

CHESTNUTS PARK



Park Management Plan 2020
(minor amendments January 2021)

Haringey
LONDON

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Foreword

Dear residents and park users,

I am pleased to share with you the management plan for Chestnuts Park. This plan has been developed by Haringey Council, in partnership with the Friends of Chestnuts Park.

Residents have told us that our parks and green spaces are one of the things they love the most about Haringey, and as a council, we agree. We are proud of our green spaces and are committed to doing all we can to make our parks the very best they can be.

Most of Haringey's district and local parks have been nationally recognised through the Green Flag Award scheme, and we continue to work with Friends groups to maintain and improve our parks for our community and visitors alike. In a recent resident survey 80% of people told us they were satisfied with parks and greenspaces in the borough.

It is no secret that Haringey – like all local authorities – has been affected by austerity, but we continue to work hard to fund and maintain our parks, as well as bringing in external investment to provide a much-needed boost.

Green spaces in Haringey play so many different roles - from a retreat from the busy city, or a place for sport and play, to sites for nature conservation and world-renowned events. Each management plan seeks to balance the many competing demands for each park to allow our community to enjoy the park their way.

This management plan looks to show how the council is meeting and addressing the criteria of the Green Flag Award scheme and sets out the priorities for action and improvement of the park over the coming years.

I hope you find this document useful and I would encourage you to make the most of your local park. If you want to get more involved in the future management of the park why not consider joining a friends group, attending an event or simply just send us some of your thoughts?

Thank you,



Cllr Kirsten Hearn
Cabinet Member for Climate Change, Equalities and Leisure

Open space vision in Haringey

Our draft vision is that Haringey's parks and green spaces will be places where:

- Residents' lives are being improved by access to quality green space
- Communities take an active role in the decisions about the future of parks and green spaces
- Civic pride and community ownership of parks are encouraged, through a diverse range of volunteering opportunities
- A diverse range of events is offered, providing a backdrop for communities to celebrate together and enhance the borough's cultural offer
- Wildlife flourishes and habitats are maintained, expanded and connected.
- Spaces are protected and future proofed for the next generation
- Funding for parks is sustainable and sufficient to deliver the agreed service standards
- Full advantage is taken of the health and wellbeing benefits

The Parks and Green Spaces Strategy is in development and will be subject to consultation with a range of partners and stakeholders before the Council is asked to formally adopt it in 2021. More details are set out in sections 10.4 and 10.5.

Purpose of the Management Plan

This management plan details and guides the management, maintenance, development and improvement of Chestnuts Park now and over the next three years.

In developing this management plan, we particularly want to stress the importance we place on our commitment to involve the whole community in shaping the future of Chestnuts Park. This is because we recognise that open space affects the lives of almost everyone who lives and works near the park. We believe that the combination of effective management and community involvement of all our open spaces offers considerable potential for helping to make Haringey a thriving and more cohesive community.

This management plan should be treated as a living and evolving document. It is open to review and adaption in an ever-changing environment.

This document is the primary location where all those with a connection to Chestnuts Park - council staff and members, Friends and community groups, partners and residents - should be confident that everything about Chestnuts Park can be found and is set out here.

It also tells a little of the history of the park, how it is today and describes the plans and aspirations and how these are to be achieved.

1. Setting the scene

1.1 Haringey in a nutshell

Haringey is one of 33 London boroughs, and is located to the north of the capital covering 11 square miles (28km²) in total. The borough population in 2020 was estimated to be 289,000 which is 15% more than ten years ago.



Overall Haringey is the seventh most deprived borough in London (out of 32). However, the borough has extreme contrasts. Areas such as the high hilly communities of Highgate, Muswell Hill and Crouch End in the west are some of the most prosperous locations to live in London, while some wards in the east are classified as being amongst the more deprived in the country.

1.2 The demographics of Haringey

The population is very diverse and very youthful. Around a quarter of the borough population is aged 0-19 and only a tenth of residents are over 65. Nearly two fifths of the borough population are from black, Asian or minority ethnic (BAME) groups and 26% identify as “white other”.

Chestnuts Park is in St Ann’s ward. The population density in St Ann’s ward is particularly high with over 14,700 residents per km² (compared to an average of 10,264 in Haringey and 8,697 in London). This highlights the importance of access to parks and open spaces in this neighbourhood.

The Haringey website has detailed information about the population of the borough and individual wards within the borough. This can be found at <http://www.haringey.gov.uk/local-democracy/about-council/state-of-the-borough>

1.3 Open space provision in Haringey

Haringey Council manages most of the public open space within the borough, except for Alexandra Park, Highgate Woods and Tottenham Marshes. Although much greener than

some other London boroughs, Haringey is deficient in all types of open space, including public parks.

In 2014 a fifth (20%) of St Ann's ward (in which Chestnuts Park is located) was described as "amenity open space". This is significantly below the average open space across Haringey (28%) and London (39%).

This fact underlines the importance of providing and maintaining sites like Chestnuts Park.

2. About Chestnuts Park

2.1 Site location and description

Chestnuts Park is in a densely populated part of the borough with little other public open space nearby. It is surrounded on three sides by housing and on the fourth by St Ann's Hospital site, a large part of which is being developed into housing.

The park's urban location in an area with a high proportion of flats and houses in multiple occupation places intense pressure on the site which is well used by the local community.

Map 1: Site location of Chestnuts Park



Chestnuts Park is just under five hectares in area. It has a distinctive avenue of plane trees marking out the western, southern and northern boundaries. An open playing field covers most of the western side of the park with the café and picnic terrace overlooking the playground for various ages to the south.

The eastern half of the park contains two tennis courts a multi-use games area (MUGA), a new outdoor gym and two netball/basketball courts. There is also a willow grove that has been developed by the friends of the park.

Near to the south eastern corner of the park is the Chestnuts community centre which is currently managed by the Bridge Renewal Trust.

Over the last couple of years the Friends of the park have worked with The Community Volunteers (TCV) to plant a native species hedge along the southern and western boundary fences. In time it will provide a softer, natural boundary and screen the passing traffic.

Below the park runs a storm water drain which links to the culverted Stonebridge Brook.

Overall the three quarters (75%) of the land area of the park is grass (including trees). Shrubbery and planted areas accounts for about with about a further seven percent. Of the remainder about seven percent is dedicated to sports and play areas. The remaining 10% comprises buildings, paths, roadways and other tarmac or paved areas.

Table 1: Park land area by surface

Surface feature	Area (m ²)
Grass	37,550
Buildings, paths and other hard surfacing	5,038
Playground surfacing	1,276
Sports surfacing	2,386
Bulb planted area	2,038
Hedge	48
Shrubs/plants	1,632
Total area	49,968

Source: Confirm database (adjusted), 2019

2.2 Facilities

2.2.1 Playground

The playground is for children under 12. It was built in 2008-9 as part of a wider regeneration programme in the neighbourhood partly funded by the New Deal for Communities (NDC). There are 19 pieces of equipment in a fenced playground surrounded by shrubs and low planting, plus an additional sensory playground. It is popular with children and families.

