

These parks were not assessed for inclusion in the Metropolitan and Green Chain Assessment 2004. Nor have they been assessed since. The LBH Open Space Strategy 2011 has not been used at all. This document shows that the wards of Cavendish and Eastcote/ East Ruislip have a lack of open space, the population has increased greatly since 2011.

We ask that these parks are assessed so as to give this very valuable open space more protection from development.

**Warrender Park.**

Grid ref. 510676.44, 187684. 17. Postal Code. HA4 8RZ. Area approx. 10 acres.

Warrender Park was formerly part of the Warrender Family Estate, being sold to the Ruislip-Northwood Urban District council in 1935. It was then known as Eastcote Recreation Ground. The name, changing to Warrender Park sometime during the late 1970's.

Another part of the estate was sold at the same time to the Ministry of Defence, becoming RAF Eastcote.

This Park is adjacent to Highgrove Woods, an area of Special Importance to Nature Conservation.[SINC]. There is a footpath linking the park to the woods, currently being upgraded through the Chrysalis Scheme. Therefore, this park acts as a buffer zone for the SINC, and is full of wild life

There is an avenue of ancient oak trees running through the centre of the park. Flanking what once was the Drive way to Highgrove House.

The entrance to Warrender Park from Lime Grove has the unique feature of a pair of ornamental wrought iron gates. These gates were made in the 1870's for the galleries of a Bond Street London Art Dealer. In 1935, the Eastcote Association acquired them for the Park. These gates are Locally Listed.

There are three Tennis courts, shared with Bishop Ramsey School. With other sporting facilities available.

The park is extensively used by Bishop Ramsey School, which has a very wide catchment area, including out of the Borough.

**Highgrove Woods.** Grid Ref TQ 104 880, Site of Importance for Nature Conservation Hi.Bll 03 , area 3.93 ha. The main part of the site comprises of Ancient and secondary woodland. Formerly part of the gardens of Highgrove House. The pond is home to the protected Greater Crested Newts. Many of which have been re-homed there from the former RAF site prior to the redevelopment.

A volunteer group 'Friends of Highgrove Woods' help maintain the woods and ponds.

**Allotment Gardens.** The allotment gardens are in full use and are an asset to the community. Allotment Societies interact on a Nationwide and Borough wide network.

RAF Eastcote, has been redeveloped, producing 400 dwellings, thus dramatically increasing the population, within walking distance of Warrender Park. This open complex will be needed by the future residents. This is the only open land in the immediate area giving a break in the ever increasing Urban Fabric.

The Highgrove Leisure Complex links with Highgrove Woods and Warrender Park beyond. Therefore these open areas will be used by visitors from other London Boroughs. Providing peaceful and pleasant walks before or after strenuous exercise at the Leisure Complex..

Warrender Park/Highgrove Woods/ Lime Grove Allotment Gardens are linked by footpaths R158, R159, R160, R161 to Cavendish/Bessingby/Pine Gardens Parks in the south of Eastcote. Southbourne Allotments Gardens are connected into this chain  
London Plan Policy 3D.10 3.304...*Green Chains are important to London's open space network, recreation and biodiversity .They consist of footpaths and the open spaces that they link, which are accessible to the public. Because of their London wide significance, the open spaces and the links within a Green Chain should be designated MOL....*

**Please Note, There is a footpath link from Bessingby Park to the Yeading Brook Riverside Walk. SINC Hi.B11 48. This walk links Ruislip Gardens to Roxbourne Park which is in the London Borough of Harrow. Thus creating the desired cross Borough linkage requirement set by the London Plan. As well as the Green Chain within the Borough of Hillingdon.**

It is considered that Warrender Park/Highgrove Woods/Allotment Gardens meets the criteria for MOL status, for the following reasons:-

- This open space provides a clear break in the urban fabric.
- The footpath link with Cavendish/Bessingby/Pine Gardens meets the with the London Plan Policy 3D.10. section 3.304 [also the link from Bessingby Park to the Yeading Brook Riverside Walk. ]
- Historically, the links with Large Houses of the area, and the remaining ancient oak trees, the ornamental gates at Lime Grove.
- Warrender Park is well equipped for leisure activities, from the very young [play areas] to the older generations [trees and gardens].
- Warrender Park provides a valuable buffer zone for Highgrove Woods SINC.
- Highgrove Woods SINC, provides educational opportunities to all.
- Will be used by out of Borough visitors.
- The Allotment Gardens are a valuable asset to the area.

