

Brentford Open Space Provision Study

April 2007

In accordance with regional guidance¹ an assessment of open space provision in Brentford and within a 1.2 km buffer zone surrounding the area has been undertaken in order to determine the need for open space provision. A general overview of open space provision, including all categories of open space, in the area of plan coverage and vicinity can be found in Appendix 1.

Taking into account varying catchment areas dependent on the category of open space, distance from home and physical barriers to access, the assessment uses the London Plan's Public Open Space hierarchy to calculate deficiencies in open space provision and identify the areas affected. Table 1 below is taken from the London Plan

Table 1 London's Public Open Space Hierarchy

Open space categorisation	Size guideline Hectares (ha)	Distances from homes to open spaces	Distances refined to take into account barriers to access
Regional	Over 400 ha	8 km	
Metropolitan	60 - 400 ha	3.2 km	
District	20 - 60 ha	1.2 km	
Local Parks	2 - 20 ha	400 m	280 m
Small Local Parks	0.4 - 2 ha	400 m	280 m
Pocket Parks	Less than 0.4 ha	400 m	280 m
Linear Open Spaces	Variable	Where feasible	

source London Plan, February 2004

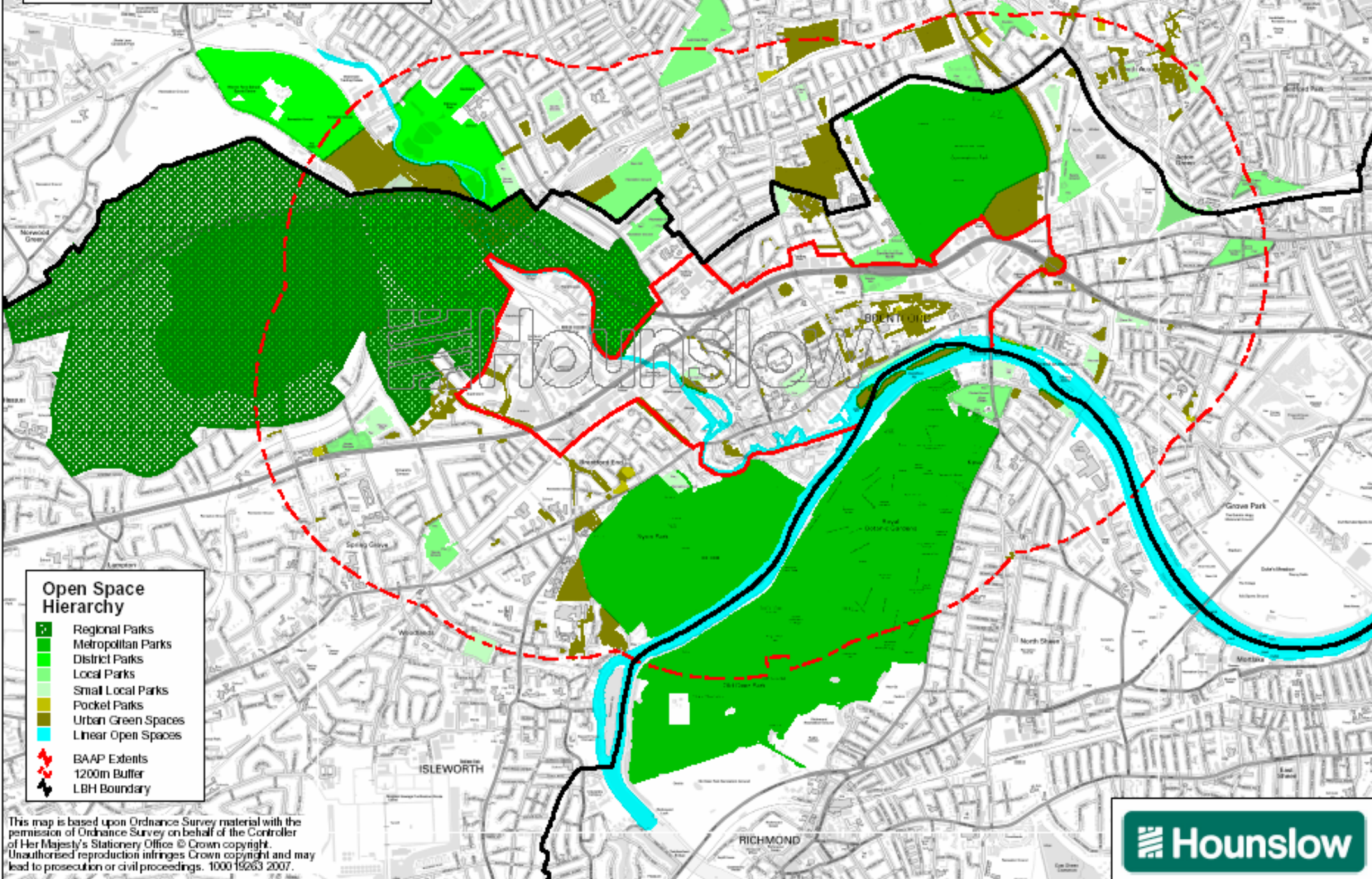
Appendix 2 provides map of all Regional, Metropolitan, District and Local Parks with a buffer zone distance of 400 m and all Small Local and Pocket Parks with a buffer zone of 280m. Each buffer serves as refined distance to take account of physical barriers to access and mobility, such as railway lines, waterways or major roads. In doing so Appendix 2 simultaneously identifies the areas of open space deficiencies as those falling inside the plan area but outside of the buffer zones (shown in orange). The areas of open space deficiency identified as result of the assessment primarily include the town centre area, the eastern corner of Brentford, which accommodates Lionel Road waste management facilities and the area surrounding the Church of St. Lawrence on the southern border of the plan area.

The submission BAAP proposes public open space provision in the area to the rear of the Church of St. Lawrence in order to address an area of open space deficiency. Due to limited scope for open space provision at Lionel Road and within the town centre, the Church of St Lawrence has been identified as most suitable site for new public open space provision of all open space deficiency areas identified by the assessment. Additionally, the submission BAAP proposes the need to address open

¹ Guide to preparing Open Space Strategies: Best practice guidance of London Plan (March 2004)

space deficiency as part of policy BAAP 1, as well as identifying the provision of open space within development sites M1 Alfa Laval, M2 Wallis House to address areas of local deficiency. The study also identifies that should Brentford Football club be relocated, the Griffin Park Stadium will be redeveloped to include an area of public open space which will also help to address local deficiencies.

**OPEN SPACES OVERVIEW: -
Brentford Area Action Plan Vicinity**



Appendix 2

PUBLIC OPEN SPACES ANALYSIS:-

400m Buffer from Regional, Metropolitan,
District and Local Parks

280m Buffer from Small Local and
Pocket Parks

