

Fairy Hill Park Management Plan 2021-25



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PART I: WHERE WE ARE NOW

INTRODUCTION

What is a Park Management Plan

Management Plans are an important aid to the efficient and effective management of any site. A Plan forms part of a process for evaluating performance against agreed standards, consulting and involving people, strategic planning and providing continuity. Individual plans will be specific to each park and will deliver aims and objectives specific to the needs of the local community who will be directly involved in its formulation.

A Park Management Plan also provides an excellent opportunity to collate a wealth of information relating to the park that the management authority possesses, into a single comprehensive document.

Name of Site: Fairy Hill Park

Address: Fairy Hill Park
Crossmead Road
Mottingham
London
SE9 3AA

If you require any further details about this plan please contact:

Address: Parks, Estates & Open Spaces
Oxleas Woods Centre
Crown Woods Lane
London
SE18 3JA

Tel: 020 8856 0100

Email: parks@royalgreenwich.gov.uk

This park is allocated an Officer who can be contacted for any further information (using the contact details provided above).

What is the purpose of this Management Plan

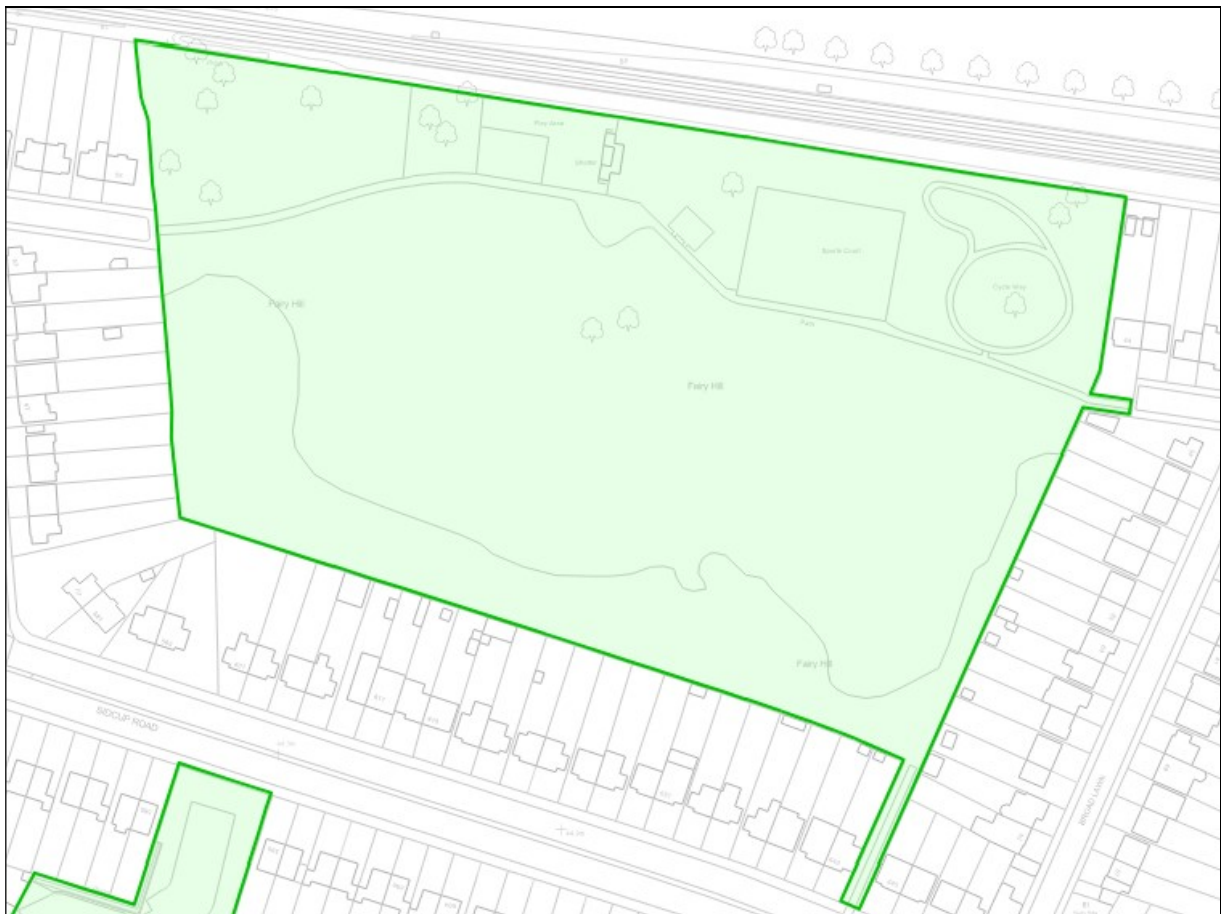
As well as developing a Green Space Strategy, the production of individual management plans for each park is good practice and was one of the action points from the Green Space Strategy.

It is expected that the plan will provide a framework within which any future decisions concerning this site will be taken and that the rolling reviews will inform future strategic and management planning. In addition, it is hoped that the management plan for Fairy Hill Park will assist with allocating existing and securing additional resources for developments on this site that this management plan specifies.

Future actions / priorities for this site are identified in the action plan to this document. This management plan therefore provides a benchmark against which future progress can be measured.

Wider Policy Context

Appendix I contains a detailed list of all the strategies, policies and legislation relating to management of Fairy Hill Park.



Fairy Hill Park boundary

SITE DESCRIPTION

General Information

Fairy Hill Park is a medium sized park of 4.7 hectares, located approximately 3 miles south of Eltham Town Centre, in the Crossmead area of the Mottingham, Coldharbour & New Eltham Ward of the Royal Borough of Greenwich.



Area surrounding Fairy Hill Park

Fairy Hill Park is easily accessible and is surrounded by medium density housing on the west, south and east sides. The north side backs on to the Dartford Loop railway line. Other parks in the local area are; The Tarn to the northwest (250m walk) and Queens Park and Coldharbour GLL open space, to the southeast (300 metres walk).

Details of Elected Members for this Ward are available from the Royal Borough of Greenwich website: www.royalgreenwich.gov.uk or from the Town Hall, Woolwich (Tel: 0208 854 8888).

Brief Site History

Fairy Hill Park was historically farmland and was part of Chapel Farm. It was transferred to the Woolwich Borough Council when estates were built in 1947. The site appears to have been named after a location 0.7 km to the east, which is labelled Fairy Hill in a map from 1844 and Fairy Hall in a map from 1903.

Geographical Environment

Fairy Hill Park comprises a variety of trees, separated by areas of maintained grass, with woodland plantings around the west, east and south perimeter. A conservation grass meadow is located in the north western corner. The ground is mainly flat and is at approximately 35 metres above sea level. The underpinning geology is London Clay.

The perimeter of the park is fenced with a 7-foot high mesh fence, and has entry gates at three points, west (from Crossmead Road), south (from Sidcup Road) and east (from Broad Lawn). The Dartford Railway Loop Line runs along the northern border, it is in between two train stations, Mottingham and New Eltham both with links into London and Kent. Fairy Hill is a 20 minute walk away from Eltham Town Centre which is one of the three main Town Centres within The Royal Borough of Greenwich. The park is open during the day and locked at dusk. Wheelchair access to the park is excellent, weather conditions permitting. The park is part of the Green Chain Walk.