2.2.2 Sensory Play areas

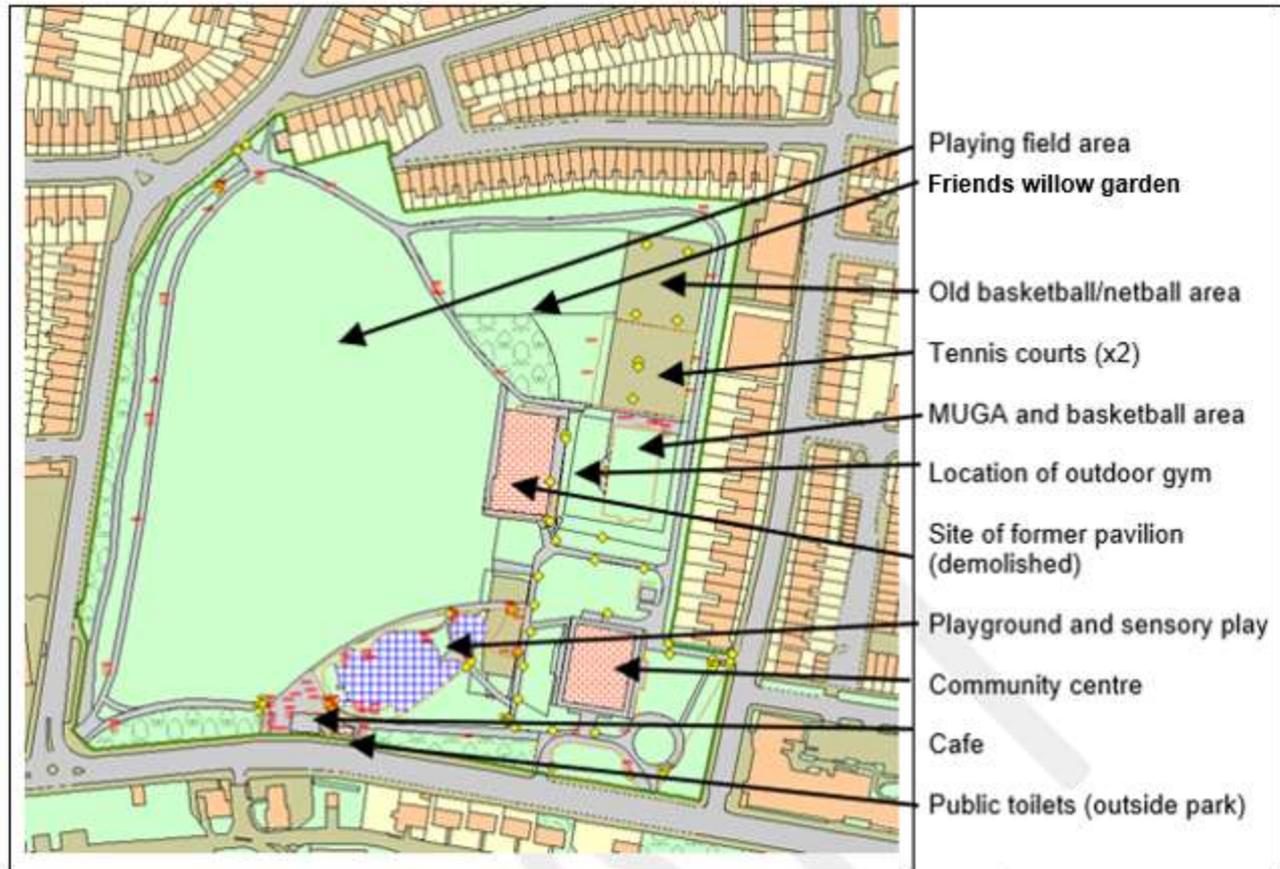
The sensory play area encourages children – and their carers – to make noises generated by their movement. This area has a sense of fun. It was designed to be separate from the main playground, but this means it is less well used. If funding can be found it would be desirable to re-connect it with the main playground by removing some (or all) of the fence and hedging that separates the two.

2.2.3 Multi-use Games Area

This enclosed, outdoor games area is designed for football but can be used for other sports. It was constructed as part of the wider programme of improvements in 2008. This is an important – and scarce - local facility for ball games, especially when the grass on the playing field is wet or muddy.

A basketball hoop is attached to the outside of the perimeter of the MUGA. A semi-circular tarmac area provides a facility for park users to 'shoot hoops' and to play attack-and-defence basketball.

Map 2: Chestnuts park site plan and facilities



2.2.4 Tennis courts

Two tarmac tennis courts are located to the north of the MUGA. These are available, with nets, all year round. There is no charge for using the courts.

2.2.5 Basketball and netball area

This tarmacked area in the north east corner of the park houses two basketball/netball courts, but the surface is in very poor condition and the markings are worn. This area has been considered for redevelopment, but the eastern half is unsuitable for a new basketball court as the nearby plane tree roots are too high to be able to re-lay a court. The western side would be a candidate subject to securing funding for a new single court, but this site has been identified as the site for a new wetland area if the 'daylighting' of Stonebridge Brook and/or associated Sustainable Drainage Scheme (SuDS) becomes a reality (see section 8.6).

2.2.6 Outdoor gym

An outdoor gym comprising six pieces of equipment was installed in 2018. It has already provided very popular with adults and older children alike. It is located on the site of the

former pavilion. The equipment is inspected for safety by a specialist company every three months and visual inspections are conducted by staff as part of routine maintenance inspections.



2.2.7 Playing field

The playing field at the centre and western side of the park is around one hectare in area. It is not marked for football (or other field sports) because the surface is pitted and uneven, though it is used for informal kickabouts. The poor condition of the surface is thought to be due to the failure of the drainage system which was installed in 2000. The area becomes partially waterlogged in winter.

Depending on whether the culverted Stonebridge Brook is daylighted or if another SuDS scheme is taken forward (see section 8.6) it may be possible to install new drainage ditches and level the field. If the brook is not daylighted, then funding may be sought for other interventions such as levelling the field.

2.2.8 Café

The café and adjacent paved picnic area are close to St Ann's Road. It is leased by the council to the proprietor who opens it every day except Sundays. It offers hot and cold drinks, sandwiches and simple hot food. Outside the café is a small, covered pergola and a paved area with picnic tables that can be used by all park users. There have been calls from some park users to extend the café opening hours and possibly to open on Sundays.

During 2020 the café was closed for nearly four months during the first lockdown and has since traded as a takeaway and as a Covid-secure café. At the time of writing it is operating as a takeaway only with appropriate Covid-19 measures in place.

2.2.9 Community willow garden and orchard

In 2017 the Friends obtained funding from Trust for London and the Trees Trust to create a community Willow Garden and orchard in the north eastern part of the park in a triangle patch bounded by the tennis courts, the northern perimeter path and the diagonal path.

Designed by Friends' member Daniel Shea, it focuses on a triangle created by three weeping willow trees at each corner. The idea has been to create a quiet, wildlife-friendly garden area in the park. A live willow screen, tunnel and den were created by willow sculptor Angie Baker and local volunteer children and adults.

An orchard of 21 fruit trees was planted. Three savannah style beds were created, and in due course two circular benches and three other benches were installed. The garden is maintained by the Friends in monthly maintenance sessions on the last Saturday of every month.

2.2.10 Chestnuts Community Centre

The Bridge Renewal Trust leases the community centre from the council. It has a range of small and larger rooms that can be hired for activities or public events.

The area of the park around the community centre has been overlooked and is in need of a redesign as other parts of the park have been developed and improved over the years.

The old semi-circular carriage drive and flower beds are in poor condition and the round flower bed by the St Ann's Road gate needs a planting and maintenance plan. The hilly area to the east of the community centre is not well used and would benefit from investment.

Disabled access had been designed to be achieved via the designated vehicle entrance on Cornwall Rd, but the St Ann's Rd gates and the carriage drive are currently being used instead of the designated vehicle entrance because the rear entrance to the community Centre is not accessible for wheelchairs, buggies etc. This brings vehicles into the open area of the park in front of the Centre, which was not intended for vehicle use when the Centre was originally built.

2.3 Trees

The borough's parks and open spaces are of significant arboricultural importance as they contain some of the largest and oldest trees in the borough. Trees are an essential feature in parks providing shade and structure, making them a more attractive environment to visit.

There is a planned tree inspection programme in which the council aims to inspect each tree every four years. Trees in parks usually only require maintenance to mitigate risks to site users and adjacent properties.

Chestnuts Park is home to plenty of mature trees, nearly all of which are London planes, with occasional common lime, cherry, silver birch and weeping willow trees. More recently there has been concerted planting by Friends of live willow structures and a perimeter hedge.

The Friends of Chestnuts Park have produced a tree guide walk booklet of interesting trees in the park and in St Ann's Hospital site opposite the park. In view of the limited number and variety of trees in the park, there is an opportunity to create new woodland areas in the coming years.

2.4 Chestnuts Park masterplan

In 2008 a masterplan for the site was developed (see indicative diagram below). It reflected the ambition for the park, but it had not anticipated the imminent period of austerity and cuts to local authority and parks budgets.

The 2008 'masterplan' for Chestnuts Park



Despite the financial conditions of the past decade nearly all the ambitions have been achieved (such as the demolition of the old pavilion and the creation of new paths, benches, playgrounds, planting and improved entrances. Some others are still in development or planned, such as replacement of the derelict basketball pitch.

Despite the age of this masterplan it is still considered to be a useful vision for the park, much of which has been achieved since it was drawn up.

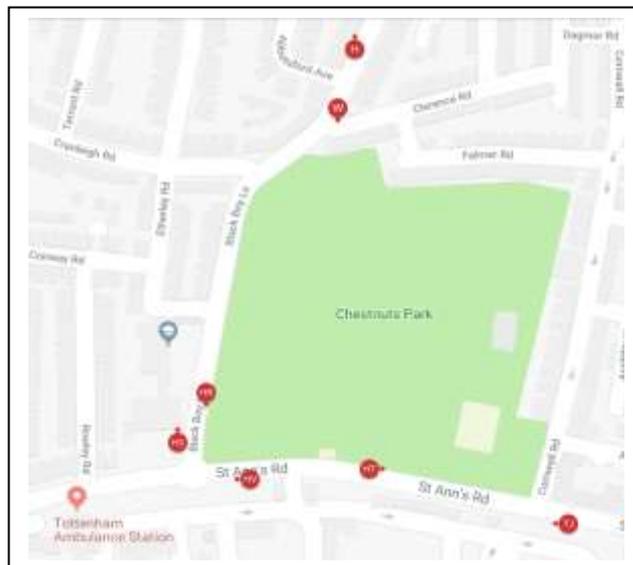
3. A welcoming place

3.1 Visiting Chestnuts Park

Chestnuts Park is mostly used by people who live locally and who travel to the park by foot or bicycle. It is also used as a pleasant short cut for local people passing through the area.

