to provide outdoor open space for private or communal amenity space. However, in many dense parts of the borough this will not be realistic. In these locations, the provision of alternative outdoor amenity space such as balconies or roof gardens will be appropriate.

6.89. Keeping in mind the standards already set to meet the projected growing population, other alleviation methods such as visual amenity will also be encouraged. These include green corridors (wildlife corridors): rivers, canal banks, railway embankments and cuttings, roadside verges, parks, cycle ways and rights of way. The value these sites provide in offering a visual, recreational amenity and environmental benefits as well as a break in the built form remains essential.

## 7. ASSESMENT OF CHILDREN’S PLAY AND INFORMAL RECREATION PROVISION

7.1. As stated in the GLA’s ‘Shaping Neighbourhood Play and Informal Recreation’ SPG, safe and stimulating play facilities are essential for a child’s well-being, health and future development. In line with the PPG17 definition, provision for young people consists of areas which are designed primarily for play and social interaction. Examples of these spaces include multi-use game areas, BMX tracks and equipped play space.

7.2. The parks service secured DCSF ‘Playbuilder’ grant to improve 20-24 children’s playgrounds across the borough. This project resulted in improved working relationship with young people and families. The TELUS survey 2009 shows that the young people of Brent voted their local parks and playgrounds quality as very high. Despite that the council is aware that continuous efforts towards provision, maintenance and upgrading of facilities is needed to meet the growing needs of the growing population. Young People’s Service, our Friends groups and the council’s Parks Service have committed to plan for new and upgraded play spaces.

7.3. There is approximately 71,450 0-15 year olds within the borough. Between 2011 and 2041, the population of 0-15 years old within Brent is anticipated to increase from 63,754 to 74,388, a rise of 16.68%. As shown in Figure 6, there are slight rises and falls within this population during the period to 2041. In particular, there is a rise, decline and then levelling off in the population aged between 5-15 years.

7.4. The assessment does not include play areas in schools.

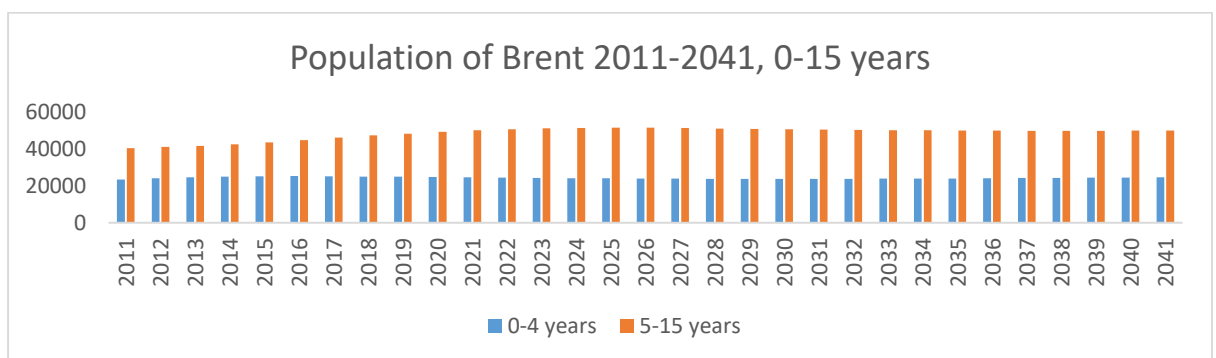


Figure 6: Population of Brent, 2011-2041, 0-15 years

## A. Planning approach

7.5. There are no national standards for children's play provision. There are however a number of planning approaches/ tools that can be used to assist in ensuring that there is adequate supply of children's play provision. These standards should aim to ensure any deficiencies are met, as well as providing for an increase in population. These are:

### i. *Fields in Trust (FIT) quantity standards*

7.6. FIT's recommended benchmark quantity standard is 0.25 ha per 1000 head of population for equipped/designated play areas. The FIT standards are aspirational. Unless applied practically they can have limitations. They can end up in a spread of play areas that can be difficult to maintain, as well as challenging in the urban context. However, the FIT standard could be a long term aim and the priority is to work towards ensuring the standards are met. The standards below propose quantities of play space by category. These should be delivered on site through development over 10 dwellings where feasible.

7.7. FIT recommends that equipped/designated play spaces be promoted in the form of Local Areas of Play (LAPS), Locally Equipped Areas of Play (LEAPs) and Neighbourhood Equipped Areas for Play (NEAPs). These facilities can be complemented by other facilities including Multi-Use Game Areas (MUGAs) and skateboard parks. The FIT recommended guidelines for children's play provision is identified in Table 29.

Open Space Typology	Quantity Guideline (Hectares per 1,000 population)	Walking Guideline	Quality Guideline
Equipped/designated play areas	0.25	LAPs – 100m  LEAPs – 400m (5 min walk from home)  NEAPs – 1,000m (15 min walk from home)	<ul style="list-style-type: none"> <li>Quality appropriate to the intended level of performance, designed to appropriate technical standards</li> <li>Located where they are of most value to the community to be served</li> </ul>

Other outdoor provision (MUGAs and skateboard parks)	0.30	700m	<ul style="list-style-type: none"> <li>• Sufficiently diverse recreational use for the whole community</li> <li>• Appropriately landscaped</li> <li>• Maintained safely and to the highest possible condition with available finance</li> <li>• Positively managed taking account of the need for repair and replacement over time as necessary</li> <li>• Provision of appropriate ancillary facilities and equipment</li> <li>• Provision of footpaths</li> <li>• Designed so as to be free of the fear of harm or crime</li> </ul>
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*Table 29 FIT Recommended Guidelines for Children's Play Provision*

## ii. Play England: Quality in Play assessment Tool

7.8. Play England was launched in 2006 to support the infrastructure, development and sustainability of play strategies. Their 'Quality in Play' is a quality assurance system for play services. It assesses play spaces against a standard for 11 quality areas. These are: children's freedom and control; the physical environment; the human play environment; reflective play work practice; workforce development; the law and regulation; project and resource management; clear play aims and values; communicating effectively; working in the community; and the bigger picture.

## iii. London Plan: Shaping Neighbourhoods: Play and Informal Recreation SPG 2012

7.9. It provides benchmarks for London to assist in setting local provision standards and devising strategies for improvement of play and informal recreation. The



SPG recommends that a minimum of 10sqm of dedicated play space per child is used as a basis for assessing existing provision within an area. The SPG also sets out accessibility standards for children's play provision and playable space typologies, which is detailed in Table 30.

<b>Children's Play Provision</b>				
	<i>Children Under 5</i>	<i>Children 5-11</i>	<i>Young people 12+</i>	
What counts as an existing space for play?	<ul style="list-style-type: none"> <li>• Small age appropriate equipped play area</li> <li>• Public open spaces with potential for informal play</li> </ul>	<ul style="list-style-type: none"> <li>• Equipped age-appropriate play area</li> <li>• Public open spaces with potential for informal play</li> <li>• Kick about areas</li> <li>• Adventure playgrounds</li> <li>• Skatepark, bike</li> </ul>	<ul style="list-style-type: none"> <li>• Adventure Playgrounds</li> <li>• Sport or recreation spaced that is open access (e.g. ball court, basketball court, multi-use games area)</li> <li>• Skatepark, bike park or other wheeled facility</li> <li>• Fitness trails or other age-appropriate equipped areas</li> <li>• Outdoor stage</li> <li>• Youth shelters</li> </ul>	
Actual Walking Distance (taking into account barriers to movement)	100m	400m	800m	
<b>Playable Space Typologies</b>				
	<i>Doorstep Playable Space</i>	<i>Local Playable Space</i>	<i>Neighbourhood Playable Space</i>	<i>Youth Space</i>
Description	A landscaped space including engaging play features for young children, and places for	A landscaped space with landscaping and equipment so that children aged from	A varied natural space with secluded open areas, landscaping and equipment so that children	Social space for young people aged 12 and over to meet, hang out and take part in informal sport

	carers to sit and talk.  Parental/guardian supervision	birth to 11 can play and be physically active and they and their carers can sit and talk.  Flexible use.  No formal supervision.	aged from birth to 11 can play any be physically active and they and their carers can sit and talk, with some youth facilities.  Flexible use  May include youth space  May be supervised	or physical recreation activities.  No formal supervision
Minimum Size	100 sq m	300 sq m	500 sq m	200 sq m
Age Group	0-5	0-11	All ages	12+

*Table 30: Accessibility Standards for Children's Play Provision and Playable Space Typologies*

#### iv. Design for Play: A guide to creating successful play spaces 2008

7.10. This has been produced by Play England in association with the Free Play Network. It explains how good play spaces can give children and young people the freedom to play creatively. Underpinned by 10 principles, it advocates good for all community play spaces. These include spaces that are bespoke, well located, use natural elements, have a wide range of experience, are accessible, meet community needs, allow different ages to play together, build in risk and challenge, are suitable and appropriately maintained, allow for change and evolution. These principles will be helpful to improve the quality of provision.

### B. Assessment of supply and demand: Quantity

7.11. 89 areas have been identified as containing provision for children and young people. A significant proportion of this provision is located within the borough's public parks and open spaces, which are owned and maintained by the Council.

In addition, there are a number of play facilities within housing estates and some which are privately owned.

7.12. The amount of provision per ward of these play spaces (provision identified includes play spaces, MUGAs and BMX track) is included within Table 31. As it shows some wards, such as Fryent, Kenton and Kilburn, have a higher area of total equipped space in comparison others such as Dudden Hill, Kensal Green and Wembley Central. It should be noted that this does not mean that the area has a higher number of play spaces. In some cases, a larger number can be attributed to a larger area being covered. The current provision of formal play space within the borough is **1.4 sqm per child** based on 2018 population of 71,450 0-15 year olds. This is equivalent to **0.14 ha per 1000 population**. FIT's standard for equipped/designated area is 0.25 ha per 1000 population for formal/equipped play area. The National Playing Fields Association (NPFA, now called Fields in Trust) standard is 0.6-0.8 ha per 1000 population for formal/informal play space.

Ward Name	Total area of formal/equipped play space (ha)
Alperton	0.25
Barnhill	0.4
Brondesbury Park	0.26
Dollis Hill	0.21
Dudden Hill	0.14
Fryent	1.46
Harlesden	0.18
Kensal Green	0.12
Kenton	1.79
Kilburn	1.03
Mapesbury	0.33
Northwick Park	0.05
Preston	0.46
Queens Park	0.11
Queensbury	0.28

Stonebridge	0.62
Sudbury	1.27
Tokington	0.25
Welsh Harp	0.16
Wembley Central	0.11
Willesden Green	0.51
<b>Total</b>	<b>9.99</b>

Table 31 Play Space Provision by Ward

7.13. The 'Shaping Neighbourhoods Play and Informal Recreation SPG' sets the benchmark standard. This is a minimum of 10 sqm of dedicated play space per child as a basis for assessing existing provision and future requirements within an area. As identified in the below table, the approximate child population of ward in 2015 and the amount of dedicated play space that would be required to meet existing need.

Ward	Children aged (0-15)	amount of dedicated play space required to meet the 10sqm/child standard (sqm)	Total amount of dedicated play space required (ha)
Alperton	3550	35500	3.55
Barnhill	3550	35500	3.55
Brondesbury Park	2550	25500	2.55
Dollis Hill	3850	38500	3.85
Dudden Hill	3550	35500	3.55
Fryent	3200	32000	3.2
Harlesden	3800	38000	3.8
Kensal Green	3150	31500	3.15

Ward	Children aged (0-15)	amount of dedicated play space required to meet the 10sqm/child standard (sqm)	Total amount of dedicated play space required (ha)
Kenton	2100	21000	2.1
Kilburn	3750	37500	3.75
Mapesbury	3000	30000	3
Northwick Park	1950	19500	1.95
Preston	3300	33000	3.3
Queens Park	3050	30500	3.05
Queensbury	4250	42500	4.25
Stonebridge	5550	55500	5.55
Sudbury	3600	36000	3.6
Tokington	3600	36000	3.6
Welsh Harp	3200	32000	3.2
Wembley Central	3550	35500	3.55
Willesden Green	3350	33500	3.35
<b>Total</b>	<b>71,450</b>	<b>71,4500</b>	<b>71.45</b>

Table 32: Amount of space required to meet 10 sqm standards

7.14. The following table calculates the existing total area of equipped play space by ward – the standard compliant amount = actual area required in 2018.

Ward Name	Play space (ha) required	Existing total area of equipped play space (ha)	Actual area required (ha)
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	to meet standard		
Alperton	3.55	0.25	3.33
Barnhill	3.55	0.4	3.15
Brondesbury Park	2.55	0.26	2.29
Dollis Hill	3.85	0.21	3.64
Dudden Hill	3.55	0.14	3.41
Fryent	3.2	1.46	1.74
Harlesden	3.8	0.18	3.62
Kensal Green	3.15	0.12	3.03
Kenton	2.1	1.79	0.31
Kilburn	3.75	1.03	2.72
Mapesbury	3	0.33	2.67
Northwick Park	1.95	0.05	1.9
Preston	3.3	0.46	2.84
Queens Park	3.05	0.11	2.94
Queensbury	4.25	0.28	3.97
Stonebridge	5.55	0.62	4.93
Sudbury	3.6	1.27	2.33
Tokington	3.6	0.25	3.35
Welsh Harp	3.2	0.16	3.04
Wembley Central	3.55	0.11	3.44
Willesden Green	3.35	0.51	3.4
<b>Total</b>	<b>71.45</b>	<b>9.99</b>	<b>61.46</b>

*Table 33: Total Calculated area required for play provision.*

- 7.15. This gives us a **total area of 61.46 ha** which is equivalent to **0.86 ha per 1000 population and 8.6 sqm per child** that the borough has to provide to reach the recommended 10 sqm standard in accordance with 2018 children population.
- 7.16. The children and young peoples (aged 0-15 years) is anticipated to increase to 74,388 by 2041. Using the above 10sqm benchmark standard, to fulfil the needs of this population Brent will need to have 743,880 sqm of dedicated play space, which is equivalent to 74.39ha. This requires the borough to maintain a standard of **10sqm per child by 2041** that is equivalent to **1.0 ha per 1000 population**.
- 7.17. Keeping in mind that these standards do not take into account the informal recreation area. GLA's 10sqm recommended standard takes into account both formal equipped/designated play and informal recreation. The following section assesses the quantity in both these areas.

#### i. Alleviating quantity

- 7.18. However, to fully assess the existing level of children's play provision within Brent, consideration will need to be given to the level of informal play provision. A number of the borough's public parks provide areas for informal play, i.e. throwing a Frisbee, kick about and running around. For this assessment, it is considered that local parks, recreation grounds, district parks and the borough's only metropolitan park should be included within this quantitative analysis, as they provide the most realistic opportunities for informal opportunities within the borough. These spaces have been identified in the below table.

Open Space Typology	Name of Open Spaces	Total amount of open space (ha)	Total amount of dedicated play space within open spaces
Metropolitan	Fryent Country Park	112.05	0
District Parks	Gladstone Park	161.5	2.25
	Northwick Park		
	Vale Farm		
	Welsh Harp North		
	Welsh Harp South		

Local Parks	Aylestone Avenue Open Space Barham Park Chalkhill Sports Ground Church Lane Recreation Ground Eton Grove Open Space GEC (Pellat Road Sports Ground) Kenton Grange King Edward VII Park Maybank Avenue One Tree Hill Preston Park Queens Park Roe Green Park Sherrens Farm Open Space Silver Jubilee Park Brent River Park Sudbury Hill Open Space Woodcock Park	154.4	6
Recreation Grounds	Alperton Sports Ground Gibbons Recreation Ground John Billam Playing Fields	23.9	0.96



	Tenterden Sports Ground		
	<b>Total</b>	<b>451.85</b>	<b>9.21</b>

Table 34: Informal recreation within the borough.

7.19. Taking the above table into consideration, there is approximately 442.64 ha (equivalent to 4,426,400 sqm) of informal open space within the borough's public parks and recreation grounds. The following calculation was applied:

Total (existing) formal and informal area= 4,518,500 sqm (451.85 ha)

Projected children population 2041 = 74,388

Standard of provision 2041 = 6.07 ha per/1000 children population or 60.74sqm

7.20. This means that in terms of informal and formal play space, there is currently a provision of **63.24 sqm per child**. This alleviates the current standard of formal and informal play provision to **6.3 ha per 1000 population**. With the projected 2041 children population of 74,388 and the existing formal and informal play provision, the standard will be **6.1 ha per 1000 population (61sqm)**. This is above the recommended standard by GLA and FIT.

### C. Assessment of supply and demand: Quality

7.21. Managed and maintained spaces give a higher value to sites and attracts the local community and a cross section of users by providing a safe environment. Children's play provision within the Borough should be of adequate quality and provide a range of facilities associated with the size of the facility.

7.22. The play equipment within the council-owned and managed play spaces are inspected on a regular basis to ensure that they are all maintained to a good standard and that the equipment is safe.

7.23. Furthermore, as mentioned previously a number of the play spaces are located within the boundaries of public parks. As a result, they would have formed part of the KBT qualitative assessment of public park provision within the following categories: safe equipment and facilities and equipment. The average scores for these two categories are identified in Table 35.

Typology	Safe Equipment and Facilities	Equipment
District Park	6.6	6.2
Local Park	6.1	6

Small Open Space	6.04	5.86
Pocket Parks	6.11	6.17
All Public Parks	6.13	6

*Table 35 Average Scores for Parks of Children's Play Equipment*

7.24. The above table indicate that overall, play areas within public parks were at a 'fair' quality. However, there are some variations between the different public park typologies. For example, small open spaces were the only public park typology to achieve less than a 6 in the 'Equipment' category.

7.25. KBT classified the majority of parks as having a 'Good' or 'Very Good' quality and range of facilities. LEAP and NEAP sized play areas score average for quality.

#### D. Assessment of Accessibility

7.26. Play areas should be located in proximity to family housing, schools and other places where they spend time. The 'Shaping Neighbourhoods: Play and Informal Recreation' contains benchmark standards for different age bands to accessing play provision. These standards are identified in Table 36.

Child Age	Maximum Walking Distance from Residential Unit
Under 5s	100m
5-11 year olds	400m
12+	800m

*Table 36 maximum walking Distances to Children's Play Areas*

7.27. 'Shaping Neighbourhoods: Play and Informal Recreation' encourages local authorities to produce strategies on play and informal recreation. These strategies should be supported by Local Plan policies to improve access, safety, and opportunity for all children and young people. The Council's last strategy for play areas was contained within the 'Parks Strategy 2010 to 2015'. This document detailed current spatial deficiencies by ward (Table 37), using a 400m walking distance threshold.

Ward	Summary of Spatial Deficiencies (2010-2015)
Queensbury	Some areas more than 400m walking distance from play facilities at Eton Grove. High child population density in north of Queensbury
Fryent	Areas in East of Fryent ward are more than 400m from play facilities at Roe Green, Church Lane, Silver Jubilee open space
Kenton	Low child population density area
Barnhill	High child population density in Chalkhill Area. Also area is north of ward which is more than 400m from Lindsay Park and has a medium child population density
Welsh Harp	Some areas more than 400m from play facilities at Church Lane and Neasden Recreation Ground.
Preston	Pockets of high child population density in wet ward which are more than 400m distance from play facilities at King Edwards Park and Preston Park
Northwick Park	Small area of medium child population density more than 40m from play facilities at Northwick Park
Sudbury	Pockets of medium child density which are more than 400m from play facilities at Butler's Green, Maybank and Barham Park
Wembley Central	Large areas of high child population density more than 400m from play facilities at One Tree Hill and King Edward VII Park
Alperton	Area in north of ward with high child population density and over 400m from play facilities at Mount Pleasant Open Space
Stonebridge	Significantly high child population density in areas placing pressure on play facilities at Brent River Park, Gibbons Recreation Ground, Crouch Road Open Space.
Harlesden	Significantly high child population density in areas placing pressure on play facilities at St Mary's Road open space and other small play facilities within housing areas
Kensal Green	Pockets of medium/high child density which are more than 400m from play facilities at Roundwood Park and Hazel Road play area
Queens Park	Areas in west of ward are more than 400m walking distance from play facilities at Roundwood Park and Hazel Road play area

Kilburn	Significantly high child population in areas placing pressure on play facilities at Carlton Vale open space and Streatley Road Playground
Brondesbury Park	Area of medium child population density in south of ward more than 400m from play facilities at Tiverton playground and Brondesbury Park open space
Willesden Green	North area of ward has high child population density and no existing play facilities
Dudden Hill	Pockets of ward which are more than 400m from play facilities at Gladstone Park
Mapesbury	Pockets of medium/high child population density which are more than 400m from play facilities at Gladstone Park and Mapesbury Dell
Dollis Hill	Significantly high child population density north part of the ward which is more than 400m from play facilities at Gladstone Park.
Tokyngham	Medium/high child population density in south of ward which is more than 400m from play facilities at Brent River Park.

*Table 37 Summary of Spatial Deficiencies to Children's Play Facilities*

- 7.28. Within certain wards of the Borough, the population size and density varies and it is not appropriate to define consistent access standards. However, within areas of deficiency other forms of urban greenspace provision can be of particular value to children. Informal recreation should involve creation of general public space that offers play opportunities. *Play England: making space for play* wrote a non-statutory guidance for local authorities. Launched by DCSF (2008) it suggested increasing play is not always about designing and developing designated play spaces. It is important for playable space to become areas where children and young people would naturally want to play. This can be on their good quality public realm, local street, wider section of the pavement, the local green, verges, public squares and fountains, giving them a chance to invent their own play space. This represents possible opportunities for over-coming local accessibility deficiencies.

## E. Summary

- 7.29. The tables below summarise the recommended standards by GLA and FIT and the current supply and future demand in the borough.

	Recommended standard	Type
<b>FIT</b>	0.25 ha per/1000 population	Equipped/Formal
	0.30ha per/1000 population (others MUGA'a etc)	
	Minimum 10sqm per /child	Informal/Formal
	0.8 ha per 1000 population	
<b>GLA</b>	10sqm per child	Formal + Informal

Table 38: Summary of recommended standards.

Year	Brent Child Population	Standard ha per/1000 children population	Standard sqm per/child	Type of play provision
2018	71,450	0.14	1.4	Formal
2018	71,450	6.3	63	Informal + Formal
2041	74,388	1.0	10	Formal
2041	74,388	6.1	61	Informal + Formal

Table 39: Standards of formal play and informal recreation in Brent in 2018 and 2041

- 7.30. In summary, this section has identified formal and informal play provision for children in Brent. Out of 101 open spaces, 89 have play areas. London Plan policy interpreted in SPG identifies a desirable standard of 10 sqm formal and informal space per child. In 2018, Brent achieved 1.4 sqm of formal equipped play space, and overall 63 sqm of formal and informal play space per child (taking into account provision in parks). With the projected children population of 74,388 in 2041, Brent will achieve a standard of 6.1 ha per 1000 population (61 sqm) with its current formal and informal play provision. This remains above the FIT criteria of 0.8 ha per 1,000 population for children play provision.
- 7.31. There are wards which have high population and housing densities and low levels of formal and informal recreation provision. There is also a lack of access to private gardens. The overall density of development also means that there

tend to be fewer amenity spaces. It is recommended that proposals for new housing development should follow the 10sqm formal and informal space per child standard. Design proposals should always seek to improve children's play needs generated as a result of the proposed development.

- 7.32. KBT classified the majority of open spaces as having a 'Good' or 'Very Good' quality and range of facilities. Play areas across the borough scored 8, compared to a pass mark of 6.5. LEAP and NEAP sized play areas score average for quality. It is recommended that play areas are improved and managed to attract children and young people.
- 7.33. The amount of formal and informal play provision (taking into account provision in parks) is generally good in many wards. However, the distribution of public parks varies significantly between them. When taking account of recognised accessibility standards for the differing park typologies, accessibility is generally good, although there are some areas of deficiency. It is recommended by the GLA that all residents within the borough should have access to areas of formal and informal play provision for children and teenagers within 400m from home.
- 7.34. Moving forward, consideration will need to be given to reducing access deficiency taking account not just of the linear distance but also physical barriers which might extend travel distances. Measures to extend the catchments of existing play spaces will be different for each space but could include: making them more vibrant safe and clean; greening of routes. These areas also may require a special approach of on-site or off-site provision from the new development for additional provision.
- 7.35. Alternatively, consideration should be given to creation of informal recreation of general public space that offers play opportunities. This can be provided on local street, wider section of the pavement, the local green, verges, public squares and fountains, giving them a chance to invent their own play space. This will encourage spaces to be a valued community resource. Other areas of play can be provided through good quality public realm and amenity space, greening footpaths, areas of SuD's and woodlands. This represents possible opportunities for over-coming local accessibility deficiencies.

## 8. SPORTS PROVISION (OUTDOOR AND INDOOR)

- 8.1. The Public Health Observatories (PHO) estimated that 21.2% of Brent's population were obese in 2012. In addition, 7.7% of residents have clinically confirmed diabetes, significantly higher than the average of 5.8% across England. FIT conducted an analysis of APS data sourced for the years 2011-2015 which shows that participation in sport and physical activity is highest amongst the 16-34 age groups, and then declines with increasing age. Over half (55.7%) of Brent residents aged 16+ had not participated in 30 minutes of sport or active recreation in the previous 28 days.
- 8.2. The increase in residents has meant a recognised need for leisure provision. Wembley Leisure Centre (2016) provides a modern sports centre with a swimming pool, health and fitness suite and dance studio. This has been supplemented in this area by other private or residents' gyms. Brent has an aspiration to provide social infrastructure that meets the needs of its changing population. Outdoor sports facilities form an important part of the social infrastructure of an area. They can provide a focal point for a community. In addition to their primary function as a sporting facilities, outdoor sports facilities (particularly playing fields) can have a secondary function as a recreation and amenity resource.
- 8.3. This chapter identifies the need for outdoor and indoor sports provision within the Borough. Sports facilities is a wide-ranging category of open space. It includes both natural and artificial surfaces in either public or private ownership. Examples of indoor sports include sports halls, swimming pool, squash courts, dance studios, health and fitness, indoor bowls, community and other specialist facilities. Examples of outdoor sport provision include tennis courts, golf courses, athletic tracks, bowling greens, multi-use game areas (MUGAs) and playing pitches.
- 8.4. This study will assess the outdoor sports facilities, particularly bowling greens, tennis courts, athletic tracks, outdoor gyms and multi-use game areas. To recognise the supply and demand of indoor sports facilities, it will provide a summary of the findings and recommendations from the Playing Pitches Assessment 2016 and Indoor Sport and Leisure Facilities Needs Assessment (2018).

### A. Planning approach

#### i. Sport England

- 8.5. Sport England is a statutory consultee on all planning applications that affect sports pitches and it has a long established policy of playing pitch retention, even

prior to the NPPF guidance. It looks to improve the quality, access and management of sports facilities as well as investing in new facilities to meet unsatisfied demand. Sport England has developed a methodology for assessing the need for playing pitches within an identified area. This is set out in 'Towards a Level Playing Field'.

## ii. A Strategic Approach to Playing Pitch Provision in Brent (PPS) 2016

8.6. In accordance with Sports England, the Council has prepared 'A Strategic Approach to Playing Pitch Provision in Brent'. It has also involved National Governing Bodies of Sport (NGBs) throughout the study. It provides an up-to-date analysis of supply and demand for playing pitches within Brent, focusing on the following sports:

- Football
- Rugby
- Cricket
- Hockey

8.7. Football pitches: There is presently enough Football provision in Brent to satisfy the current demand. There are currently 34 adult football, 27 youth football and 12 mini soccer pitches. Out of these 9 score a quality score of poor. The quality of existing pitches needs to be improved and additional ancillary facilities such as changing accommodation should be provided. It is also recommended that floodlit pitches should be reinstalled. Schools should be encouraged to offer use of their pitches to the community as a matter of course. This in particular is more important where there is no open space to provide new pitches e.g. South East of the Borough.

8.8. Rugby pitches: There are currently 6 rugby pitches where the level of the use on the pitches is thought to be far beyond the capacity of the site. It is suggested that partnership with RFC clubs can delegate maintenance responsibility and invite more funding.

8.9. Cricket pitches: Currently Brent supplies 21 squares, 118 grass wickets and 11 artificial wicket pitches. The current levels of cricket pitch provision are good and must be retained. Out of these 7 score a quality of poor where quality of playing surface, the quality of changing rooms and the score of their maintenance regime is assessed. To meet the current demand, these pitches need to be made accessible to the community an offer training and practise facilities. If levels of participation increase or access to pitches on school sites reduces additional provision will be required.