Fairy Hill Park

Furniture, Fencing & General Infrastructure

Park furniture includes seating, litter bins and dog bins. Seating is generally in good condition, eleven seats are installed with litter bins a metre from the seats. Most of the park furniture is constructed of metal and powder-coated to inhibit corrosion and to make removal of graffiti easier. New fencing was installed around the tennis and basketball courts in 2018 and they were resurfaced in 2019. Pathways are generally in good condition but would benefit from 'patching' in places. Dog fouling does not seem to be a significant problem in this park, and there are general waste bins provided for disposal. There is a general information sign within the park & two new noticeboards are to be installed in 2024.

Buildings & Structures

The only structure currently on site is a toilet block/ Rangers facility, which was previously closed as it was underutilised and prone to vandalism. It has been converted by the Friends of Fairy Hill Park who exclusively carry out the maintenance and repairs. The building is used as storage for tools utilised for the monthly volunteering sessions and a kitchen and toilets that are used for community events.

Play Facilities

In 2022 Fairy Hill Park was one of six parks within the Borough to receive Capital funding for playground improvements. The improvement work included removing play equipment that was coming to the end of useable life and did not meet the latest play standards and replacing it with more inclusive and accessible equipment within the playground to provide a playground with increased play value and interest for children of all abilities. The playground also has Alice in Wonderland theming and a mural. As the playground is adjacent to the railway line the play equipment includes a "Fairy Hill" train and ticket office. The Friends of Fairy Hill Park were consulted as to what play equipment they would like in the playground.



Play Train Ticket Office

Playground Refurbishments



Sport Facilities

As well as the playground facility, Fairy Hill Park has a recently refurbished multiuse ball play area and tennis courts. It's surrounded on three sides by an open grassed area, a footpath and the railway line.

The multiuse play area has two tennis courts and one basketball court. There is a tarmac cycle track near the Broad Lawn entrance which was re-laid in 2011. The central grassed area can also be used for informal games of any type.



There is an outdoor gym which is located in the park near the Friends of Group building and was funded by the Playground to Stadium money in 2011 (*pictured*).

Conservation

The UDP designates Fairy Hill Park as Metropolitan Open Land (MOL). Policy reference 01, 02 and 03 under the section Protecting Open Space set out what the acceptable land uses and allowable development are within areas designated as MOL. The site does however have a wide range of trees and shrubs that provide habitat for birds, mammals and insects.

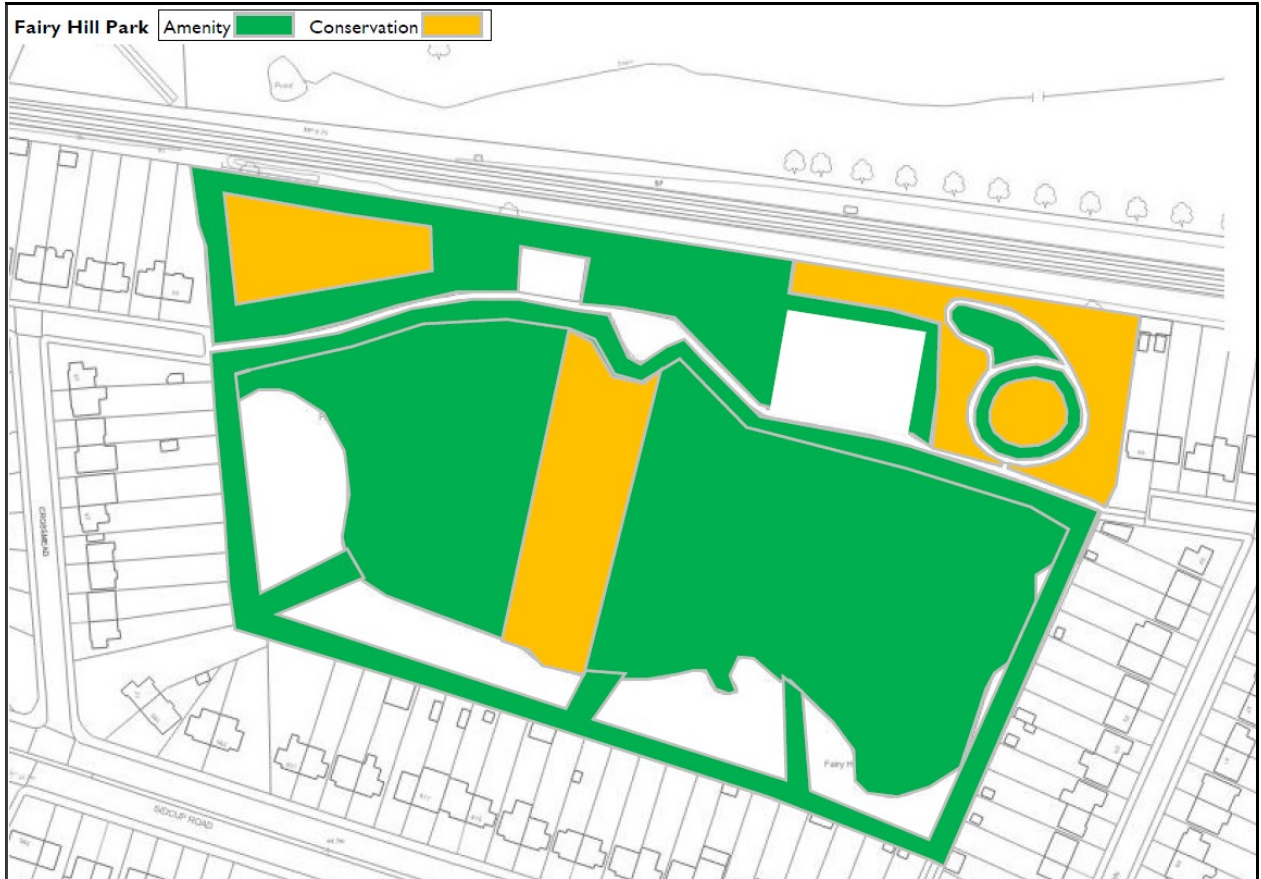
The south and western perimeter of the park was developed into a small woodland area in 2011/12 and provides an excellent visual screen to the fence behind. Approximately 1000 trees were planted; species include Willows, Alder, Hornbeam, Poplars, Oak, Hazel, Buckthorne, Rowan, Cherry, Downy Birch and Ash. Tree planting has been used to improve the ecological habitats as well as a sustainable means of soaking up some of the ground water which has been a problem in the park. A Conifer Trail was created by the friends of Fairy Hill Park using bark chippings and some Conifers were also planted to create a Conifer corridor, this has proven to be very popular especially with local groups and children.

In addition to this, there are many mature trees and semi-mature trees (probably up to 60 years old) both on the perimeter and scattered around the site providing excellent amenity value. The park is particularly nice in springtime when the Chestnuts are in bloom.

A weed ripper is used within the park. The site is peat free, only wood chipping and Parks, Estates & Open Spaces natural composting from our Holbrook site is used. In summer 2017 the Friends Group seeded a wild-flower garden, that has enhanced the environment and created an area that attracts wildlife, insects and improves the local area for families and residents.

New Grass Cutting Schedule

In 2021 Parks, Estate & Open Spaces introduced new grass cutting schedules in 16 of our parks, including Fairy Hill Park, to add additional conservation and meadow grass areas throughout the borough. There are two signs placed in Fairy Hill Park to notify the public of the rewilding scheme. Amenity grass is cut every two weeks, Meadow grass is cut every eight weeks with wildflowers and plants left to grow and the Conservation grass is cut once a year to help wildlife thrive.