For those coming from further away the 67 and 341 buses stop outside the park. The nearest station is Seven Sisters tube and Harringay Green Lanes overground station is about a kilometre away.

Map 3 (to the right) shows public transport near Chestnuts Park (bus stops shown as red dots)



3.1.2 Motor vehicles

Motorised vehicles are not permitted in the park other than those required to carry out maintenance or cleaning of the park and a very limited number that are permitted to park by the community centre under the terms of the lease.

For those wishing to drive to Chestnuts Park – perhaps from further afield to meet friends who live more locally – visitors should be aware that there are parking restrictions in nearby streets. Information can be found on the [council's website](#).

3.1.3 Bicycles

Bicycles are permitted in Chestnuts Park though cyclists are expected to be attentive to other park users on the shared use paths. Cycle stands can be found outside the café and by the tennis courts. A new entrance was created from Clarence Rd with TfL bike route money in 2016.

3.2 Entrances

There are eight entrances into Chestnuts Park located at the northern, western and the southern points of the park (shown as red dots on the map). The vehicle access gates are kept locked most of the time to discourage unauthorised vehicle access.

Map 4 (overleaf) shows the location of the entrances.

An eighth entrance gate opposite Chestnuts Primary school was installed in the summer of 2019. This has proved extremely popular as it gives easy and safe access between the park and the school. A path from the gate to the perimeter path was added in late 2019. Funding for this gate and the access path was secured by the Friends.

Recent improvements to the entrances at Black Boy Lane and Ascot Road have been undertaken, primarily to prevent unauthorised vehicle access. A height barrier was installed at Ascot Road and the old gates at Black Boy Lane in the NW corner of the park

were refurbished, painted and rehung. A removable bollard was placed behind them to further prevent unauthorised vehicle access.



Image: refurbished gates at Black Boy Lane entrance

Welcome signs are found at each entrance point to the park. These signs provide the name of the park and key information such as contact details.

Information signs have been installed in relevant areas, such as entrances to the playground. These signs indicate the purpose of the area and any restrictions such as those relating to control of dogs in the park.

A notice board is located next to the café. The board holds information about activities in the park, information and advice on how to use the park responsibly and contact details for the council and the Friends of Chestnuts Park.



3.3 Access for all

The Equality Act 2010 defines a disabled person as someone with ‘a physical or mental impairment, which has a substantial and long-term adverse effect on their ability to carry out normal, day-to-day activities’.

Haringey Council and its partners are required by law to ensure that disabled people are not discriminated against with regard to access to public places, such as Chestnuts Park. The council is also committed to meeting its obligations under the Public Sector Equality Duty with regard to ensuring that those with and without protected characteristics under the Equality Act can enjoy the park’s facilities.

This commitment is considered whenever changes or improvements are made to the park. This not only benefits disabled users of the parks and their carers/companions, but others such as those with small children and older people.

3.4 Signage

The welcome signs at each entrance to the park show an individual gate name for ease of identification. These relate to the road from which access to the park is gained. The entrance signs also show contact numbers for the council, police emergency and non-emergency numbers.

Symbols on the newer signage also highlight initiatives and make users aware of restrictions in place. These include:

- Shared use walking / cycling symbols (with pedestrian priority)
- no unauthorised vehicles
- keep your park tidy
- three dog control orders with potential penalty for failing to adhere

The entrance signs also include the Neighbourhood Watch logo to show the partnership the Council has with the Haringey Neighbourhood Watch Association (see section 5.7) and the email address for the Friends of Chestnuts Park.

As well as the entrance gate signs, the play areas have signs which include:

- contact details for the Council
- any relevant age restrictions
- no alcohol symbol
- no smoking symbol
- no dogs allowed
- no glass bottles
- a message that children must be accompanied at all times.

Some signage has the 'old' Haringey Council logo and branding. As signs need to be replaced or renewed the new branding will be incorporated into the signage. Signage for new facilities will carry the new branding.

3.5 Toilet facilities

Chestnuts Park does not have a public toilet but there is a single, accessible toilet in the café which opens six days a week (except Sundays). However, this was not available for public use during most of 2020, and at the time of writing the café is only able to trade as a takeaway and the toilet facilities remain closed to the public.

There is also a public convenience just outside the park on St Ann's Road, close to the café, but this has suffered from some maintenance and safety issues.

The toilets at Chestnuts community centre can be used upon request when the centre is open. However, the community centre was closed to the public for most of 2020. It is hoped that services will be able to resume early in 2021.

3.6 Events

The council welcomes and encourages events put on for the community in Chestnuts Park. The [outdoor events policy](#) sets out the types of events that are encouraged and those we do not allow.

Small community events and activities are particularly encouraged so we have made the application process easier and events for under 100 people are free of any charge.

The council believes that Chestnuts Park has the potential to host larger events on the playing field in the centre of the park. Those interested in holding an event of any size can refer to the [Events Brochure](#).

Money generated from major events in any of Haringey's parks contributes to providing support for community events to take place in parks. This includes more than £20,000 from the [Parks and Open Spaces Small Grants](#) 'community events' theme which is available for anyone to apply for.

An environmental impact fee is set out within the events fees and charges. This is charged to hirers on a sliding scale with the price dependent on the size and scale of the event. This is specifically set aside for the Friends and recognised stakeholders of the park the event took place in, to bid for.

Event management training is also held each year for groups who want to learn how to put on a safe and exciting event in a park.

4. A Clean and Well-Maintained Park

4.1 Operational and management responsibility for parks

Responsibility for the management of maintenance of all the borough’s parks is split between two council teams (see structure chart overleaf).

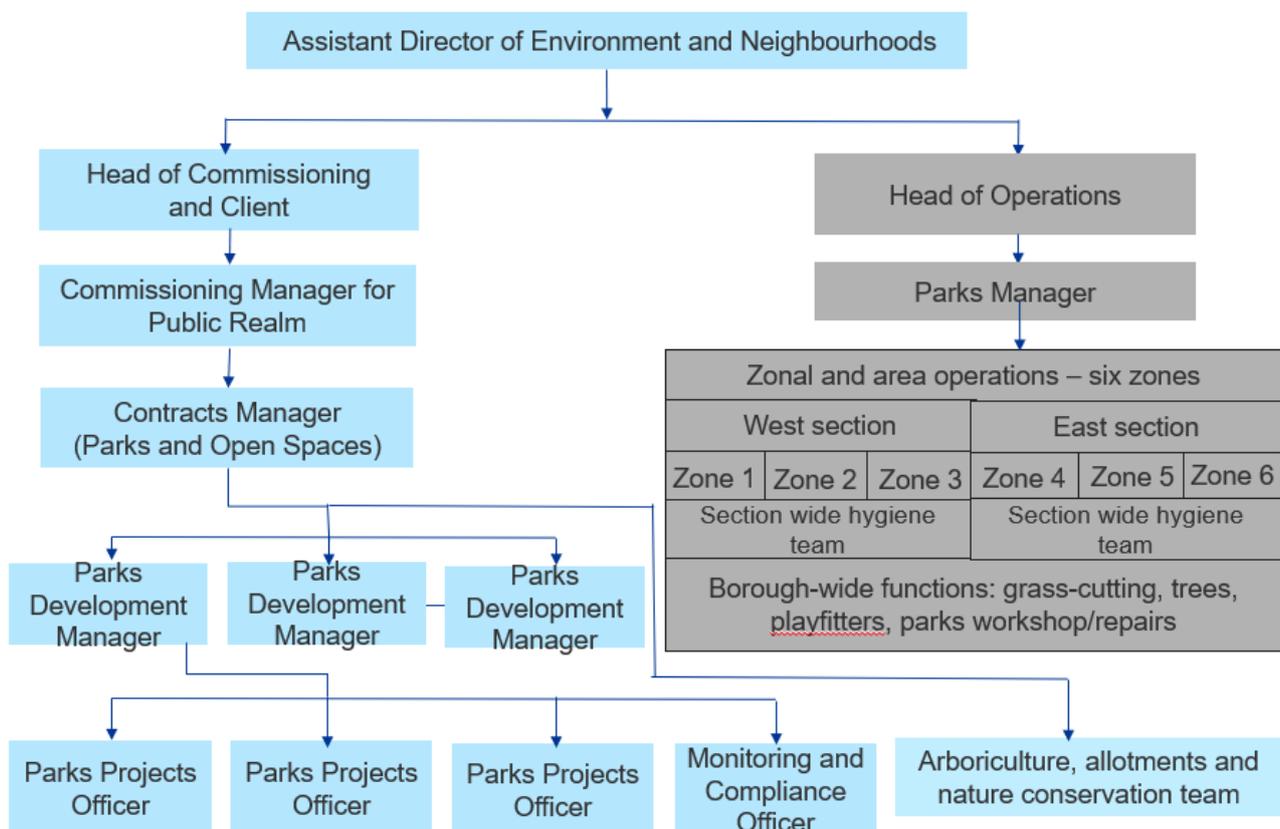
The Parks Operations team is responsible for the grounds maintenance and management of litter and hygiene within the park, while the Commissioning and Client Team is responsible for the physical assets within parks and the management of projects within parks, and for arboriculture, allotments and nature conservation.