- 8.10. Hockey: The supply and demand for hockey is well balanced. Brent has two Hockey appropriate Artificial Grass Pitches, JFS School and Preston Manor High School. All formal Hockey demand is imported from neighbouring Boroughs.
- 8.11. Artificial grass pitch (AGP): Brent currently has 8 full sized AGPs for football, 6 of which are 3G (rubber crumb). All but one of these facilities have floodlighting. In 2014, additional two new AGPs were installed at the Ark Academy and Preston Manor High School. Although there is sufficient supply, a potential method for increasing the number of 3G facilities to match the projected demand is to re-surface current sand-based surfaces.
- 8.12. The quality of most pitches across the district are rated as standard, however there are twice as many good pitches compared to poor. This means that the vast majority of pitches are either good or standard in quality.
- 8.13. Overall, the strategy recognises that:
- The provision of playing pitch is relatively satisfactory, but if levels of participation increase or access to pitches on school sites reduces additional provision will be required.
  - The quality of existing local authority pitches and courts is rated as standard and needs to be improved to a good rating.
  - There is a need for changing facilities on more pitch locations.
  - Community access to sports facilities on school sites should be increased.
  - Increasing participation among hard to reach demographic groups, whose engagement in sports and physical activity is well below the national average.

### iii. Brent Council Indoor Sport and Leisure Facilities Needs Assessment 2018

- 8.14. The methodology follows the recommendations by Sport England's 'Assessing Needs and Opportunities Guide (ANOG) for Indoor and Outdoor Sports Facilities'. This has resulted in the formation of a localised picture of needs and priorities for indoor sports facility.
- 8.15. A list of 65 sites were assessed which included community, education, local authority and private/commercial facilities. 27 Health and Fitness suites were also identified as providers of physical activity in the borough. The quality assessment involved a scoring out of five across seven key areas, the results came out as average on quality.
- 8.16. A number of priorities have emerged out of this assessment. Brent has a low supply of swimming pools in comparison to surrounding areas, but the quality of those facilities is relatively above average. There are 9 sites across Brent, of which 6 offer 20m/160m<sup>2</sup> pools and 3 are learner/teaching/training pools. The

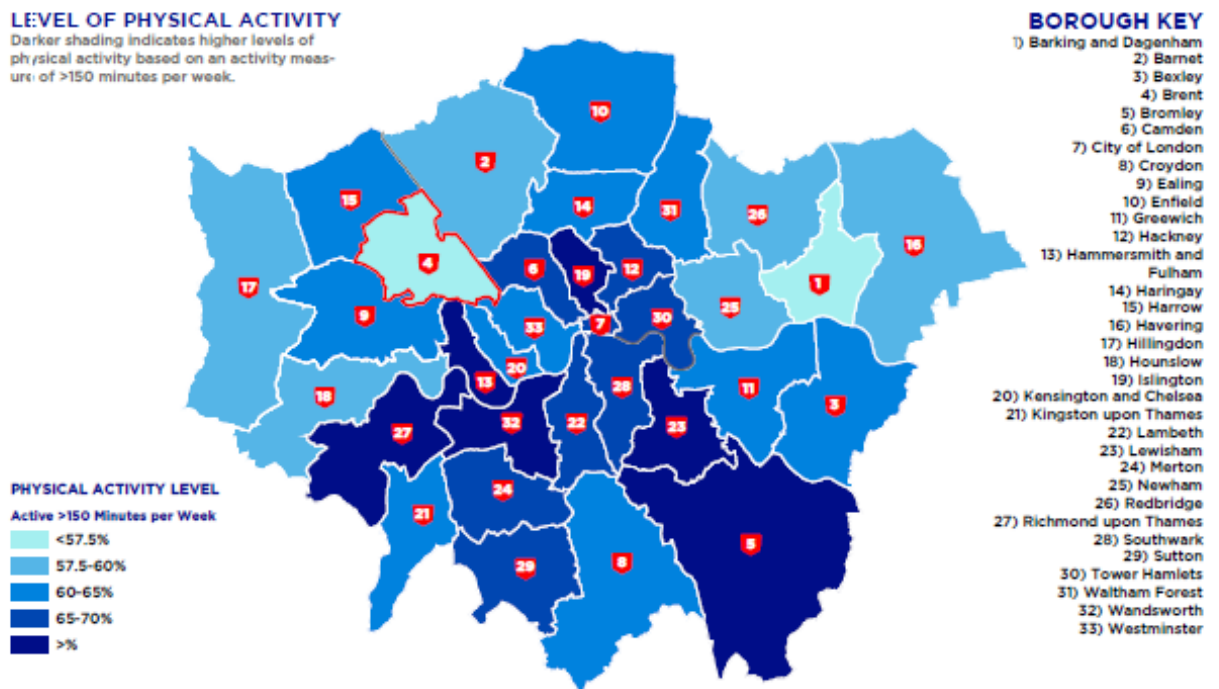
unmet demand recognised in 2018 for swimming pools equates to 1.3 X 6 lane 25m pool (431m<sup>2</sup> of water space). This will rise to 1.9 X 6 lane 25m pool (614m<sup>2</sup> of water space) by 2041. This is a result of residents living outside the catchment of a swimming pool. Potential improvements at individual swimming pool sites have been also been identified which could increase attractiveness to users and capacity for community use in the future. There are a number of other sites in the borough that provide swimming facilities that either do not meet the size threshold (20m length or 160m<sup>2</sup> water space, Sport England), or offer minimal availability to the public. The opening of the 6-lane pool at Bridge Park Community Leisure Centre will positively impact the unmet demand. Some of the future demand will be addressed through across borough provision such as Brent Cross regeneration and new facility in Old Oak North as part of the OPDC development.

- 8.17. Similarly, the study indicates that there is a sufficient overall supply of sport halls and health and fitness suites in Brent, but not enough are currently activated for community use. It is recommended that planned new facilities at 3 schools in the borough will alleviate some of the unmet demand if made available to the public. This should be supplemented with engaging more schools in the borough to increase their facilities' availability to the community.
- 8.18. There are 4 squash courts in Brent. This well under what is required. England Squash recommend a target of one court per 12,716 residents. It encourages that the current provision is retained.
- 8.19. To demonstrate accessibility of provision, a 1km catchment was identified based on RTPi's research and the National Travel Survey data. An audit of Brent demonstrates that much of the borough is located within the walking catchment of a main hall. However, large parts of the borough are located outside the walking catchment of a pool. In terms of frequent public transport services, out of 60 sites only 16 had a PTAL score of 4 or above. This therefore indicates the need to ensure opportunities to improve are progressed.
- 8.20. It is acknowledged that the borough is home to a large number of people living in deprived areas and BAME communities. These are groups defined by Sport England as underrepresented with regard to participation in physical activity and sport. The consultation process raised the concern that any future offer needs to be both affordable and accessible to meet the needs of the local population. There is also a need for a coordinated campaign that demonstrates the positive impact of health and wellbeing.
- 8.21. It was beyond the scope of the Study to complete an assessment of the Sport England Playing Pitch Methodology. Therefore, the remainder of this chapter will focus on the following outdoor sports facilities:
  - Bowling Greens;
  - Tennis Courts;

- Athletic Tracks; and
- Outdoor Gyms
- Multi-use game areas

## B. Existing profile: Brent

8.22. Below is the level of physical activity (2017) recorded by Sport England. Brent records as less than 57.5% the proportion of the population undertaking more than 150 minutes a week.



Map 17 showing Brent's level of physical activity (Sports England, 2017)

8.23. This below measure shows the percentage of the population achieving the recommended levels of physical activity set out by the Chief Medical Officer at

Sports England in 2015/16. This activity also includes gardening. Compared to London average, Brent is doing fairly well. The results came out as:

- Active: >150 minutes a week
- Fairly Active: 30-149 minutes a week
- Inactive: 0-29 minutes a week

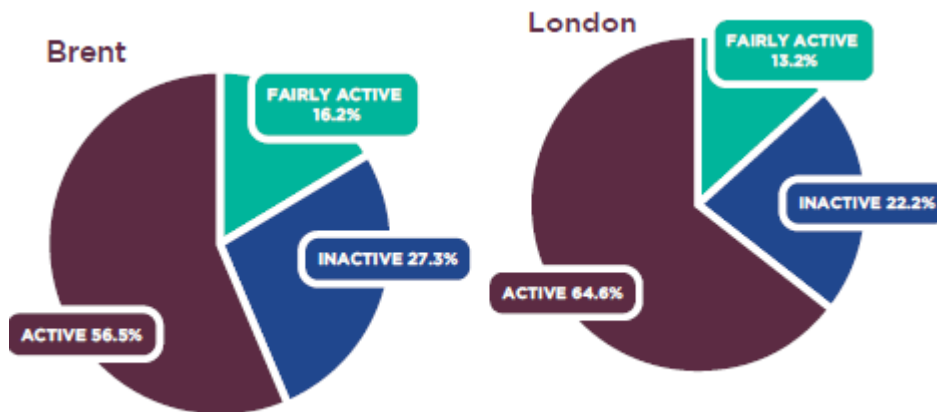


Figure 7: Active, fairly active and inactive sports participation in Brent (Sports England, 2017)

8.24. Sports participation by Gender since 2005/2006 was recorded by Sports England. It highlights that participation in physical activity and sport in Brent is lower than average. This is especially amongst BAME and female groups in comparison to the London average. However, demand remains high.

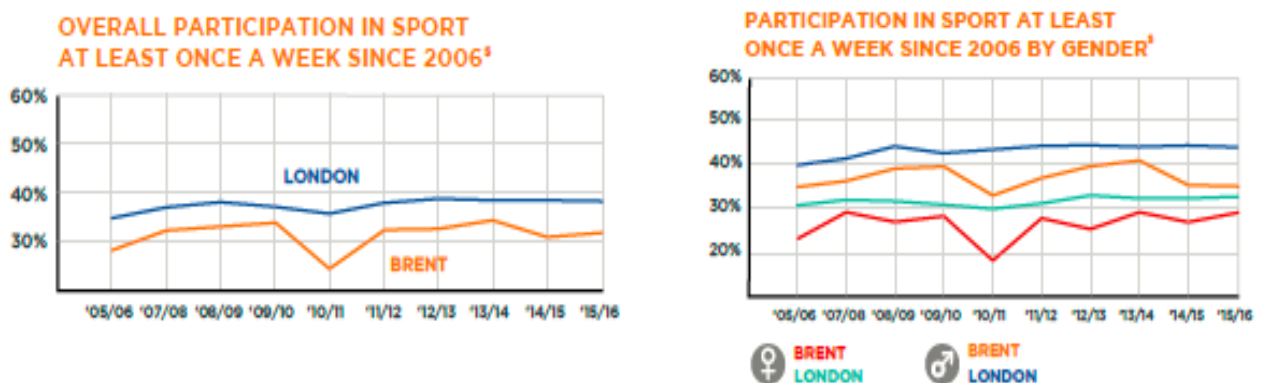


Figure 8: Showing overall participation in Brent in comparison to London and gender specific participation (Sports England, 2017)

**i. Young people sports participation**

8.25. Young people sports participation in the borough has increased since the School Sports Partnership (SSP) in 2002. In 2007, 83% of pupils aged 5-16 years participated in at least two hours' quality PE. Intra-sports activities are also encouraged and Brent schools are able to provide football, dance, gymnastics, athletics, cricket, basketball and rounders. Since 2006/2007 there has been an increase in sports provision to multi-skills clubs, golf, tennis, fitness and more facilities for gymnastics and basketball. While most of this activity takes place on sports grounds. A significant proportion of these facilities are provided through sports club use linking with school, taking place in public parks and recreation grounds.

**C. Assessment of supply and demand: Quantity**

8.26. Brent's indoor participation is higher than that of outdoor sports. Below was recorded in 2015/2016 by Sports England.

**INDOOR VS OUTDOOR PARTICIPATION 2015/16<sup>5</sup>**

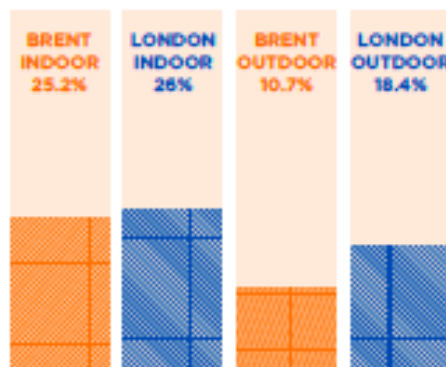


Figure 9: Brent's in comparison to London - recorded indoor participation in 2015/2016 by Sports England

8.27. The quantity and location of outdoor sports facilities within the borough are detailed in the below table

Type	Quantity	Location
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Tennis	<p>11 (Local) (50 courts, and 6 mini-tennis courts)</p> <p>5 (Private) (22 courts)</p> <p>6 (Education)</p>	<p>Alperton Sports Ground (5 courts)</p> <p>Chelmsford Square (4 courts)</p> <p>Eton Grove Open Space (2 courts)</p> <p>Gladstone Park (9 full size, 4 mini- tennis courts)</p> <p>King Edward VII Park (3 courts)</p> <p>Preston Park (6 courts)</p> <p>Roe Green Park (6 courts)</p> <p>Vale Farm Sports Centre (2 courts)</p> <p>Woodcock Park (4 full size, 2 mini tennis courts)</p> <p>Queens Park (6 courts)</p> <p>Wembley and Sudbury Tennis, Squash and Social Club (5 courts)</p> <p>Wembley Lawn Tennis Club (3 court)</p> <p>South Hampstead Tennis Club (5 court)</p> <p>Elmwood Lawn Tennis Club (6 courts)</p> <p>Cole Green Lawn Tennis Club (3 courts)</p> <p><i>Capital City Academy (4 courts)</i></p> <p><i>Ark Elvin Academy (4 courts)</i></p> <p><i>JFS School (3 courts)</i></p> <p><i>Convent of Jesus and Mary Language College (4 courts)</i></p> <p><i>Preston Manor High School (4 courts)</i></p> <p><i>Kingsbury High (Lower Site) (3 courts)</i></p>
Multi-use game areas (MUGAs)	20	<p>Alperton Sports Ground</p> <p>Eton Grove Open Space</p> <p>Gibbons Recreation Ground</p> <p>Gladstone Park (double MUGA)</p> <p>Grove Park</p> <p>Hazel Road Open Space</p> <p>Kimberley Road</p> <p>King Edward VII Park, Wembley</p> <p>Neasden Recreation Ground</p> <p>One Tree Hill Open Space</p> <p>Roe Green Park (Double MUGA)</p> <p>Roundwood Park (Double MUGA)</p>

		Sherrens Farm Open Space Tenterden Recreation Ground The Shrine Open Space Vale Farm Sports Ground Woodcock Park
Bowling Greens	7	Eton Grove Open Space King Edward VII Park (Vacant) Preston Park Queens Park Roundwood Park Woodcock Park Century Bowling and Sports Club
Outdoor Gyms	19	Alperton Sports Ground Barham Park Chalkhill Park EC Sports Ground Gibbons Recreation Ground Gladstone Park Grove Park King Edward VII Park Neasden Recreation Ground Northwick Park One Tree Hill Preston Park Roe Green Park Carlton Vale Tiverton Playing Fields Tokyngton Recreation Ground Woodcock Park
Athletic Tracks and facilities	1	Willesden Sports Centre
Netball Courts	1	Gladstone Park

*Table 40: Location and amount of outdoor sports and facilities in Brent*

8.28. The six lane athletics track at Willesden Sports Centre equates to a capacity ratio of **0.018 lanes per 1,000 population in 2018**. The Active Places database indicates that there has been an increase in the amount of Brent residents participating in running or track and field athletics since November 2015/16 (Figure 18).

8.29. The Active Places database held no local information for bowls. However, across London there has been a very slight decline in participation rates, dropping from 2% in November 15/16 to 1.9% in November 16/17. Furthermore, there has been a decline in the number of bowling greens within the borough. In the 2008 strategy, it was identified that there were 9 bowling greens within the borough, which has since decreased to 7. This is equivalent to 1 green per 47,485 per population.

8.30. The 2008 strategy identified that there was demand for 4 additional tennis courts within the borough by 2016. As shown in Figure 10, there has a decline in the number of residents participating in tennis since November 2015/16.

8.31. There are 20 MUGAs within the borough’s parks and open spaces. There are also a number of multi-use game areas at schools. In quantitative terms this is equivalent to **1 MUGA per 16,620 population**.

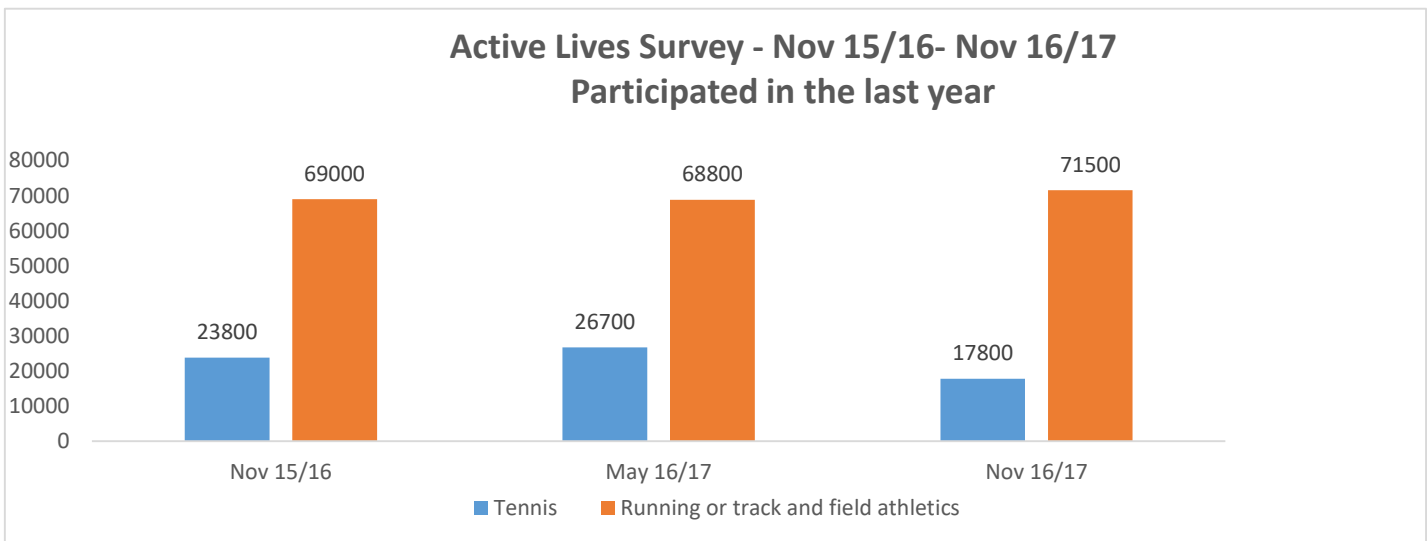


Figure 10 Brent Resident Participation in Tennis or Running and Track and Field Athletics

**i. Alleviating quantity:**

- a) Access to school sites



8.32. The following table lists the existing playing fields and sports facilities in Brent recognised under open space typologies.

Type of sports provision	No. of sites	Area (ha)
School Playground/School Playing Fields	26	56.59
Tennis Courts	3	1.33
University Playing Fields	1	2.03
<b>Total</b>	<b>30</b>	<b>59.95</b>

*Table 41: Outdoor sports provision recognised in open space typology assessment of area*

8.33. It can be seen that there are 26 schools in Brent that have playing fields and 2.03 ha of University playing fields. Only 6 schools are included in Table 40. Provision can therefore be increased if accessibility to the existing schools can be arranged on weekends and after school hours. Projects such as Building Schools for the Future (BSF) 2009 and the primary capital programme encourage this. Sport and active recreation has been a major part of the government's investment programme in transforming education. This has particularly been through capital buildings and infrastructure investment at both secondary level (the BSF and Academy School programmes) and at primary level (the Primary Capital Programme). One of the aims of these programmes is to improve access and opportunities for local communities to use quality facilities on school sites (such as sports pitches and play areas) outside the school day.

b) Inter borough access

8.34. Brent is surrounded by various boroughs with playing fields and sports pitches. Brent's hockey pitches usage is mostly by users from the Borough of Harrow. Such partnerships are important to expand provision and decrease accessible distance in accordance with GLA and FIT standards.

## D. Assessment of supply and demand: Quality

8.35. The quality of the above outdoor sports facilities are assessed in a variety of ways. Similar to play equipment, regular visual inspections are made on the

quality and safety of outdoor gyms and MUGAs. In addition, a yearly inspection is carried out by a qualified inspector to determine the safety of the equipment.

8.36. A large number of MUGAs and outdoor gyms are located within the boundaries of the borough's public parks and green spaces. Therefore, a visual inspection on their quality was carried out through as part of the qualitative assessment of the borough's public park provision, carried out by Keep Britain Tidy.

8.37. These MUGA's quality can be derived from the scoring from the following two categories: '6 –safe equipment and facilities' and '13 – Equipment Maintenance'. The average scores (only including parks which have MUGAs within their boundaries) is contained within the below table. The qualitative assessment found MUGAs were generally in fair condition and safe to use. However, there were some sites in which the maintenance regime needed to be reviewed. Some improvements to the MUGA infrastructure were needed at specific sites.

	<b>Safe Equipment and Facilities</b>	<b>Equipment Maintenance</b>
Average	6.4	6

8.38. The quality of the borough's outdoor gyms can be derived in a similar way to that of MUGAs. The average scores for each of the categories (only including parks which have outdoor gyms within their boundaries) is contained within the below table. The qualitative assessment indicates that the quality of outdoor gyms were generally in fair condition and safe to use.

	<b>Safe Equipment and Facilities</b>	<b>Equipment Maintenance</b>
Average	6.25	6.1

8.39. The last qualitative assessment of outdoor tennis courts found that their quality varied. The 2008 strategy identified a number of tennis courts which were in poor condition. Since then improvements to the identified courts have been completed. This will help to meet unmet demand in areas which lacked pay and play tennis provision. Since 2008 there has been no qualitative review of outdoor tennis court provision.

8.40. Since the 2008 strategy, there has been no additional outdoor athletic track and facilities provided. Therefore, the accessibility conclusions remain the same. This means that there are people living within Alperton, Wembley Central, Tokyngton, Barnhill and parts of Kenton are over a 50-minute walk

from any outdoor athletic track facilities. There are however, a number of outdoor track facilities close to the borough boundary. These include Perivale Park Athletics Track, Paddington Recreation Ground Athletics Track, and the Linford Christie Sports Centre.

## E. Assessment of Accessibility

- 8.41. FIT's recommends is that all dwellings in major residential areas should be within 1.2 kilometres of sport playing pitches.
- 8.42. For the borough's bowling greens, the 2008 strategy's accessibility standard was 'Retain existing provision and accessibility'. Since then the amount of bowling greens has reduced. This reflects the London-wide trend of decreasing participation within this sport.
- 8.43. For tennis courts the 2008 strategy's accessibility standard for tennis courts was 'Publicly accessible within 1.6km or 20 minutes' walk'. Similar to athletic tracks, there have been no significant changes in the distribution and provision of outdoor tennis courts.
- 8.44. The strategy also identified limited community use of schools' tennis court provision. A desktop assessment found only a few schools did so.
- 8.45. The distribution of MUGAs means some areas within the borough have better accessibility than others. MUGAs are primarily used by young people. By 2010, the Council, with support from residents and a range of stakeholders, has achieved many of the recommendations set out. A comprehensive range of sports facilities in Brent's parks have been upgraded and new facilities provided in areas of need. For example, pitch drainage works, MUGAs and new sports pavilions at Gibbons Recreation Ground, Gladstone Park, John Billam, and the GEC. In addition, there have been pavilion upgrades at Northwick Park, Vale Farm and King Edward VII Park and new MUGAs at Vale Farm, Hazel Road and Grove Park.

### i. Quality assessment through consultation and surveys

#### a) Brent Outdoor Gym Evaluation (February 2014)

- 8.46. An evaluation team assessed the 6 parks (Chalkhill Park, Gibbons Recreation Ground, Roe Green Park, King Edward VII, Gladstone Park, and Tiverton Playing Field) that had outdoor gym equipment installed during the summer of 2013. All users were invited to complete a questionnaire on the

following: physical activity levels, motivations for participating in activity and thoughts on the gyms. Key findings in relation to outdoor gyms were:

- Roe Green Park, King Edwards Park and Gladstone Park were the most popular accounting for 82% of all use;
- 872m was the average distance people travelled to reach them;
- 75% of people walked, 6% cycled and 7% took public transport to them;
- 54% visited 3 or more days every week, with a further 29% stating that they used the outdoor gym at least once a week;
- 32% used the gym less than 20 minutes, 31% for 20-30 minutes and 37% stayed for more than 30 minutes;
- 84% of users felt either safe or very safe in the parks, 4% felt unsafe or very unsafe. 12% of users never thought about it.

8.47. In summary, many users were willing to walk to outdoor gyms with more than half of the people surveyed visiting it more than 3 days a week.

b) The draft Local Plan issues and options consultation (2018) and Friend of Parks survey 2017

8.48. Open space feedback from these consultations mostly revolved around parks' facilities. Outdoor gyms were popular with demand from residents for management improvements. Popular parks where there was demand for more maintenance and equipment was Gladstone Park, Welsh Harp reservoir and Welsh Harp Open space.

## F. Summary

8.49. This section has provided a brief summary of outdoor playing pitches (football, cricket, rugby and hockey). There are presently 73 football pitches in Brent, which are enough to satisfy the current demand. However, 9 of the pitches have a quality score of poor. The 6 Rugby pitches are overused. Partnership with RFC clubs is recommend to share the maintenance. There is a satisfactory provision of cricket pitches. Nevertheless, out of 115 cricket pitches, 7 score poor quality. Hockey provision is relatively high compared to the inner borough demand. In terms of quality delivery, the overall requirement from all pitches is the same. There is a demand for ancillary facilities, well-lit pitches and expanding the offer to training and practice services. The future supply of these

sports facilities will be affected if there is an increase in participation rates or access to school sites reduces. In such cases, additional provision will be required.

- 8.50. This section also provided a summary of indoor facilities. Overall, the provision of indoor sports facilities is satisfactory. Brent has a low supply of swimming pools in comparison to surrounding areas, but the quality of those facilities is relatively good. There are 9 swimming pools in Brent, other sites in the borough that provide swimming facilities either do not meet the size threshold (20m length or 160m<sup>2</sup> water space, Sport England), or offer minimal availability to the public. Similarly, the study indicates that there is a sufficient supply of sport halls in Brent, but not enough are currently activated for community use. In terms of accessibility, most of these facilities can be accessed by 1km walking distance or some by public transport. To keep the current standard of supply, the existing local authority facilities will need continuous improvement and maintenance.
- 8.51. The provision for the remaining sports facilities is also satisfactory but the future supply will be affected if there are changes in sports pitch participation rates within the population to bring it nearer national averages. Athletics track equates to 0.018 lanes per 1,000 population in 2018. There has been a decline in the number of bowling greens from 9 to 7. This is equivalent to 1 green per 47,485 per population. Demand for 4 additional tennis courts was recorded in 2016. However, there has been a decline in the number of residents participating in tennis since November 2015/16. Besides MUGAs provision in schools, the current supply equates to 1 MUGA per 16,620 population.
- 8.52. Future developments should keep in mind that sports facilities should have suitable ground conditions, adequate pedestrian access, evening hour facilities such as lighting and ancillary changing facilities. Consideration should also be given to landscaping, screening and fencing requirements. Development of existing and new facilities all require maintenance, this cost continues to be the largest funding challenge and needs careful consideration when providing facilities.
- 8.53. An important issue that has arisen during the research for this assessment is that of affordability. There are a lot of good quality facilities in Brent that people in lower socio-economic groups cannot afford to access. Where there is no open space to provide new pitches, schools should be encouraged to offer use of their pitches to the community.

## 9. NATURAL AND SEMI-NATURAL GREENSPACE

9.1. Natural and semi-natural greenspaces are recognised as providing some of the fundamental needs of society. The provision of these green spaces provide a range of social, economic and environmental benefits. These range from improving health and wellbeing, safeguarding national heritage and contributing to developing Brent's resilience to climate change.

9.2. It is common to find natural and semi-natural open spaces within other forms of open spaces. These include parks, cemeteries, school playing fields and church yards. Brent is an urbanised area, however it does have a range of natural and semi-natural greenspaces.

9.3. There are 62 green spaces within the borough designated for their biodiversity and wildlife value. These cover approximately 177 hectares and are referred to as Sites of Importance for Nature Conservation (SINCs). The Greater London Authority (GLA) defines three different levels:

- **Sites of Metropolitan Importance** –contain the best examples of London's habitats, and/or particularly rare species, and/or rare assemblages of species or important population of species, or sites that are of particular importance within the built-up areas of London;
- **Sites of Borough Importance** - important from a borough perspective as habitats and/or for rare species. These sites include woodlands, river, grasslands and some of the mature parks which have ancient trees and meadows; and
- **Sites of Local Importance** –of particular value to people nearby. These sites include parks and green spaces that have local intrinsic nature conservation value.

9.4. Sites of borough importance are further divided into Grade I and Grade II. Grade I sites are protected for their rich wildlife habitats. Grade II sites may not have intrinsic wildlife value, but are important within the borough in providing people with access to natural areas.