Grass cutting map



Rewilding sign

Arboricultural Survey

The last full Arboricultural Survey within Fairy Hill Park was carried out in 2019, the surveying of the high priority zone next to the train line was undertaken in 2023, we undertake tree inspections on a 5-year cycle. Tree management of Fairy Hill Park complies with the overall management plan for Fairy Hill Park and preserves and enhances the existing landscape by replacing a tree when removed and reviewing capacity for additional planting. The next full Arboricultural Survey is due in 2024.

Management of the Park

Management Structure

The management of the park described in this management plan is the responsibility of the Parks, Estates & Open Spaces Service within the Royal Borough of Greenwich.

The Parks, Estates & Open Spaces Service is located within the Directorate of Communities, Environment & Central. The Parks, Estates & Open Spaces Senior Management Team is accountable for the overall management responsibility of the park.

Individual management functions and key functions are identified as follows:

- Horticultural maintenance
- Park Rangers
- Parks development
- Fixed equipment playgrounds
- Ecology & conservation
- Tree & woodland maintenance
- Administration – sports lettings, complaints monitoring

Staff

Mobile Parks, Estates & Open Spaces staff visit the site on a daily basis. Park Rangers duties are to ensure the safety of the public visiting the park, provide assistance where appropriate, daily inspection of playgrounds, opening and closing of gates and facilities, and to maintain the park free of litter. Daily tasks included opening and closing of the gates, litter picking and emptying bins.

Park cleansing is carried out seven days per week and comprises of a combination of programmed and responsive work. The aim is to maintain sites to a high standard of cleanliness with cleansing schedules reviewed where reoccurring issues are identified by park users.

The Grounds Maintenance is provided by the Parks, Estates & Open Spaces Departments own workforce. The District Manager responsible for the grounds maintenance staff inspects standards of work, random quality checks are also undertaken. The Wardens Team carry out hotspot patrols of Parks where required at the request of the Park Ranger Manager, the Wardens are licensed to issue Fixed Penalty Notices for littering and dog fouling.

Safety and Security

The Royal Borough operates an 'Out of Hours' service (all night) through the main switchboard on 020 8854 8888. Depending on the incident, the Parks Officer on call may be contacted or the police. When anti-social incidents occur Parks, Estates & Open Spaces works closely with the local police & PCSOs.

Risk Assessments

Risk Assessments are contained in a red folder along with a COSHH assessment book, a list of all first aid contacts and the Environment Management System manual. The red folders are available to staff at all depots and mess rooms, the risk assessments cover all equipment, PPE (Personal Protective Equipment) and work tasks and are reviewed each time any new machines, substances or procedures are introduced.

Environmental Management

Parks, Estates & Open Spaces horticultural and arboricultural work is managed in conjunction with an Environmental Management System that conforms to the internationally respected EN ISO 14001:2015 Environmental Standard. Parks, Estates & Open Spaces Environmental Policy and Management System is externally audited and certified against the ISO 14001 to ensure the service is delivered in an environmentally sustainable manner and to reduce any negative effects on the environment that may be caused by grounds maintenance operations.

Recycling

The Parks, Estates & Open Spaces Department recycles all of its green waste. Unfortunately, due to space constraints, it is not possible to recycle green waste within the bounds of the parks. All garden waste, leaves, grass cuttings, hedge clippings and prunings etc. are taken for recycling at the Parks, Estates & Open Spaces recycling facility at Holbrook Meadow. Where possible litter and mixed waste is separated and sent to The Royal Borough's Material Recycling Facility (MRF) where it is separated and then sent for recycling. Other mixed waste which can't be recycled is sent to a local incinerator which produces heat and energy for the adjacent housing estate. Some large wood is reused to create wood piles to encourage increased bio-diversity and potential habitats for stag beetles and other invertebrates. Very large wood has been used to make rustic benches for use on open spaces.

Weed Management

Parks, Estates & Open Spaces have been trialling using no Glyphosate in our Parks within 2023, this trial has had limited negative impact on our Parks and therefore the trial has been extended for another year into 2024. The use of pesticides and chemicals use targeted controlled droplet application and integrated pest management where appropriate to treat invasive weeds, such as Japanese Knotweed and Giant Hogweed and where weed control is required on hard surfaces, there are no invasive weed species at Fairy Hill Park requiring treatment, the site is chemical free.

Pollution Reduction

A trial of battery-operated combi head equipment is being carried out with the intention to replace most of the existing hand-held petrol driven equipment, as of January 2024 38% of handheld equipment is battery powered. All staff have completed an Environmental Induction and have access to a copy of the Environmental Management System which is in the Red Folder at each depot.

Budget Information

The budget used to maintain Parks, Estates & Open Spaces is currently split into two areas, Horticulture Operations and Property Services.

Horticulture Operations

Currently it is not possible to identify expenditure specifically related to Fairy Hill Park, as finance generally comes from a central fund.

Property Services

The corporate budgets for both planned and responsive maintenance of the Borough's property infrastructure are held by Royal Borough of Greenwich Property Services in the Directorate of Regeneration, Enterprise and Skills. Planned works are carried out on a strict basis of corporate priorities. Responsive repairs are carried out for minor items as and when they arise.

Marketing

Information about local Parks within the Borough can be found on the Royal Borough of Greenwich website www.royalgreenwich.gov.uk The Park is positively marketed by the Friends Group via community events, workdays and other activities which are supported by the Royal Borough.

Park User Information

The Friends of Fairy Hill Park is an active community group that organise community events within the park with support from the Parks, Estates & Open Spaces Department, for example Fairy Hill Diamond Jubilee Fayre, The Woodland Trust Jubilee Tree Planting, Animal Day Out and Picnic in the Park.

The Friends host monthly volunteer sessions where they ensure that all vegetation is cleared of weeds within in the park, this is bagged up and taken away for recycling by Parks, Estates & Open Spaces.

Demographics of the Mottingham, Coldharbour & New Eltham Ward

The demographic information contained in this section is gathered from the 2021 Census, the information relates to Mottingham, Coldharbour & New Eltham Ward

The resident population of the Mottingham, Coldharbour & New Eltham Ward as measured in the 2021 Census is 14,500.

- The percentage of children between the ages of 0 - 14 is 18.5%
- The percentage of people working aged 15 - 64 is 65.3%
- The percentage of over 65 is currently 16.3%

List of Stakeholders

Royal Borough of Greenwich

Directorate of Communities, Environment & Central
Directorate of Regeneration, Enterprise and Skills (Property Services / Planning Control /
Green Chain)
Chief Executives (Communications / Community Engagement)
Neighbourhood Services (Neighbourhood Panels / Representatives)
Children's Services

Community

Friends of Fairy Hill Park
Park Users / Dog Walkers

Agencies

Police
Fire & Rescue Service
Green Chain Walk

Politicians

Ward Members (Mottingham, Coldharbour & New Eltham)
MPs

Consultation

Ongoing consultation is required with the local community and the Friends of Group to continue to establish priorities for improvement / barriers to use etc.

PART 2: WHERE DO WE WANT TO GET TO?

VISION

To manage, develop and maintain Fairy Hill Park to a high level of quality and to a sustainable standard in partnership with and meeting the needs of the local community.

The plan aims to aid the efficient and effective management of the park to create a safe, clean and enjoyable experience for the local community and visitors and help to achieve the Borough's strategic intentions for the Green Space Strategy by developing a vibrant and sustainable park.