### **Metropolitan Open Land Status for Cavendish Park/Pine Gardens/Bessingby Park.**

These three parks are situated in Cavendish Ward, and form one long green chain, from Field End Road to Whitby Road. According to a Hillingdon Publication Children & Young People Vol. 5. Cavendish Ward has the highest density of population in the North of the Borough. The density is 10 times greater than Harefield and Heathrow Villages. The Greater London Average of People Per Hectare is **46** Cavendish is **58.5** PPH. The area is mainly residential, with shopping areas.

With the high PPH, and the density of buildings it is vital to keep these open spaces intact, and give some break in the Urban Fabric.

### **Cavendish Park.**

14.34 acres. Site of Importance for Nature Conservation. Hi.L 12 Grid Ref TQ 111 870

The Pavilion was originally built by Debenhams as a private sports ground 1913/14. This historic building has been Locally Listed. This sports ground and Pavilion was acquired by RNUDC in 1948.

The historic Cavendish Pavilion is still widely used for leisure activities e.g. yoga classes, for meeting rooms. The larger rooms are used for Wedding receptions, conferences, thus being used by Out of Borough groups. Behind the Pavilion is a well kept Rose Garden, with seating, for passive recreation and large open playing fields, surrounded by trees, for the more energetic. The playing fields contain two football pitches and a Cricket pitch.

The 'Once Upon a Time Day Nursery' stands within the Park, again being open to Out of Borough parents.

Eastcote Bowls Club have been using this ground since 1934.

Public tennis courts are available.

### **Pine Gardens.**

6.17 Acres, also part of the Cavendish SINC

This is the smallest of the three areas. It was purchased by RNUDC 1950. After a proposal to build more houses did not materialize. It links the larger Cavendish and Bessingby Parks.

Pine Gardens contains a well equipped children's play area, and is very well attended. There is also room for passive recreation.

### **Bessingby Park.**

19.9 Acres. The north margin of the park is covered by the Cavendish SINC. Formerly owned by King's College Cambridge, until purchased by RNUDC.

This park is extensively used for sports. Pinner United FC use the three football pitches, for home matches as well as training.

There are two Bowls Clubs using the Bowling Green, Bessingby Bowls Club and Deane Park Bowls Club. Tournaments are held bringing visitors from other London Boroughs.

There are many areas of well tended gardens and many mature trees.

These three parks are linked by footpaths R161, R160, R159. R158 [ Southbourne Allotment Gardens are also included in this chain ] to Warrender Park/Highgrove Woods in the north of Eastcote. Thereby, fulfilling the London Plan requirement for Metropolitan Open Land Status. Policy 3D.10 section 3.304.

*'Green Chains are important to London's open space network, recreation and biodiversity. They consist of footpaths and the open spaces that they link, which are accessible to the public. Because of their London wide significance, the open spaces and the links within a Green Chain should be designated as MOL.'*

Please note, **There is a footpath link from Bessingby Park to the Yeading Brook Riverside Walk. SINC Hi.B11 48. This walk links Ruislip Gardens to Roxbourne Park**

**which is in the London Borough of Harrow. Thus creating the desired cross Borough linkage requirement set by the London Plan. As well as the Green Chain within the Borough of Hillingdon.**

It is considered that Cavendish Park/Pine Gardens/Bessingby Park meet the criteria for Metropolitan Open Land Status, for the following reasons:-

- This Open Land gives a welcome break in the Urban Fabric of this high population density area.
- With the link to Warrender Park/ Highgrove Woods and to the Yeading Brook Riverside Walk, it meets the London Plan criteria Policy 3D.10. 3.304.
- Cavendish Pavilion is a historic building and has sporting links with the past.
- The varied sporting facilities encourage use by residents of other London Boroughs.
- It is a valuable site for Nature Conservation.
- Within the three areas there are activities for all ages to enjoy.

Lesley Crowcroft  
Chairman – Eastcote Conservation Panel.  
July 27<sup>th</sup> 2018.