### A. Planning Approach

9.5. Natural England is a statutory body. It champions the conservation and enhancement of wildlife and natural features within England. It acknowledges that access to the natural environment varies. It aims to

address this through ANGSt (Accessible Natural Greenspace Standard). In regards to quantity, ANGST recommends the following:

- A minimum of 1 hectare of statutory local nature reserve per 1000 population

9.6. Fields in Trust (FIT) offer guidance for practitioners on open space provision and design. In regards to natural and semi-natural open space, FIT recommends the following benchmark:

- 1.8 hectares of natural and semi-natural open space per 1,000 population

## B. Assessment of supply and demand: Quantity

Category	Number of Sites
Local	29
Borough – Grade I	13
Borough – Grade II	17
Metropolitan	3
<b>Total</b>	<b>62</b>

Table 42 list of sites of borough importance Grade I and II SINC and the quantity

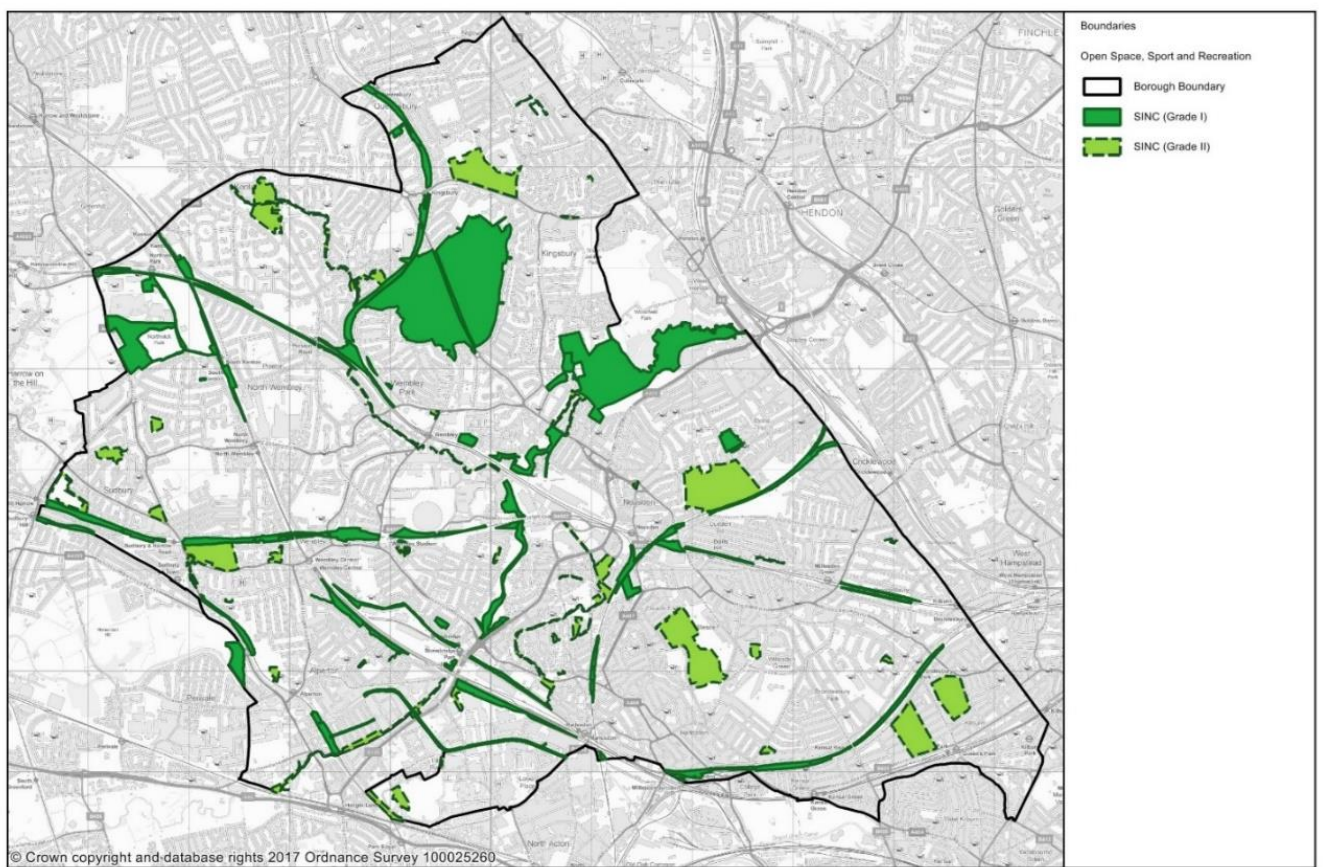
### i. Local Nature Reserves (LNR) and Sites of Special Scientific Interest (SSSI)

9.7. There are 2 local nature reserves (LNR) within the borough; Masons Field and Welsh Harp. There is 1 site of special scientific interest (SSSI); the Brent Reservoir.

9.8. The Brent Reservoir, formed in 1835, was designated as a SSSI in 1950. It is of interest primarily for breeding wetland birds, such as the great crested grebe. The site also has diversity in wintering waterfowl and the variety of plant species growing along the water margin. These make it of special note for Greater London.

9.9. Masons Field is 2.78 hectares located within the north-east of Fryent Country Park. IT was designated a local nature reserve in 2012. It is bounded by housing on three sides. It shares a boundary with another Country Park field on the south east side. Fryent Country Park (including Masons Field) is designated Public Open Space. This means that it can be visited at all times.

9.10. In 2005, Brent Council and Barnet Council declared the Welsh Harp and Brent Reservoir a LNR. The Brent section has an area of approximately 53.07 hectares, with Barnet’s being approximately 50 hectares. The LNR is subject to the Brent Reservoir and Welsh Harp Management Plan which is updated periodically.



Map 18: Sites of Importance for Nature Conservation within Brent

## ii. Other Designations

9.11. In addition to SINC sites, there are 3 other natural and semi-natural green spaces and green corridors within the borough. Although not having specific



wildlife value, they help to provide a continuous network of habitat to all wildlife to move along, connecting isolated habitats.

- 9.12. As identified, the borough's natural and semi-natural open spaces are formed of a variety of components. The total land area these components cover is 459.87ha. This equates to approximately **1.38 hectares per 1,000 people**. This does not compare favourably with the ANGSt or the FIT standard. To maintain the existing ratio of provision to 2041, an **additional 85.77ha** of natural and semi-natural open space will be needed.
- 9.13. To reach the recommended standard a significant increase in provision will be required. Delivery of this is considered unrealistic. This is due to limited land availability and competing development pressures.
- 9.14. The ANGSt model was reviewed by Natural England in *Accessible Greenspace Standards in Towns and Cities: A Review and Toolkit (2003)*. The review did not change the recommended standards, but it did identify the need for greater flexibility. This was with regards to the distance, size criteria and role within the hierarchy to reflect local circumstances. The revised PPG17 also recommended that local authorities should derive locally based standards, rather than adopt nationally derived standards wholesale.

### C. Assessment of supply and demand: Quality

- 9.15. The quality of the borough's SINC sites were surveyed in 2014. The results are in *London Borough of Brent – Review of Sites of Importance for Nature Conservation*. This concluded that *'the quality of the habitat varied from poor structural and species diversity to species-rich and structurally diverse'*.
- 9.16. Key findings on quality are:
- The borough has few ponds – those which do occur are located in school wildlife areas. They were subject to sporadically high levels of disturbance due to their use as an education resource;
  - A number of invasive species were recorded on various sites; three of the commoner invasive species were recorded in Brent River Park, and large stands of Japanese Knotweed were recorded on several sites, but in particular on the railway tracksides; and

- The borough has some small areas of woodland, although planted, that have become naturalised through cessation of management and now provide a good, diverse habitat (i.e. Coronation Gardens). Others appeared to be in decline and were structurally and species poor (i.e. the Old Orchard)
- 9.17. The review proposed a number of individual measures for each survey site. If implemented these would result in quality enhancements.
- 9.18. In addition, it is not uncommon to find areas of natural and semi-natural spaces within other open space designations. For example, Fryent Country Park is a Metropolitan park, SINC site and contains a local nature reserve. Therefore, the qualitative assessment undertaken by Keep Britain Tidy (KBT) on public park provision can also be used to determine the quality of some of the borough's natural and semi-natural open space. Discussion on the KBT study is contained within Chapter 6 of this report.

#### D. Assessment of Accessibility

- 9.19. Natural England's ANGSt recommends that everyone should have an accessible natural greenspace from their home:
- Of at least 2 hectares in size, within 300 metres (5 minutes' walk); and
  - At least one accessible 20-hectare site within 2km;
  - 1 accessible 100-hectare site within 5km; and
  - 1 accessible 500-hectare site within 10km.
- 9.20. The above standards are used by a wide range of local authorities across the UK. The Council supports Natural England's aim to improve access to natural green space. It strives to meet the ANGSt standards where possible. Brent is however densely developed particularly within the south. As such it is considered that the target for 'accessible natural greenspace of at least 2 hectares in size, no more than 300 metres from home' is not realistic and/or achievable.
- 9.21. The Mayor's Environment Strategy identifies the ambition to improve Londoner's access to nature and biodiversity. In addition, it defines areas of deficiency in access to nature as '*areas where people have to walk more than*

one kilometre to reach an accessible Metropolitan or Borough Site of Importance for Nature Conservation (SINC)’. It is considered that this is a more realistic and achievable target. Applying this standard to the borough’s SINC’s of metropolitan and borough importance will identify areas that are deficient in access to nature.

9.22. It should be noted that the 2014 survey found SINC sites such as school grounds and on rail sides as not publically accessible. These are identified in Table 26. The standard identified within the Mayor’s Environment Strategy has not been applied to these sites.

<b>Borough (Grade I) sites not publicly accessible</b>	<b>Borough (Grade II) sites not publicly accessible</b>
<ul style="list-style-type: none"> <li>• Railside habitats – Dudding Hill Loop between Cricklewood and Harlesden</li> <li>• Railside habitats – Metropolitan Line between Kilburn and Neasden</li> <li>• Railside habitats – Jubilee Line sides from Stanmore Junction northwards</li> <li>• Railside habitats – Silverlink Metro between Brondesbury and Willesden Junction</li> <li>• Railside Habitats – Harlesden to Wembley Central, including Wembley Brook</li> <li>• Piccadilly Line between River Brent and Sudbury Hill</li> </ul>	<ul style="list-style-type: none"> <li>• Willesden Reservoir</li> <li>• Wealdstone Brook from Kenton to Jubilee Line (some parts are publicly accessible)</li> </ul>

*Table 43: SINC sites of Metropolitan and Borough Importance that are not Publically Accessible*

9.23. A number of programmes have been identified to improve Londoners’ access to nature and biodiversity. These include:

- The creation of community grants to help create greener space – investment in small and medium scale greening projects in green spaces across London;
- A Greener City Fund – investment in strategically important green infrastructure projects;
- Developing a ‘greenness index’ to target investment in areas which need it most;
- Strengthening London Plan policy to ensure an increase in urban greening;
- Working with urban designers, developers and planners to promote and communicate the benefits of a greener built environment that works well with the London’s townscape.

## E. Summary

- 9.24. The borough’s natural and semi-natural open spaces is formed of a variety of components. It covers a total area of 459.87ha. Out of this, 177 ha is designated as SINC’s and 53.07 ha as 2 local nature reserves (LNR). There are many other natural, semi-natural green spaces and green corridors. This equates to approximately 1.38 hectares per 1,000 population. To maintain this ratio of provision to 2041, an additional 85.77ha of natural and semi-natural open space will be needed.
- 9.25. Existing natural greenspace should be protected. There will also be a need to seek new natural greenspace of nature conservation value. Given the need to accommodate new development, providing the existing ratio of provision is not considered possible. Therefore, it is recommended that the Natural England standard of 1ha of LNR per 1,000 / population is amended. This will be to a standard of 1ha of SINC per 1,000 populations. The target for accessible natural greenspace of at least 2 hectares within 300 metres from home is also altered. This will be to GLA definition of ecological access deficiency. That is, an area beyond 1km walking distance to a publicly accessible open space of Metropolitan, Borough Grade I or Borough Grade II Importance.
- 9.26. It is not appropriate to define consistent quantity or access standards. However, it is recommended that all new developments should be expected to contribute positively to the delivery of enhanced natural greenspace. It may be difficult to achieve natural greenspace on-site. Where this is the case, other innovative ways and improvements to biodiversity at existing open spaces will be encouraged.

## 10. ALLOTMENTS

- 10.1. The Small Holdings and Allotments Act 1908 imposed a statutory duty on Councils. They must provide allotment plots if they believe that there is a demand from residents. The Allotment Act of 1922 defines an ‘allotment garden’ as ‘an allotment not exceeding 40 poles in extent which is wholly or mainly cultivated by the occupier for the production of vegetable or fruit crops for consumption by himself or his family’.
- 10.2. Allotments are valuable and unique green spaces. They can also support a diverse range of wildlife. Natural England’s Wildlife on Allotments (2007) identified them as a natural home for foraging animals and birds such as bats and blue tits.
- 10.3. *Growing in the Community* (2015), cites that allotments can contribute to some ‘big issues’ prevalent in society today, for example:
- Wellbeing –providing a source of fresh food, healthy outdoor exercise and social interaction, benefitting all groups in a society. Providing a link to nature, they address all three aspects of wellbeing – social, economic and environmental
  - Food, health and exercise –supporting healthy eating. They have been identified as an important component in a number of food strategies co-operatively produced by the NHS, local government and interested parties (i.e. The Mayor of London’s Food Strategy – Healthy and Sustainable Food for London). Allotment gardening is a productive means for treating the most common mental health issue; depression.
  - Leisure, culture and cohesive communities - bringing together different cultural or ethnic backgrounds and of particular significance to the elderly.
  - Sustaining the Environment –making a contribution to environmental issues at a local to global scale. Section 40 of the Natural Environment and Rural Communities Act 2006 imposes a new duty of public authorities to have regard to the conservation of biodiversity. Allotments can support and reduce ‘food miles’.
- 10.4. In recent years there has been a revival in ‘growing your own’. This has resulted in increased demand for allotments in many localities including Brent. The Local Government Association (LGA) predicts that there will be an on-going increase

in demand for allotment provision. It predicts a widening diversification in the profile of plot holders. In particular, that there will be more people under the age of fifty taking on new plots.

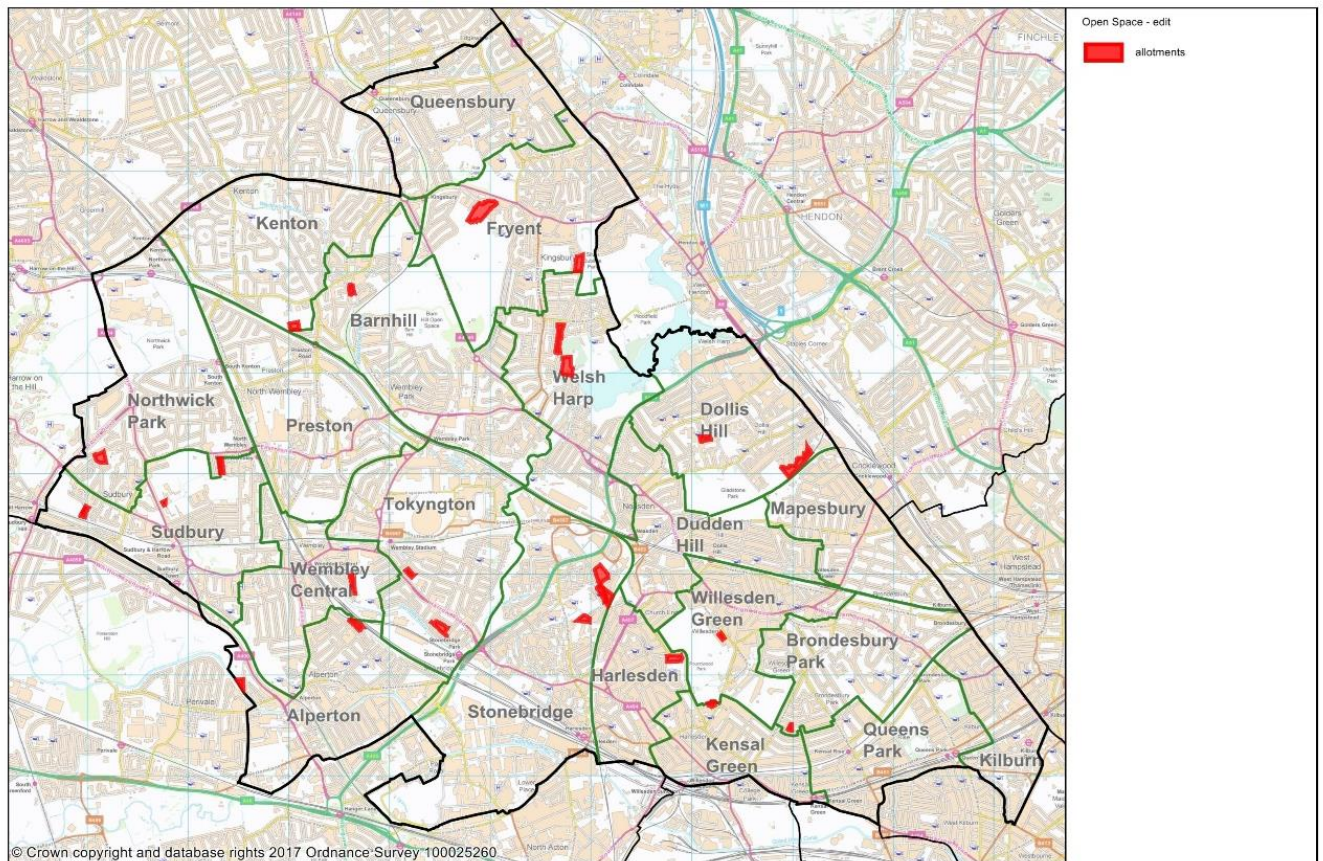
## A. Assessment of current supply and demand: Quantity

- 10.5. There are 1,108 allotment plots in the Borough. Of the 22 allotment sites, 21 are Council owned and one at Old Kenton Lane is privately owned. The total allotment area is 18.2 hectares (15.39ha at Council-owned sites and 2.8 ha at Old Kenton Lane). This equates to a provision of approximately 0.055ha or 2 allotment plots per 1000 population<sup>3</sup>.
- 10.6. Ten local authorities were used for benchmark data in 2008. The number of allotment sites is in line with their average. The size of allotment area at 15.39 ha (excludes 2.8 hectares in the self-managed Kenton Lane) is below the average of 26.8 ha.

London Authorities	Allotment sites	Area (ha)
Brent	23	17.9
Barking and Dagenham	14	10.93
Bexley	36	45
Croydon	6	13
Enfield	32	46
Havering	25	No data
Merton	18	43
Newham	7	10.99
Sutton	36	27.6
Waltham Forest	26	27
<b>Average</b>	<b>22</b>	<b>26.82</b>

Table 44: Comparison of allotment sites in Brent and other outer London Boroughs (2008)

<sup>3</sup> Population estimated to be 329,000 in 2016.



Map 19: Location of Allotments in Brent

- 10.7. These allotment sites range from just 6 plots in Vale farm to 120 in Dollis Hill. The location of the borough’s 22 allotments sites is shown in Map 19.
- 10.8. The Council’s Food Growing and Allotment Strategy identified a total of 1138 plots in Brent. This comprised 955 council managed plots and 183 plots at Old Kenton Lane. Since then, the allotment site at Elms Garden has been decommissioned. In addition, 17 plots have been decommissioned at Vale Farm. This has reduced the total council managed plots to 921.
- 10.9. Table 46 identifies each allotment site. It includes information on the number of people with plots on each site and how many are on the waiting list. As shown, as of November 2017 there were 837 people on the waiting list. This indicates a high demand for allotments within the borough. Please note that there is likely to be inflation in the number as some people have made requests for more than one site

	Allotment Name	Size of Site (ha)	Number of plots on each site (2012)	Number of occupied plots (as of November 2017)	Number of people on the waiting list for each site (as of November 2017)
1	Birchen Grove	1.38	77	77	69
2	Bovingdon Avenue	0.81	47	48	26
3	Bridge Road	1.27	75	71	50
4	Cecil Avenue	0.47	36	30	55
5	Clifford Road	0.37	20	27	24
6	Dog Lane	1.46	65	63	42
7	Dors Close	1.14	58	68	29
8	Furness Road	0.28	22	28	18
9	Gibbons Road	0.55	33	31	51
10	Gladstone Park	2	136	112	144
11	Kinch Grove	0.41	27	21	23
12	Leighton Gardens	0.18	13	18	17
13	Longstone Avenue	0.87	47	56	73
14	Nutfield Road	0.42	25	29	36
15	Old Kenton Lane	2.93	183	n/a	n/a
16	Sudbury Court Road	0.84	50	58	34
17	Tenterden Close	0.63	63	66	1
18	Tower Road	0.21	10	13	40



	Allotment Name	Size of Site (ha)	Number of plots on each site (2012)	Number of occupied plots (as of November 2017)	Number of people on the waiting list for each site (as of November 2017)
19	Townsend Lane	1	65	64	39
20	Vale Farm	0.1	6	8 (17 decommissioned)	13
21	Woodfield Avenue	0.57	30	33	53
22	Lyon Park Avenue	0.56	39	31	27
	<b>Total</b>	18.45	1127	944	864

Table 46 Allotment Provision within Brent 2017

- 10.10. The allotment strategy has not been updated since 2012. The council is working towards outcomes set out in the Mayors Environment Strategy at present. In 2019, the council has seen increased demand for allotment sites. Currently the waiting time for a plot has also seen an increase on the majority of the allotment sites.
- 10.11. Recently produced data from 2019 in Table 47 shows that there are 1197 plots (increase due to larger plots being divided). There has been an increase in demand and with 36 vacant existing plots for 1587 applicants on the waiting list. This has increased the waiting list from 3 to 5 years.

Site	Total Plots	Total Plot Vacancies	Total Applicants on Waiting List
Birchen Grove	123	7	141
Bovingdon Avenue	54	0	57
Bridge Road	83	2	67
Cecil Avenue	39	0	107
Clifford Road	23	0	53

Dog Lane	77	0	44
Dors Close	72	0	42
Elms Gardens	0	0	0
Furness Road	30	0	74
Gibbons Road	35	1	91
Gladstone Park Gardens	175	10	217
Kinch Grove	31	0	27
Leighton Gardens	18	0	55
Longstone Avenue	81	2	100
Lyon park Gardens	40	1	29
Nutfield Road	33	5	78
Sudbury Court Road	62	0	69
Tenterden Close	89	4	50
Tower Road	16	1	69
Townsend Lane	70	0	92
Vale Farm	8	0	45
Woodfield Avenue	38	3	80
<b>- All sites -</b>	<b>1197</b>	<b>36</b>	<b>1587</b>

Table 45: Allotment Provision within Brent 2019

- 10.12. There are no statutory national standards for the provision of allotment sites. It is expected that the level and standard of provision should reflect local need. It will therefore vary from place to place. However, the National Society of Allotment and Leisure Gardens (NSALG) have produced a national allotment standard. It is a minimum of 20 standard plots of 250sqm per 1000 households.

- 10.13. Based on the borough's current allotment provision, there is **7.608 plots per 1,000 households**. This is significantly less than the NSALG standard. With the predicted population rise, an additional 471 plots will be needed to maintain the current standard **6936 plots will be required to achieve the NSALG standard**.
- 10.14. It is considered unlikely that specific larger sites for new allotments will come forward. This is due to competing pressures for land to meet development needs. Therefore, the creation of the additional plots to maintain current provision ratios is not considered likely. It is however important to encourage new developments to incorporate urban food growing where possible.
- 10.15. As shown through the lengthy waiting lists, there is a clear demand for allotments. Therefore, it may be feasible to design spaces for new food growing/allotments into large housing development. In addition there may be potential to encourage allotments as 'meanwhile' uses on temporarily vacant sites. New and creative ways of offering community growing areas should be considered. For example, including raised beds in alleyways and service roads and on unused corners of land.

## B. Assessment of supply and demand: Quality

- 10.16. Similar to quality, there are no formal national or local standards for the quality of allotments. The Council's 'Food Growing and Allotment Strategy' identifies that site infrastructure is of paramount importance to plot holders. This is particularly with regards to security and day-to-day management. The revised edition of 'Allotments: a plot holder's guide' (2007) suggests that allotments should have the following facilities:
- Mains Water Supply;
  - Hedges;
  - Fences and Gates;
  - Toilet Facilities; and
  - Paths and Hauling Ways

### i. Consultation: Food Growing and Allotment Strategy & Action Plan (2014/16)

- 10.17. As part of the 'Food Growing and Allotment Strategy', a two-stage consultation exercise took place. The first stage was to gather feedback and data to inform the production of the strategy. The second stage was a full public and stakeholder consultation on the draft strategy and action plan.

10.18. Key findings from the first stage of the consultation, in which 515 responses were received (250 from plot holders and 265 from people on the waiting list), are as follows:

- 98% of plot holders visit their allotment at least once a week;
- 56% of plot holders live less than one mile from their allotment, 19% live 1-2 miles, 20% live 2-5 miles and only 5% live over 5 miles;
- 50% of allotment holders travel to their allotment by car or bus. 35% of people on the waiting list intend to use one of these methods, with 18% indicated that they would cycle;
- 88% of current allotment tenancies are held by Brent residents. The majority of the remainder tenancies are held by residents of adjacent boroughs. Approximately 10-12% of people on the waiting list reside outside the borough; and
- 64% of current plot holders waited less than a year to be allocated a plot, whereas 78% of people on the waiting list have been waiting for a year or more.

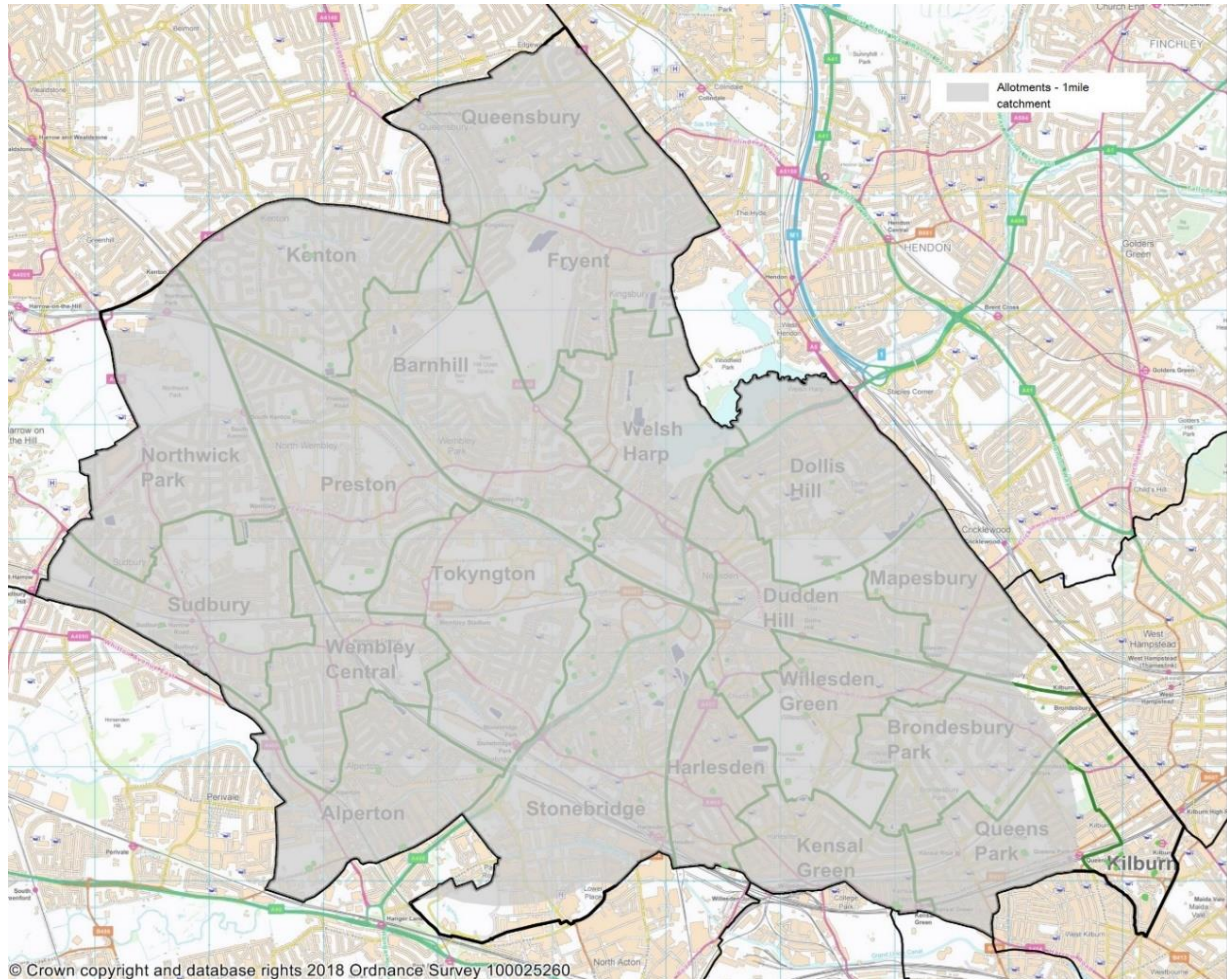
10.19. The second stage of the consultation found that the provision of the majority of the above list of facilities was satisfactory. 79% of respondents were satisfied with the provision of water on sites. 65% with the maintenance of boundary fences and walls and 53% with the maintenance of boundary hedges. Respondents were asked to rank on-site facilities in order of preference. Table 46 shows the results.