General Objectives

- To reduce Anti-Social Behaviour in the park
- To work with the local community via the Friends Group to identify priorities for improvement
- Seek external funding to assist with delivery of improvements
- Continue to maintain the Park to a Green Flag Standard and retain the Green Flag Award
- Continue to nurture biodiversity and encourage wildlife to thrive in our green spaces

ANALYSIS & ASSESSMENT

Sport & Recreation

The multi-purpose ball court fencing was replaced in 2018. The multi-purpose ball court and tennis courts were resurfaced in 2019.



Signage

New signage was installed at all three entrances to the park in 2017. There is also a sign in the playground carrying information on emergency telephone numbers.

Community Involvement

The active Park Friends of Group continues to be key in caring for and improving the park, they secured the funding for the refurbishment of the tennis courts which was a main goal of the group when they started in 2008. They have an active Facebook Group where the publicised their events and post updates regarding the park.

Investment

In 2019 funding was received from the Central Government Parks Improvement Fund, this was used to replace two items of playground equipment that were at end of life. The replacements were a birds nest swing and two bay swing frame pictured below. In 2022 Capital funding was received for further playground improvements including inclusive and accessible equipment within the playground to provide a playground with increased play value and interest for children of all abilities.



New swing set & basket swing

STRENGTHS

- The park is an excellent open space that is used for casual sports
- The park benefits from an active Friends of Group and is highly valued by the local community
- The park has many regular users
- There is potential to develop active recreation / sporting activities at the site
- Refurbished toilet block is open for Community Events and Workdays
- The park has excellent public transport links
- The multiuse ball play area and tennis courts have recently been resurfaced
- Newly refurbished playground

CHALLENGES

- There are no interpretation signs
- Antisocial behaviour occurs within the park

RECOMMENDATIONS

- Continue consultation with local community to explore issues such as priorities for improvement
- Continual support of the Friends of Group
- Investigate ways of addressing / reducing anti social behaviour

PART 3: HOW WILL WE GET THERE?

ACTION PLAN

Timescales as given in this document are as follows:

Short Term – Within one to two years from adoption of this plan

Medium Term – Within three to four years from the adoption of this plan

Long Term – Five years and more from the adoption of this plan

Action required	Detail of Specific Action	Timescale (Long/ Medium/ Short Term)	Responsibility	Status of Work
Continue to work with the Friends Group and undertake consultation with all stakeholders to identify needs / priorities of community (to include sporting s & events)	Regular consultation with Friends Group and wider community to identify priorities for improvement	Ongoing	Parks, Estates & Open Spaces	Regular ongoing meetings and consultation
Continue to Investigate ways of reducing ASB	Carry out full assessment of ASB at site in consultation with local users of the site, liaise with Police and other agencies as appropriate, and develop a site-specific action plan to address issues identified where appropriate	Ongoing	Parks, Estates & Open Spaces / Community Safety Police	Regular meetings and consultation with local users, ASB logged by Park Rangers Team
To install interpretational signs within the park	Suggested the Friends of Group apply for funding for interpretational signs	Medium Term	Parks, Estates & Open Spaces, Friends of Group	Friends Group to consider seeking funding
The Arboricultural Tree Survey to be updated in 2024	A resurveying of the trees is to be undertaken by the Parks Tree Inspector to ensure trees are maintained to a high standard	Medium Term	Parks, Estates & Open Spaces Tree Maintenance Unit	Completed surveys 2019, trees next to railway line inspected 2023, next full survey due 2024

Action required	Detail of Specific Action	Timescale (Long/ Medium/ Short Term)	Responsibility	Status of Work
Seek funding to support refurbishment of tennis courts and other opportunities to provide facilities for active recreation	Identify appropriate funding schemes and submit bids, improve health and wellbeing of the local community	Completed	Parks, Estates & Open Spaces / Friends Group	Completed refurbishment of courts in 2019
Seek funding for replacement of end of life equipment within playground	Identify appropriate funding schemes and submit bids, improve play options for the local community	Completed	Parks, Estates & Open Spaces / Friends Group	Completed installaitons of two new items in 2019
To reduce the use of two stroke petrol	Investigate & test battery operated handheld grounds maintenance equipment with view to having 25% of handheld battery operated by the end of 2023.	Long Term	Parks, Estates & Open Spaces	Achieved & ongoing (currently at 38% Jan 24)
Climate change adaption	To recognise the important role that the natural environment plays in reducing the impact of climate change and improving the sustainability of park management. Respond locally to the changing climate and aim to mitigate through resilient new planting, and operations such as mulching.	Long Term	Parks, Estates & Open Spaces	Ongoing
Further updates to playground equipment and replacement of end of life equipment	Identify appropriate funding schemes and submit bids, improve play options for the local community	Completed	Parks, Estates & Open Spaces / Friends Group	Completed, further installation of playground equipment in 2022
Seek funding for noticeboards	Identify funding for new noticeboard within the park	Completed	Parks, Estates & Open Spaces / Friends Group	Funding identified, installation of 2 noticeboards in 2024

Important Note: Improvement actions requiring investment are subject to funding being secured. There are no additional funds available from the Council unless it has been identified against a specific action.

Recently completed works:

- New signage installed at all three entrances in 2017
- New fencing installed around courts in 2018
- Tennis courts and basketball court resurfaced in 2019 (*pictured*)
- Playground refurbishment in 2022
- An Alice in Wonderland mural painting in the shelter added in 2022



Alice in Wonderland Mural



Resurfaced Tennis Courts

PART 4: HOW WILL WE KNOW WHEN WE'VE ARRIVED?

MONITORING AND REVIEW

The Management Plan will be fully reviewed and updated every five years by Parks Management Staff responsible for Fairy Hill Park, with annual reviews undertaken as and when necessary. A working document copy of the Management Plan is kept within the park's office so that issues and changes that arise as well as new information can be documented. The action plan will be regularly reviewed and completed works documented within it as part of the Directorate's Service business planning process.

APPENDIX I

Legislation, Policies & Strategies Affecting Park Management

As highlighted earlier in the plan, the Royal Borough of Greenwich Parks, Estates & Open Spaces department operates within a wide framework of national, regional and local policy statements and strategies. The main documents impacting on the development of this plan are listed below.

The Greenwich Strategy

The Greenwich Strategy sets out the vision for Royal Greenwich as being the place to live, work, learn and visit. This vision underpins all of the strategies produced by Royal the Borough of Greenwich and directly impacts on all service plans and service delivery.

The Cultural Strategy

Parks, Estates & Open Spaces is one of six 'areas' considered by the Cultural Strategy. The Strategy has five over-arching themes: - Equality and Access, Sustainability, the Cultural Economy, Achievement and Excellence and Partnerships. All of these aims are relevant to this management plan and have been considered in developing the opportunities and priorities for this site.

Green Space Strategy

The Green Spaces Strategy sets out the Borough's strategic intentions for its green assets and its vision of the positive contribution that Greenwich's open networks make to our lives.

The thematic objectives (community safety, biodiversity, education and culture, culture and events, tackling inequality, sport, health and well being) are all relevant to the management plan for Fairy Hill Park.