4.2 Current maintenance by Park Operations

The structure chart (below) shows a simplified overview of the work of the Park Operations Team.

As shown, the borough is divided into two geographic sections (east and west), each of which is divided into three zones, giving a total of six zones across the borough. The zones are shown in the map overleaf.

Chart 1: Simplified parks structure (April 2019)



Each zone has a six grounds maintenance staff: a team leader, a senior operative and four gardeners, but team sizes are altered to meet operational demands by transferring staff between zones and by bringing in seasonal agency resource as necessary. Chestnuts Park is in operational zone 6.

The Parks Operations structure (see structure chart below) is the total resource available for all parks and open spaces. This not only includes council parks and open spaces, but also all the Homes for Haringey sites across the borough.

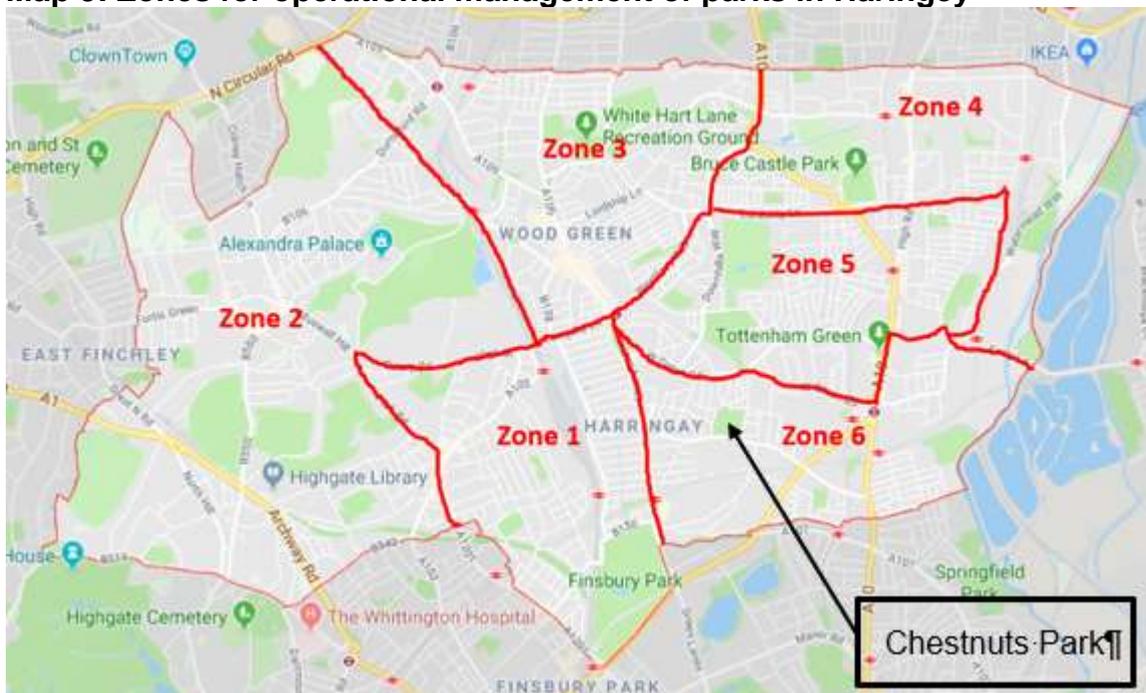
In addition to the zonal operations, the hygiene function is organised at a section-wide basis, one team operating in the east section of the borough and the other in the west. The hygiene teams empty litter bins across all parks and open spaces to an agreed schedule. They also respond to emergency cleansing and hygiene requests.

At a borough-wide level there are also two play fitters who undertake maintenance and repair of playground equipment and outdoor gyms, and a team of two in-house arboricultural staff who carry out tree planting and supplement the use of external contractors for tree maintenance and responsive arboricultural work. Tractor-based mowing of larger areas of grass is also carried out as a borough-wide activity.

There are also two parks workshop fitters who carry out regular servicing of equipment and reactive repairs to parks machinery. They are based in dedicated parks workshop at Ashley Road depot.

Most park operatives work Monday – Thursday 7.30am – 3.30pm and Friday 7.30 to 1.30pm. However, limited weekend work also takes place with pitch marking and hygiene activities for example.

Map 5: Zones for operational management of parks in Haringey



4.3 Asset management and management of projects in parks

The Parks and Open Spaces team now works to the same six zones as the Operations team. One officer has been allocated to lead on projects, asset management and community liaison in each zone. Each zonal officer has responsibility for:

- Regular asset inspections
- Asset related enquiries
- Non-emergency asset repairs
- Management Plan input
- Project identification
- Friends Groups liaison
- Support for Friends-led development work
- Councillor liaison
- Identification of volunteering opportunities

The allocated officer for Chestnuts Park is Alistair Smith, Park Projects Officer.

A Nature Conservation Officer and a Monitoring and Compliance Officer have responsibility for parks and open spaces across the whole borough, including Chestnuts Park.

4.3.1 Contact details

The key staff and people involved in the management of Chestnuts Park are:

Table 2: Key staff

Name	Responsibility	Email
Alistair Smith	Physical assets; community liaison; capital projects	alistair.smith@haringey.gov.uk
Stuart Hopking	Grounds maintenance	stuart.hopking@haringey.gov.uk
Sahina Choudhury	Litter and hygiene	sahina.choudhury@haringey.gov.uk

4.3.2 Park asset inspections and Spotlight visits

In 2018 the council adopted the Mayor of London’s typology for parks. Under this typology Chestnuts Park is described as a local park (category A3) as it is between 2-20 hectares in area.

Since January 2019 the council has also instigated a programme of park asset inspections with the frequency dependent on the type of park. As a local park Chestnuts Park is inspected at least once every quarter.

The inspections cover hard assets, including (where applicable):

- Bins, benches, bollards, lighting columns
- Signage, noticeboards, interpretation
- Paths, steps, handrails, areas of hardstanding, car parking and roadways
- Railings, fencing, gates, walls
- Play area safety surfacing and minor repairs
- Outdoor gyms
- MUGAs, tennis courts, hard sports courts
- Football goalposts
- Paddling pools
- Historic/heritage features/War memorials

- Fountains, artworks, structures, pergolas
- Waterbodies, SUDs, water leaks, drain covers
- Cycle stands, raised beds
- Bird & bat boxes

Parks assets are inspected and rated according to their condition, as follows:

- A: Excellent: No action required
- B: Good: No action required
- C: Acceptable: No action required
- D: Improvement required: Defects will be addressed as budgets allow
- E: Emergency repair required: Make-safe within 24 hours. Full repair within 28 days.

From 2021 we will use the Confirm database system to record the outcomes of all inspections, defects and customer enquiries. Confirm Connect handheld devices will be the main tool for recording site inspections.

Defects can also be reported by the public, Friends, councillors and stakeholders online via the Council’s website at www.haringey.gov.uk/park-problem or by using the Our Haringey smart phone app or by calling the council.

As part of our zonal approach we have also started to hold ‘Spotlight meetings’ with ward councillors, Friends and key stakeholders of Chestnuts Park every 3-4 months. This is an opportunity to look at the park together to identify issues and opportunities within the park and by the stakeholders. These walking meetings have the benefit of being able to contextualise and experience aspects of the park while discussing them.

4.3.3 Capital projects

A parks capital project commences once a project brief has been approved by the council’s Commissioning and Client Board and a capital budget and project manager has been allocated. The project manager is usually but not always the zonal lead.