Ranking	On-Site Facilities	% of respondents
1	Site Security	98%
2	Site Cleanliness	97%
3	Composting	93%
4	Ground Conditions	92%
5	Reduce use of Pesticides	90%
6	Toilets	88%
7	Biodiversity and Wildlife	82%
8	Reduced Water Consumption	71%

9	Grass Cutting	68%
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Table 46: Allotment Holders On Site Priority Preferences

### C. Assessment of Accessibility



Map 20: Areas Not Within 1km of an Allotment Site

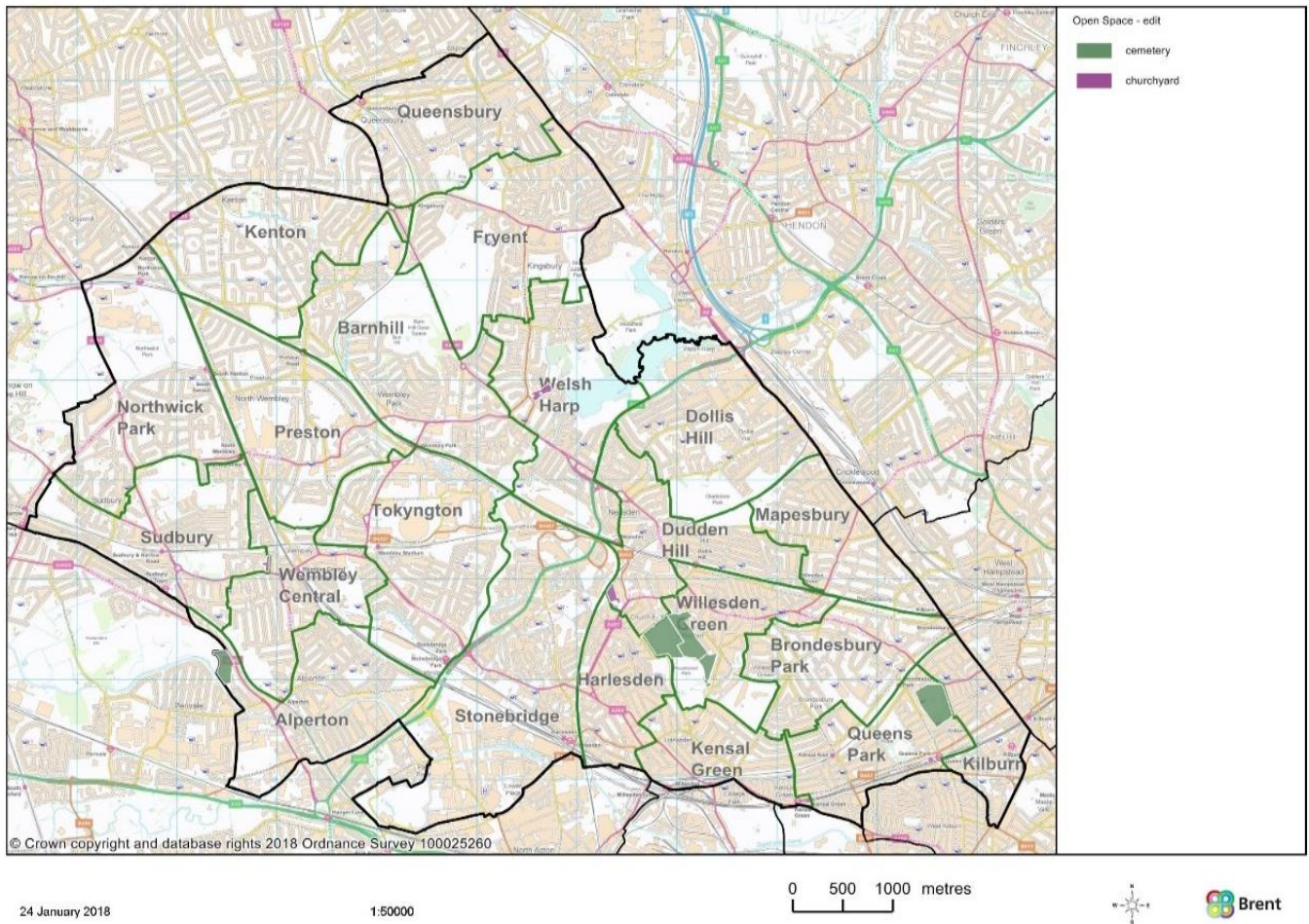
- 10.20. The consultation found that at least 50% of plot holders drove or took the bus to their allotment. 56% of plot holders live within 1 mile of their allotment. Based on these findings, a 1-mile catchment area has been applied to all allotments within the area. As identified in Map 20, there are only a few places within the borough which do not fall within the catchment area of allotments. In particular, a significant proportion of the Kilburn ward.
- 10.21. As identified in Map 20, there are currently 13 allotments sites within the northern part of the borough compared to 9 within the south.

## D. Summary

- 10.22. Brent has 22 allotment sites. 75% of plot holders live within 2 miles of their plot. Improved management methods from 2014 has led an increase of new lets per month. Currently the borough is providing a standard of 7.608 plots per /1000 households. In total a standard of 250 sqm per/ 1000 household is required by the NSALG. This would lead to a recommended number of 6,936 plots to meet the 2041 projected population. This is not considered achievable due to land-take requirements and the need to accommodate development.
- 10.23. Partnerships and new developments are encouraged to propose creative ideas to alleviate the deficiency. Given that opportunities for food growing do not have to be large, these and some allotment provision could be associated with new development in the Borough.
- 10.24. The Council also needs to continue working with local allotment groups and volunteer groups. This can help build capacity and encourage more self-management. It is also important to encourage the health, sustainability and biodiversity benefits of these sites. Additionally, to encourage it as a valued community resource and educational tool, more schools' participation needs to be supported. This will also encourage school sites to develop food growing/allotments where there is sufficient space available. This can be done jointly as outdoor classrooms for curriculum use and as a community resource.

## 11. CEMETERIES AND CHURCHYARDS

- 11.1. Cemeteries and churchyards can provide a valuable contribution to the portfolio of open space provision within the area. The primary function of cemeteries and churchyards is to provide space in which the dead can be buried. Nevertheless, PPG17 highlighted that they '*provide important places for quiet contemplation, especially in busy urban areas, and often support biodiversity and interesting geological features*'.
- 11.2. The 'Cemeteries Strategy for the London Borough of Brent' was completed in 2013. It states that the cemeteries within Brent 'encourage passive recreation such as walking or jogging, dog walking at Paddington Old Cemetery, enjoying open space, discovering more about the historic landscape and past generations and learning about the natural environment'.
- 11.3. The Council owns and manages three cemeteries within the borough: Alperton, Paddington Old and Willesden New. There are also two privately owned cemeteries within the borough. Willesden Jewish Cemetery and Liberal Jewish Cemetery are both located within the Willesden Green ward. The location of these cemeteries are identified in Map 21. The Council also jointly owns Carpenders Park Cemetery. This is located within the administrative area of Three Rivers District Council, and is not included within this report.
- 11.4. Brent Council has taken on management of the churchyards at St John's in Wembley, and St Mary's at Willesden. The location of both of these disused churchyards is identified in Map 21.



Map 21 Cemeteries and Churchyards in Brent

### A. Assessment of supply and demand: Quantity

11.5. Churchyards and cemeteries occupy 39.87 hectares within the borough, as demonstrated in Table 48. This is equivalent to 0.92% of the land area. In 2018, it was calculated through open space typology that the cemeteries in Brent provide 43 ha of green space and play an important recreational role while contributing to increasing biodiversity.

11.6. As shown in Table 47, in comparison to other boroughs, Brent’s provision for cemetery sites is good.

Local Authority	Sites	Area (ha)
Brent	8	39.87
Camden	8	25.6



Harrow	14	27.25
Richmond	10	32

Table 47: Comparison with other boroughs.

11.7. The following table lists the cemeteries along with their covered area within Brent.

Name	Type	Area (ha)
Alperton Cemetery	Cemetery	4.12
Old St Andrew's Churchyard	Churchyard	1.52
Paddington Old Cemetery	Cemetery	10.07
St Johns Old Burial Ground	Churchyard	0.63
St Marys Churchyard	Churchyard	1.42
Willesden Cemetery	Cemetery	3.05
Liberal Jewish Cemetery	Cemetery	8.64
Willesden New Cemetery	Cemetery	10.42
	<b>Total</b>	<b>39.87</b>

Table 48 Areas of Churchyards and Cemeteries in Brent

11.8. The Council's cemetery strategy (2013) did not set out a quantity standard. However, it did review current provision and assessed future demand for burial space within Brent. It considered that a new cemetery/churchyard being provided within the borough to support demand was not possible. The key findings from this assessment are as follows:

- Brent has a relatively high demand for burial space and already faces significant challenges in providing space to meet this demand. Demand for burial as the choice of funeral is significantly higher than the London average – the London average for burials is 14%, compared to 25% in Brent in 2011.
- If no attempt is made to provide more burial space in the 3 cemeteries location within the borough boundary, burial space will run out within the borough.

- Availability of existing reclaimed graves in Alperton Cemetery will be exhausted by 2018. Availability of existing reclaimed graves in Willesden New Cemetery will be exhausted by 2049.
- To help meet future and current demand in respect of local burial space, a number of actions to increase capacity at the cemeteries within the borough's boundaries can be implemented. This will mean that space at Carpenders Cemetery will be available until 2041.

11.9. Churchyards only exist when there is a church. The Council does not hold any data on the demand for churches within Brent. It is considered that the development of a new church within the borough will be demand-led. Therefore, setting a quantitative standard for churchyards would not be appropriate.

#### **i. Alleviating Quantity:**

11.10. Additional space can be created above unpurchased graves, or purchased graves where the exclusive rights have expired or been extinguished by:

- Mounding soil on top of the graves
- Installing burial vaults on top of the graves
- Installing mausoleums (above-ground burial chambers) on top of the graves.

11.11. Brent has already implemented the first two options in Willesden New Cemetery. It has also mounded soil above old graves in Paddington Old Cemetery. Further actions include providing individual managements plans for each cemetery.

## **B. Assessment of supply and demand: Quality**

11.12. The quality of cemeteries and churchyards is of paramount importance. It can have an impact on the quality of the bereavement experience, but also on its use as a recreational space. As highlighted by the Institute of Cemetery and Crematorium (ICCM), a cemetery that is of a *'good standard reflects a good service and aids the grieving process. An attractive combination of trees, shrubs and [flower] bedding contributes to a harmonious and peaceful setting at a funeral and a place for quiet contemplation.'*

11.13. Brent Council is a burial authority by virtue of the Local Government Act 1972. It is legally obliged to maintain its cemeteries 'in good order and repair'. There

are currently no national or existing standards for the quality aspect of cemeteries and churchyards. The Ministry of Justice published *Guide for Burial Ground Managers (2005)*<sup>4</sup>. This provides guidance on a number of matters, including the Burial Environment, Grounds Maintenance and facilities. It includes a list of facilities that residents could expect to find at burial grounds and what grounds maintenance at these sites is likely to include. It details the condition expected for facilities/features found within these sites.

- 11.14. 8 out of 10 residents are satisfied with the standard of the Council's cemeteries. A significant proportion found the Council owned cemeteries clean, well-maintained and easy to navigate. Some issues were however identified in relation to maintenance (grass cutting and grave maintenance) and navigation (poor signage).

#### **i. Consultation: Cemeteries Strategy for the London Borough of Brent (2013)**

- 11.15. As part of the 'Cemeteries Strategy for the London Borough of Brent' a targeted consultation exercise was undertaken. During this exercise, 120 responses were received, and can be summarised as:
- 70% of respondents named either Carpenders Park or Alperton as the cemetery that they visited most often;
  - The majority of respondents were regular visitors to Brent cemeteries; 87% said that they visit at least once every six months and 71% at least once or month or more frequently;
  - 85% of respondents felt either safe or very safe when visiting a cemetery;
  - 91% of respondents agreed or strongly agreed that cemeteries are clean and well maintained;
  - There was a high percentage of good/very good satisfaction responses for watering facilities (92%), footpaths (86%), seats and bins (86%), car parking (83%) and flower and shrub beds (82%); and

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4 Guide for Burial Ground Managers available at:  
<https://www.gov.uk/government/publications/burial-grounds-guidance-for-managers>

- The highest percentages of poor/very poor satisfaction responses were received for signage (20%), grave maintenance (20%) and grass cutting (18%).

## ii. *Veolia – Brent Residents Survey (2015/16)*

11.16. Veolia provide ground maintenance works at the borough's public parks, open spaces and cemeteries. Veolia conducted a residents' satisfaction survey of telephone and face-to-face interviews. The key findings from this survey for cemeteries are as follows:

- 8 out of 10 residents were satisfied. Three quarters with the maintenance and overall appearance;
- Carpenders Park (61%), Alperton (19%) and Willesden New Cemetery (15%) are the most frequently visited;
- 77% of respondents visited at least once a month. 17% of respondents twice a year, 5% once a year and 18% more than once a week;
- 92% stated it was easy to get around, 80% thought it was clean and well maintained and 70% that there was sufficient information.

11.17. It should be noted that all the cemeteries within Brent and both churchyards are recognised by the Greater London Authority (GLA) as SINC sites. As mentioned previously, the Council carried out a review of all SINC sites. These identified site specific recommendations that would lead to improvements to biodiversity value of the site, and its quality. Therefore, due to the sites status as SINC, the qualitative standards set for natural and semi-natural open spaces will also need to be applied.

11.18. The Charter Assessment process enables organisations to assess themselves against key service features and to obtain a Gold, Silver or Bronze award. Authorities complete a questionnaire with 382 questions on burial, cremation and social and environmental aspects and return it to the Institute of Cemetery and Crematorium Management for scoring. Brent was awarded a silver in 2012.

## **C. Assessment of Accessibility**

- 11.19. As identified in PPG17, the accessibility of cemeteries and churchyards is important in order to let relatives visit them. However, there are no definitive national or local standards. There is also no realistic requirement to set catchment areas for such typologies as they cannot easily be influenced through planning policy and implementation.
- 11.20. As shown in Map 21, the majority of provision of churchyards and cemeteries within Brent is within the south. This results in poorer accessibility for the population within the north. It is not considered possible to provide a new cemetery/churchyard that would improve the north's accessibility to this type of open space. This is due to limited land availability, competing land pressures within the borough, and resource-intensive nature of churchyards and cemeteries, Therefore, it is considered accessibility to the borough's existing cemeteries and churchyards should be improved to address this issue.
- 11.21. As shown in Table 49, the borough's churchyards and cemeteries have relatively good access by public transport routes. There are some sites which have better access than others

<b>Cemetery Name</b>	<b>Closest Tube(s)</b>	<b>Bus Routes</b>	<b>Overground</b>
Willesden New Cemetery	Dollis Hill (13 minutes)	260, 266, 297	
Alperton Cemetery	Alperton (10 minutes)	79,83,224,226, 245,297, 487	
Paddington Old Cemetery	Kilburn Station (10 minutes)	206 (Brooksville Avenue, Queens Park Station) 98, N98 (Plympton Avenue, Kingskey Road))	Brondesbury Park Station (10 minutes)
Old St Andrew's Churchyard	Wembley Park (18 minute)	83, 302, N83, N98 (Deanscroft Avenue, Tudor Gardens) 245,297 (Blackbird Cross)	
St Johns Old Burial Ground	Wembley Central (7 minutes)	18, 92, 182, 204, N18 (Ealing Road Harrow Road) 79,83,223,224,297,483, N83 (Wembley Central Station)	Wembley Central (7 minutes)

St Mary's Churchyard	Dollis Hill (12 minutes)	297 (Wharton Close, Willesden Magistrates Court)	
	Neasden (7 minutes)	260, 266 (Ilex Road, Willesden Magistrates Court)	
Willesden Cemetery	Dollis Hill (12 minutes)	6, 226 (Bertie Road, Clare Road)	
Liberal Jewish Cemetery	Dollis Hill (14 minutes)	6, 226 (Bertie Road, Clare Road)	
	Willesden Green (19 minutes)		

*Table 49 Brent's Churchyards and Cemeteries Accessibility by Public Transport*

11.22. In addition, the Strategy seeks to ensure that the borough's cemeteries are publically accessible greenspace which encourages biodiversity and sustainable environmental practices. It indicates that this will be achieved through preparing a site management plan for each cemetery. This will bring together relevant work plans, and will cover the following areas: development of burial space; grounds maintenance; asset management; memorial management; heritage; tree management; and increasing biodiversity.

## D. Summary

11.23. The borough's churchyard and cemetery provide 43 ha of green space. There are 8 cemeteries across Brent that serve the local population. Additional space can be created above unpurchased graves or purchased graves where exclusive rights have expired.

11.24. To meet the diverse future needs, it will be an important step to establish friends group. There will also need to be work plans for the continuous development of burial space, grounds maintenance, asset management, memorial management, heritage and tree management and increasing biodiversity.

## 12. CONCLUSIONS AND RECOMMENDATIONS

- 12.1. The study has taken into account of what exists, its condition, distribution and overall quality. It has also considered the demand for provision based on population distribution, planned growth and consultation findings. The recommendations seek to make more of the existing open space network and increase open space provision through planning.
- 12.2. The borough's 180 open spaces of various typologies cover an area of 638.4 hectares, providing a standard of 1.9 ha per 1000 population. It is not very far away from the historic, but now superseded National Planning Fields Association benchmark measure of 2.42 ha per 1000 population. In the context of London this is relatively good.

### A. Public Parks

#### i. Quantity

- 12.3. With 101 parks in the borough, the current supply for park provision is 1.39 ha per 1000 population. With predicted population increases, if no additional spaces are provided, this drops to 1.18 ha per 1000 population. This remains above the FIT target of 0.8 ha of parks and gardens per 1000 population. Taking account of this standard, Brent would be in surplus with its projected increase in population by 2041. The provision is positive in comparison with other London boroughs close by. However, to maintain the current standard of provision an additional 86.4 hectares of public park provision will be required.
- 12.4. Brent's population is predicted to grow significantly. This will require associated development, not just of housing, but also employment and social infrastructure to meet needs. In addition, the draft London Plan identifies the need to accommodate hotels and student accommodation. This demand will lead to competing land pressures in Brent. Through the planning policies in place, Brent aims to continue to maintain its provision of open spaces.
- 12.5. Proposals for new housing development should be accompanied by increase in open space provision. The nature of open space should reflect the needs generated as a result of the proposed development. The current practise of delivering new open space provision has previously been encouraged through the Council's Core Strategy 2010. This was prioritised through setting policies for Growth Areas that will be required to deliver additional open space (details in appendix). It is considered that where these requirements have not been achieved, they should be carried forward within the emerging Local Plan.

12.6. For all other major development, the Council will expect the following open space standards to be used when calculating how much open space should be provided on site:

- In wards which currently do not have an average 0.8ha per 1,000 population or will through population change not have this minimum (i.e. Alperton, Brondesbury Park, Dudden Hill, Harlesden, Kensal Green, Kilburn, Mapesbury, Queens Park, Queensbury, Tokyngton Wembley Central and Willesden Green) major developments not contained within the boundaries of a Growth Area should seek to achieve 8 sqm of public open space provision per resident.
- Major development in other wards and not within the boundaries of a Growth Area should seek to achieve 8 sqm of public open space provision per resident unless the site is within 400 metres by direct walking route to the nearest access point of an existing public open space that is higher open space typology than can otherwise be created on site.

12.7. In both cases it may be acceptable for the Council's residential private amenity standard of 20 sqm minimum per dwelling or 50 sqm for a family home (3 bedrooms or more) to be off-set against any proposed on site public open space subject to a minimum of 5 sqm (consistent with the London Plan) private amenity space being provided for each dwelling.

12.8. Where on-site public open space provision is not feasible, for example due to the limited size, the Council will consider the extent to which S106 receipts in lieu of on-site space can contribute to enhancements to the quality of spaces taking account of the recommendations from the qualitative assessment that was carried out by Keep Britain Tidy in 2017/18.

12.9. It is acknowledged that where there are no plans for co-ordinated major growth, there can be difficulty in obtaining land and funding to support the provision of new open spaces. Innovative and creative ways to incorporate public open spaces into housing development should be supported. For example, this could take the form of:

- Rooftop Parks also used for allotments and food growing.
- Street Pocket Parks
- Meanwhile uses on vacant land such as community gardens
- Incorporating play features as part of SuDS schemes



- Including areas of green play, which will help to achieve the urban greening factor identified within the emerging London Plan
- Improved landscaping design

## ii. Quality

12.10. KBT conducted a qualitative survey of 86 public parks/ open spaces. They used a variety of methods to consider conditions of facilities and classified the majority of open spaces as having a 'Good' or 'Very Good' quality and range of facilities.

12.11. The KBT study and analysis of community perception found that there is variation in quality across the borough's public parks and open spaces. Many aspects of open space quality raise issues of park management and maintenance. In order to address this, it is recommended that the following qualitative standard is applied to public park provision within the borough.

- Public Park provision within the borough should maintain a 'good' or better quality, with a significant proportion of the borough's local, district and metropolitan parks being of a green flag standard.
- Where applicable, equipment and infrastructure contained within the borough's public parks and open spaces should be of high quality and well maintained. All equipment should be safe to use.
- Long-term management and maintenance plan

12.12. If the proposed development is not located within an area which is deficient in either quantity or access to public park, then consideration will be given to any deficiency in public park quality or management. It is recommended that the developer will be required to make a financial contribution in the form of S106 or CIL towards the enhancement of the quality of public park provision.

## iii. Accessibility

12.13. Within certain wards of the Borough, the size and density varies and it is not appropriate to define consistent quantity or access standards. The amount of public parks is generally good in many wards. However, the distribution of public parks provision varies significantly between them. When taking account of recognised accessibility standards for the differing park typologies, accessibility is generally good, although there are some areas of deficiency.

12.14. There are a number of areas, particularly within the southern region of the borough, that do not fall within the catchment areas of all public park typologies. However, within areas of deficiency other forms of urban greenspace provision

can be of particular value. They represent possible opportunities for overcoming local deficiencies such as nearby local/district/metropolitan parks, enhanced public realm and amenity spaces, greenways and footpaths, areas of SuD's, woodlands (recommended by Nature Nearby, ANGst). Accessibility guidance offered by GLA and FIT should be adopted with consideration of linear distance and the obstacles.

12.15. Other additional measures sought to improve accessibility to the borough can be creating a 'Green Grid' within Brent. A 'Green Grid' is a network of multi-functional and interlinked open spaces with connections to places where people live and work. Improving connections to open spaces through implementing a 'Green Grid' can take a number of forms, which includes:

- Improving accessibility by public transport means – this can be achieved through the creation and/or alteration of bus routes to ensure that they stop at, or in close proximity to the borough's public parks. However, it should be noted that this could only be achieved in consultation with Transport for London (TfL).
- Improving accessibility to the borough's public parks through walking and cycling. In regards to cycling this can be achieved through creating additional cycleways (continuous and convenient cycle routes on less-busy backstreets) within the borough. As identified within Brent's Walking Strategy (2017-2022), the council is proposing to build on its existing network in order to make walking an attractive and practical options. Furthermore, the strategy indicates there is strong demand for additional safe and comfortable off-road footpaths will be provided – particularly within parks.
- Enhancements to green spaces and public parks within the borough. Improvements to the quality and function of an open space can improve its appeal, and therefore its accessibility, to residents.
- Where possible, creating new publically accessible open spaces, which has links to existing open space provision.
- Improving links between key destinations and public parks through improved wayfinding, and enhancing the public realm between these areas to achieve healthy street standard, which in turn can encourage active travel.

12.16. The adaptation of other forms of open space can also assist in reducing public park deficiency. A number of open spaces have been identified which through upgrading their role and function can alleviate deficiency in accessibility.

12.17. It is acknowledged that a number of the sites identified are SINC sites. It is possible that the introduction of recreational use at these sites could impact on their biodiversity value. However, there are a number of measures, as identified below, can be implemented to mitigate against these effects:

- Providing educational materials and/or workshops for target audiences to raise awareness of the biodiversity at the site;
- Management and maintenance plan; and
- Design considerations i.e. retention of existing vegetation, promoting links to other open spaces, use of 'sensitive' materials for facilities.

12.18. Furthermore, introducing a recreational element at SINC sites can support improving access to nature. This is an idea that is promoted by both Natural England and the Mayor of London.

12.19. Involving the community within the management and development of a public park or open space can also play a part in increasing its accessibility. At the time of writing, there were 8 'Friends of Park' groups within Brent. These carry out a number of activities (conservation projects, fundraising, gardening, vegetation management). Increasing the number of volunteering activities at parks could encourage more community participation. This in turn could lead to improvements in their accessibility. Such activities identified by the 'Friends of Parks' group included:

- Providing support for the development of 'Friends of Parks' groups and other community/voluntary groups i.e. training opportunities, setting up a network/contacts for the groups to speak with each other;
- Develop a range of effective and sustainable park management and maintenance models that support community action and volunteering;
- Encourage more opportunities for informal recreation, physical activity and community cohesion through events, access to play, and health improvement programmes; and
- Support 'The Green Flag Community Award'. This seeks to recognise high quality green spaces that are managed by voluntary and community groups. It uses similar assessing criteria to the mainstream Green Flag award.

## B. Formal play and informal recreation

### i. Quantity

12.20. Out of 101 open spaces, 89 have play areas. London Plan policy interpreted in SPG identifies a desirable standard of 10 sqm formal and informal space per child. In 2018, Brent achieved 1.4 sqm of formal equipped play space. The standard recommended by FIT is a minimum level of equipped play space for children of 0.25 hectares per 1,000 population (Local Areas of Play, LEAPS and NEAPs).

12.21. Overall provision of formal and informal play space is 63 sqm per child (taking into account provision in parks). With the projected children population of 74,388 in 2041, Brent will achieve a standard of 6.1 ha per 1000 population (61 sqm) with its current formal and informal play provision. This remains above the FIT criteria of 0.8 ha per 1,000 population for children play provision. It also remains above the GLA standard of 10sqm formal and informal space per child.

12.22. There are wards which have high population and housing densities and low levels of formal and informal recreation provision. There is also a lack of access to private gardens. The overall density of development also means that there tend to be fewer amenity spaces. It is recommended

- Proposals for new housing development should follow the 10sqm formal and informal space per child standard.
- Design proposals should always seek to improve children's play needs generated as a result of the proposed development.

### ii. Quality

12.23. KBT classified the majority of open spaces as having a 'Good' or 'Very Good' quality and range of facilities. Play areas across the borough scored 8, compared to a pass mark of 6.5. LEAP and NEAP sized play areas score average for quality. It is recommended that

- Play areas are improved and managed to attract children and young people. This could include making these spaces more vibrant, safe and clean.
- Regular check on safety of equipped play areas.

### iii. Accessibility

12.24. The amount of formal and informal play provision (taking into account provision in parks) is generally good in many wards. However, the distribution of public parks varies significantly between them. When taking account of recognised accessibility standards for the differing park typologies, accessibility is generally good, although there are some areas of deficiency. It is recommended

- By the GLA that all residents within the borough should have access to areas of formal and informal play provision for children and teenagers within 400m from home.
- Reducing physical barriers which might extend travel distances. Measures to extend the catchments of existing play spaces will be different for each space but could include: enhanced public realm, signage and/or greening of routes. These areas also may require a special approach of on-site or off-site provision from the new development for additional provision.
- Creation of informal recreation of general public space that offers play opportunities. This can be provided on local street, wider section of the pavement, the local green, verges, public squares and fountains, giving children a chance to invent their own play space.
- Possible opportunities for over-coming local accessibility deficiencies is through other areas of play. This can be provided through good quality public realm and amenity space, greening footpaths, areas of SuD's and woodlands.

## C. Indoor and outdoor sports

### i. Quantity

12.25. The provision for sports facilities are currently satisfactory. However, future supply will be adversely affected if there are changes in sports participation rates towards national levels. Indoor sports provision is also average. However, it is recommended that

- Unmet demand for sports halls in Brent can be relieved through increased community use of existing school facilities. To meet demand where there is no open space potential to provide new pitches, schools should be encouraged to offer use of their pitches to the community.

- It is recommended that provision of pools is sought through priority projects in Growth Areas.

12.26. Although the provision is satisfactory, the Council, where applicable will aim to meet the recommended FIT standards in the future. For playing pitch of 1.2ha per 1000 population, outdoor sport of 1.60 per 1000 population and other outdoor provision such as MUGAs and skate parks of 0.3 hectares per 1000 population.