Parks, Estates & Open Spaces Service Plan

The Parks, Estates & Open Spaces department aims to develop, manage, ensure accessibility and maintain to a high standard the borough's Parks, Estates, Open Spaces, Woodlands, Tree Stock, Cemeteries, Playgrounds, Sports Pitches, Allotments and other outdoor facilities. To meet the needs of the community and deliver the Borough's core objectives where applicable to the service, and specifically regarding the provision of a clean and well cared for environment and supporting Health and Quality of Life for the local community.

ISO 9001:2015- Quality Management System

The Parks, Estates & Open Spaces arboricultural services is accredited to the ISO 9001:2015. The ISO 9001 Quality Management System is used by the Royal Borough to manage their activities and resources to guarantee a quality service. The ISO 9001 helps the Royal Borough achieve customer satisfaction because it provides a framework for service analysis and definition and for the improvement of processes. The four main parts covered under the Quality Management System are (i) management responsibility (ii) resource management (iii) process management and (iv) measurement, analysis and improvement.

ISO 14001: 2015 - Environmental Management System

The Parks, Estates & Open Spaces horticultural and arboricultural services are managed in conjunction with an Environmental Management System that is accredited to the internationally respected EN ISO 14001:2015 Environmental Standard. The Royal Borough's grounds maintenance and tree maintenance activities are controlled to ensure the service is delivered in an environmentally sustainable manner and to reduce any negative effects on the environment that may be their operations. Parks, Estates & Open Spaces works towards sustainable development and continual environmental improvements.

ISO 45001:2018 - Health, Safety & Wellbeing Management System

The Parks, Estates & Open Spaces arboricultural services is accredited to the ISO 45001:2018 which provides a framework for managing Occupation Health & Safety risks and opportunities. The aim is to prevent work related injury and ill health to workers and to provide safe, healthier workplaces by eliminating hazards minimizing risks by taking effective preventative and protective measures. The intended outcomes of the Health, Safety and Wellbeing Management System include (i) continual improvement of performance, (ii) fulfilment of legal and other requirements and (iii) achievement of Health & safety objectives.

Parks and Open Spaces Strategy

The 10 year Strategy, adopted in 2017 is centred on the following seven themes:

- **Park and open spaces management:** Ensuring our parks and open spaces are well managed, maintained in good condition and are safe to use;
- **Community engagement:** Ensuring we actively engage and work in partnership with local residents to provide good quality parks that meet the needs of the local community;
- **Nature and biodiversity:** Ensuring that areas and habitats are provided for wildlife and that they are protected from inappropriate development;
- **Environmental management:** Maximise resource efficiency by increasing recycling opportunities, establish better use of essential energy sources and controlling the use of pesticides and chemicals;
- **Recreation, health and wellbeing:** Ensuring that parks provide spaces for active recreation and quiet reflection and contribute to the health and well-being of the local community;
- **Regeneration and local economy:** Ensuring our parks are well designed, attractive to visitors and encourage enterprise and employment of local people; and
- **Culture and heritage:** Ensuring our parks are places for culture and that their heritage is preserved and celebrated.

The strategy is available on The Royal Borough of Greenwich Website.

Unitary Development Plan

Local Councils have a duty to prepare a Development Plan by law. The Greenwich Unitary Development Plan (UDP) sets out the vision for use of the land in the Borough and provides the main guidance for making decisions on individual planning proposals. The document is intended to cover the period 2001 – 2011 (or 2016 in some instances) it is a legal document with the following purposes:

To provide a framework of acceptable uses within the Borough, defining areas where development is not desired or where it needs to be carefully directed and to provide a detailed basis for the control and development.

Fairy Hill Park is designated by the UDP as being; -

- Metropolitan Open Land
- Green Chain Park
- Green Chain Walk
- Site of Nature Conservation Importance (SNCI – Zone ncl I)
- Capital Ring Walk
- Area of Special Character of Metropolitan Importance
- Conservation Area

The UDP may be viewed at the Directorate of Regeneration, Enterprise and Skills, Planning Department, Woolwich Centre, 35 Wellington Street, Woolwich, SE18 6HQ or alternatively at a local library.

Metropolitan Open Land

The UDP designates Fairy Hill Park as Metropolitan Open Land (MOL). Policy references O1, O2 and O3 under the section 'Protecting Open Land' set out what the acceptable land uses and allowable developments are within areas designated as MOL. These policy references are too lengthy to reproduce here. The policies are broadly meant to control development or alterations to existing land that would be inappropriate to MOL and has an adverse affect on the character and usage of the open space.

Green Chain Park

The UDP also designates Fairy Hill Park as Green Chain. Policy reference O4 under the section 'Protecting Open Land' sets out what the objectives of this designation are. The objectives are as follows:

- To improve and encourage the provision of suitable recreational facilities, with an emphasis on those serving a wide area of South East London and/or requiring open land
- To safeguard the open land from built development and maintain its positive contribution in providing a visual and physical break in the built-up area of London
- To conserve and enhance the visual amenity and ecological aspects of the landscape
- To improve public access to and through the area
- To promote an overall identity for the area in order to increase public awareness of available recreational facilities
- To encourage the collaboration and co-operation of the various public and private agencies, owners, organisations, clubs, etc. in the area to achieve the above objectives

Green Chain Walk

The Green Chain Walk is a trail that stretches across the entire extent of the southeast London Green Chain of Parks and passes through the boroughs of Lewisham, Greenwich and Bexley.

The UDP Maps show that the Green Chain Walk passes through Fairy Hill Park. The UDP identifies the Green Chain Walk and sets out the following policy which includes the Green Chain Walk.

O14: existing footpaths will be safeguarded and new footpaths created to and through open spaces and places of interest, where they do not adversely affect nature conservation. The Council will endeavour to create a signposted network of continuous and circular routes. In particular the 'Green Chain Walk' footpath network will be improved and extended and new links created wherever possible.

The UDP then says that the Mayor's Transport strategy has identified the Green Chain Walk as being one of six strategic walks in London.

Areas of Special Character

The Greenwich UDP in part 2.6 designates Fairy Hill Park as part of a larger area designated as Special Character of Metropolitan Character.

D28: Within Areas of Special Character defined on the Proposals Map, special consideration will be given to the safeguarding, restoration and enhancement of character, scale and quality of open spaces and associated buildings. Skylines and distant views both to and from the Areas of Special Character will be protected.

Conservation Area

Fairy Hill Park is part of a wider area designated as a Conservation Area. Section 2.6 of the UDP sets out the policies relating to Conservation areas and is too lengthy to reproduce in this document, but the main thrust of the policies is to conserve and enhance historic landscapes by use of Urban Design Principles, Design Statements and ecological surveys to assess and approve any developments.

Please see the UDP part 2.6 for comprehensive details.

Green Corridor

The railway line that backs onto the park is considered to be a Green Corridor and is listed as an SNCI site, listed as a site of Borough importance, Grade II, designated NC39.

O20: The network of main Green Corridors will be protected and enhanced. Development will not normally be permitted where it would damage the continuity of wildlife habitat within the corridor

The Biodiversity Action Plan

The Greenwich Biodiversity Action Plan is the first co-ordinated approach to conserving Royal Greenwich's biodiversity. The aim of the plan is: *'To ensure the conservation, enhancement and public appreciation of the biodiversity of the Royal Borough of Greenwich'*.

The Biodiversity Action Plan focuses on locally important habitats and species and has actions drafted to ensure that they cover all relevant habitats and species. Initially actions may be focussed on those under the most pressure or where most advantage can be gained. However, it allows for all important habitats and species to be covered.