At the time of writing there are no council-funded capital projects in Chestnuts Park.

However, the Friends of Chestnuts Park are pursuing a scheme with the council’s flood management team to create a wetland area in the park by de-culverting (or ‘daylighting’) part of the Stonebridge Brook that runs below the park. This is a long-term plan that would be subject to securing funding, planning permission and wider community support.

Other recent capital projects in the park include the creation of an outdoor gym.

4.4 Scheduled Maintenance

The table overleaf provides a summary of the maintenance regime within Chestnuts Park.

Table 3: Scheduled maintenance in Chestnuts Park

Activity	Frequency	Notes/comments
Grass cutting:		

Activity	Frequency	Notes/comments
<p>To achieve grade A at each maintenance visit:</p> <ul style="list-style-type: none"> • Grass has been uniformly cut and is 35mm or less. • Edges are trimmed and not growing onto hard surface or bedding. • Litter picking prior to mowing. <p>Grass remains at grade B or above prior to maintenance visit:</p> <ul style="list-style-type: none"> • Grass is 35-60mm long but looks tidy. • Edges are slightly untidy • Litter picking as per hygiene schedule. 	Approximately Fortnightly	During the growing season (Mar-Oct approx.). May extend into November subject to prevailing climatic conditions.
<p>Bulb areas in Grass</p> <p>To achieve grade A:</p> <ul style="list-style-type: none"> • Areas where bulbs are present should remain uncut from time of bulb emergence, until 6 weeks after flowerings ceases, or when foliage dies back or turns brown. • Litter picking as per hygiene schedule. 	One occasion plus regular litter picking	Works required where bulbs are present in grass on site.
<p>Meadows</p> <p>To achieve grade A:</p> <ul style="list-style-type: none"> • Meadow grass is cut at correct times of year for species type. • Area surrounding the meadow is well maintained. • Litter picking as per hygiene schedule. 	One or more occasions subject to type. Plus regular litter picking.	Guidance on maintenance schedule to be drawn from the conservation management plan for each park.
<p>Shrub bed maintenance</p> <p>To achieve grade A at each maintenance visit:</p> <ul style="list-style-type: none"> • Bed free of weeds. • No litter. • Mulched where appropriate. • Wide variety of plants. • Roses deadhead as required. • Shrubs pruned as required. • Edging well maintained. 	Two to four occasions as required per location.	Herbicide application will take place on two occasions a year via controlled droplet application.
<p>Summer Seasonal Flower Beds</p>	Up to ten occasions	Gapping up of bedding to take

Activity	Frequency	Notes/comments
<p>To achieve grade B at each maintenance visit:</p> <ul style="list-style-type: none"> • Bed free of weeds. • No litter. • Adequate variety of plants (more could be added – excluding beds that have plants that are not yet established). • Edging maintained. • No deadheads. 		<p>place in response to vandalism.</p> <p>Drought tolerant planting to reduce need to water.</p>
<p>Hedge Maintenance</p> <p>To achieve grade A at each maintenance visit:</p> <ul style="list-style-type: none"> • Well-shaped and trimmed hedge. • Level sides and top. • No missed areas. • Base weed free. • No arisings present 	<p>Two occasions per year except Privet hedges requiring three occasions.</p>	<p>Account of bird nesting to be taken each year and site specifics.</p>
<p>Staked Tree Maintenance</p> <p>To achieve grade B at each maintenance visit:</p> <ul style="list-style-type: none"> • Growth is healthy and vigorous with little sign of disease. • Branches have been correctly pruned for species, purpose and location. • No dead or hanging branches. • Small amount of basal or sucker growth. • Base has been mulched where applicable. • Tree stake in good condition, firm in ground and • not rubbing tree where applicable. • Tree tie holding tree firmly but not tightly to stake where applicable. • No damage to base of tree during maintenance. • No dead material or cuttings left in area. 	<p>One occasion per year plus watering for new trees during first two seasons</p>	
<p>Bins, Litter and Dog Fouling</p> <p>To achieve grade B at each maintenance visit:</p> <ul style="list-style-type: none"> • All bins are emptied • The site is litter picked but may have a small amount of scattered litter in low traffic areas. 	<p>Daily</p>	<p>Dog fouling dealt with when reported.</p>

Activity	Frequency	Notes/comments
<ul style="list-style-type: none"> Predominately free of detritus except for some light scattering. 		
Other		
Fly tips and other hygiene issues	Reactive	In response to emergency call-outs.
Sweeping of hard surfaces (e.g. tennis courts, hard standing etc)	Reactive	
Sweeping of play area soft surfacing to remove leaf fall and debris from adjacent plane trees	As required	Primarily during autumn/early winter

4.5 Setting and measuring service standards

The quality of grounds maintenance and cleanliness of parks and open spaces is assessed via a four-point assessment system, called the Parks Quality Scoring system. The scoring categories are:

- A – Excellent
- B – Good
- C – Acceptable
- D - Unacceptable

These service standards are set out in a booklet that is made available to all grounds maintenance and hygiene operatives. The aim of the booklet is to clearly and visually illustrate the different standards. Photographs, alongside brief and simple text, provide staff with a clear means of assessing the standards they are expected to achieve (see illustration overleaf).

This system has since been adopted by the London Parks Benchmarking Group who have updated the manual and are working hard to get this recognised as an industry standard within the grounds maintenance trade both on a London-wide and on a national level.

The key performance indicators (KPIs) within this scoring system are for three main areas of activity and a fourth more seasonal category:

- Grass (which includes the grass cut height, follow up and final finish)
- Shrubs (which includes pruning, weeding of beds and general appearance)
- Hygiene (which is made up of 3 separate scores of litter and bins, detritus and graffiti)
- Seasonal and other categories (horticultural seasonal work such as hedges, leaf clearance, rose bed maintenance and seasonal bedding as well as nature conservation and some infrastructure points such as pathways).

The Monitoring and Compliance Officer visits each park and open space on a regular basis to assess these aspects of the park against the service standards.

Illustrative service standards for grass cutting

<p>EXCELLENT</p> <ul style="list-style-type: none"> ✓ Grass has been uniformly and evenly cut including perimeter edges and obstacles. ✓ Length is longer than 25mm and shorter than 60mm. ✓ Edges are trimmed and not encroaching hard surfaces, hedge lines or bedding areas. ✓ Adjacent paths and bedding areas are kept clear of clippings. ✓ There are no bare patches. ✓ There is no weed infestation. ✓ All litter was removed prior to mowing. ✓ No leaf fall, litter, debris or dog fouling. 		<p>ACCEPTABLE</p> <ul style="list-style-type: none"> ✓ Grass is longer than 60mm and not scheduled to be cut in the next week, or has been unevenly cut. ✓ Edges are untidy and encroaching hard surface or bedding. ✓ Adjacent paths and bedding areas are mostly kept clear of clippings. ✓ There are some areas of bare soil. ✓ There are some areas of unsightly weed infestation. ✓ All litter was removed prior to mowing. ✓ Small amount of leaf fall, litter, debris or dog fouling. 	
<p>GOOD</p> <ul style="list-style-type: none"> ✓ Grass has been uniformly and evenly cut including perimeter edges and obstacles. ✓ Length is longer than 25mm and shorter than 60mm. ✓ Edges are slightly untidy or encroaching hard surfaces, hedge lines or bedding areas. <p>or</p> <ul style="list-style-type: none"> ✓ Grass is longer than 60mm but due to be cut or has been unevenly cut across area. ✓ Edges are uniformly cut. <p>and</p> <ul style="list-style-type: none"> ✓ Adjacent paths and bedding areas are mostly kept clear of clippings. ✓ There are no bare patches. ✓ There is no unsightly weed infestation. ✓ All litter was removed prior to mowing. ✓ No leaf fall, litter, debris or dog fouling. 		<p>UNACCEPTABLE</p> <ul style="list-style-type: none"> ✓ Grass is not uniformly cut, or very long. ✓ Edges very untidy and grass is growing onto hard surfaces, hedge lines or bedding areas. ✓ Significant amounts of clippings present on adjacent paths and bedding areas. ✓ Significant areas of bare soil. ✓ Significant weed infestation. ✓ Litter not removed prior to mowing. ✓ Leaf fall, litter, debris or dog fouling present. 	

An overall score is calculated based on the percentage of A (Excellent) and B (Good) scores achieved across all categories as a proportion of all inspections.

The boroughwide targets and performance for these KPIs are set out below:

Category	Target A/B	Achieved 2018-19
Grass	90%	83%
Shrubs	60%	71%
Hygiene	55%	65%
Seasonal and other	90%	n/a

As part of the development of the Parks and Green Spaces Strategy a set of service standards will be developed. The standards and the performance that is achieved will be published, where possible for each park.