## ii. Quality

12.27. The quality for outdoor sport pitches was assessed as standard in accordance to Sport England guidance. The non-technical quality assessment carried out in the Indoor Sport and Leisure Facilities Needs Assessment (2018) concluded that the majority of indoor sport sites score good or satisfactory. Potential improvements at individual indoor sport sites have been identified which could increase attractiveness to users and capacity for community use in the future.

12.28. In terms of quality delivery, the overall requirement from all pitches is the same. It is recommended that

- Improvements and maintenance of these pitches will considerably impact future participation.
- Future developments should keep in mind that sports facilities should have evening hour facilities such as lighting and ancillary changing facilities.
- Expanding the offer to training and practise services.
- Consideration should be given to landscaping, screening and fencing requirements.

## iii. Accessibility

12.29. In terms of accessibility, most of these facilities can be accessed by 1km walking distance or some by public transport. It is recommended that

- Where there is no open space to provide new pitches, schools should be encouraged to offer use of their pitches to the community.

- Regeneration plans across neighbouring boroughs could affect levels of demand in Brent and the council should look to keep a close relationship to ensure maximum impact for physical activity and sport.
- Brent is a borough with a large number of underrepresented groups living amongst the resident population. There are a lot of good quality facilities in Brent that people in lower socio-economic groups cannot afford to access. Any new facility developments need to be affordable and accessible to meet the needs of the local population.

## D. Natural and Semi-Natural Green Space

### i. Quantity

12.30. The borough's natural and semi-natural open spaces is formed of a variety of components covering a total area of 459.87ha. This equates to approximately 1.38 hectares per 1,000 people. To maintain this ratio of provision to 2041, an additional 85.77ha of natural and semi-natural open space will be needed. It is recommended that

- Existing natural greenspace should be protected, but there will also be a need to seek the provision of new natural greenspace of nature conservation value. This places great emphasis on the need to protect existing natural greenspace and ensure that biodiversity is considered from the start of the development process, and a net gain is achieved.

12.31. Providing new natural greenspace at the current levels of development will be difficult to achieve, therefore it is recommended that

- The Natural England standard of 1ha of LNR per 1,000 / population is amended to a standard of 1ha of SINC per 1,000 populations.

12.32. Limited land availability and competing land demands mean provision of additional space in reality will be very limited. Therefore, it was not considered to be practical to set a quantitative standard for this open space typology. The following table recommends potential adaptations to existing open space to upgrade their function

Name	Open Space Designation	Ward	Open Space Requirements
------	------------------------	------	-------------------------

Alperton Sports Ground	Recreation Ground	Alperton	Opportunities to upgrade to a Local Park through the provision of facilities.
Abbey Road Mound and Bestway Park	SINC of Borough Importance (Grade II)	Stonebridge	Opportunity to upgrade function to Pocket Park
Abbey Estate Wayleave		Alperton	Opportunity to upgrade to Pocket Park function
Paddington Old Cemetery	Cemetery	Queens Park	Opportunity to provide functions of small open space
John Billam Playing Fields	Recreation Grounds	Kenton	Opportunity to upgrade to Small Open Space/Pocket Park function
London's Canal	SINC (Grade I)	Alperton/Stonebridge	Opportunities to provide small open space functions along the length of the Canal.
Canal side field at Waxlow Road (part of London's Canals)		Stonebridge	Upgrade to Small Open Space function

*Table 50: Potential Adaptations to Existing Open Space to Upgrade their Function*

## ii. Quality

12.33. The quality of the borough's natural and semi-natural open space is varied. To help guide enhancements to the borough's natural and semi natural open space it is recommended that

- Areas of natural and semi-natural greenspace should be of adequate quality and support the needs of the local community.



- Proposals for new housing development should be accompanied by proposals to improve natural greenspace. It may be difficult to achieve on-site natural greenspace, where this is the case improvements in biodiversity at existing open spaces would be appropriate.
- Other innovative ways and improvements to biodiversity at existing open spaces will be encouraged. Where possible, the quality of natural and semi-natural sites should be enhanced, consistent with the guidelines/recommendations identified in the most up-to-date SINC review.

### iii. Accessibility:

12.34. The borough's natural and semi-natural open space access standards recommended are that

- All residents within the borough should have access to a GLA designated SINC of borough or metropolitan importance within 1km of home

## E. Cemeteries and Churchyards

### i. Quantity

12.35. The borough's churchyard and cemetery provide 43 ha of green space. There are 8 cemeteries across Brent that serve the local population.

12.36. Through implementing the actions detailed within the Council's cemetery strategy it is possible that the Council will have sufficient provision of burial space to meet the needs of the population to 2041. Furthermore, PPG17 states that *'every individual cemetery has a finite capacity and therefore there is a steady need for them [...]. The need for graves for all religious faiths, can be calculated from population estimated, coupled with details of the average proportion of deaths which result in a burial, converted into a space standard. Nevertheless, as there is estimated to be sufficient capacity, development cannot be required to contribute new burial space'*.

12.37. A quantitative standard has not been set for churchyards. This is in line with the guidance contained within PPG17, which states that *'as churchyards can only exist where there is a church, the only form of provision standard required is a qualitative one'*.

7.36. However, it is recommended that

- Additional space can be created above unpurchased graves or purchased graves where exclusive rights have expired.

## ii. Quality

12.38. In regards to quality, the residents are satisfied with the majority of cemetery provision and have rated high quality with continuous maintenance expected by visitors.

12.39. Any standard devised for cemeteries and churchyards within Brent should take into account the following: local feedback, the primary function of the space, findings from the Council's cemetery strategy and national guidance on best practice. Taking this into consideration the standard below is set. It should be noted that it will be difficult to implement this standard in the private cemeteries within the borough.

- A well-maintained, clean site that is easily accessible for all. Sites should maintain a tranquil environment and continue to sustain, and where possible enhance, biodiversity.
- To meet the diverse future needs, it will be an important step to establish friends group and developing work plans for the continuous development of burial space, grounds maintenance, asset management, memorial management, heritage and tree management and increasing biodiversity.

## F. Allotments

### i. Quantity

12.40. Currently the borough is providing a standard of 7.608 plots per /1000 households. In total a standard of 250 sqm per/ 1000 household is required by the NSALG. This would lead to a recommended number of 6,936 plots to meet the 2041 projected population.

12.41. Due to the competing land demands within the borough, it is considered that setting a qualitative standard, or adopting the NSALG standard will not be feasible. The Council's 'Food Growing and Allotment Strategy' stated that the Council will periodically review the need for allotments through the Action Plan. This will be the most appropriate mechanism for addressing the need for allotment space within the borough.

12.42. It is however, recommended that

- The emerging Local Plan includes policies which encourage allotment provision of development sites, where there is a clear demand, and as 'meanwhile' uses.
- While the council are improving processes to reduce waiting lists; demand for growing spaces currently vastly outweighs provision. More creative ways of encouraging local growing space need to be considered, particularly with new developments.

## ii. Quality

12.43. Currently no locally adopted quality standard for allotments within Brent exists. Any standard devised should take into account local feedback, findings from the Council's 'Food Growing and Allotment Strategy' and best practice. Taking these factors into consideration, the following general qualitative standard should be applied.

- A well maintained site which has good quality soil, drainage and access to a good water supply, which ensure that the provide value for money and are welcoming and accessible to all users.
- The Council needs to continue working with local allotment groups and volunteer groups to build capacity and encourage more self-management.
- It is also important to encourage health, sustainability and biodiversity benefits of these sites.
- Additionally, to encourage it as a valued community resource and educational tool, more participation from schools need to be supported. This in return will also encourage school sites to be used where there is sufficient space available to develop allotments. This can be done jointly as outdoor classrooms for curriculum use and as a community resource.

## iii. Accessibility

12.44. It is considered that no accessibility standard has been set for this typology as the number of residents that a site can serve is dependent on the number of plots available. The location of new allotment plots should be driven by demand.

## 13. APPENDIX

- 1) KBT Scoring
- 2) Growth area policies
- 3) Friends of Parks' Survey 2017

### 1) KBT scoring - Scores for all sites

Site Name	Typology	Site Score	Recommendations for Improvements
Abbey National, Tookey Close	Small Open Space	45%	<ul style="list-style-type: none"> <li>• Improve maintenance standards of site</li> <li>• Remove litter from site, and review litter picking regime</li> <li>• Repair pavements</li> <li>• Provide, as a minimum, the name of site, managing organisations and contact details on a sign</li> <li>• Repair bins</li> <li>• Litter requires removal and a regular litter picking regime is required.</li> <li>• Scrub edges could be thinned out and coppiced annually to provide stem interest.</li> <li>• Cuttings require removal</li> </ul>
Tiverton Green	Local Park	60%	<ul style="list-style-type: none"> <li>• Gate at entrance near the children's play area requires repairing</li> </ul>

Site Name	Typology	Site Score	Recommendations for Improvements
			<ul style="list-style-type: none"> <li>• Remove graffiti and old notices from notice boards</li> <li>• Replace benches in play area</li> <li>• Signage for site should have a consistent name</li> <li>• One of the gateways from the dog free to dog friendly area would benefit from being paved, and access slopes have accumulated a large volume of leaf fall which require remove</li> <li>• Improve pathway between play equipment, and provide paving around bench</li> <li>• Entrance near the children's play area on Tiverton Road looks less inviting, gate does not close properly and requires repair, notice board require graffiti removal, children's play area looks tired and benches in the play area are in poor condition</li> </ul>

Site Name	Typology	Site Score	Recommendations for Improvements
			<p>and needs replacing</p> <ul style="list-style-type: none"> <li>• PVC sign attached to railings by Aylstone Avenue entrance should be removed as out of date</li> <li>• Refurbish or replace children's play area</li> <li>• Gate access at Tiverton Road has dropped and no longer locks, therefore requires repair.</li> <li>• The gate to the children's play area closes quickly and requires inspection.</li> <li>• Regular litter picking is required</li> <li>• Litter should be removed from the shrubs at The Avenue boundary</li> <li>• Swings need replacing</li> <li>• More care needed for tree stock. Attention to the type of tree/planting location and aftercare needed. Dead trees should be removed and replaced.</li> </ul>

Site Name	Typology	Site Score	Recommendations for Improvements
			<ul style="list-style-type: none"> <li>• Recycling bins on site however not fixed down which is required for safety</li> <li>• Review habitat provision and improve tree maintenance</li> </ul>
Barham Park	Local Park	45%	<ul style="list-style-type: none"> <li>• Review litter collection schedule</li> <li>• Repair or remove glass house, but fenced off in the meantime as condition and structure and path inside presents a health and safety issue</li> <li>• Remove overgrown areas around glasshouse. Thin out areas of scrub around perimeter of site</li> <li>• Remove all human faeces.</li> <li>• There were issue with surfacing in car parks and paths that require attention.</li> <li>• The new paths around the perimeter of the site has damage to the edging that required repair.</li> </ul>

Site Name	Typology	Site Score	Recommendations for Improvements
			<ul style="list-style-type: none"> <li>• Signage at entrances requires improvement, with up to date information and perhaps a map on the board to locate features. A sign at the fishers way end entrance could be added.</li> <li>• Drop kerbs in front of benches to improve accessibility, provide benches along “new” path.</li> <li>• Provide stopping point for less able people. Provide disabled parking bays in car park and improve surface, fill in pot holes to make site more accessible</li> <li>• It is recommended that the fencing is placed at the edge of the surfacing which removes the need to mow a 15cm strip of grass inside the perimeter.</li> <li>• Safety surface in children’s play area was starting to lift creating a tripping hazard.</li> </ul>



Site Name	Typology	Site Score	Recommendations for Improvements
			<ul style="list-style-type: none"> <li>• A cleansing regime is required particularly at peak times.</li> <li>• Staff presence on site would help to reduce the incidents of anti-social behaviour.</li> <li>• Trees with broken branches which require removal</li> <li>• Low walls between playground and walled garden require repair.</li> <li>• Trellis on wall hanging off requires repair.</li> <li>• The kerb along the new pathway has moved in a number of places and asphalt is cracking, this requires repair.</li> <li>• Paving in the war memorial area requires repair.</li> <li>• New recycled bins were provided on site however these need fastening down</li> <li>• There was evidence of chemical use along railings, the need for this</li> </ul>

Site Name	Typology	Site Score	Recommendations for Improvements
			<p>could have been avoided by placing the railings next to the paving. Use was also evident around glass house</p> <ul style="list-style-type: none"> <li>• There were areas around the perimeter that appeared not to be managed, could these areas be managed for biodiversity</li> <li>• Features such as the small pond near the walled garden was poorly maintained and full of weeds and litter. This requires cleaning and filling with water.</li> <li>• Maintenance of the walled garden was of a higher standard to other areas of the site, however maintenance of horticultural features could be improved. This areas was spoilt by the addition of the large recycling bins, could these be moved to a less conspicuous</li> </ul>

Site Name	Typology	Site Score	Recommendations for Improvements
			<p>place or just outside this area</p> <ul style="list-style-type: none"> <li>• There is play and exercise provision and a toilet on site as well as formal gardens, however the maintenance of these features needs to be improved and improvements to the green elements and infrastructure of the whole site to encourage use of the whole.</li> <li>• A marketing plan for this site should be developed</li> <li>• No educational interpretation was provided at the war memorial or in the walled garden. Interpretation panels could be provide to interpret significant features.</li> </ul>
Brampton Grove	Small Open Space	64%	<ul style="list-style-type: none"> <li>• Consider signage approach to site.</li> <li>• Could benefit from a subtle path to encourage walks within or to allow wheelchair users to access further</li> </ul>

Site Name	Typology	Site Score	Recommendations for Improvements
			<p>off the footpath but not essential.</p> <ul style="list-style-type: none"> <li>• Tree stakes should be removed</li> <li>• Some side shoots could do with removing at the time of judging. Good selection of trees.</li> <li>• It has limited scope for new facilities and I would question whether it needs any.</li> </ul>
Bramshill Road Open Space	Local Park	62%	<ul style="list-style-type: none"> <li>• 3 self-closing gates, one to play area needs adjusting/replacing as it closes very harshly causing a risk to children</li> <li>• Litter was poor. One bin was over full. A proper regime of collection and litter picking is required. Ensure detritus is removed from under the benches and table.</li> <li>• The Brent specification requires implementation to ensure horticultural standards are improved</li> </ul>

Site Name	Typology	Site Score	Recommendations for Improvements
			<ul style="list-style-type: none"> <li>• Several trees in falling distance of paths have cavities and need to be removed</li> <li>• Trip hazard created by edging and ground reinforcing which is lifting. This needs addressing by bringing the level of the ground up to the edging and fixing /replacing the reinforcing.</li> <li>• Repair litter bin near entrance to ensure it closes.</li> <li>• Graffiti on bench requires removing.</li> <li>• Provide opportunities for recycling</li>   <li>• Make more use of noticeboards - Noticeboard in use, add web and Facebook links to noticeboards</li> </ul>
Brentfield Park	Small Open Space	39%	<ul style="list-style-type: none"> <li>• A purpose for this site needs to be defined then a programme of work to improve standards is required.</li> </ul>

Site Name	Typology	Site Score	Recommendations for Improvements
			<ul style="list-style-type: none"> <li>• Ensure all alleyways are kept clean, free of litter and vegetation so the site appears safe to use</li> <li>• Clearer signage at entrances and to the site should be provided, with name of site managing organisation and contact details</li> <li>• Ensure adequate mowing regime is in place and ensure clippings are removed.</li> <li>• Repair broken tarmac and hole in grassed area.</li> <li>• An opportunity to consult with users and potential users and provide equipment/facilities to encourage active lifestyles</li> <li>• Place CCTV to cover alleyways and areas that are deemed to feel unsafe. Ensure all entrances and site is maintained to a high standard to increase use and improve security</li> </ul>

Site Name	Typology	Site Score	Recommendations for Improvements
			<ul style="list-style-type: none"> <li>• Ensure there are adequate bins and cleansing regime in place</li> <li>• Ensure grounds maintenance standards are put in place and monitored.</li> <li>• The few trees there look in fair condition but there are a number of self-seeded trees along the pathways that need taking out.</li> <li>• Tarmac worn in places and path edging weedy. A programme of maintenance and repair is required</li> <li>• Some new bins and seating but one missing bin needs replacing.</li>   <li>• Consultation is required with the community to consider additional facilities to meet their needs and increase use for recreation.</li> <li>• A site that has huge potential but just doesn't have any facilities and feels unloved and poorly</li> </ul>

Site Name	Typology	Site Score	Recommendations for Improvements
			<p>maintained. There are lots of residential flats and housing nearly without gardens making the site even more important as a community greenspace that should be vibrant and enjoyable to use. The only people using it were those walking through from the shops to the estate and this was half term. Consultation with the community is required to decide on appropriate facilities, such as community growing, exercise equipment, additional seating etc.</p>
Brondesbury Park Open Space	Pocket Park	71%	<ul style="list-style-type: none"> <li>Consider planting, log piles etc. to improve biodiversity</li> </ul>
Brondesbury Villas Playground	Pocket Park	46%	<ul style="list-style-type: none"> <li>The site was open however the maintenance of infrastructure and horticulture was poor and didn't make you</li> </ul>



Site Name	Typology	Site Score	Recommendations for Improvements
			<p>want to enter.</p> <ul style="list-style-type: none"> <li>• Paving requires replacing</li> <li>• A small sign with name of site, managing organisation and contact number should be installed, a new no dog sign is required.</li> <li>• The site was flat however paths require replacing.</li> <li>• There are no facilities for play on site even though the site is called a playground, only 3 benches</li> <li>• New no dog signs required at both entrances</li> <li>• As litter is collected from this site a bin should be installed preferably a dual purpose bin for general waste and recyclables.</li> <li>• Shrubs require pruning to specification. Additional planting should be considered as this could be a valuable pleasant green space for the community</li> </ul>

Site Name	Typology	Site Score	Recommendations for Improvements
			<ul style="list-style-type: none"> <li>• Most trees were outside the site, as survey is required. A tree was missing for the middle of the site and should be replaced                      Paths required resurfacing and railing at the back of the site required painting, the missing gate should be replaced</li> <li>• Benches were serviceable, however new furniture along with improved horticultural standards would really lift this site</li> <li>• No recycling opportunity provided on site</li> <li>• Site could be planted to improve biodiversity, perhaps with pollinators</li> <li>• This is a valuable space in an urban area which could be an asset with investment in infrastructure and maintenance</li> </ul>

Site Name	Typology	Site Score	Recommendations for Improvements
Butlers Green Open Space	Small Open Space	44%	<ul style="list-style-type: none"> <li>• Provide signage for disused toilet blocks.</li> <li>• Some paths were breaking up and required maintenance/resurfacing</li> <li>• Signage welcoming people to the park would help. As a minimum signage with the name of the site managing organisation and contact details should be provided to enable users to report issues in a particular area due to the site having children's play equipment</li> <li>• Paths to play area were breaking up and require repair/resurfacing and additional seating could be provided.</li> <li>• Toilet facilities should be reinstated or if no longer deemed appropriate a new use for the buildings should be found. Additional facilities for older age groups to engage in</li> </ul>

Site Name	Typology	Site Score	Recommendations for Improvements
			<p>physical activity could be considered</p> <ul style="list-style-type: none"> <li>• Paving near disused toilets required repairing to remove tripping hazard</li> <li>• The sites was free of litter but bins required maintenance/replacement</li> <li>• Replant beds and implement a maintenance regime to meet the Brent specification Shrubs in beds near derelict buildings show signs of mechanical pruning which is not in line with the Brent specification.</li> <li>• Fencing around children's play area requires painting, Weeds at edges of safety surface needs removing and surface require repair. Missing gutters at disuse boarded up buildings need replacing. Evidence of structural failure, removal or a new use should</li> </ul>

Site Name	Typology	Site Score	Recommendations for Improvements
			<p>be found for these buildings. We would recommend bringing the level of ground around the manholes up, as they are trip hazards, there is a similar issue with the manhole cover near the buildings on the edge of the site.</p> <p>Missing benches and damaged bin near bus stop needs replacing. Safety surfacing under climbing frame requires inspection by qualified safety expert and repaired where required</p> <ul style="list-style-type: none"> <li>• Consideration should be given to installing one of the Veolia branded recycling bins as found on other sites</li> <li>• There was little evidence of site being managed for biodiversity, consider planting in the areas near the buildings to improve biodiversity, perhaps a</li> </ul>

Site Name	Typology	Site Score	Recommendations for Improvements
			<p>community project?</p> <ul style="list-style-type: none"> <li>• Consideration could also be given to creating small wildflower areas at the end of the site to provide interest and colour</li> <li>• A solution to the derelict toilet blocks is required</li> <li>• No active marketing was observed. Signage explaining what is happening with the derelict toilet blocks should be provided, this would show that the issue is being actively managed</li> <li>• No means of communication with users was observed</li> <li>• Overall there is a general lack of maintenance and provision is limited to that for younger children.</li> <li>• Derelict buildings give the sense the site is not cared for.</li> </ul>
Caffrey Gardens	Pocket Park	54%	<ul style="list-style-type: none"> <li>• It was fairly level with no trip hazards at</li> </ul>

Site Name	Typology	Site Score	Recommendations for Improvements
			<p>entrances Issues with paths needs to be addressed. Top entrance was a bit enclosed.</p> <ul style="list-style-type: none"> <li>• Paths require resurfacing</li> <li>• A welcome sign could be provided</li> <li>• The paths were uneven with severe dips and humps present. Not suitable for elderly or wheelchair use and possibly even fully able users due to the risk of going over on your ankle. Paths need to be repaired</li> <li>• Consider if further features could be added to increase use following community consultation</li> </ul> <p>Benches required repair/replacement</p> <ul style="list-style-type: none"> <li>• One bin at the top of the park. It was dated and I think was missing it's top. Open bin right beside bench doesn't entice people to sit. No recycling</li> </ul>

Site Name	Typology	Site Score	Recommendations for Improvements
			<p>facilities. However site was clear of litter at the time of visit. Replace bin with recycling bin or at least one with a top</p> <ul style="list-style-type: none"> <li>• Hedge was being cut but unsure as to why it was retained – it looks a bit odd, could replace with basic non-formal shrub barrier if it is to reduce road noise. Not much else being maintained apart from grass cutting.</li> <li>• Paths in poor condition.</li> <li>• Bench dated and paint flecking off steel.</li> <li>• Some deterioration of brick wall and pillars noted.</li> <li>• Old fencing irons have been left in the boundary wall for no reason – could be removed to improve appearance as no longer functional.</li> <li>• No facilities to enforce this, as a minimum</li> </ul>



Site Name	Typology	Site Score	Recommendations for Improvements
			<p>install a recycling bin</p> <ul style="list-style-type: none"> <li>• Consider a service wide Biodiversity Action Plan.</li> <li>• Review maintenance schedule</li> <li>• Nothing obvious.</li> <li>• There could be a lot more done with the historical aspect of the site. Possibly some proper interpretation of Mr. Caffrey and the land set aside.</li> <li>• A small historic green space with a natural feel. The site could be considerably improved to interpret the historic aspect of the site. The footpaths in dire need of repair and the seating area at the back is probably better suited closer to the middle of the space. A better bin and maybe some cautious opening up of the tree cover could make this a great pocket park. Local residents could</li> </ul>

Site Name	Typology	Site Score	Recommendations for Improvements
			be equipped to carry out basic maintenance such as leaf clearance, litter picking and other tasks if the will was there.
Cambridge Close Play Area	Pocket Park	41%	<ul style="list-style-type: none"> <li>• Review maintenance and signage.</li> <li>• There is a desire line access point from Chalkhill Sports Ground to the bridge which is down quite a steep bank - this should be closed off or made safe</li> <li>• No signage on site, as a minimum sign with name of site, managing organisation and contact details should be provided</li> <li>• Pathways had started to crack and require repair/resurfacing</li> <li>• Play equipment should be reinstated or another use found for the area</li> <li>• Recommend that a review of the shrub bed areas and boundary trees and hedges to</li> </ul>

Site Name	Typology	Site Score	Recommendations for Improvements
			<p>see if they can be thinned out to open up sight lines and provide more natural light</p> <ul style="list-style-type: none"> <li>• Perhaps a dogs on lead designation should be in place in this location.</li> <li>• Regular inspection and cleansing regime needs to be put in place</li> <li>• Grassed areas should be prepared as detailed in the Brent specification before mowing. Shrub and scrub areas need thinning out or removing. Shrubs require maintenance in line with specification.</li> <li>• Most trees appeared to be in good condition, however there were some damaged branches to the trees near the bridge which need to be removed</li> <li>• Pathways cracking and require repair.</li> </ul>

Site Name	Typology	Site Score	Recommendations for Improvements
			<p>The pathway from the bridge toward Cambridge Close looks like it has in the past been split into a pedestrian and cycle path, however all markings to indicate this have now disappeared and should be reinstated</p> <ul style="list-style-type: none"> <li>• Play equipment has been removed and fixing points capped however the wet pour area needs to be removed if equipment is not to be replaced. Either way it should be maintained with weeds removed from where it joins other surfaces and the wooden posts should be replaced where missing or removed as part of redevelopment</li> <li>• Areas that have little maintenance could be managed to improve biodiversity.</li> </ul>

Site Name	Typology	Site Score	Recommendations for Improvements
			<ul style="list-style-type: none"> <li>• A vision for the site and management plan needs to be developed</li> <li>• potential to turn the area of wet pour into a community growing space, outdoor meeting place or reinstate play equipment</li> <li>• This could be a great space for the immediate community, however in its current condition is only a shortcut through to Chalkhill Sports Ground</li> <li>• As this site is near to a waterway there is the opportunity to put in interpretation panels about the wildlife that could be present.</li> </ul>
Cambridge Gardens Playground	Pocket Park	58%	<ul style="list-style-type: none"> <li>• Review signage and litter collection.</li> <li>• Ensure area is regularly cleaned and consider alternative mechanism on gate to make the site easier to access</li> </ul>

Site Name	Typology	Site Score	Recommendations for Improvements
			<ul style="list-style-type: none"> <li>• Consider installing a sign with name of site managing organisation and contact number as a minimum</li> <li>• Consider engaging with local disability group to visit the site and provide suggestions to make the site more accessible. Introduce all ability play equipment</li> <li>• Consider increasing bin collection or collect after peak times and implement a litter picking regime</li> <li>• Ensure grass is mown in line with Brent Specification.</li> <li>• Cover any exposed weed suppressing matting.</li> <li>• Some very old graffiti on play equipment requires removal</li> <li>• Provide opportunities for recycling by installing a bin to collect recyclable materials.</li> </ul>

Site Name	Typology	Site Score	Recommendations for Improvements
			<ul style="list-style-type: none"> <li>• onside planting log piles etc. that could increase biodiversity</li> <li>• This is an area fenced off for use by under 12s for play and is dog free. It provides good shade and would be a pleasant place to sit and supervise children playing. It is spoilt by the litter and overgrown grass plus depth of leaf litter might be off putting because of the litter. Cambridge Square is nearby offering a different experience for a wider audience and so complements this space.</li> </ul>
Chalkhill Open Space	Small Open Space	65%	<ul style="list-style-type: none"> <li>• Moss growth on the path adjacent to the rail tracks and wooded area needs removal</li> <li>• Thames 21 had attached a list of activities to the railings surrounding the site – perhaps this would be better in the</li> </ul>

Site Name	Typology	Site Score	Recommendations for Improvements
			<p>notice boards. Notice board should be regularly reviewed to ensure up to date information is in them.</p> <ul style="list-style-type: none"> <li>• Consider providing better access to all ability play equipment</li> <li>• There were scratchings / graffiti on both the wooden and stone benches, with images that some may find offensive on the stone bench near the amphitheatre style seating structure at the centre of the park. The offensive graffiti should be removed</li> <li>• Most bins are for general waste however there is one bin that collects recyclable items – consideration should be given to installing more of these bins in the park perhaps replacing the ones near to picnic benches and ensure regular litter pick</li> </ul>



Site Name	Typology	Site Score	Recommendations for Improvements
			<p>of the site takes place.</p> <ul style="list-style-type: none"> <li>• All beds had been mulched however weeds were present and need to be removed and managed to specification</li> <li>• Surfacing under play equipment should be inspected to ensure it is compliant with standard as it has become compacted in some areas. Recycling bin requires fixing</li> <li>• One bin collecting recyclable material, as previously suggested consideration should be given to using more of these on site.</li> <li>• The wooded area requires appropriate management to improve biodiversity</li> <li>• Thames 21 run regular events in the park – could they be given a key to the notice boards to help keep them up to date and then</li> </ul>

Site Name	Typology	Site Score	Recommendations for Improvements
			<p>use them to display their event posters rather than attach them to the railings.</p> <ul style="list-style-type: none"> <li>• Perhaps the information on the website could be enhanced to explain more about the facilities on this site</li> <li>• Would be nice to see some interpretation for the stone structures in the park.</li> </ul>
Chalkhill Sports Ground	Local Park	53%	<ul style="list-style-type: none"> <li>• Site seems to have a general feeling of being uncared for. Litter on the perimeter, fallen branches at the entrance point on the main road – a regular inspection and litter / waste removal regime should be implemented to deal with these issues.</li> <li>• Main circular path is in need of some work as the gravel surface is patchy and uneven. The BMX track and scooter track surfaces are</li> </ul>