The Biodiversity Action Plan has been developed in partnership with local and regional groups and organisations and has been adopted by the Borough, this is available on The Royal Borough of Greenwich Website.

Legislation

The Parks, Estates & Open Spaces Department operates within the frameworks set out by the following legislation, and therefore, the legislation may impact upon the delivery of service of the Parks, Estates & Open Spaces Department both financially, through planning and human resources. This is not a comprehensive list but is indicative of key pieces of legislation relating to Parks, Estates & Open Spaces.

- Alcohol Consumption in Public Places Order 2003
- Clean Neighbourhoods Act 2004
- Control of Pesticide Protection Act 1986
- Country Code 1981
- Countryside and Rights of Way Act 2000 and increments
- Countryside & Right of Way Act 2000
- Disability Discrimination Act 1998
- Health & Safety at Work Act 1998
- Litter Act 1983
- Ministry of Housing and Local Government Provisional Order Confirmation
- Greater London Parks & Open Spaces Act 1967
- Occupiers Liability Act 1957
- Road Traffic Act 1988 (as amended 1991)
- The 2004 Country Code
- The Anti-Social Behaviour Act 2003
- The National Parks & Access to the Countryside Act 1949
- The Weeds Act 1959
- The Wildlife & Countryside Act 1981
- Safer Neighbourhood Act 2005

In addition there are by-laws that relate to specific Parks.

Dog Control

Dog fouling has been recognised as being a problem within many of the Borough's open spaces.

The Clean Neighbourhoods and Environment Act 2005 makes it possible for local authorities to introduce Dog Control Orders. The Royal Borough of Greenwich has adopted 5 separate control orders which provide a fixed penalty for non-compliance.

These orders make it an offence for persons in control of their dog(s) to:

- Not clean up after their dog has fouled
- Have more than 4 dogs in their control at one time
- Not to have their dog on a lead in designated areas
- Not to have their dog on a lead and kept on a lead when instructed to do so by an authorised officer
- To allow their dog(s) to access designated dog exclusion areas

Tenancy Services Officers, Police Community Support Officers, Safer Spaces Wardens and Enforcement Officers are authorised to issue fixed penalties.

APPENDIX II

Parks, Estates & Open Spaces Job Description

Royal Borough of Greenwich

JOB DESCRIPTION

Department: Communities, Environment & Central

Section: Parks, Estates & Open Spaces

Grade: Scale 3

Designation of post: Park Ranger

Reporting to: Parks Charge-hand Ranger

Purpose of job

Carry out patrols of parks, woodlands, open spaces, cemeteries and allotments ensuring the highest standard of safety and service to the public, assisting members of the public in a polite and courteous manner. Lock and unlock Parks and Park facilities. Ensure facilities and equipment are properly used, to keep sites clean and tidy and to carry out minor repairs. Work at one or a number of sites across the Royal Borough and where appropriate to drive Royal Borough vehicles. Work in partnership with Park Friends and other Community Groups.

Main duties

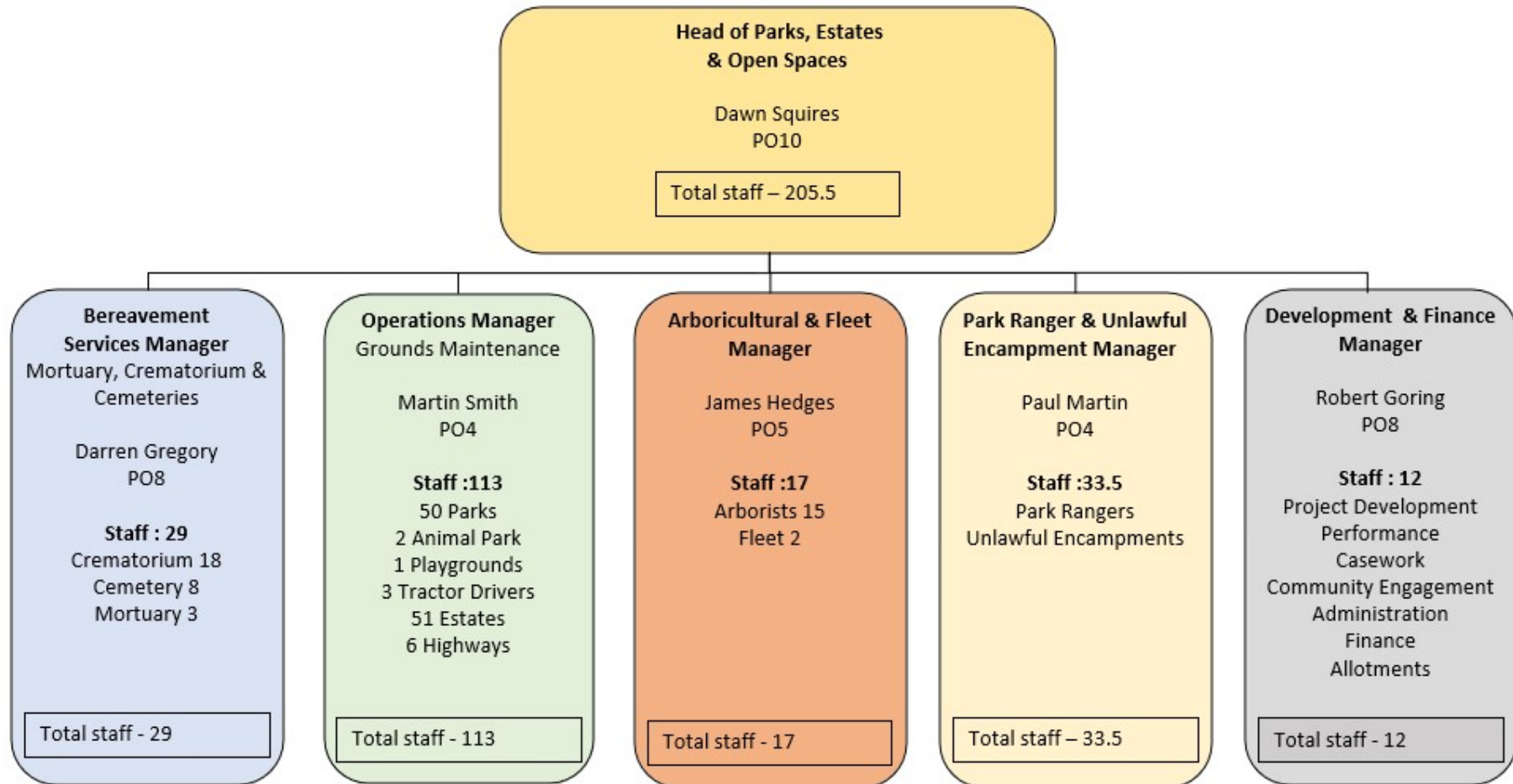
1. Encourage and promote the widest possible use of parks, woodlands, open spaces, cemeteries and allotments by all groups and individuals. Provide information on Parks Estates and Open Spaces sites to members of the public and other interested parties.
2. Actively participate in the translation of various aspects of historical knowledge, natural history and other features of parks and open spaces to park users, ensuring all communications with park users are customer focused and professional. Ensure a full understanding of relevant Byelaws.