4.6 Monitoring the condition of equipment and physical assets

Since January 2019 a Park Projects Officer also carries out a regular site inspection of the physical assets in Chestnuts Park. The condition of each item is noted and where applicable repairs (or replacements) are requested. Any grounds maintenance or hygiene issues that are observed, such as overflowing bins or dumped rubbish are raised with the appropriate officer within Parks Operations.

The asset inspections do not include play and outdoor gym equipment which are inspected by the RPII registered Play Inspection Company on a quarterly basis. They conduct detailed quarterly and annual inspections on all play equipment and outside gym

equipment to ROSPA standards. Each item of equipment is risk assessed and a written report is provided to the council. Where equipment is deemed to represent a medium or high risk it will be repaired and, if necessary, taken out of use until the repairs are completed.

Two council officers within Parks Operations are also trained and qualified ROSPA inspectors and can sign off any repair to play and gym equipment.

4.7 Tree maintenance programme

A four-year planned inspection programme was introduced in 2016 to identify any necessary works. Such works are prioritised and carried out within available resources.

Tree works in parks, open spaces and woodlands are usually undertaken to mitigate risks to site users and adjacent properties. For example in autumn 2019 three large plane trees in Chestnuts Park were cut down due to fungal infection, and a major programme of pruning and crown lifting was undertaken in the park during the summer of 2020.

In recent years the Friends of the Park have planted a new weeping willow tree in memory of a former member, a live willow tunnel, a screen and willow den and 16 apple and pear trees in the Willow Garden. A native species hedge has also been planted around the southern and western perimeter of the park, all of which the Friends maintain, with support from TCV.

4.8 Graffiti

As with most parks in the borough Chestnuts Park does suffer from occasional graffiti. Benches, bins and signs are most commonly targeted.

All graffiti of an obscene or offensive nature is removed within 24 hours of being reported. We aim to remove all other graffiti within three working days. Small bits of graffiti can be removed by parks operatives who have access to specialised graffiti removal kits.

Park users can report graffiti using the Our Haringey smart phone app and the council website. The Council also has a 'hotline' number (020 8885 7700) direct to Veolia (the council's waste management contractor) to report obscene or offensive graffiti in parks and other public places.

4.9 Maintenance of buildings, equipment and landscape

Parks buildings are split into two categories.

- Properties that are leased or otherwise let to third parties. These fall under the responsibility of the council's strategic property team
- Properties that are used by the Council's Parks Operations team as offices or for storage, such as the parks depots. These fall under the responsibility of the council's corporate landlord team.

The café and community centre in Chestnuts Park fall into the former category.

Equipment maintenance is carried out internally by the parks service for all types of equipment. Play inspections are undertaken through a specialist external contractor on a quarterly basis as previously mentioned.

Landscape maintenance is carried out by the Parks Operations team.

4.10 Hygiene

The Hygiene Team is managed by Parks Operations, covering borough wide hygiene responsibilities. This includes all aspects of cleansing of any waste or spillages, spilled or dumped rubbish, dog waste etc.

Within Chestnuts Park waste bins are emptied daily, and any dumped rubbish that is reported to the service will be removed.

Five new dual-use (waste and recycling) bins were installed in the park in early 2020. The locations of these were decided in consultation with the Friends of Chestnuts Park.

Dog walkers can use general waste bins for the disposal of bagged dog waste. This has enabled the council to remove five dog waste bins from the park.

Some litter picking is undertaken by volunteers either in working parties or by individuals. During the lockdown (and thereafter) two of the Friends regularly picked and bagged litter for collection by the hygiene team.

5. Healthy, Safe and Secure

5.1 Smoking

Smoking is permitted (though discouraged) in Chestnuts Park although priority 2 of the council's Health and Wellbeing Strategy identifies smoking as a key factor in reducing life expectancy.

There is, however, a borough-wide smoking ban in place in all children's playgrounds including in Chestnuts Park. Signage at playground entrances highlights this.

5.2 Alcohol

Alcohol is permitted in Chestnuts Park.

Alcohol Control Public Spaces Protection Orders (PSPOs) can be used to manage anti-social behaviour associated with alcohol consumption in public places. These are in place in 11 wards in Haringey but not across St Ann's ward (in which Chestnuts Park is located).

Police officers are able to use other legislation to challenge (and arrest) perpetrators of alcohol-related anti-social behaviour in the park. In the event of anti-social behaviour associated with alcohol consumption it is advised that users of the woods report this using the non-emergency police telephone number 101. If a crime is being committed 999 should be used.

5.3 Walking

Walking is an excellent way to adopt a more active lifestyle and the health benefits can really make a difference. It's also a great way to get out and meet people.

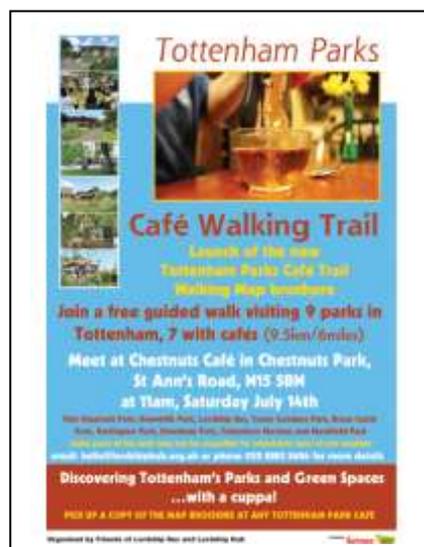
The parks service in partnership with other agencies such as NHS Haringey offer regular organised walks in many of the borough's parks.

A route around the perimeter paths of Chestnuts Park is just over 900m in length.

In 2018 a booklet called 'A Walk in the Park' was published to encourage walking in and through Haringey's parks. Chestnuts Park is the starting point for a six-mile walk called 'the Tottenham park café trail' and is part of the Haringey Greenways walking route (see inset).

Further details on walks and walking groups – including a route map of these routes - can be found at

<https://www.haringey.gov.uk/parking-roads-and-travel/travel/walking>.



5.4 Health and safety

The health and safety of visitors to, and staff and contractors working in Chestnuts Park is given the highest priority. Health and safety within the park is managed by ensuring that:

- play and outdoor gym equipment is installed safely and inspected regularly, with any repairs identified and prioritised through the inspection process.
- infrastructure items (including games areas, water features and so on) are inspected regularly as detailed elsewhere in this document.
- planting and landscaping is designed to minimise the risk to park users, and the operational maintenance programme keeps these risks managed

5.4.1 Raising health and safety concerns

Anyone visiting Chestnuts Park, including those involved in the parks maintenance and management are encouraged to report any health and safety concerns.

Contact phone, email and web details for the Council appear on all welcome signage, as well as the police emergency and non-emergency numbers.

When people call the council with a concern, these are logged, assessed and assigned to a relevant team/member of staff to deal with and respond to in an appropriate timescale, using the Confirm system.

5.4.2 Friends

The Friends of Chestnuts Park can report issues within the park in the same way as members of the public, but they also have close links with the Park Projects Officer, who they can approach directly.

Council officers also attend some Friends' meetings where issues relating to health and safety can be raised and discussed.

5.4.3 Risk assessments

The Parks Development Team ensures that prior to any works being undertaken on council land, its consultants, contractors and other organisations prepare for approval all necessary risk assessments and method statements (RAMS) covering all proposed works operations.

In addition to the usual operations, the Council requires consultants and contractors to provide specific RAMS covering potentially contaminated land, underground services and other unforeseen underground matters, such as unexploded ordnance, and measures to protect the public during any works. Contractors are further required to undertake CAT scans prior to excavations.

The team ensures that, where excavations are to take place, underground services information is obtained from utility providers and the council's pollution team prepares contaminated land desk studies.

5.4.4 Safety representatives

The parks operations service holds a quarterly Health and Safety Working Group, which is chaired by a council health and safety specialist. It is attended by representatives of operational management, staff from both east and west areas, and trades unions. These quarterly meetings provide the opportunity to raise issues that have not been fully addressed elsewhere.

The group is also a place to discuss health and safety issues and legislation, and their implications on working practices and plays a key role in generating continual improvement in health and safety standards.

5.4.5 Staff reporting

All staff are encouraged to raise health and safety issues with their manager or with the health and safety representative who can raise concerns at the quarterly Health and Safety Working Group.

5.5 Reporting issues with the 'Love Clean Streets' phone app

The 'Love Clean Streets' phone app makes it quick and easy to report problems when people are out and about in the borough. Once the app has been downloaded to a smartphone, the user can take photos of the problem and send it directly to the team responsible for fixing it. The report is allocated to the relevant officer on the Confirm asset management system. Progress reports and updates are provided to the person who reported the issue.

