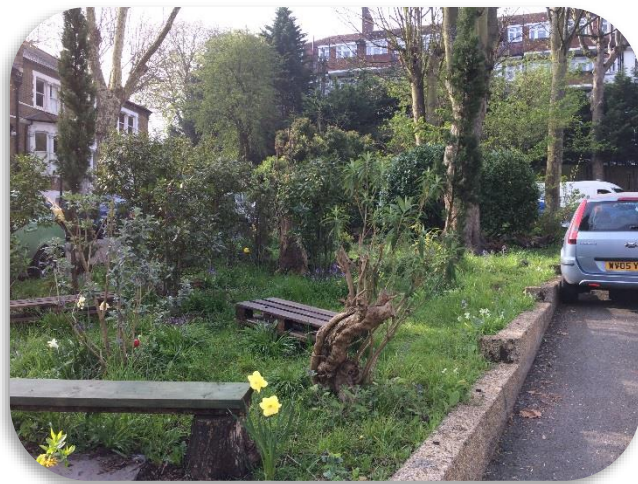


# LAMBETH PARKS THREE-YEAR MANAGEMENT PLAN

## BECONDALE ROAD OPEN SPACE 2020-23



1. General Information	
<b>Name of Site</b>	Becondale Road Open Space
<b>Address</b>	Becondale Road, London, SE19 1QJ
<b>Ownership</b>	Road and alleyway, square and verge are unregistered
<b>Grid Reference</b>	TQ 33279 71024 or TQ332710
<b>X (eastings) Y (northings)</b>	X-533279 Y-171024
<b>Titles</b>	unregistered
<b>Designations</b>	Locally Listed Space (LBL Planning) Protected London Square Public highway (still designated inc. square and verge) Gipsy Road Conservation Area – Gipsy Hill (CA14)
<b>Total Area</b>	0.11a / 0.045ha / 445m <sup>2</sup> Square 300m <sup>2</sup> - Alleyway verge 145m <sup>2</sup>
<b>CLIP</b>	Norwood
<b>Electoral Ward</b>	Gipsy Hill
<b>Ward Councillors</b>	Councillor Matthew Bennett (Labour and Co-operative) <a href="mailto:mpbennett@lambeth.gov.uk">mpbennett@lambeth.gov.uk</a> 07805 941837 Councillor Jennifer Brathwaite (Labour and Co-operative) <a href="mailto:jbrathwaite@lambeth.gov.uk">jbrathwaite@lambeth.gov.uk</a> 07805 943813 Councillor Pete Elliott (Green) <a href="mailto:PElliott@lambeth.gov.uk">PElliott@lambeth.gov.uk</a> 07542 943514
<b>Neighbourhood Lead</b>	<b>Norwood:</b> Councillor Fred Cowell (Labour and Co-operative) <a href="mailto:fcowell@lambeth.gov.uk">fcowell@lambeth.gov.uk</a> 07920 559491 Norwood Planning Assembly
<b>Responsible Officer – Operations</b>	Clarence Riley <a href="mailto:criley@lambeth.gov.uk">criley@lambeth.gov.uk</a> 07984 150518 <b>Trees</b> Charles Hurst <a href="mailto:churst@lambeth.gov.uk">churst@lambeth.gov.uk</a>
<b>Community Groups associated with site</b>	Residential community are gardening and have made contact. Nick Trevis is community contact.
<b>Facilities</b>	Square with mature trees and raised bed banked verge with a line of mature pollarded planes.
<b>Knowledge</b>	Highland Court Estate responsible for fence to rear/alley boundary – contact details in background info – HCE investigating long-term replace/repair of sections of fence. Tree Team say LBL planes have been pollarded recently by persons unknown (HCE?). Overdue and was done professionally.