Site Name	Typology	Site Score	Recommendations for Improvements
			<p>starting to break up with potholes appearing and weed growth in the bmx track.</p> <ul style="list-style-type: none"> <li>• 3 very small signs, one is a map of the site which has graffiti on it, and the other two introduce the scooter and bmx track. It would be nice to see a community notice board on the container situated by the scooter track for use by the community group. There is directional signage to the site on Cambridge Close however this directs people to St David's Way Open Space BMX track, however the signs on site refer to Chalkhill Open Space. Clear consistent signage needs to be provided.</li> <li>• Site is currently accessible however further deterioration to the path would make access</li> </ul>

Site Name	Typology	Site Score	Recommendations for Improvements
			<p>difficult repair is required.</p> <ul style="list-style-type: none"> <li>• The facilities on this site have the potential to be a great resource for the community and encourage active lifestyles, however the poor condition of the main path and bmx track will deter users. Scooter track is currently OK however there are the first signs of deterioration of the surface.</li> <li>• The BMX track is in poor condition with the encroachment of weed growth and deterioration of the track surface.</li> <li>• Some incidences of dog fouling noticed near to the scooter track</li> <li>• Lots of litter around the borders of this site. There are several litter bins on this site one of which is damaged. The bin on the opposite side of</li> </ul>

Site Name	Typology	Site Score	Recommendations for Improvements
			<p>the site to the BMX track is missing the access door and needs replacing</p> <ul style="list-style-type: none"> <li>• Site is mainly amenity grassland, consideration should be given to adding wildflower meadow to the far boundary of the site to add interest. Horticultural elements require management in line with specification</li> <li>• The path surface deteriorating and the scooter and bmx tracks need attention</li> <li>• Damaged bin as previously mentioned requires repair</li> <li>• Consider differing mowing regimes, wildflower meadow area. Site has a couple of mature trees – consideration should be given to succession planting</li> <li>• Consider the addition of recycling facilities, particularly near</li> </ul>

Site Name	Typology	Site Score	Recommendations for Improvements
			<p>the scooter track and bmx track for plastic bottles/cans</p> <ul style="list-style-type: none"> <li>• Appears to be limited management of the borders of this site and management for biodiversity</li> <li>• Attention needs to be given to the bmx track and pathways</li> <li>• Information on site only refers to the cycle / scooter tracks</li> <li>• Site needs a general uplift in maintenance</li> </ul>
Chapter Road	Pocket Park	33%	<ul style="list-style-type: none"> <li>• There is a lot of litter present by the underpass and the site in its present condition would not encourage a visitor to spend any time there. Litter needs to be removed and perhaps provide some colourful planting that can be seen through the underpass to encourage use, or some planter either side of the underpass</li> <li>• Access from Jeymer Avenue is down steps with an adjacent</li> </ul>

Site Name	Typology	Site Score	Recommendations for Improvements
			<p>grass verge – they are missing wooden posts at the top and bottom of this verge which need replacement or see 4</p> <ul style="list-style-type: none"> <li>• There is no signage on site, would a sign be appropriate? However the site is listed on the parks finder section of the website. A decision needs to be taken if the ambition is to encourage use beyond it being a path with verges.</li> <li>• Steps to site have no handrail, installation of one is recommended, and repair to steps is required. A desire line has been created next to the steps. Installing a ramp in this area should be considered.</li> <li>• Site is a pathway with grass verges and has no facilities aimed at encouraging</li> </ul>

Site Name	Typology	Site Score	Recommendations for Improvements
			<p>healthy / active lifestyle. However due to the nature of the site it may be considered not appropriate, recommend consultation with the public to see if any need is identified</p> <ul style="list-style-type: none"> <li>• Ensure adequate lighting is maintained and ensure maintenance standards are maintained</li> <li>• Install litter bins. Review maintenance schedule.</li> <li>• infrastructure in a fair condition, however steps and posts near steps require repair</li> <li>• No bins on site, lots of litter. Consideration should be given to the installation of bins that are suitable for the collection of both general waste and recyclable materials.</li> <li>• No active management to improve biodiversity was</li> </ul>



Site Name	Typology	Site Score	Recommendations for Improvements
			<p>observed, planting to improve biodiversity and create interest should be considered</p> <ul style="list-style-type: none"> <li>• Interest could be added by adding planting to the grassed areas, seating, and planters on the large area of pathway between the underpass and the school fence. Planters could also be places on the Chapter Road side of the underpass.</li> <li>• No information on site – perhaps you could engage the local school for input</li> <li>• As per the recommendations in the above feedback; address the littering issues, consult with the local school / community and add interest with planters and seating</li> </ul>
Chelmsford Square	Pocket Park	52%	<ul style="list-style-type: none"> <li>• Review signage and litter collection, remove graffiti.</li> </ul>

Site Name	Typology	Site Score	Recommendations for Improvements
			<ul style="list-style-type: none"> <li>• Some paving require repair to provide safe access. Restrict parking either side of the entrance to improve visibility</li> <li>• Ensure notices are welcoming and encourage use by the whole community</li> <li>• Review paths and repair replace where necessary. Provide seating to encourage use, particularly of those less able</li> <li>• Perhaps implement a programme to encourage community use of the tennis courts, free taster lessons.</li> <li>• Ensure sight lines are maintained and shrubs are pruned to facilitate this</li> <li>• Implement a litter picking regime, or encourage community to take ownership of this issue. Remove graffiti</li> </ul>

Site Name	Typology	Site Score	Recommendations for Improvements
			<p>as soon as possible to discourage further incidents</p> <ul style="list-style-type: none"> <li>• Ensure horticultural elements are managed in line with the specification, Remove weeds on a regular basis and ensure overgrown areas are improved and maintained Ensure shrubs are pruned as recommended rather than with trimmers</li> <li>• Repaired/replaced paths and remove graffiti from building</li> <li>• Look to introduce recycling bins</li> <li>• Consider a BAP</li> <li>• This somewhat enclosed space feels like it needs opening up to be part of the wider neighbourhood. This would give</li> </ul>

Site Name	Typology	Site Score	Recommendations for Improvements
			it better visibility both in and out of the site and across it, and safer access from the road that surrounds it without any pavement.
Church End Open Space	Small Open Space	53%	<ul style="list-style-type: none"> <li>• Review access to site and repair/remove damaged advertising board</li> <li>• Recommend inspection of surfacing in play area , repair to pavements and cut back grass on paving</li> <li>• Clean notice board glass and ensure up to date notices</li> <li>• Repair pathways and spring on gate to children's play area</li> <li>• Play facilities available, however the judge is concerned about the compaction under the equipment as previously mentioned.</li> <li>• "Concerns regarding the safety surfacing under play equipment. Open springs under</li> </ul>

Site Name	Typology	Site Score	Recommendations for Improvements
			<p>skateboard style equipment are a health and safety risk (trapped / broken fingers). One piece of equipment missing (bull / cow spring seat) but base still in ground and is a trip / injury hazard. One of the toddler swings is damaged.</p> <ul style="list-style-type: none"> <li>• All of the above need rectifying and an inspection and repair / replace regime should be implemented.</li> <li>• There is a long (approx. 2m) metal bar loose in the play area currently by the picnic table this needs to be removed.</li> <li>• Broken bin at access point from main road needs replacing. In view of the types of litter on site consideration should be given to adding a bin to collect cans and bottles for recycling.</li> <li>• Pathways starting to fail.</li> </ul>

Site Name	Typology	Site Score	Recommendations for Improvements
			<p>Damaged bin and advertising unit that sits within the curtilage of the site near to the access point on Church Road needs repair/replacement.</p> <ul style="list-style-type: none"> <li>• Safety surfacing, broken swing and missing spring seat requires attention</li> <li>• Receptacles used but area prone to littering. Consideration to adding a bin for recyclable waste</li> <li>• Scope for introduction of wildflower area, should be considered.</li> <li>• Remove out of date information from noticeboard</li> <li>• Missing play equipment should be replaced, and safety surfacing inspected and repairs undertaken.</li> <li>• Damaged bin and advertising unit should be</li> </ul>

Site Name	Typology	Site Score	Recommendations for Improvements
			repaired and replaced
Church End Open Space – Gifford Road	Small open Space	60%	<ul style="list-style-type: none"> <li>• Consideration should be given to moving the play equipment to an area with level access so those with mobility issues can access this facility.</li> <li>• As a minimum sign with site name, managing organisation and contact details is required</li> <li>• Provide ramped access to play equipment</li> <li>• Safety surfacing around the play equipment needs looking at and the rope on the boardwalk feature is damaged and needs replacing.</li> <li>• Although no fouling observed there were two small dogs roaming the site unsupervised. One of the dogs was a little aggressive barking and chasing people walking on or near the site. Consideration should be given</li> </ul>

Site Name	Typology	Site Score	Recommendations for Improvements
			<p>to the introduction of a PSPO or a couple of visits from the dog warden.</p> <ul style="list-style-type: none"> <li>• No bins on site and a lot of soft drinks / food on the go litter present on the grassed area and in the shrubbery. Consider provision of bins or regular litter picks</li> <li>• Standards could be improved. Pruning should be to of recognised horticultural standards there is some evidence of mechanical pruning</li> <li>• Some damage to the steps leading to the lawn. One of the benches in the seating area has a warped slat which needs repairing</li> <li>• Play equipment needs some attention – rope needs replacing and safety surfacing needs some attention to ensure it is</li> </ul>



Site Name	Typology	Site Score	Recommendations for Improvements
			compliant <ul style="list-style-type: none"> <li>• I would recommend the installation of one or two bins at this site including provision for collection of plastic bottles and cans</li> <li>• Review marketing strategy.</li> </ul>
Church Lane Recreation Ground	Local Park	69%	<ul style="list-style-type: none"> <li>• Repaint board and ensure up to date information is available and old notices are replaced</li> <li>• Ensure a litter picking regime is implemented.</li> <li>• ensure all dead branches are removed</li> <li>• Alongside the main path around grassed area retaining wall stone work has been dislodged and requires repairing</li> </ul>
Coronation Gardens	Local Park	64%	<ul style="list-style-type: none"> <li>• This score is based excluding the Playground area which requires complete renovation or removal and</li> </ul>

Site Name	Typology	Site Score	Recommendations for Improvements
			<p>another use found for this area as new play equipment has been installed on the site All entrance are good apart from the entrance to coronation gardens playground which has damaged paths, sloppy in some places. The playground area needs renovation to make all the site accessible.</p> <ul style="list-style-type: none"> <li>• As a minimum as sign with site name, managing organisation and contact details should be provided.</li> <li>• Safety surfacing under new and existing play equipment requires inspection to ensure it is compliant. Surfacing in old coronation gardens play area is in poor condition and needs replacing, due to the number of trip hazards in this area it is</li> </ul>

Site Name	Typology	Site Score	Recommendations for Improvements
			<p>suggested that this area is closed</p> <ul style="list-style-type: none"> <li>• Until renovated or removed and redeveloped. There is a long metal bar loose in the play area currently by the picnic table.</li> <li>• Site felt safe however old play area felt a little less safe and felt isolated from the rest of the site. Removal, pruning and thinning out of scrub and shrub beds around this area to open up sight lines</li> <li>• regular inspection and removal of any fly tipping is required</li> <li>• Generally in good condition apart from old play area where paths and surfaces required repair/replacement. Fencing around old play area requires painting.</li> <li>• There was something missing from a black structure at the top of the</li> </ul>

Site Name	Typology	Site Score	Recommendations for Improvements
			<p>hill, perhaps a bin which needs replacing. Grass between wooden slats on ground at top of hill was eroded creating a tripping hazard this needs levelling up.</p> <ul style="list-style-type: none"> <li>• However our recommendation would be to add recycling bins</li> <li>• It may be advisable to leave an area of grass uncut in order to monitor development in flora and fauna.</li> <li>• A site of two halves. The new area has clearly been invested in and provides a good space with range of facilities, some areas on maintenance need to be addressed to ensure there isn't further decline. The old playground requires significant improvement</li> </ul>

Site Name	Typology	Site Score	Recommendations for Improvements
			and needs to be brought into the new space or removed and a new use for this area.
Crouch Road Open Space	Pocket Park	68%	<ul style="list-style-type: none"> <li>• Review maintenance schedule, clean and remove out of date information.</li>   <li>• Mature trees on this site give a nice atmosphere. These could be added to with appropriate species.</li> <li>• 1 rocking item needs replacing.</li> <li>• Picnic bench needs painting/replacing</li> <li>• Consider using woodchip/bark to mulch around trees.</li> <li>• The site would benefit from recycling bins</li>   <li>• The trees on site give good habitat. Consider adding wildflower meadow and / or add planted areas e.g. up against housing near walls.</li> </ul>

Site Name	Typology	Site Score	Recommendations for Improvements
			<ul style="list-style-type: none"> <li>• Add information to the noticeboard – perhaps a local residents/community or friends group would carry out this task</li> <li>• The notice board is poor and could be much better used on this site</li> </ul>
De Havilland Road Open Space	Pocket Park	47%	<ul style="list-style-type: none"> <li>• Inspection and litter removal regime should be implemented. Damaged railings should be repaired or replaced</li> <li>• Access was fair – however there was evidence that a car had driven through recently using the site as a shortcut to the next street. Bollard required to prevent this.</li> <li>• A small sign with name of site managing organisation and telephone number along with some benches would give the site a feeling of being cared for and a</li> </ul>

Site Name	Typology	Site Score	Recommendations for Improvements
			<p>facility for the local community to use</p> <ul style="list-style-type: none"> <li>• Could benefit from opposing seating and some sensible planting perhaps to brighten up the estate and make the cut through more interesting.</li> <li>• Abandoned trolley didn't inspire confidence. Address signs of abandonment such as fly tipped items and car access and this would improve</li> <li>• A bin would only be required if the site was developed to be more appealing as a stopping place with planting, seating etc. but at present just a cut through and occasionally used in summer</li> <li>• Grass was cut, but at quite a long stage leaving large clumps rotting into winter. Shrub mounds had been cut</li> </ul>

Site Name	Typology	Site Score	Recommendations for Improvements
			<p>this year. Improvement could be made by brightening the place up with planting to increase horticultural value. Grass should be cut in line with specification</p> <ul style="list-style-type: none"> <li>• Railings required painting and there was some major damage to several sections – bars bent apart etc. which requires repair</li> <li>• Recycling bin could be provided</li> <li>• Could be improved with a clever but basic shrub planting scheme rather than just open grass. Could make an interesting cut through or seating place amongst the housing.</li> </ul>
Denzil Road Open Space	Pocket Park	39%	<ul style="list-style-type: none"> <li>• Worn tarmac path covered in moss and algae which makes it slippery when</li> </ul>



Site Name	Typology	Site Score	Recommendations for Improvements
			<p>wet, requires cleaning</p> <ul style="list-style-type: none"> <li>• Scored at 0 but perhaps due to size does not need a sign/ However a sign that shows who owns the site with a number for people to report issues would give a sense that the site is cared for</li> <li>• Very little here to attract visitors. Slat on one seat is missing and requires repair</li> <li>• Broken bench requires repair</li> <li>• A local resident she said it is used by the students at lunch time for 'bad activities'. Liaise with college to address issues of anti-social behaviour.</li> <li>• Regular litter picks are required, as much of the litter is reported to be left by students could the college be encourage to litter pick the site?</li> <li>• What is present needs managing to specification, further planting</li> </ul>

Site Name	Typology	Site Score	Recommendations for Improvements
			<p>should be considered to improve interest/biodiversity</p> <ul style="list-style-type: none"> <li>• Would benefit from more trees.</li> <li>• Tarmac path in poor condition require repair and removal of moss. Random lengths of fencing along roadside boundary look odd - this should either be removed or the missing fencing replaced</li> <li>• Bench needs repairing and outside of bins cleaning</li> <li>• Provide recycling bin</li> <li>• Could this small site be planted with pollinators?</li> </ul> <ul style="list-style-type: none"> <li>• A very sad green space. A better use for this site should be found following consultation with residents and the college</li> </ul>
Diageo Lake	Small Open Space	71%	<ul style="list-style-type: none"> <li>• Improve with welcoming signs to encourage use from wider community with name, managing</li> </ul>

Site Name	Typology	Site Score	Recommendations for Improvements
			<p>organisation and contact numbers, a map to show what is available on site should be included in any new signage</p> <ul style="list-style-type: none"> <li>• Some panels on water feature have become loose or have detached and paths should be topped up where required</li> <li>• None seen, and would benefit from interpretation.</li> <li>• With interpretation this site could be an immediate applicant for the Green Flag Award.</li> </ul>
Dudden Lane Corner	Pocket Park	37%	<ul style="list-style-type: none"> <li>• Site needs regular cleansing / litter picking. Improvements to horticultural maintenance. Signage to indicate it is a park</li> <li>• A simple sign with name, managing organisation and contact details to report issues would be helpful</li> </ul>

Site Name	Typology	Site Score	Recommendations for Improvements
			<ul style="list-style-type: none"> <li>• Concrete blocks to sit on but no space to have a wheelchair or pushchair next to it. Consider providing additional space.</li> <li>• Very dirty seating area and sculpture needs cleaning of graffiti and renovating. Could do with a jet hose. All hard surfacing other than a fenced off scrubby area full of litter.</li> <li>• Seating and sculpture need attention</li> <li>• Just uninviting and can't imagine wanting to sit here. Due to the amount of litter and lack of maintenance site does not feel safe.</li> <li>• Remove graffiti, clean site thoroughly and put in place a maintenance regime/ litter picking and provide recycling bin</li> <li>• No maintenance of shrub area. Maintenance needs to be to</li> </ul>

Site Name	Typology	Site Score	Recommendations for Improvements
			<p>Brent specification</p> <ul style="list-style-type: none"> <li>• These should be removed or widened to prevent further damage to tree and a tree inspection regime should be implemented.</li> <li>• All infrastructure requires cleaning and repair to metal plates is required. Paving required jet washing to remove staining.</li> <li>• Provide recycling bin</li> <li>• Sculpture in poor condition (see above) and unclear of its relevance. Requires cleaning and maintenance</li> <li>• The sculpture needs some interpretation on site. This was probably quite a nice place to sit when it was new but the maintenance is so poor that it feels very grubby and I certainly wouldn't want to sit it, renovation</li> </ul>

Site Name	Typology	Site Score	Recommendations for Improvements
			and a maintenance regime is required.
Eton Grove Open Space	Local Park	65%	<ul style="list-style-type: none"> <li>• All entrances unfortunately smelt of urine which needs treatment.</li> <li>• The enclosed entrances felt very enclosed with shrub growth adding to this. Shrubs should be maintained to alleviate this. As per previous comment entrance to site smelt of urine. Action should be taken to tackle this issue and discourage this type of anti-social behaviour.</li> <li>• The bins were in poor condition and should be repaired or replaced.</li> <li>• Some trees needed attention - an inspection regime should be implemented for all the borough's tree stock.</li> <li>• Some benches are missing, possibly due to anti-social behaviour and</li> </ul>

Site Name	Typology	Site Score	Recommendations for Improvements
			should be replaced. <ul style="list-style-type: none"> <li>• Introduce the opportunity to recycle and review litter collection regime.</li> <li>• Think about banning charity cloth collections as cloths and bags strewn throughout the streets due to people opening bags and discarding what they don't want</li> </ul>
Evefield Open Space	Small Open Space	34%	<ul style="list-style-type: none"> <li>• There are missing bins, missing seats, an abandoned trolley and other waste dumped on the site all of which needs attention.</li> <li>• there is evidence of some root damage and a schedule of repairs should be put in place</li> <li>• Minimal signage on site – what there is, is in poor condition and instructional i.e. Do Not feed the pigeons, no dumping of waste Welcome sign required with name of site, managing</li> </ul>

Site Name	Typology	Site Score	Recommendations for Improvements
			<p>organisation, contact details and positive messages</p> <ul style="list-style-type: none"> <li>• However repair is needed to some paths and benches are needed</li> <li>• Review of the seating arrangements should be made and as a minimum the missing seats replaced.</li> <li>• The supports for the missing bins are a potential hazard and could cause injury if someone fell against them. Some loose bricks have been dumped by the Brentfield Rd entrance and a bollard with concrete base has been dumped on site. These all need to be removed and bins replaced.</li> <li>• The space is open with fair sight lines. However the missing bins / seats and the anti-vandal seats currently provided and general feel of</li> </ul>



Site Name	Typology	Site Score	Recommendations for Improvements
			<p>the site being uncared for would cause some potential users to feel unsafe using the site.</p> <ul style="list-style-type: none"> <li>• Dumped rubbish should be removed and missing bins replaced.</li> <li>• Additional horticultural elements should be considered to add interest and Improve biodiversity</li> <li>• A tree survey is required to ascertain condition of trees in particular those with dead wood and those leaning.</li> <li>• Pathways show sign of root damage, some brickwork edging is loose. Perimeter fencing in poor condition. All these areas need to be addressed.</li> <li>• Bins and all seats/benches need replacing</li> <li>• Missing bins should be replaced and consideration given to the</li> </ul>

Site Name	Typology	Site Score	Recommendations for Improvements
			<p>collection of recyclable materials</p> <ul style="list-style-type: none"> <li>• Community centre provides a great opportunity for community engagement, work days, food growing projects etc.</li> <li>• This site has the potential to be developed into a small community led pocket park. Perhaps some items of play equipment for families visiting the centre should be provided</li> <li>• Review marketing plan</li> <li>• nothing on site – could add information to the outside of the community centre</li> </ul>
Fawood Open Space	Small Open Space	57%	<ul style="list-style-type: none"> <li>• A basic sign with name , managing organisation and contact details could be provided</li> <li>• The peripheral path has extreme root damage and needs attention. If paving is put under benches,</li> </ul>

Site Name	Typology	Site Score	Recommendations for Improvements
			<p>consider an area next to the bench for wheelchairs and buggies.</p> <ul style="list-style-type: none"> <li>• The memorial bench on site needs maintenance. Review memorial tree/bench policy</li> <li>• Replace/repair damaged bins and in the long term look to provide uniform bins</li> <li>• There was a nice flowerbed on one corner of the site but it was choked with weeds and needs maintaining. Former flowerbeds were evident but not managed. All these require management in line with the specification.</li> <li>• Tree stakes still in situ and tethers need cutting due to development of tree and stakes removing. There was a dead tree in the middle of the site which requires replacement and mature trees on</li> </ul>

Site Name	Typology	Site Score	Recommendations for Improvements
			<p>the edge of the site is causing extensive root damage to pavements. Tree strategy needs to be reviewed.</p> <ul style="list-style-type: none"> <li>• Block paving area will need attention as some weed growth coming through. Tarmac path requires repair. Repair path damaged by tree roots. Install path where desire line has been created. Consider paving under benches to assist mowing/maintenance</li> <li>• Recycling opportunity is being missed, as a bin could be placed near centre.</li> <li>• Consider planting to improve biodiversity</li> <li>• The site would benefit from noticeboard</li> <li>• This is overall a good little site that needs simple maintenance to</li> </ul>

Site Name	Typology	Site Score	Recommendations for Improvements
			raise the standard and prevent more expensive works in future due to neglect.
Franklyn Road Park	Pocket Park	61%	<ul style="list-style-type: none"> <li>• Repaint the high black fence perhaps in brighter colours to make the play area more welcoming</li> <li>• Ensure signage is cleaned regularly and includes name of site</li> <li>• Stepped access at the entrance point, this should be replaced with a ramp. Consider addition of benches with arms for less able.</li> <li>• Some trip points.</li> <li>• Rubber surface is loose in some areas and requires repair/replacement</li> <li>• Vegetation to front of site needs to be reduced</li> <li>• Consider creating more interest in borders and replace missing plants consider use of</li> </ul>

Site Name	Typology	Site Score	Recommendations for Improvements
			<p>bark/woodchip for mulching in planted areas. Ensure all horticultural elements are maintained in line with specification.</p> <ul style="list-style-type: none"> <li>• Several areas of grass are worn due to use and poor design.</li> <li>• Consider alternative durable surfaces or extend area of safety surface in these areas</li> <li>• Weeds in paving need removing and paths require removal of moss. All surfaces require cleaning. Consider additional benches with arms.</li> <li>• Provide opportunity for recycling on site</li> </ul> <ul style="list-style-type: none"> <li>• Consider installing a noticeboard</li> <li>• There could be an opportunity for a community notice board</li> <li>• The site serves its purpose as a playground</li> </ul>

Site Name	Typology	Site Score	Recommendations for Improvements
			however attention to the surfacing, horticultural standards and addition of better quality benches would improve this site
Fryent Country Park	Metropolitan Park	65%	<ul style="list-style-type: none"> <li>• Area for concern is the main car park entrance and general area – the entrance arch is industrial looking. The park could do with a large welcome sign from the road and a more managed appearance to the entrance.</li> <li>• As the park is split by the main road, access could be improved by creating a definitive crossing point. Access could also be made safer at the car park entrance by providing separate vehicle and pedestrian entrances – at present pedestrians are cutting around the back of the locked gates to get in.</li> </ul>

Site Name	Typology	Site Score	Recommendations for Improvements
			<ul style="list-style-type: none"> <li>• Indications and welcome notices off main road would be beneficial. Internal signage to separate facilities could be improved as could indication of car parks. Entrance signs could do with re-painting but were in generally sturdy condition.</li> <li>• With so many entrances it's probably not possible to make them all friendly for those with mobility issues but a dedicated path through for wheelchair users would be really welcome. There didn't appear to be any surfaces on most of the paths or if there was it was long covered over with leaves and silt. There were benches with space for wheelchair users but no means to access them in a wheelchair unless over the uneven grass - action should be taken to resolve</li> </ul>



Site Name	Typology	Site Score	Recommendations for Improvements
			<p>this issue perhaps provide a path to the benches or reposition them on an accessible surface.</p> <ul style="list-style-type: none"> <li>• But for such a size and being a country park it would benefit from toilet facilities and a basic concession for teas and coffees at the main car park</li> <li>• Fly tipping of bin bags etc. on the outskirts along Fryant Way must have been noticed by passing Council vans and should have been picked up. Bins should be reviewed, repaired and replaced where necessary.</li> <li>• Areas behind benches in some areas could be cut back further into the scrub to stop brambles and branches creeping into the seating area – take it back so you can run a ride on behind the bench in a swathe.</li> </ul>

Site Name	Typology	Site Score	Recommendations for Improvements
			<ul style="list-style-type: none"> <li>• Some hanging branches on the outskirts along Fryant way adjacent to the footpath which should be taken down.</li> <li>• The park could do with some path surfacing to aid access such as crushed stone with a timber edge or bark chip on main routes...but not all.</li> <li>• Signage re-painting mentioned above. One finger post was also rotting at the base (adjacent to the pond on top of the hill). Barbeques have burnt through plastic picnic benches. Some finger post signs ineligible due to graffiti or lichen growing over them. Notice boards need a sand, oil and paint touch up to look fresher and cared for.</li> <li>• Very little educational information present within</li> </ul>

Site Name	Typology	Site Score	Recommendations for Improvements
			<p>the park actually. Lots of the way marker signs had their discs missing so of no use anymore these should be replaced and interpretation considered for the site</p> <ul style="list-style-type: none"> <li>• The park is a fantastic resource for the community, but is looking a little rough around the edges due to a lack of staff resource to maintain the basic features. Signage, paths, bins...all were in need of updating to make the whole place feel more welcoming.</li> </ul>
Furness Road Pocket Park	Pocket Park	66%	<ul style="list-style-type: none"> <li>• Unkept appearance is first impression, paint all fences and noticeboards increase grass cutting</li> <li>• Weeds in shrub beds need removing, weed to front of site needs removing</li> <li>• Graffiti on wall needs removing/painting over</li> </ul>

Site Name	Typology	Site Score	Recommendations for Improvements
			<ul style="list-style-type: none"> <li>• Finger post and notice board need painting</li> <li>• Use bark/woodchip mulch on all planted areas once weeds are removed.</li> <li>• A low hedge along the road sites will reduce pollution and muffle traffic noise.</li> <li>• Limited due to size of site.</li> <li>• Add play equipment for smaller children and 1 or 2 items of fitness equipment</li> <li>• Add appropriate information in the noticeboard</li> <li>• A very noisy site due to the adjacent busy Harrow Road.</li> <li>• Consider a robust barrier fence, although the park side should remain as clear as possible to reduce possibility of anti-social behaviour.</li> </ul>
GEC Sports Ground	Local Park	64%	<ul style="list-style-type: none"> <li>• Dropped kerb near exercise</li> </ul>

Site Name	Typology	Site Score	Recommendations for Improvements
			<p>equipment would improve access</p> <ul style="list-style-type: none"> <li>• Site very tidy except for some littering near to and graffiti on exercise equipment. Ensure site is regularly litter picked and graffiti is removed, offensive graffiti should be removed as a priority</li> <li>• Improvements could be made in the area near the exercise equipment</li> <li>• On the 4/12/17 perimeter fencing was broken or damaged in some areas, obscene graffiti required removing from fence and fence repairing. Some bricks are missing from the low wall be the pavilion and require replacing</li> <li>• Some graffiti needs removing from exercise equipment</li> </ul>