Unlike other reporting apps, 'Love Clean Streets' asks the user to choose from a list of Haringey-specific categories for the problem. This ensures the report goes to the right team, first time so it will be dealt with as quickly as possible.

5.6 Community safety and policing

Parks in Haringey remain relatively safe places, especially during the hours of daylight. Over the whole of 2019 there were 728 reported crime or incidents reported to the police across all the parks and open spaces in Haringey.

The most commonly reported crime in parks in 2019 was robbery, which accounted for about 40% of reported crimes in parks. Three in five of these robberies took place after dark. There were also over 80 reported thefts and over 60 cases of possession of cannabis.

About two thirds of crimes in parks were reported during British Summer Time (April to October) when the evenings are longer, and the parks are more heavily used. Over two in five of all reported crimes took place when it was dark and a fifth happened late at night (between 10pm and 5am).

In Chestnuts Park there were 27 reported crimes in 2019 of which half were robberies. Chestnuts Park accounted for just under 4% of all reported crimes in Haringey parks.

During 2020 Chestnuts Park experienced drug-related activity and related anti-social behaviour. The police and council have and continue to work together to tackle this sort of activity.

The Neighbourhood Policing Team for St Ann's ward regularly visit Chestnuts Park and respond, as needed, to any issues raised by local residents and community groups. The team has regular contact with council officers with responsibility for the management of the park.

There is currently no CCTV coverage in Chestnuts Park, but it is planned to install a camera near the Cornwall Road entrance because of the issues raised above.

5.7 Extending Neighbourhood Watch into parks

Neighbourhood Watch groups across the borough are encouraged to adopt a local park or green space. Members are encouraged to proactively report issues or concerns they have relating to crime or safety in the park.

Eleven neighbourhood watches in the neighbouring and nearby streets have adopted Chestnuts Park.

The Neighbourhood Watch officer has also set up a Haringey Dog Watch scheme. This is an initiative for dog walkers to meet with other dog owners and with the police in an enjoyable, relaxed atmosphere.

5.8 Designing out crime

It is widely recognised that key factors in ensuring park safety and the perception of safety are to ensure high usage, adequate onsite staffing presence, good maintenance of buildings and infrastructure and a high level of community involvement and 'ownership'. These matters are dealt with in other sections.

Sensitive landscape management can also assist in reducing crime. Assessing accessibility and potential crime spots, known as 'designing out crime' may result in the removal of inappropriate tall shrubs and their replacement with a more suitable low growing species. In other instances entrances may be redesigned, or lighting installed.

Despite the relatively low level of reported crime in the park we are not complacent, and we retain a watching brief for opportunities to further reduce the risk of crime in Chestnuts Park.

5.9 24-hour access

Chestnuts Park is always open to the public . Although vehicle gates are locked, none of the pedestrian gates is locked and some pedestrian entrances do not have gates.

5.10 Dogs

Dogs and dog walking are a valuable part of the park scene, and dog owners are one of the main daily user groups in Chestnuts Park. Their collective presence is a key ingredient

of green spaces being populated and safe to use, especially at quieter times of the day and year. Dog walkers are often described as ‘eyes and ears’ of a green space.

5.10.1 Control of dogs

We recognise that most dog owners are, responsible and respectful to their local community. However, we receive complaints from residents about dog fouling and the behaviour of some dogs (and their owners).

A Public Spaces Protection Order (PSPO) is in place across the borough to control the behaviour of dog owners. The prohibitions have been designed to be as simple as possible, giving clarity and outlining expectations.

Well behaved dogs can be walked or exercised freely off lead in all large parks (over half a hectare) including Chestnuts Park. This promotes healthy exercise for dogs and takes into consideration the needs of the borough's dog owners and the welfare of dogs.

The Public Spaces Protection Order (PSPO) covers five areas of dog control:

- Dog fouling
- Keeping dogs under control
- Putting dogs on a lead if directed to do so
- Keeping dogs out of designated areas (such as playgrounds)
- Limiting to six the number of dogs that one person can bring to the park.

Failure to comply with the requirements of the order can result in a fine or to court if the fine is not paid within a specified timeframe.

The PSPO is in force for three years from October 2020 and is likely to be extended for a further three years.

Full details can be found at www.haringey.gov.uk/environment-and-waste/noise-and-animal-control/dog-control-orders#types-of-dog-control-orders

6. Sustainability

6.1 Greenest borough strategy

Haringey's Greenest Borough Strategy was adopted in 2008 in response to growing concerns around climate change.

The strategy sets out the council's and its partners' commitment to tackle climate change under seven environmental policies to ensure achievement of their 'green' vision over a ten-year period, and details what the council, its partners and the public can do to contribute to:

- improving the urban environment
- protecting the natural environment
- managing environmental resources efficiently
- leading by example
- encouraging sustainable design and construction
- promoting sustainable travel
- raising awareness and involvement.

The management and maintenance of parks and how they are used relate back to many of the individual targets within the strategy. Where possible these have been instilled in everyday working practices in relation to Chestnuts Park.

6.2 Pesticide use

The council uses a range of herbicides to control weeds in parks. It remains the most effective method in terms of the required resources – with two treatments per year often sufficient to prevent weed growth, as opposed to regular treatment by hand or other means.

Chemicals are stored, handled, used and disposed in accordance with manufacturer/supplier requirements, and a COSHH assessment is prepared for each of the substances used.

Reliance on mechanical methods of weed control (e.g. strimming) is reducing as this has an impact on both the operator and also does not address the weed at its roots.

The use of herbicides as a principal form of weed control is increasingly under scrutiny, and the parks department is routinely considering alternatives. This is particularly true of weedkillers containing the component glyphosate. This has received a lot of press coverage subsequent to court cases in the United States, but it remains licensed for use in the UK and Europe.

Officers of the council monitor developments in scientific findings. At this stage, glyphosate appears not to cause harm to humans or any animals larger than micro-organisms.

6.3 Sustainable use of materials

The parks service refrains from the use of non-sustainable peat-based products and

challenges nursery suppliers to provide alternative supplies. Where plants are obtained from private nurseries, we request plants grown in a peat free environment.

Our infrastructure procurement policy is to use recycled materials where possible. We aim to acquire recycled plastic benches where possible; or where timber is required we seek to use it from sustainable sources.

6.4 Recycling

Five bins with containers for recyclable and non-recyclable waste were installed in autumn 2020. All other bins are for mixed waste (including potentially recyclable materials). All waste is taken to the North London Waste Authority (NLWA) depot.

Where possible green waste is recycled on-site; grass cuttings are left on the grass; and hedge cuttings are mulched and placed under the hedge or in other areas of the park.

In autumn when a large amount of green waste is generated, that which cannot be used or composted on site is taken to the NLWA depot for recycling. The resulting compost is then collected for use in the parks.

6.5 Pollution reduction

All new machinery used in parks is required to have low vibration levels and low emissions. Machinery is serviced on a regular basis by our in-house parks workshop, helping to ensure low emission and pollution levels. Vehicles meet current emission requirements, and the fleet will comply with the requirements of the London-wide Ultra Low Emission Zone when that is introduced in October 2021 to include Haringey.

We also aim to reduce vehicle emissions through increasing the amount of on-site composting; and through reducing downtime caused by excessive travelling.

Bonfires are not used for safety reasons as well as health concerns due to the smoke.

6.6 Water efficiency

Drought resistant plants and trees are increasingly being chosen by parks managers to ensure that they survive the drier and warmer months and require less watering during these periods.

The new beds planted in the willow garden all follow a savannah planting design.

The Friends have access to a water tap and hose for watering when required.

7. Community Involvement

7.1 Volunteering in parks

Haringey Council actively supports and encourages volunteering in our parks and green spaces. There are three main mechanisms to support volunteering and community involvement

The Community Volunteers (TCV) Haringey are based at Railway Fields, N4. They deliver conservation volunteer days across the borough on behalf of Haringey Council. They also support delivery of training opportunities as well as development of site-specific conservation action plans.

During 2018-19, TCV delivered 155 conservation days across parks in Haringey, involving over 1,200 volunteers. In addition, 6 training days were provided for volunteers on the following subjects: leadership training, leading guided walks, winter tree identification, environmental education volunteers, wildlife garden design and hedge laying.

At Chestnuts Park, TCV delivered 3 conservation days involving 17 volunteers from the local community. Conservation activities included hedge planting, hedge laying and vegetation removal.

Secondly, the Friends of Chestnuts Park (see section 7.2 below) organise and take part in voluntary gardening sessions each month, with support from TCV and Haringey Goodgym.