2. Green Infrastructure (Open Spaces) Strategy – Quality Assessments			
Site Code	Typology	Assessment Date	Assessor(s)

250	Square and verge	07/12/2012	N/K
<b>Category</b>	<b>Score Value (%)</b>	<b>Category</b>	<b>Score Value (%)</b>
a) Transport	56.7	b) Access	41.7
c) Furniture	0.0	d) Signage	7.2
e) Boundary Features	52.0	f) Vegetation Quality	16.0
g) Footpaths & H/S	56.7	h) Architecture	0.0
i) Maintenance	50.0	j) Biodiversity	20.0
k) Play Facilities	0.0	l) Sports Facilities	0.0
m) Personal Safety	51.4	n) Vandalism & ASB	93.3
o) Aesthetics	53.3		
<b>Overall Quality Score</b>	<b>33.2</b>	<b>Overall Rating</b>	<b>Average</b>

<b>3. Management Plan</b>		
<b>Planned Action</b>	<b>Details (with target completion dates)</b>	<b>Resources</b>
Meet with residents	Meet with residents and discuss improvements – to include: <ul style="list-style-type: none"> <li>• Agreement for gardening</li> <li>• Minor tree works to remove self-seeders, invasives and ornamentals (cypress etc).</li> <li>• Habitat creation</li> <li>• LBL will seek to register land to give it protection as public open space under the Local Plan should it ever be declassified as Public Highway</li> </ul> Draw up 3 year plan <i>[completed by Apr 2021]</i>	PDT time
Trees	Liaise with Tree Team as to essential and desired tree works and mulch/log availability and costs (check access for tree vehicles) <i>[completed by Apr 2021]</i>	PDT/Trees
Funding and resources	Find funding and resources to procure plants, materials and implement changes	Pocket Park / biodiversity funding? RD/HF/IB/AD

<b>4. Volunteer Work Programme</b>	
<b>Planned Activity</b>	<b>Details (with completion dates)</b>

Community improvement day	Residents, advertise in West Norwood Community Library, ?approach gardening group at Community Shop; publicise via Norwood Forum and ward cllrs.
---------------------------	--

### 5. Lambeth Biodiversity Action Plan – Objectives and Outcomes

Action Plan Objective(s)	Site Specific Activities and Outcomes
<p><b>Parks and Open Spaces</b> At least 50% of total area of open space is managed and maintained for biodiversity and educational benefit by 2023</p>	<p>Increase area of Becondale Open Space actively managed and maintained for biodiversity and nature conservation; key actions include:</p> <ul style="list-style-type: none"> <li>Remove weeds and invasives and introduce plugs, seeds and pots of native woodland planting for rear half of square.</li> <li>Remove weeds and invasives and replace with high wildlife value and low maintenance native planting along boundary slope to alleyway and fencing to Highland Court Estate.</li> </ul>
<p><b>Trees and Woodlands</b> a) Native tree cover, as a proportion of a site's total tree population is retained</p>	<ul style="list-style-type: none"> <li>Where existing trees (dead, diseased or defective) are removed, any replacements to be native, non-invasive species of appropriate local provenance and suitability</li> <li>Progressively remove all ornamental or invasive species (e.g. sycamore) with native species especially along all site boundaries where potential risk of damage to adjacent properties and replace with less aggressive and low growing trees/shrubs</li> <li>Consider introduction of some native hedging species, such as blackthorn, hawthorn, field maple, hazel, guelder rose and wayfaring tree along verge</li> </ul>
<p><b>Protected Species (e.g. bats and birds)</b> a) Retain and improve existing abundance and distribution of protected species through appropriate site management and enhancements</p>	<ul style="list-style-type: none"> <li>Build and install new bat and bird boxes to maximise nesting/roosting opportunities</li> <li>Improve low herb/shrub cover to promote increased foraging opportunities</li> <li>Prioritising native species (hedges, trees, shrubs) with high flower and fruit production</li> </ul>

### 6. Awards, Prizes or Other Public Recognition

Title	Details	Date Awarded

### Background information available

Date	Item	Notes
June 2019	Boundary fence to verge with Highlands Court Estate SE19 1DS is managed by	Fence belongs to estate – temporary repair June

	Prior Estates. Property Mgr: Munuse Ismail, <a href="mailto:munusei@prioestates.co.uk">munusei@prioestates.co.uk</a> , T: 020 8460 9690.	2019, expected renewal in near future.
--	--	--