3. Support the organisation, provision and delivery of both routine and special events in parks and open spaces.
4. Participate in the organisation and research for user surveys, feasibility studies and management plans to establish public requirements and improvement of the Service, liaising with the Communications Unit and specialist staff as necessary. Assist in the preparation of reports and relevant information and to attend public or other meetings as required.
5. Collect and receive money for use of facilities, issue receipts and to be accountable for that income. Ensure that the income is stored securely and to keep accurate records of income collected. Provide the Parks Charge-hand Ranger or Parks Senior Ranger with a statement of income and monies collected. Verify season tickets and other bookings, liaising with Parks Business Support & Finance team as required to assist in maintaining accurate records of sports bookings.
6. Responsible for undertaking patrols and regular inspections of parks, open spaces, woodlands, cemeteries and allotments as required, visual safety and operational inspections of playgrounds, play equipment sports areas, and outdoor gyms and maintaining electronic or written record systems as required. Ensure general safety of the public and to assist in the enforcement of byelaws, dog control orders and regulations with diplomacy.
7. Assist with enquiries and undertake investigations into and respond to complaints. Assist with the implementation of corrective action or revised procedures as appropriate.
8. Advise the Parks Charge-hand Ranger or Parks Senior Ranger of items requiring repair or maintenance, preparing and submitting any necessary written or electronic report as appropriate. Use electronic devices or paperwork systems as required. Work in accordance with work programmes. Maintain sites for which responsibility is allocated in a clean and tidy state and to carry out minor repairs or maintenance of a low skilled nature. Such tasks will include:
 - a) The collection and disposal of litter (including collection of litter from water features using nets, waders or boats as required) and emptying of litter bins and dog bins.
 - b) Sweeping/blowing of paths, playgrounds, car parks, sports areas, and similar hard surfaces (including leaf clearance) and removal of fly tips.
 - c) Cleaning park furniture, removal or masking of graffiti (using appropriate chemicals, paint, mechanical and other equipment as directed and ladders and elevated platforms where required).
 - d) Preparation of bowling greens, tennis courts and other sports facilities for play and issue and receipt back of sports equipment.
 - e) Sweeping out and cleaning of changing facilities, pavilions and other Parks buildings.
 - f) Using a range of hand and mechanical tools to maintain and keep areas clean.

- g) Pruning to ensure safe access to public areas and access to litter pick etc.
 - h) Painting fences/railings and other parks infrastructure.
 - i) Repairing fences and other parks infrastructure.
 - j) Clearance and disposal of faeces and dead animals.
 - k) Snow/ice clearing and gritting of pathways and steps.
 - l) Putting up/taking down marquees, staging, temporary signage and other event related items.
 - m) Carrying out the role of a paddling pool attendant.
 - n) To undertake legionella water temperature checks and meter readings for various utilities.
 - o) To ensure that mess rooms and offices are kept clean and tidy.
 - p) Supporting guided walks and public tours at Maryon Wilson Animal Park and other sites
- 9.** Ensure the security of parks, open spaces, woodlands, cemeteries, allotments and other PE&OS sites by the locking and unlocking of gates, buildings, playgrounds, etc. Ensure reasonable security of public changing facilities as necessary.
- 10.** Responsible for the summoning of emergency services following accidents or incidents, preparing a formal report and completing anti-social behaviour records for the Parks Charge-hand Ranger or Parks Senior Ranger on each occasion. Notify the Charge-hand Ranger or Parks Senior Ranger of other issues such as abandoned vehicles, fly-tipping, graffiti removal and other anti-social behaviour.
- 11.** Wear the appropriate uniform at all times and ensure you present a smart, clean and tidy appearance.
- 12.** Implement and maintain policies and procedures for the Parks Rangers services and measure performance against published standards/KPIs.
- 13.** Carry out any additional duties not listed above that are commensurate with the grade of the post, as allocated by the Parks Principal Ranger.
- 14.** Undertake all duties with due regard to the provisions of health and safety regulations and legislation, the Council's Equality and Diversity and Customer Care policies, and the New Technology agreement.

APPENDIX III

Parks, Estates & Open Spaces Structure Chart



APPENDIX IV

Sample Playground Inspection Record Sheet

Royal Borough of Greenwich Parks, Estates & Open Spaces															
Play Areas Equipment & Surroundings															
Site Location: Fairy Hill Park No 12				Date of Inspection: 22/12/2011						Signature: K Whincop					
Line	Equipment	A	B	C	D	E	F	G	H	I	J	K	L	M	N
1	Tiddler	✓	X	X	✓			✓	✓		✓	✓	✓	✓	✓
2	Spring Seesaw	✓	✓	✓	✓		✓			✓	✓	✓	✓	✓	✓
3	Cantilever Swing														
4	Cradle Swing X2	✓	✓	✓	✓		✓			✓	✓	✓	✓	✓	
5	Flat Swing X4	✓	✓	✓	✓		✓			✓	✓	✓	✓	✓	✓
6	Multi Complex	✓	✓	✓	✓			✓	✓		✓	✓	✓	✓	✓
7	Roundabout 2m	✓	✓	✓	✓	✓	✓			✓	✓	✓	✓	✓	✓
8	Springy	✓	✓	✓	✓		✓			✓	✓	✓	✓	✓	✓
9	Orbiter	✓	✓	✓	✓		✓			✓	✓	✓	✓	✓	✓
10	Out Door Gym	No defects													
11	Bins	Tops missing X2 brackets have been cut off													
12	Signs														
13	Fencing														
14	Drains														
15	Gates X1	Cover X1 missing													
Inspectors Action Taken / Action Recommended															
1 - Ropes worn on Ladder, paint poor on Fireman's Pole															
6 - Rope elements worn (taped up) various bolt cover centres missing															
Rope present under safety surface (at hand over hand rings)															
Minor wear on karabiner (monitor) litter / broken glass throughout															
Key															
A) Structure B) Surface Finish C) Consumable Item D) Edge E) Pinch Crush Point F) Mechanical or Moving Part G) Hand Access H) Foot Access I) Seats J) Foundations K) Safety Surface L) Sharps M) Vandalism N) Cleanliness															

APPENDIX V

Sample Parks, Estates & Open Spaces Visual Inspection Sheet

Site Name:							Date and Time:			
Check Type:	WEEKLY CHECK				MONTHLY CHECK					
Facility Inspected: (please circle)	Playground	Skate Park	Outdoor Gym	MUGA	Public Toilets	Buildings	Tennis Courts	Pathways / fencing	Other (Please list)	
Visual Assessment	Yes	No	If No; confirm the action taken below			Tick	Or details of other action taken			
Is facility free from damage?			Report damage to supervisor for repair							
Is facility safe to use?			Tape off with "do not use" sign or padlock shut							
Is facility free from graffiti?			Remove all graffiti with graffiti wipes							
Are self-closing gates working / is the fencing intact?			Adjust with spanner or report to supervisor							
Is facility free from litter or glass?			Remove all litter and glass from site							
Is the facility clean and tidy?			Wipe / sweep clean all dirty surfaces							
Checked by (print name):					Signature:					
To be completed by Park Ranger Team Leader	Yes	No	Date	Details of Action Taken						
Is further action required?										
Report damage / repairs to the appropriate team with photo Michael.farrow@royalgreenwich.gov.uk Maintenance-team@royalgreenwich.gov.uk Cleaningservices@gsplus.org for cleansing issues of park toilets										
If applicable, confirm equipment / facility has been made safe until the problem is resolved.										