Site Name	Typology	Site Score	Recommendations for Improvements
			<ul style="list-style-type: none"> <li>• Provide recycle bins on site</li>   <li>• This site serves its purpose as a sports ground and appears well used. Maintenance standards need to be consistent across the whole site and damage repaired</li> </ul>
Gladstone Park	District Park	72%	<ul style="list-style-type: none"> <li>• Add signage to the 'lesser' entrances (not main entrances), reduce hedge height along Kendall Road</li>   <li>• several trip points seen in the café area which need attention</li> <li>• More signage, notice boards and finger posts required for such a large and busy park.</li> <li>• Notice boards were limited and under used, more information needed regarding events, facilities and café opening times.</li> </ul>

Site Name	Typology	Site Score	Recommendations for Improvements
			<ul style="list-style-type: none"> <li>• Most disappointing aspect of the site was the entrances.</li> <li>• Many were just gaps in the hedge along Kendall Road.</li> <li>• Entrances along Dollis Hill Lane were more appropriate, but improvement needed in respect of signage and other information.</li> </ul>
Grove Park	Small Open Space	65%	<ul style="list-style-type: none"> <li>• Secure the entrance</li> <li>• Review signage policy</li>   <li>• Large piles of dog waste in quite a few places need removing.</li> <li>• Review litter collection regime to cope with litter</li>   <li>• Review tree stock to assess condition and actions necessary.</li> <li>• Consider recycling opportunities.</li> <li>• Little interpretation, review.</li> </ul>

Site Name	Typology	Site Score	Recommendations for Improvements
			<ul style="list-style-type: none"> <li>• Significant litter on site.</li> <li>• It is currently a cut through to a hospital and onwards walking destinations. It warrants signage and better interpretation as to use of the area and equipment</li> </ul>
Hazel Road Open Space	Pocket Park	54%	<ul style="list-style-type: none"> <li>• Review maintenance regime for noticeboards</li> <li>• Review signage provision.</li> <li>• Review accessibility.</li> <li>• Review litter collection, replace broken bins</li> <li>• Review horticultural maintenance.</li> <li>• Review tree maintenance.</li> <li>• Repairs to steps, fencing and cleaning of bins required.</li> <li>• Review maintenance of play equipment and repair safety surface.</li> <li>• Review management of biodiversity.</li> </ul>



Site Name	Typology	Site Score	Recommendations for Improvements
			<ul style="list-style-type: none"> <li>This is quite a nice site with busy play area and people using the quieter seating areas. Has a positive feel with good visibility through the site. It is just a bit scruffy, dirty furniture and sad to see so much litter</li> </ul>
Heather Park Open Space	Small Open Space	52%	<ul style="list-style-type: none"> <li>Condition of pathway around the site and damaged boundary walls at the back of houses need improvement</li> <li>Access is relatively easy from most entrances apart from the entrance at Kenmere Gardens which requires removal of fly tipped items</li> <li>Remove out of date information from noticeboard</li> <li>Remove fly tipped rubble.</li> <li>Facilities are poor with missing and damaged</li> </ul>

Site Name	Typology	Site Score	Recommendations for Improvements
			<p>benches and bins- these should be repaired or replaced. Play equipment is functional but tired, a replacement programme should be considered</p> <ul style="list-style-type: none"> <li>• safety surface required attention                             <ul style="list-style-type: none"> <li>Large metal posts protrude above the fencing which could cause injury and should be removed or lowered to top of fencing. Also fly tipping could be a health and safety issue</li> </ul> </li> <li>• Regular removal of dog fouling is needed.</li> <li>• A programme of inspection and removal when required is needed</li> <li>• Build-up of detritus around fencing requires removal</li> <li>• Broken flags under bench require replacing</li> <li>• safety surface require attention.</li> </ul>

Site Name	Typology	Site Score	Recommendations for Improvements
			<ul style="list-style-type: none"> <li>• There are damaged and missing benches and litter bins that require replacement. A consistent approach to bins and benches should be adopted as there is a variety where present</li> <li>• Littering issues needs attention.</li> <li>• The area is much needed urban green space, however overall improvement of management is required and a management / maintenance programme should be in place.</li> <li>• Little on the notice board.</li> <li>• This site is looking tired and requires complete refurbishment to help it meet its full potential</li> </ul>
King Edward VII Park	Local Park	58%	<ul style="list-style-type: none"> <li>• Review litter picking schedule</li> <li>• Structural assessment of</li> </ul>

Site Name	Typology	Site Score	Recommendations for Improvements
			<p>cracks required</p> <ul style="list-style-type: none"> <li>• Repair signs and remove out of date information.</li> <li>• Benches and bins at the main entrance are in very poor condition and should be repaired or replaced.</li> <li>• Consider having a parks team presence</li> <li>• Bins in poor condition and need maintenance.</li> <li>• Review maintenance regime.</li> <li>• Review tree management.</li> <li>• Pavilion in middle of the park in a poor state of repair, Ivy requires removing and refurbishment/ maintenance programme put in place.</li> <li>• review litter collection schedule and consider recycling bins</li> </ul>

Site Name	Typology	Site Score	Recommendations for Improvements
			<ul style="list-style-type: none"> <li>• Pavilion in very poor state and needs attention.</li> <li>• Remove out of date information and banner.</li> <li>• This park is a real community asset which needs an effective maintenance regime before there is real degradation of expensive infrastructure.</li> </ul>
Kingsbury Green	Small Open Space	61%	<ul style="list-style-type: none"> <li>• Consideration should be given to signage to include place name, managing organisation and contact details.</li> <li>• The flagstones need relaying near top side of area as on a slope</li> <li>• Review litter collections. The grass needs cutting</li> <li>• The grass cutting needs to be more frequent</li> </ul>

Site Name	Typology	Site Score	Recommendations for Improvements
			<ul style="list-style-type: none"> <li>• This area is just a large triangle of grass on corner of intersection of two fairly busy roads. There is one part flag stoned and tarmac pathway.</li> <li>• A few trees and grass that needs cutting again. Litter was all around. Not sure that when litter bins are emptied the surrounding litter is picked</li> </ul>
Land next to Post Office, Chippenham Gardens	Pocket Park	58%	<ul style="list-style-type: none"> <li>• Review the requirement for number of bins and improve signage. Repair the broken decking to remove trip hazards.</li> <li>• The notice board looks neglected and has not been updated since 2014, ensure up to date information is provided and is kept in good condition</li> <li>• Cars were parked on the small outer area of this small urban</li> </ul>

Site Name	Typology	Site Score	Recommendations for Improvements
			<p>green/pocket park which is unacceptable.</p> <ul style="list-style-type: none"> <li>• Consider measures to prevent parking</li> <li>• There are trip hazards on the decking due to lack of maintenance repairs should be made asap</li> <li>• Provide option for dog waste disposal as no dog waste bin observed.</li> <li>• Lots of litter and some of it very old. The site continues behind the post office by a busy bus stop where litter particularly bad. 6 large bins dominate the site and would be best placed elsewhere maybe in a fenced off area to side if nowhere off site can be found.</li> <li>• Shrub areas and grassed areas poorly maintained. Review maintenance schedule. Buddleia and other weeds</li> </ul>

Site Name	Typology	Site Score	Recommendations for Improvements
			<p>growing through the decking should be removed</p> <ul style="list-style-type: none"> <li>• Some graffiti on the chess board needs removing and edging stones need resetting around the trees and repairs to decking required</li> <li>• Explore opportunities for recycling</li> <li>• Review and implement a conservation strategy</li> <li>• Site is neglected which shows in the maintenance of a carefully and thoughtfully designed pocket park.</li> <li>• Replace poster.</li> <li>• Replace out of date poster.</li> <li>• A site that offers plenty of opportunities to sit and meet friends with lovely mature trees offering shading in summer and structure to the</li> </ul>



Site Name	Typology	Site Score	Recommendations for Improvements
			site. Good sight lines throughout and evidence that there is a friends group but unclear how active it is. Suffers from lack of follow up maintenance of the decked areas and think these may prove a maintenance liability in time
Land over Kensal Green Tunnels	Pocket Park	65%	<ul style="list-style-type: none"> <li>• Although you would probably not expect to see as sign on this site, it would be helpful to have one indicating ownership and who people should report issue to</li> <li>• Ensure horticultural elements are maintained in line with specification. Ensure gaps are filled in bed.</li> <li>• 2 bricks missing from near bin require replacing.</li> <li>• Graffiti on services box requires removing. Ensure moss, weed growth is removed from under bench</li> </ul>

Site Name	Typology	Site Score	Recommendations for Improvements
			<ul style="list-style-type: none"> <li>• Improved planting could improve biodiversity</li>   <li>• Overall the site was well managed however it does require a few areas of maintenance</li> </ul>
Lawrence Ave Open Space	Small Open Space	64%	<ul style="list-style-type: none"> <li>• Review signage to include directional, site specific and noticeboards</li> <li>• Review the maintenance schedule</li>   <li>• Attention needs to be paid to the weed growth in the block pave surfaces, particularly under benches. The recessed light fittings set in to the path way are full of leaves and I suspect no longer function as lighting.</li>   <li>• consideration should be given to installing a couple of bins including the collection of recyclable materials</li> </ul>

Site Name	Typology	Site Score	Recommendations for Improvements
			<ul style="list-style-type: none"> <li>• Consideration could be given to differential mowing regimes to increase biodiversity or amending the planting in the bedding areas to pollinator friendly species</li> <li>• Consult with residents regarding any future developments to this site</li> <li>• Marketing is poor and site is not identified in any way, review marketing plans</li> <li>• Opportunity to add a notice board to this site which could be used to display information.</li> <li>• This site has the potential to be a Green Flag site if efforts were made to create facilities and features of public interest.</li> </ul>
Learie Constantine Open Space	Pocket Park	21%	<ul style="list-style-type: none"> <li>• Park needs to be opened to the general public.</li> <li>• Signage should be considered to include the site</li> </ul>

Site Name	Typology	Site Score	Recommendations for Improvements
			<p>name, managing organisation and contact details</p> <ul style="list-style-type: none"> <li>• Review maintenance schedule.</li>   <li>• Inappropriate graffiti should be removed.</li>   <li>• Rubbish and waste everywhere, review collection routine.</li>   <li>• Pest control needs to be undertaken</li> <li>• A full maintenance schedule needs to be introduced to enable the public to enjoy this space.</li> <li>• Locked and abandoned</li>   <li>• This site is a public health hazard and appears to have been locked and forgotten by Brent.</li> </ul>
Leybourne Road Open Space	Small Open Space	29%	<ul style="list-style-type: none"> <li>• Regular inspection and cleansing is required</li> </ul>

Site Name	Typology	Site Score	Recommendations for Improvements
			<ul style="list-style-type: none"> <li>• There was also a large drop into a ditch by an open drainage pipe this requires immediate attention</li> <li>• A simple sign that shows ownership should be put in place, in particular with a number for reporting issues such as the abandoned cars should be installed</li> <li>• Provide proper safe access to site</li> <li>• Issues on site need to be addressed to improve user safety</li> <li>• Cars require removal and measure to prevent cars being parked/abandoned is required</li> <li>• Bins provided and regular litter picking is required</li> <li>• Could additional horticultural elements be added to improve the area and provide</li> </ul>

Site Name	Typology	Site Score	Recommendations for Improvements
			<p>interest and colour?</p> <ul style="list-style-type: none"> <li>• Ensure trees are surveyed each year and issues addressed</li> <li>• Large drainage pipe was exposed and wire bent around it. This needs attention.</li> <li>• Consider providing recycling bins</li> <li>• Provides an open space behind housing. If managed better with some features it could become a very valuable green space. At the moment I suspect it is only used for kickabouts in the summer...if at all.</li> <li>• This site was quite depressing on the day of the visit. However it could be eligible for funding grants if the surrounding community were interested in revitalising it with some simple</li> </ul>

Site Name	Typology	Site Score	Recommendations for Improvements
			changes – tree planting, a seating area, some planting. The fact that it is bordered by housing could mean ownership of the space.
Lindsay Park	Small Open Space	67%	<ul style="list-style-type: none"> <li>• Ensure information is kept up to date</li>   <li>• Burnt bench had exposed fixings which could catch or cut someone - this needs immediate attention.</li>   <li>• Would prefer to see the Cornus coppiced for those bright red stems in winter.</li>   <li>• Burnt bench needs to be replaced.</li>   <li>• Provide recycling bins on site</li>   <li>• Consider a biodiversity action plan.</li>   <li>• The site is quite simple, consisting of a</li> </ul>

Site Name	Typology	Site Score	Recommendations for Improvements
			<p>play area and an open space for play, games, picnics etc. It has potential to be developed into a more advanced park with some funding and would be quite a safe place to invest, due to the open nature of the park and the number of regular passers by + bus stop etc.</p>
Longstone Avenue Open Space	Small Open Space	67%	<ul style="list-style-type: none"> <li>• Signage at this site should be reviewed.</li>   <li>• Recycled bin was not fastened down - this should be secured to the ground.</li> <li>• Opportunity to provide other horticultural features to enhance the site</li>   <li>• These stumps need removing and replacing. Stakes need removing from trees as are serving no purpose.</li> <li>• One bollard lying on grass, one</li> </ul>



Site Name	Typology	Site Score	Recommendations for Improvements
			<p>lamp post bent which require attention</p> <ul style="list-style-type: none"> <li>• Recycle bin requires fixing, consider providing benches</li> <li>• Some wild flower meadow would benefit from appropriate interpretation.</li> <li>• The site is a green open space that has the potential to be a Green Flag site if following consultation additional facilities are provided if identified.</li> <li>• The area could be promoted by holding local events and using the school and allotment site as partners in the project.</li> </ul>
Mapesbury Dell	Pocket Park	74%	<ul style="list-style-type: none"> <li>• The vegetation on both sides of entrance needs to be cut back to encourage people to enter the site.</li> <li>• The pond needs a knee rail around perimeter</li> </ul>

Site Name	Typology	Site Score	Recommendations for Improvements
			<ul style="list-style-type: none"> <li>• Several shrub areas need to be cut back</li> <li>• One dead tree on site – this should be inspected and appropriate action taken.</li> <li>• Use wood chip/bark to mulch</li> <li>• Generally an excellent small site.</li> <li>• Main issue is the growth of vegetation which is potentially causing security issues</li> </ul>
Maple Grove Open Space	Small Open Space	63%	<ul style="list-style-type: none"> <li>• If signage is considered it should have the name of space, organisation responsible for it and contact details.</li> <li>• Could benefit from a subtle path to encourage walks within or to allow wheelchair users to access further off the footpath but not essential.</li> <li>• Consider installing recycling bins.</li> </ul>

Site Name	Typology	Site Score	Recommendations for Improvements
			<ul style="list-style-type: none"> <li>• A valuable site with a very safe feel to it. Probably well used by local residents to walk dogs or for children to play in. Safe, clean and the trees provide a welcome break from housing.</li> </ul>
Maybank Avenue	Local Park	55%	<ul style="list-style-type: none"> <li>• Ensure all entrances are clean, fencing repaired where needed and Car Park brought up to standard.</li> <li>• At the back of the site there is a path with 2 lamp posts which need clearing. Consider installing a path along the desire line creating a safe open walk way.</li> <li>• The notice board requires moving from behind the fencing so it is easier to view. Ensure up to date information is maintained in the notice board.</li> <li>• Improvements to car park and additional seating would encourage use,</li> </ul>

Site Name	Typology	Site Score	Recommendations for Improvements
			<p>in particular replace seating that has been lost over time.</p> <ul style="list-style-type: none"> <li>• Ensure fencing is repaired or replaced with something more substantial than chain link and ensure area is regularly swept and litter picked.</li> <li>• A programme of replacement litter bins and opportunities for recycling should be provided. Fly tipping of soil and rubbish needs to be removed.</li> <li>• Low hanging vegetation on the pathway from the Maybank Avenue entrance needs removing. The scrub area at the back of the site 'catches' litter and needs litter picking regularly.</li> <li>• Dead tree branches overhanging paths require removing. Suggest a tree survey is carried out. There is one</li> </ul>

Site Name	Typology	Site Score	Recommendations for Improvements
			<p>tree which is diagonally opposite at the back of the children's area that is rotted at the base and needs attention. Near the end of the path near the sports pitches there is a tree with rot at the base and looks unsafe.</p> <ul style="list-style-type: none"> <li>• The light housing in the lamp post by the children's play area is fire damaged and needs replacing. One of the metal gates is missing and requires replacement. A programme of reinstatement of benches and bins is required. Consider providing an area for people to meet with benches and perhaps community flower/ food growing raised beds.</li> <li>• Provide recycling bins.</li> <li>• Additional planting at boundary could</li> </ul>

Site Name	Typology	Site Score	Recommendations for Improvements
			be considered to improve biodiversity <ul style="list-style-type: none"> <li>• There was a notice board but this required repositioning with up to date information</li> <li>• The site was clearly well used for football with what appeared to be an active club and clubhouse,</li> </ul>
Mount Pleasant open Space	Small Open Space	61%	<ul style="list-style-type: none"> <li>• Ensure up to date information and keep standard notices in good order</li> <li>• However there was a broken sign on exercise equipment that could cause injury and needs to be repaired/removed.</li> <li>• Regular inspection and maintenance is required                             <ul style="list-style-type: none"> <li>• Beds, borders and raised beds required plants replacing and weed suppressing membrane covering with chippings as this was uncovered in places.</li> </ul> </li> </ul>

Site Name	Typology	Site Score	Recommendations for Improvements
			<p>Growth at edges of paths needs removal</p> <ul style="list-style-type: none"> <li>• However guards and stakes should be removed where they have served their purpose</li> <li>• However this is cracking in places and requires repair</li> <li>• Bucket swing was missing and requires replacement. A broken sign on the exercise equipment needs replacing and the broken sign removed to prevent injury. Safety surface requires minor repair near climbing wall.</li> <li>• Traditional method of litter collection needs to be implemented and recycling bins installed</li> <li>• Raised beds could be planted with pollinators</li> <li>• A valuable space for exercise and play, however maintenance</li> </ul>

Site Name	Typology	Site Score	Recommendations for Improvements
			and horticultural standards need to be improved
Neasden Lane Open Space	Small Open Space	65%	<ul style="list-style-type: none"> <li>• Consider introducing further recreational equipment.</li> <li>• Introduce some adult recreational equipment like gym style facilities; introduce newer and more challenging play equipment.</li> <li>• Suggest area is designated an alcohol free zone.</li> <li>• Ensure litter and waste is controlled in a more effective manner</li> <li>• Areas under trees could be cleared to prevent fly tipping or create a woodland walk</li>   <li>• Remove fallen wood if not being left to create habitat. Remove dead wood in trees near entrance.</li> <li>• Recycling bins require bolting down. A desire line from the entrance could be made into an</li> </ul>



Site Name	Typology	Site Score	Recommendations for Improvements
			<p>additional path</p> <ul style="list-style-type: none"> <li>• Rubbish needs clearing.</li> <li>• There are some events promoted on site but the park is not directed from main network and would benefit from local marketing.</li> <li>• The park has the potential to be a Green Flag site by:- 1/ Designating as alcohol free zone, 2/ Introduce newer and more challenging play equipment, 3/ Introduce some adult recreational equipment like gym style facilities, 4/ Ensure litter and waste is controlled in a more effective manner, 5/ Introduce forms of interpretation, 6/ Encourage local residents and schools to be actively involved</li> </ul>
Northwick Park	District Park	63%	<ul style="list-style-type: none"> <li>• Public footpath leading to the Watford Rd entrance was</li> </ul>

Site Name	Typology	Site Score	Recommendations for Improvements
			<p>overgrown and the path is in poor condition, it requires vegetation being cut back to make this entrance safer. Also broken chain link fencing that needs repair at this entrance and fly tipping that needs to be removed.</p> <ul style="list-style-type: none"> <li>• Redundant posts at vehicle entrance should be removed. At the entrance from social club carpark, the edge of path is broken creating a trip hazard this needs repairing and perhaps a barrier to edge of path to assist with accessibility after dark</li> <li>• Signage should be reviewed.</li> <li>• A Litter inspection and removal regime should be implemented for this site.</li> <li>• We would recommend a tree survey as a number of trees along the stream have hanging dead branches</li> </ul>

Site Name	Typology	Site Score	Recommendations for Improvements
			<p>or were leaning. A tree near the station entrance needs a broken branch removing at knee height</p> <ul style="list-style-type: none"> <li>• The turning area in front of the Veolia entrance could do with a more permanent surface also sand etc. dumped in this entrance, could this be stored within the depot? The three brick raised beds in front of the sports pavilion require repair and replanting.</li> <li>• A number of litter bins were broken, missing doors and require replacement. We recommend safety surfacing is checked under the two pieces of equipment near the exercise equipment.</li> <li>• One recycling bin not fastened down (close to the entrance by sports pavilion). We would recommend this bin is re-sited to the sports pavilion and</li> </ul>

Site Name	Typology	Site Score	Recommendations for Improvements
			more bins installed. <ul style="list-style-type: none"> <li>The site could be improved by signage external to the site and by exploring ways to engage the community</li> </ul>
One Tree Hill	Local Park	64%	<ul style="list-style-type: none"> <li>Graffiti requires removing from the tunnel under the railway. The area of the site near St James Gardens was not welcoming with significant littering in shrub areas which needs to be removed.</li> <li>Needed up to date information and graffiti removing. Directional signage is necessary along with appropriate interpretation</li> <li>Safety surfacing requires attention in children's play area. The bucket swing was missing</li> <li>This area should be thinned out brambles etc. removed.</li> <li>The littering in the shrub areas near St James</li> </ul>

Site Name	Typology	Site Score	Recommendations for Improvements
			<p>Gardens was excessive, with hundreds of cans and other fly tipped items - this litter should be removed and a regular inspection regime implemented. Recommend thinning out or removing overgrown areas leaving trees to eliminate anti-social behaviour.</p> <ul style="list-style-type: none"> <li>• Review maintenance schedule for pathways.</li> <li>• One bucket swing was missing and safety surface in children's play area required attention. Missing benches required replacement and damaged bins replaced</li> </ul>
Pilgrims Way Open Space	Pocket Park	51%	<ul style="list-style-type: none"> <li>• Litter and fly tipping should be removed and maintenance regime reviewed.</li> <li>• Repairs to path and removal of steel pipe required.</li> </ul>

Site Name	Typology	Site Score	Recommendations for Improvements
			<ul style="list-style-type: none"> <li>• Approach to signage should be reviewed and consideration given to installing a sign with site name, managing organisation and contact details on.</li> <li>• Consider if this site could be linked to others as a trim trail.</li>   <li>• Review litter collection schedule</li>   <li>• Leyland cypress could be removed as of little value.</li> <li>• Review maintenance schedule and repair wall.</li>   <li>• No separation of recycled waste as no bins</li> <li>• Screening could be enhanced somewhat with better tree management and planting.</li> <li>• Deterioration of wall around tree is a shame. The one thing that could be a feature has been left to fall into</li> </ul>

Site Name	Typology	Site Score	Recommendations for Improvements
			disrepair and needs to be repaired. <ul style="list-style-type: none"> <li>• The site is valuable for the reasons already stated but other than that I can't see it being popular as a space to enhance other than to address the issues listed above.</li> </ul>
Pinemartin Activity Park	Pocket Park	75%	<ul style="list-style-type: none"> <li>• Gates needs checking and adjusting</li> <li>• Some play surfaces need weeding</li> <li>• Add wood chip/green waste to all planters, tree bases and hedge bases.</li> <li>• This is a well-used small open space primarily designed for use by young children.</li> <li>• Some unusual play features.</li> </ul>
Preston Park	Local Park	74%	<ul style="list-style-type: none"> <li>• Entrance boards could be supplemented by other internal signage and interpretation. Information in</li> </ul>

Site Name	Typology	Site Score	Recommendations for Improvements
			<p>notice board should be of good condition.</p> <ul style="list-style-type: none"> <li>• Safety surface in children's play area requires attention</li> <li>• Mostly good, however some paths require attention and low wall near buildings has stones that need replacing. Fence around children play area requires painting</li> <li>• A programme of bin repair/replacement is required</li> <li>• Channels for information should be utilised through users, sports and bowlers.</li> <li>• Would benefit from information suitable for users and schools groups.</li> <li>• This park would be an ideal Green Flag Award site with little effort with actions taken as advised above</li> </ul>
Quinton Street Open Space	Small Open Space	43%	<ul style="list-style-type: none"> <li>• Clearing some scrub and</li> </ul>



Site Name	Typology	Site Score	Recommendations for Improvements
			<p>adding directional finger posts would make this area more welcoming.</p> <ul style="list-style-type: none"> <li>• The sign itself is in need of refurbishment.</li> <li>• The back of the sign is covered in graffiti Review drainage of pathway up hill.</li> <li>• There is the opportunity to create a 'trim trail' at this site as it links to two other sites including Chalkhill Sports Ground</li> <li>• Review drainage and repair bin</li> <li>• Dog fouling on grass and gravel footway needs to be cleared.</li> <li>• Review litter collection and remove fly tipping.</li> <li>• Gravel pathway is ok but walkway through woodland needs attention. The stream contained amounts of litter and debris – action should be taken to remove</li> </ul>

Site Name	Typology	Site Score	Recommendations for Improvements
			<p>the litter and take steps to prevent this amount of waste entering the water course. Bin at entrance was overflowing – review frequency of emptying visits.</p> <ul style="list-style-type: none"> <li>• Repair bins.</li> <li>• Consideration should be given to adding a bin to collect recyclable materials</li> <li>• The benefits of the site such as the Woodland and Stream are not utilised to their full potential. Both could be more prominent and promoted as wild areas including appropriate interpretation.</li> </ul>
Queensbury Circle	Small Open Space	61%	<ul style="list-style-type: none"> <li>• None seen and I would expect at least one acknowledgement sign on this type of site showing the site name, managing organisation and contact details..</li> <li>• Consultation with the local community</li> </ul>

Site Name	Typology	Site Score	Recommendations for Improvements
			<p>would identify opportunities to provide facilities or activities.</p> <ul style="list-style-type: none"> <li>• Bins need to be cleaned and repaired. Review bin emptying schedule.</li> <li>• Would benefit from tree survey</li> <li>• Benches could do with sanding down and re-treating every 2-3 years.</li> <li>• Consider recycling options</li> <li>• Trees looked reasonably healthy as a habitat for birds and insects.</li> <li>• Would benefit from some planting to bring some colour to the area</li> <li>• The site may benefit from some planting schemes around the seating areas. Low maintenance, mixed border to bring another feature other than trees and grass as the general infrastructure is</li> </ul>

Site Name	Typology	Site Score	Recommendations for Improvements
			good and will last a long time. Perhaps potential to get local shops involved in this – providing a better space for enjoying a cigarette break or a takeaway coffee or meal.
Rainbow Park	Pocket Park	71%	<ul style="list-style-type: none"> <li>• Fences need painting. Self-closing mechanism not working and needs adjusting / replacing.</li> <li>• Use chopped bark/woodchip for mulching planted areas.</li> <li>• notice board could be used to promote website and Facebook links</li> <li>• nothing on site – could add an information panel</li> </ul>
Roe Green Park	Local Park	64%	<ul style="list-style-type: none"> <li>• Very few directional signs leading to lots of informal paths, review signage. More directional signs are needed as this is a cut through park</li> <li>• Perhaps this area should be designated as a 'no alcohol</li> </ul>

Site Name	Typology	Site Score	Recommendations for Improvements
			<p>zone'. Action should be taken to address any anti-social behaviour issues.</p> <ul style="list-style-type: none"> <li>• Grass needs topping</li> <li>• Bins in poor condition</li> <li>• Lots of litter. No waste separation</li> <li>• More paths need to be cut into the landscape as there are many informal trails which will be muddy in the winter.</li> </ul> <p>Education and management of local men is required, a community men's group? Awards for All or London Community Foundation.</p>
Roe Green Village	Pocket Park	61%	<ul style="list-style-type: none"> <li>• Nothing of significance to judge against. Facility for dog walkers or local children to run around.</li> <li>• Shrubs should be pruned to the Brent specification.</li> <li>• Some deadwood in the canopy of a few trees.</li> </ul>

Site Name	Typology	Site Score	Recommendations for Improvements
			<ul style="list-style-type: none"> <li>• No facilities to enforce this, consider recycling.</li>   <li>• Shrub areas could be thinned out and improved with the addition of a few select plants.</li> <li>• A commemorative plaque notes the planting of an Oak tree by the Queen Mother.</li>   <li>• This is a small pocket park which appears to be in an affluent area. I would have expected a bit more community involvement in the maintenance but at present I suppose there isn't too much to maintain. The local resident association are probably involved in the site but could enhance it a bit more with some subtle additions and alterations to the planting to</li> </ul>