APPENDIX VI

Sample Parks, Estates & Open Spaces Grounds Maintenance Works Programme

B05M FAIRY HILL PARK

Line	Description	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
1	Edging half moon		1										
2	Pedestrian grass mowing			2	2	3	3	3	2	2	2	1	
3	Brushcutting & obstacles			1	1	1	1	1	1	1	1	1	
4	Pyracantha hedge cutting					1		1		1			
5	Hedge base maintenance					1				1			
6	Leaf clearance	1										1	1
7	Shrub bed maintenance			1		1		1		1			
8	Shrub bed maintenance	1										1	
9	Sweeping paths	5									4	5	4
10	Tennis court hard sweep	5									4	5	4
11	Tennis marking hard court				1								
12	Tree feathering			1				1					
13	Tractor mowing			2	2	3	3	3	2	2	2	1	
14	Mini-triple mowing			2	2	3	3	3	2	2	2	1	
15	Conservation grass mowing								1				

APPENDIX VII

History of Fairy Hill Park

The Park is named after Fairy Hall, a nearby older building on the site of Eltham College in Mottingham, once the residence of Henry, 3rd Earl Bathurst when he was Lord High Chancellor of England in the 18th Century.

Fairy Hill Park was once part of the Great Park; stretching from the present day North Park in Eltham down to Chislehurst. King Henry VIII hunted deer in this area and spent much of his youth at Eltham Palace.

During the 17th Century many trees in the Great Park were cut down for shipbuilding and the deer were killed when the area was ransacked during the Civil War.

In the 18th Century the Shaw family built a racecourse from Eltham Lodge to Chislehurst via what are now Broad Lawn/Fairy Hill Park and The Course at Coldharbour.



Henry Bathurst

From the 1830s, by which time the last of the trees had been felled, the land reverted to farmland and the area became part of Chapel Farm. In 1886 the railway was built and cut across Chapel Farm.

At the turn of the 20th Century this area became a Gun Shoot used by many dignitaries. Edwin (Ted) Churchill, the famous London Gunsmith, owned The Tarn Lodge and had a shooting ground at where his customers could receive tuition and also be provided with ample practice.

In 1923 Chapel Farm was sliced through yet again when the A20 Sidcup Road was built, creating a separate piece of grazing land between the A20 and the railway line.

On 24 July 1934 the Crown offered this eleven-and-a-half acre site to the London County Council for the sum of £7,250 for the purpose of building a park and children's playground.

Prior to the opening of Fairy Hill Park in April 1938, an open ditch on the western boundary was piped underground across the park under the railway and into the Tarn.

In 1965, ownership of Fairy Hill Park changed when the LCC was taken over by the Greater London Council. In 1981, improved underground ditch pipes were laid and in 1986, ownership changed again to Greenwich Council, now the Royal London Borough of Greenwich.



Chapel Farm C.1910

APPENDIX VIII

The Development of the Friends of Fairy Hill Park Group

Group Name: Friends of Fairy Hill Park

Telephone No: 07843376024

My Name: Carol Howcroft

Email Address: carolhowcroft@hotmail.com

My Address: New Eltham, London, SE9 3XD

Borough: Royal Borough of Greenwich

Our friends group was set up on the 13th November 2007 and we currently have a membership of approximately 60 households.

There are two tennis courts, a ball court, children's playground and building, all of which are in need of updating and repair. The building was a primary concern, having been scheduled for demolition in 2007/8 after being severely vandalised and burnt out over the previous decade.

We realised, if we were to encourage community activities and host large events in the park, we would need a decent community work base with a kitchen, office, storage room and working toilets. Our first priority was therefore to save the building from demolition; restore water and electricity and renovate the building.

I am pleased to say that Greenwich councils Parks, Estates & Open Spaces Department gave us one hundred per cent support. They not only stopped the demolition but restored water and electricity to the building in the spring.

From then on we worked with the Parks Dept. On securing the building from the elements and vandalism i.e. roof repairs and locks, and they kindly gave us access to the building enabling us to do own repairs.

We decided to do the repairs in two phases, firstly to restore the men's toilets, kitchenette and office in time for our fundraising Autumn Fayre and secondly to restore two store rooms, and women's toilet the following year.

We have a limited budget from membership's fees and fundraising events to pay for materials. We rely on the goodwill of members and their families to provide the necessary labour and skills. On a big project such as this, funds and goodwill will only go so far and we had to think of some way of obtaining materials either very cheaply or for free.

We decided to ask our Membership and local members of the public if they have any materials they would donate. From early May onwards, we sent out emails and letter with lists of what items we needed. We put up signs in the park requesting materials and skilled helpers. We had an amazing response, resulting in the donation of the following items.

Masonry paint, paint brushes, paint rollers, filler, cement ,bricks ,pieces of wood, wall cupboards, shelving & brackets, a refrigerator, a stainless steel kitchen sink, a bathroom pedestal sink, lengths of copper pipe, pipe lagging ,various other plumbing materials, wall tiles, tile adhesive, Georgian glass, door handles, toilet roll holders, door hinges, towel holders and much more.

We put the word out and were even able to salvage a very old and rusted window grille which has now been put to very good use on pours building. All it needs is a bit of TLC and elbow grease and it will protect our windows from vandalism for another ten years.

We then looked into obtaining recycled materials from the wider local community, we joined a worldwide website: www.Freecycle.org where people can join freecycle groups close to where you live. We joined the Greenwich group and began placing requests online.

Our first request for some kitchen base units was met by a nice couple of freecyclers in the Shooters Hill area who said they were having a new kitchen installed the following week and if we wanted any of their old units we should collect them that weekend, otherwise they were going on a skip the following Monday morning. That Monday morning our project manager was able to remove the

whole kitchen, drawer by drawer and cupboard by cupboard, until he had enough not only to complete the kitchenette but also our office.

Our second request for some floor tiles for the kitchenette was met by a freecycler who had some old tiles left over from her own new kitchen and we were welcome to them; otherwise she was taking them to the dump. When we collected and cleaned them up, we found them to be expensive black slate tiles which, once cut, covered the kitchenette floor beautifully.

Our third request for some cream or white masonry paint was met by another local freecycler who not only gave us enough Dulux paint to complete the new kitchenette but also donated to the group an electric garden strimmer she no longer needed.

Another freecycle from the Mottingham area donated children's toys and unwanted knitted clothing towards our autumn Fayre bric-a-brac and tombola stall, which raised funds for the park.

By word of mouth from two other park users, we received donation of two new 3 metre black kitchen work tops for the kitchenette and another brown kitchen worktop which we were able to use in the office. We salvaged old stainless steel kitchen sink and taps from a local resident who was having a new sink put in, once cleaned and straightened up, the sink looks perfect in our kitchenette.

We became dab hands at searching skips and looking for the items dumped outside local houses, from these we were able to collect kitchen fittings and end panels to use in the office.

Also, many items were donated by members towards our tombola and bric-a-brac stall at our fundraising Autumn Fayre. From money raised at the Fayre, we purchased a recycled freezer.

We are committed to using recycled materials and will use Green ideas where we can in Fairy Hill Park. For example, we always ensure that all vegetation cleared in the park during our monthly volunteer sessions is bagged up and taken away for recycling by the Councils Parks, Estates & Open spaces dept.

As you can see, Friends of Fairy Hill park have fully entered into the spirit of recycling in our building and gardening projects and will continue to do so in future, we are attaching supporting documentation and do hope that you will consider us this year for Greenwich Green Guardian Award.

Carol Howcroft

Chair of Friends of Fairy Hill Park



Friends of Fairy Hill renovated building