Site Name	Typology	Site Score	Recommendations for Improvements
			bring it up another level.
Roundwood Park	Local Park	69%	<ul style="list-style-type: none"> <li>• Footpaths to the top of the mound could do with some reinstatements in order to prevent trip hazards.</li>   <li>• Removal of some self-set trees from the borders would enhance the appearance.</li> <li>• Some hedge trimming required.</li> <li>• Trees need crown lifting In order to make the facility more inviting.</li> <li>• The Cafe requires the removal of moss from the roof which would be alleviated by crown lifting the adjacent trees. Toilet block requires improvement. The water fountain at the entrance had damaged tiles on the roof that requires replacing</li> <li>• There was a missing piece of play equipment</li> </ul>

Site Name	Typology	Site Score	Recommendations for Improvements
			<p>and the safety surface required attention as it was creating a tripping hazard</p> <ul style="list-style-type: none"> <li>• Would like to see some forms of natural habitats been developed and interpretation information inclusive.</li> <li>• Encourage local community input. Spoke with gentleman Malcolm Gaskew 0797388423, who has proposals worthy of consideration.</li> <li>• Although the site has a much used Cafe and Plant Centre, there is no literature information regarding the park at either of these locations.</li> <li>• Although the site has a much used Cafe and Plant Centre, there is no literature information regarding the</li> </ul>



Site Name	Typology	Site Score	Recommendations for Improvements
			park at either of these locations.
Roundwood Road Open Space	Pocket Park	50%	<ul style="list-style-type: none"> <li>• Bench needs replacing or bolt needs removing.</li>   <li>• Signage would help identify the space and if considered should contain the site name, managing organisation and contact details.</li>   <li>• Bolt needs removing from path</li>   <li>• Repair broken sign on site</li> <li>• shrubs around site require maintenance to agree standards</li>   <li>• Central tree missing from site and needs replacing</li> <li>• Edging to paved areas missing and needs reinstatement Bin in satisfactory condition, bench missing and needs replacing.</li>   <li>• No recycling opportunity</li> </ul>

Site Name	Typology	Site Score	Recommendations for Improvements
			<ul style="list-style-type: none"> <li>• Little present to encourage wildlife</li> <li>• A valuable green space in built up area, that requires a purpose to be defined, or provide seating to encourage people to use and meet</li> </ul>
Sherborne Gardens	Pocket Park	51%	<ul style="list-style-type: none"> <li>• Provide signage that includes the site name, managing organisation and contact details. Take action to address the anti-social behaviour.</li> <li>• Access to the site should be reviewed</li> <li>• Evidence of dog waste on site</li> <li>• Install a bin and tackle anti-social behaviour issues</li> <li>• Long grass needed topping</li> <li>• Review tree inspection regime and deal with the damaged tree</li> </ul>

Site Name	Typology	Site Score	Recommendations for Improvements
			<ul style="list-style-type: none"> <li>• Bins need cleaning</li> <li>• Consider option to replace bins with a recycling option</li> <li>• A lot of litter and waste.</li> <li>• Small grant would perhaps remedy the issues with public information and annual community events.</li> </ul>
Sherrrens Farm	Local Park	51%	<ul style="list-style-type: none"> <li>• Review litter picking and collection policies.</li> <li>• Replace plastic on noticeboard. Replace plastic on noticeboard. Review maintenance regime and repair damaged benches</li> <li>• The MUGA was in a good state of repair but bins and benches needed some attention</li> <li>• There was limited lighting and it felt as though it wouldn't be a place to go after dark.</li> </ul>

Site Name	Typology	Site Score	Recommendations for Improvements
			<ul style="list-style-type: none"> <li>• Review frequency of litter collection</li> <li>• Ensure grass cut in line with specification</li> <li>• No evident maintenance of trees, but a good level of tree stock that may offer the opportunity of a tree trail.</li> <li>• This site might lend itself to recycling provision</li> </ul>
Silver Jubilee Park	Local Park	50%	<ul style="list-style-type: none"> <li>• None of the entrances looked inviting. The combination of other factors experienced didn't make this a welcoming site at all.</li> <li>• Review maintenance schedule for pathways</li> <li>• Clean and maintain signs</li> <li>• Consider replacing benches</li> <li>• Replace and repair bins and implement effective litter</li> </ul>

Site Name	Typology	Site Score	Recommendations for Improvements
			<p>collection regime.</p> <ul style="list-style-type: none"> <li>• Repair building Many benches removed and no sign of replacements</li> <li>• Consider installing recycling bins</li> <li>• Trees looked reasonably healthy as a habitat for birds and insects.</li> <li>• Overall maintained as a rolling public park landscape. I beam bollards surrounding park are not appealing and affect the initial impression of the park.</li> <li>• Pavilion derelict and various seating plinths breaking up.</li> <li>• The park has great potential A well-used children's play area and lots of open space for dog walking, playing and generally enjoying fresh air. However many factors let</li> </ul>

Site Name	Typology	Site Score	Recommendations for Improvements
			it down and these are basic maintenance and management issues that need to be addressed before further deterioration continues.
South Kilburn Open Space	Small Open Space	63%	<ul style="list-style-type: none"> <li>• Review and clean signage.</li> <li>• Sunken tarmac area on one path needs repair.</li> <li>• Review signage and clean graffiti</li> <li>• Repairs and clearing of leaf litter would solve this issue</li> <li>• Repair damaged bins.</li> <li>• There was no variety and mostly short mown grass and mature trees. Signs of wear around play feature.</li> <li>• See note about broken bins and worn tarmac above. Some cobbled areas and paved edging stones broken and weedy. Unclear what one feature</li> </ul>

Site Name	Typology	Site Score	Recommendations for Improvements
			<p>of tarmac with edging stones in it is for – skateboarding?</p> <ul style="list-style-type: none"> <li>• See note about broken bins and worn tarmac above. Some cobbled areas and paved edging stones broken and weedy. Unclear what one feature of tarmac with edging stones in it is for – skateboarding?</li> <li>• Create and implement conservation plan</li> <li>• Review and implement community involvement strategy.</li> <li>• Remove out of date posters.</li> <li>• A really important open space serving a wide community and right on a main road so easily accessible. Has some lovely facilities and wouldn't take a</li> </ul>

Site Name	Typology	Site Score	Recommendations for Improvements
			huge amount of investment to get it up to GFA standard. Has potential to improve the site for wildlife as long as it was maintained
Springfield Open Space	Pocket Park	52%	<ul style="list-style-type: none"> <li>• Replace or repair fencing along pathway Review access points</li> <li>• Signage with site name, managing organisation and contact details should be installed.</li> <li>• Review the accessibility of the site and make adjustments to improve.</li> <li>• Could be updated to something modern or at least painted.</li> <li>• Review position of hoardings. Could tree cover be thinned out?</li> <li>• Consider re-siting bin and clean</li> <li>• Tree survey should be conducted</li> <li>• Maintain fencing and remove</li> </ul>



Site Name	Typology	Site Score	Recommendations for Improvements
			<p>redundant post.</p> <ul style="list-style-type: none"> <li>• Play equipment could do with cleaning and re-painting if it isn't being updated.</li> <li>• Consider recycling bins</li> <li>• A bit of a strange site tucked away behind the hoardings. Play area in need of updating and some work around the infrastructure. But valuable open space none the less and I suspect the grass area is perfect for a kick around.</li> </ul>
St Marys Open Space (Challenge Close)	Small Open Space	50%	<ul style="list-style-type: none"> <li>• Review Litter Collection schedule</li> <li>• Repairs required to circular path.</li> <li>• All signage should reflect the same agreed name for this site.</li> <li>• There is quite a large step up to the MUGA, consideration should be given to installing a ramp / sloped access.</li> </ul>

Site Name	Typology	Site Score	Recommendations for Improvements
			<ul style="list-style-type: none"> <li>• Surrounding concrete fencing (with mural) has a potentially dangerous tilt to it – should be inspected to see if movement is current and if structure is stable.</li>   <li>• Approach road needs to be improved as litter and fly tipped waste present and site needs to be litter picked.                      The 'wildflower meadow' in the circular bed at the centre of the lawn need some TLC or should be removed and replaced with turf.</li> <li>• Circular pathway is in need of attention. The brick edging to the circular pathway is damaged, uneven and could be a trip hazard - this should be repaired.</li>   <li>• As the bin within the site is damaged, could this be replaced</li> </ul>

Site Name	Typology	Site Score	Recommendations for Improvements
			<p>with a dual general waste / recycling bin?</p> <ul style="list-style-type: none"> <li>• Nothing other than any habitats in the border. However this could be improved by reinstating the wild flower meadow in the circular bed in the lawn. Bird nesting boxes could be installed in the trees / along the fencing.</li> <li>• It needs a little bit of attention to improve the circular bed, tackle the litter issue and the access issue and the perception that it is not safe.</li> <li>• The name of this site should be agreed upon and all marketing activity should then be done under this name.</li> <li>• Good notice board; however there is the opportunity for interpretation of the artwork and</li> </ul>

Site Name	Typology	Site Score	Recommendations for Improvements
			the activities of the gardening group
St Raphael's Open Space	Local Park	59%	<ul style="list-style-type: none"> <li>• Consider signage to provide name of space and contact details</li>   <li>• Review bin provision on the site to assess if more bins are required.</li> <li>• Review approach to educating the local community to use bins</li> <li>• Heavy grass cuttings inhibited activity</li>   <li>• There was a broken rubbish bin that needs replacing.</li>   <li>• Provide opportunity for recycling.</li>   <li>• Review grass collection and litter picking schedules</li> <li>• Difficult to judge as it was hard to understand where the open space was.</li> <li>• Nice clusters of natural trees and open grassland</li> </ul>

Site Name	Typology	Site Score	Recommendations for Improvements
			is excellent for the local community. <ul style="list-style-type: none"> <li>• A good heritage feature of Wembley stadium flag pole and an excellent Edible Garden which may have been part of the open space?</li> </ul>
Streatley Road Pocket Park	Pocket Park	46%	<ul style="list-style-type: none"> <li>• Prune shrubs to increase visibility into the site</li> <li>• Replace or repair safety surfacing and review siting of picnic benches.</li> <li>• Remove out of date material from notice board</li> <li>• Repair or replace safety surfacing and retaining wall</li> <li>• Remove litter and clear site lines</li> <li>• Remove litter from hedge boundary.</li> <li>• There appears to be little management of the shrubs / hedging at the borders of this site. The size of which restricts users views in</li> </ul>

Site Name	Typology	Site Score	Recommendations for Improvements
			<p>and out of the site.</p> <ul style="list-style-type: none"> <li>• Fronds of the palm are starting to impede on the nearby bench which may discourage people from using it.</li> <li>• Issues with safety surfacing, moss growth on pathways and damage to the retaining wall (cracking and movement) which all need to be addressed. Placement of round picnic table should be looked at as access to it is hindered by the two benches situated immediately in front of it.</li> <li>• Picnic tables / benches in need of attention as stain flaking / fading.</li> <li>• Review maintenance schedule</li> <li>• Retaining wall within the site needs attention, along with the previously mentioned issues of the surfacing.</li> </ul>

Site Name	Typology	Site Score	Recommendations for Improvements
			<ul style="list-style-type: none"> <li>• The notice board should be kept up to date and feature information on local events.</li> <li>• Limited information on council website. Unless you live in the streets immediately surrounding this site you would not be aware that it is there.</li> <li>• It would be nice to see some interpretation of the art project. Perhaps in the notice board some information on the history of the site and / or the flora or fauna that may be spotted in the park</li> <li>• With a little bit of investment this site could become a fantastic play space for the local community.</li> </ul>
Sudbury Hill	Local Park	66%	<ul style="list-style-type: none"> <li>• Review signage to identify space and provide point of contact</li> <li>• More benches / stopping points could be provided</li> </ul>

Site Name	Typology	Site Score	Recommendations for Improvements
			<ul style="list-style-type: none"> <li>• Remove tyre and fire remains.</li> <li>• Replace bin</li> <li>• Site requires some form of interpretation.</li> </ul>
Sudbury Court	Small Open Space	65%	<ul style="list-style-type: none"> <li>• Detritus requires removing from entrances</li> <li>• signage at the site is required</li> <li>• Suggest thinning out or removing the undergrowth in this area</li> <li>• review litter collection schedule</li> <li>• Overgrown area with brambles etc. requires improvement as is causing an issue with litter and potential personal security risk</li> <li>• Pathway needs resurfacing in parts in order to avoid trip hazards. Graffiti on wall required removing. Entrance paths require sweeping.</li> </ul>



Site Name	Typology	Site Score	Recommendations for Improvements
			<ul style="list-style-type: none"> <li>• Bench had been burnt in part and needed repairing</li> <li>• A valuable nature area in urban environment</li> </ul>
The Shrine	Pocket Park	61%	<ul style="list-style-type: none"> <li>• Once in the site the size of the surrounding trees could make some users feel as if they are closed in.</li> <li>• Remove graffiti and review signage.</li> <li>• Repair paving</li> <li>• Replace fencing Where possible graffiti should be removed by sanding and treating benches</li> <li>• Review litter picking frequency and remove settee.</li> <li>• Consideration should be given to adding some planters in the paved area / central structure</li> <li>• Remove redundant post Replace missing fence panel on MUGA</li> <li>• Add a bin for collection of</li> </ul>

Site Name	Typology	Site Score	Recommendations for Improvements
			recyclable materials. Consider composting the leaf fall. <ul style="list-style-type: none"> <li>• Nothing obvious, on site, limited information on website</li> <li>• Interpretation needed of the significance of the structure at the centre of the site.</li> </ul>
Tokyngton Recreation Ground	Local Park	58%	<ul style="list-style-type: none"> <li>• Review/increase litter collection across the site.</li> <li>• Review path network and plan repairs</li> <li>• Clean signs</li> <li>• Review the pathway and re-set slabs to prevent them becoming trip hazards</li> <li>• Remove graffiti and litter from skate park.</li> <li>• There were a few incidences of dog fouling and action should be taken to address this issue.</li> <li>• bins needed emptying and general maintenance,</li> </ul>

Site Name	Typology	Site Score	Recommendations for Improvements
			<p>some need re-setting</p> <ul style="list-style-type: none"> <li>• Hedges need attention,</li> <li>• Review tree maintenance programme and prioritise urgent works Derelict building is covered in graffiti which should be removed. Damaged railings on the river side need repairing. Vehicle bollard on Monks way is broken.</li> <li>• Action should be taken to address the litter issue and bins for the collection of recyclable waste (bottles and cans) should be installed</li> <li>• Consideration should be given to the installation of interpretation panels to highlight the flora / fauna and different habitats that can be found on site.</li> <li>• Brent river had significant litter along its banks</li> </ul>

Site Name	Typology	Site Score	Recommendations for Improvements
			<p>and in the water which needs removing</p> <ul style="list-style-type: none"> <li>• Bowling pavilion in a very sorry state and needs general maintenance. Fencing alongside the river needs repair and attention</li> <li>• This site has huge potential to become a Green Flag awarded site, but time and money will need to be invested</li> </ul>
Tubbs Road	Pocket Park	71%	<ul style="list-style-type: none"> <li>• The grass is cut but planters badly weeded and need attention</li> </ul>
Vale Farm	District Park	68%	<ul style="list-style-type: none"> <li>• Signage at entrances and internal signage needs improving. Review signage from Sudbury Avenue and replace missing and damaged sign.</li> <li>• Bollard and fencing along the path from Sudbury Avenue requires repairing. The</li> </ul>

Site Name	Typology	Site Score	Recommendations for Improvements
			<p>running track is overgrown and no longer in use. Graffiti required removal from building and signs</p> <ul style="list-style-type: none"> <li>• bins were damaged and need replacing</li> <li>• Ensure all building are clean free from graffiti and regularly painted and maintained</li> <li>• The park has the potential to be a Green Flag site in the future with investment into infrastructure</li> </ul>
Village Way Open Space	Pocket Park	50%	<ul style="list-style-type: none"> <li>• Improvement to the infrastructure and horticulture is required. Abandoned vehicles should be removed</li> <li>• Replace signage. Remove concrete panels</li> <li>• Abandoned vehicles should be cleared for this area and a no parking area created in front of the gate. There were steps on the site that could be removed and a</li> </ul>

Site Name	Typology	Site Score	Recommendations for Improvements
			<p>slope created between the two areas. Benches were functional, however when replaced they should have arms to help less able people to use them</p> <ul style="list-style-type: none"> <li>• Consideration should be given to how the site could be used for children's play/ food growing projects etc. Consultation with the community is required to find a better use for this site that would encourage use</li>   <li>• Standards were poor with many shrubs not pruned and areas overgrown, it appeared recent work had taken place to cut back these areas mechanically. Many areas appeared as if they had not been maintained for some time. There were a number of nice trees and shrubs</li> </ul>

Site Name	Typology	Site Score	Recommendations for Improvements
			<p>of interest that should be maintained in line with the specifications. Grassed areas require cutting in line with specification</p> <ul style="list-style-type: none"> <li>• A tree inspection is required to ensure safety of tree stock and removal/ replacement as identified</li> <li>• The paved area needed attention as the paving around the tree had sunk and requires relaying. Weeds required removing from paving Benches on site required cleaning to remove moss growth</li> <li>• No recycling opportunity on site</li> <li>• There is scope for this site to have managed wildlife areas however better management is required</li> <li>• Site is not accessible to the public and is a site provided for the residents of the houses who have a key to</li> </ul>

Site Name	Typology	Site Score	Recommendations for Improvements
			<p>open it. It did not appear that the site had been used for some time. Recent maintenance had taken place, however the site required a thorough overhaul to improve horticultural and infrastructure. A use for this site needs to be decided with consultation with the community. It could be a great meeting place for the community and small events</p>
Welsh Harp North Open Space	District Park	75%	<ul style="list-style-type: none"> <li>• Replace out of date signage and review the title of the park to avoid confusion.</li> <li>• It is unclear if the grassed football pitch area is included in designated area but if is then scores for welcome safe access etc. would be lower</li> <li>• Review tree stock and take</li> </ul>



Site Name	Typology	Site Score	Recommendations for Improvements
			appropriate action <ul style="list-style-type: none"> <li>• Entrance signage gave site plan which was encouraging as a heavily treed area. Which could deter lone walkers from entering. Path routes through area are wide and clear.</li> </ul>
Welsh Harp South Open Space	District Park	43%	<ul style="list-style-type: none"> <li>• Repair water supply and height barrier to car park, clear entrance of fly tipping. Clean notice board.</li> <li>• Access from Aboyne Road should be reviewed and the route to the car park made accessible.</li> <li>• Review the placing of signs and information on notice boards</li> <li>• Review the accessibility for all entrances</li> <li>• Review the maintenance regime for play area, MUGA and boundary paths and benches.</li> <li>• Review pest control approach and mend broken drain.</li> </ul>

Site Name	Typology	Site Score	Recommendations for Improvements
			<ul style="list-style-type: none"> <li>• Clear fly tipping and repair damaged bins</li> <li>• Action should be taken to tackle the goose fouling issue. Empty bins, litter pick and remove fly tipping.</li> <li>• Grass cutting schedule on site should be reviewed and if the area adjacent to the housing estate is subject to a differential regime then interpretation should be added to explain to the public the reason for this.</li> <li>• Inspection regime should be implemented and action taken to remove the graffiti. Remove graffiti, repair pathways and broken sewer.</li> <li>• Replace life preserver.</li> <li>• Install more bins, including bins for recyclable materials.</li> </ul>

Site Name	Typology	Site Score	Recommendations for Improvements
			<p>Address fly tipping issue.</p> <ul style="list-style-type: none"> <li>• The population of Canada Geese could become problematic and a strategy should be in place to deal with the potential issues. This site is bordered on one side by the north circular and the other by the reservoir there is the opportunity to create habitats / landscaping that enhances the visitor experience.</li> <li>• There appears to have been minimal management at this site.</li> <li>• Gain feedback from site users</li> <li>• This could be a fantastic site for the local community offering a variety of different activities, from exercise to play, to peace and contemplation, access to nature etc. However at the moment it appears uncared</li> </ul>

Site Name	Typology	Site Score	Recommendations for Improvements
			<p>for and neglected</p> <ul style="list-style-type: none"> <li>• This could be a fantastic site for the local community offering a variety of different activities, from exercise to play, to peace and contemplation, access to nature etc. However at the moment it appears uncared for and neglected</li> <li>• There are some panels by reservoir seating shelter, however there is great potential for additional panels detailing the flora and fauna that could be found within this site</li> <li>• Although the fitness and children's play equipment was fairly new and looked well maintained the whole area around was a mess. Litter everywhere and with longer grass starting to look untidy. An empty life ring holder is very worrying as</li> </ul>

Site Name	Typology	Site Score	Recommendations for Improvements
			to H&S checks and maintenance
Willesden Community Garden	Pocket Park	59%	<ul style="list-style-type: none"> <li>• The high perimeter fence needs to be reduced by 50%</li> <li>• The plastic front screen on noticeboard is cloudy and needs to be cleaned or replaced</li> <li>• consider providing some play equipment</li> <li>• Action should be taken to address / discourage this type of anti-social behaviour.</li> <li>• Review litter collection</li> <li>• Consider improving tree stock</li> <li>• The notice board and fence require painting</li> <li>• Add recycling bins and use bark/woodchip for mulch</li> <li>• Several opportunities to add appropriate</li> </ul>

Site Name	Typology	Site Score	Recommendations for Improvements
			features <ul style="list-style-type: none"> <li>• There doesn't appear to be any work to encourage community activity</li> <li>• Consider adding play equipment and/or health equipment</li> <li>• Use noticeboard for information</li> </ul>
Willesden Drive Open Space	Small Open Space	50%	<ul style="list-style-type: none"> <li>• Site is not very appealing to explore as it weaves amongst houses but provides tree interest and grass areas.</li> <li>• Nothing found, the minimum Green Flag expectation would be a sign with a name and contact details                          Consider path to improve usage and accessibility</li> <li>• No facilities or activities on site. Just a valuable green space with trees and grass.</li> <li>• Review frequency of litter collection</li> <li>• Remove green waste</li> </ul>

Site Name	Typology	Site Score	Recommendations for Improvements
			<ul style="list-style-type: none"> <li>• No maintenance obvious over the past years.</li> <li>• Old fencing needs removing or replacing as it is no longer serving a purpose in its current state.</li> <li>• Litter is getting into the watercourse in many areas</li> <li>• Litter picking needs monitoring to stop it getting into the watercourse.</li> <li>• Trim back undergrowth to gain access to pathway</li> </ul>
Woodcock Park & Kenton Grange	Local Park	63%	<ul style="list-style-type: none"> <li>• Review signage</li> <li>• Fix bins in permanent position</li> <li>• Maintain herbaceous areas and review condition of weed membrane.</li> <li>• Review tree maintenance strategy</li> <li>• Review cleansing routines and provide signage to indicate what will be</li> </ul>

Site Name	Typology	Site Score	Recommendations for Improvements
			<p>happening to the building.</p> <ul style="list-style-type: none"> <li>• Noticeboards and railings could do with re-painting.</li>   <li>• Review building maintenance schedule.</li>   <li>• No educational information present throughout the site. Kenton Grange is of local historical interest as a former grand house so I would expect at least some information on it's grounds etc.</li>   <li>• A great public park which provides some much needed facilities in the area. It was very well used during the visit and has an active friends group advertised. Could benefit from updating some of the basics as noted in this report.</li> </ul>
Woodhouse Urban Park	Pocket Park	76%	<ul style="list-style-type: none"> <li>• Some worn grass requires attention</li> </ul>



Site Name	Typology	Site Score	Recommendations for Improvements
			<ul style="list-style-type: none"> <li>• A beautiful site that has been well designed and maintained since its regeneration. Would like to see the fencing around the shrub areas being removed as this looks temporary and the planting is fairly established now. Some worn patches of grass especially around log seats which might benefit from a more hard-wearing surface.</li> </ul>
Wybourne Way	Small Open Space	67%	<ul style="list-style-type: none"> <li>• Closing gate on playground needs adjusting</li> <li>• Limited signage, on the railings, need to be replaced.</li> <li>• Review placement of bench</li> <li>• Consider alternatives more inclusive play provision when replacing</li> <li>• Double gate to play area should be locked</li> <li>• There is the opportunity for recycling bins on the site and also</li> </ul>

Site Name	Typology	Site Score	Recommendations for Improvements
			<p>the opportunity to compost grass clippings.</p> <ul style="list-style-type: none"> <li>This site was being well used at 3.30 after school and would benefit from a Community noticeboard</li> </ul>
Kensal Green Open Space	Pocket Park	57%	<ul style="list-style-type: none"> <li>A small space with a MUGA however maintenance and horticultural standards could be improved to make the site more welcoming</li> <li>Generally safe however moss and leaves require removing from paths to prevent slips</li> <li>Signage on site with name, managing organisation and contact number is required Conditions of use for MUGA required, including do's and don'ts</li> <li>Moss on paths needs removing</li> </ul>

Site Name	Typology	Site Score	Recommendations for Improvements
			<ul style="list-style-type: none"> <li>• MUGA surface needs cleaning to prevent slipping</li> <li>• No dog fouling evident, sign needs replacing</li> <li>• Bin requires fixing to ground.</li> <li>• Little evidence of maintenance of shrub, overgrown areas require attention behind MUGA. Some community planting around the edge of the site</li> <li>• Overhanging trees need cutting back from MUGA, stake needs removing from established tree. Dead braches require removing</li> <li>• Subsidence has resulted in cracking of wall that requires repair, surface of paths require cleaning and MUGA surface is cracking and requires repair</li> <li>• Two benches missing that need replacing.</li> </ul>

Site Name	Typology	Site Score	Recommendations for Improvements
			<p>Other benches need sanding to remove rough edges.</p> <ul style="list-style-type: none"> <li>• Recycling bin on site and being used but needs fixing</li> <li>• Improve planting for biodiversity</li> <li>• Evidence of community planting which could be harnessed</li> <li>• A valuable space for young people to use that required better cleansing and improved horticultural standards</li> </ul>

## 2) Growth area policies

Growth Area	Core Strategy Policy	Allocated Public Park Provision
Alperton	CP8	1ha Public Open Space  3 x 0.2ha public squares and pocket parks along the canal and linking improved pedestrian and cycling routes  A series of play areas within new developments and open space
Wembley	CP7	At least 2.4 hectares of new public open space comprising of a new park (1.2ha min) and 3 pocket parks/squares (0.4ha each)
Church End	CP10	A series of 3 new public open spaces and squares of at least 0.2 hectares each
Burnt Oak and Colindale	CP11	A series of new public open spaces and squares of at least 0.2 hectares each
South Kilburn	CP9	4 new pocket parks of at least 0.2 ha  Improvement to existing open spaces  A series of play spaces  Multi Use Games Area

Table 51: Existing Local Plan Growth Area Open Space Policy Requirements

Name	Indicative Capacity	Proposed Open Space Requirements	Justification
Northwick Park	3,600 dwellings (2,600 net). Using net dwellings figure, and the current average household size within Brent, this will equate to an additional 7,280 people.	2x Pocket Parks  No loss of MOL land as a result of development within this Growth Area.  Area of green space located behind student accommodation of be relocated or disaggregated. Improvements in the functionality of this open space should be sought.	This area has been shown to have deficiency in pocket parks. The rationalisation of land around the hospital provides an opportunity to introduce this typology within this area of the borough.  Additional open space typologies will not be required due to the sites proximity to Northwick Park, which is designated as a district park  Based on the assumptions identified on indicative capacity, the additional population within this Growth Area will support an additional 2 pocket parks
Staples Corner	Approximately 2,800. Based on average household size within Brent,	Series of public open spaces	Staples Growth is in close proximity to Welsh Harp District Park, which can perform the

	<p>this is an additional 7,840 people.</p>	<p>3 x Pocket Parks</p> <p>Improvements to accessibility to nearby Welsh Harp</p>	<p>function of a local park. However, with a significant increase in residential development within this heavily industrialised area, new open space will be needed.</p>
<p>Neasden Station Growth Area</p>	<p>Approximately 2,000 dwellings. Based on average household size within Brent, this is an additional 5,600 people</p>	<p>Series of Public Open Spaces</p> <p>2 x Pocket Parks</p>	<p>This Growth Area is in close proximity to Gladstone Park which can perform the function of a local park. However, with a significant increase in residential development within this heavily urbanised area, new open space will be needed.</p>

*Table 52: Open Space requirements for the new Growth Areas*

### 3) Friends of Parks' Survey (2017)

To inform the open space study the Council sent out a questionnaire to all Friends of Parks' groups, resident associations and park tenants. 26 responses were received on the following parks:

- Neasden Recreation Ground – 1 response
- Welsh Harp – 3 responses
- Gladstone Park – 3 responses
- Harlesden Town Garden – 1 response
- Silver Jubilee Park – 2 responses
- Roundwood Park – 1 response
- Tiverton Green – 1 response
- Roe Green Park – 1 response
- Barham Park – 3 responses
- Mapesbury Dell – 1 response
- Brent River Park – 1 response
- Fryent Country Park – 1 response
- South Kilburn Open Space – 9 responses
- Chippenham Gardens – 3 responses