Finally, Haringey Council actively supports companies and corporate volunteers within our parks and green spaces. Corporate volunteering provides an opportunity for employees to be involved in a different experience whilst supporting our management and improvement of green spaces.

During 2018-19, TCV supported 14 corporate volunteer days across the borough with tasks ranging from habitat creation and vegetation management, to creating countryside furniture and nature trails. Additional corporate volunteer days were delivered at parks across Haringey, facilitated by Friends groups.

Specific opportunities for corporate volunteers will be included within site Conservation Action Plan (section 8.4) to ensure that the sessions support wider management of the site whilst providing an engaging and rewarding opportunity for the volunteers.



7.2 Friends of Chestnuts Park

Friends Groups across the borough do a huge amount of work and put in thousands of hours of volunteer time each year to:

- help develop maintenance and management plans for our parks and green spaces
- raise funds for park improvements
- prevent inappropriate development in and near parks and green spaces
- plant trees, shrubs and flowers and help create play areas, seating etc
- take part in regular walkabouts with parks staff to identify issues and opportunities for improvement
- organise activities that encourage local residents to safely use their local open spaces, including festivals involving up to thousands of local people.

Originally established in 1999, the Friends of Chestnuts Park have played a pivotal role in contributing to a range of improvements in the park ever since. The Friends currently have a membership in excess of 30, with a wider group of several hundred who follow on Facebook and Twitter. Active membership tends to increase when there is a new initiative to improve the park or if the park is threatened in any way.

The Friends can be contacted at friendsofchestnutspark@hotmail.co.uk or via their website at www.friendsofchestnuts.org.uk. Their Facebook page is at www.facebook.com/Friends.of.Chestnuts.Park/ and they can be found on Twitter at @ChestnutsPark.

7.3 Haringey Friends of Parks Forum

The borough-wide Haringey Friends of Parks Forum was set up by Friends groups as an independent network in 2002. It is a coalition of over 40 Friends of parks groups and is committed to protecting and improving open space within the borough. The Friends of Parks Forum meets six times a year.

The forum provides an opportunity for Friends groups to work together for the benefit of Haringey's green spaces and green space users. The forum's '[What We Do and How We Do It](#)' document describes the work of the forum and of individual friends' groups.

Amongst other things the Forum has been effective in lobbying and campaigning for

- better planning policies as they affect open spaces
- more ambitious and effective open space standards
- greater levels of on-site staffing
- giving support to individual Friends' groups.

Friends groups communicate and co-ordinate through the forum's email list. The Friends groups liaise closely with all council park services and have been key agents in helping to bring in millions of pounds in external funding to improve facilities for local people.

The forum is supported by the council and park officers attend a session during the forum's meetings to take note of each local Friends group's issues, and to discuss wider issues of common concern. The council is publicly committed to active partnership working

with Friends groups and the forum. Minutes of all forum meetings are published on the forum website.

The Friends of Chestnuts Park are actively involved in the Friends of Parks Forum.

7.4 Other community involvement

Teachers from Chestnuts School are training as Forest School teachers and already use the park as a green classroom. A favourite spot is the willow garden area where school children planted the orchard trees in 2017. The school is involved in the plan for the new gate and the wetlands. Other local schools including St Ann's and St Ignatius and Seven Sisters use the park for sports and lessons.

Chestnuts community centre —managed by the Bridge Renewal Trust - has the opportunity to make more of a contribution to the park with input to the planting and maintenance of the area immediately surrounding the centre, in particular the rose beds beside the front path.-Bridge Renewal Trust also works with a range of groups which may benefit from closer involvement with the park.

Chestnuts café already provides an invaluable service to park users as well as to patients in St Ann's Hospital which is just across the road from the park. The action plan identifies the scope for strengthening the links between the hospital and the park.

The playing field is used on Saturday mornings by a highly popular children's football training organised by a group of Latin American coaches. There are also regular softball games on the basketball pitch at weekends. There is scope for more groups such as these to use the park and contribute to plans for its future.

The major housing development on the St Ann's Hospital site, led by Catalyst, offers a major development opportunity for the park. Their bid was predicated on building on the links between the two green spaces each side of St Ann's Road (including Chestnuts Park), and in particular the cycling and walking routes around and through both spaces. As the site is developed, it will be important to work closely with the developers and then new residents to achieve this. There may also be potential for a new community centre to be built on the St Ann's housing site, with the possibility of freeing up more green/open space in Chestnuts Park.

Several members of Friends of Chestnuts Park have been instrumental in the establishment of a new Friends Group – the Friends of St Ann's Green Spaces/StAGS which will have a key role to play in holding the new developers to account in terms of the sustainability of the designs, and the preservation of the woodland/SINC.

8. Conservation and Heritage

8.1 Biodiversity and the Biodiversity Action Plan (BAP)

The term biodiversity refers to the variety of life around us, including plants, animals and the ecological interactions that take place in our environment. Haringey supports a wide diversity of wildlife and habitats ranging from woodland and wildflower meadows to ponds, streams and wetlands.

Haringey's Biodiversity Action Plan (BAP) is currently under review. During 2020-21 a new BAP will be produced, aligned with the new Parks and Open Spaces Strategy. The new BAP will include detail on priority habitats, development of high value ecological corridors and the integration of biodiversity conservation into wider council initiatives.

Priorities within the BAP will help support updating or developing Conservation Action Plans for parks in Haringey including Chestnuts Park. See section 8.4.

8.2 Habitat representation and nature conservation interests

The plane trees in the park are not very wildlife-friendly but we intend to improve this by putting up bird and bat boxes.

We would also like to plant some denser woodland at some point in the park.

If the daylighting of the Stonebridge Brook goes ahead the resulting wetland will increase the natural habitats for flowers, trees and wildlife. The plans to link the park and the St Ann's hospital site will also provide an opportunity for wildlife corridors to develop.

According to Greenspace Information for Greater London (GiGL) Chestnuts Park has just over five hectares of green space with a range of habitat types represented.

Table 4: Habitat types in Chestnuts Park

Habitat type*	Coverage (%)	Coverage (ha)
Amenity grassland	81%	4.16ha
Scattered trees	7%	0.36ha
Bare artificial	10%	0.51ha
Shrubbery	1%	0.06ha
Native hedge	1%	0.05ha

Notes:

- Habitat type defined as per the London Survey Methodology. See www.gigl.org.uk for information.
- Proportions vary slightly to those reported in section 2.1 (from council Confirm database)

At Chestnuts Park, there are plenty of mature trees, mostly London planes. Between the outer pathway and the fence along the northern and western boundaries, the vegetation is managed for nature conservation. The grass is allowed to grow long; encouraging grasshoppers and other invertebrates, and native trees and shrubs have been planted including ash, holly, beech, hazel and dogwood.

Hundreds of bulbs planted by the local community bring added life and colour throughout the park in the spring. House sparrows can still be found in Chestnuts especially in the dense firethorn (*Pyraecantha* sp.) hedge in the north-west corner.

8.3 Designation status

Natural England and local authorities have a system of designating greenspace depending on certain characteristics and their value - locally, regionally and nationally. Chestnuts Park is:

Designation	Information
Local SINC (Site of Importance for Nature Conservation)	A sizeable park with plenty of mature trees and areas of long grass, in a part of the borough with little accessible natural greenspace.

There are three further designated sites close to Chestnuts Park.

Site	Area (ha)	Location	Designation
Downhills Park	6.59ha	North of site	Local SINC
St Ann's Hospital Wood	0.71ha	South of site	Local SINC
Tottenham Rail sides	18.22ha	South of site	Borough Grade II SINC

Chestnuts Park is also a Field Trust (see www.fieldsintrust.org).

8.4 Conservation Action Plan (CAP)

Conservation Action Plans (CAPs) provide a framework for ongoing management of sites for their biodiversity value. They provide guidance on conservation actions and activities that can be carried out throughout the year and form a basis for the conservation work of TCV, Friends groups and other community organisations.

CAPs detail site specific opportunities as well as supporting borough wide conservation efforts and requirements, such as contributing to habitat creation targets or demonstrating the positive management of SINCs.

With the development of a new Biodiversity Action Plan during 2021, existing CAPs for all parks will be updated to ensure they are aligned with the new BAP. They will detail conservation actions and requirements, including maintenance, enhancement opportunities and potential future projects.

There is a CAP for Chestnuts Park which can be found in Appendix 1. This remains the basis for conservation activities within the park. It will be updated to reflect new priorities, actions and projects.

To date, key actions delivered under the existing CAP at Chestnuts Park include:

- Significant bulb and shrub planting projects
- Orchard and willow garden creation
- Wildflower meadow planting

An area along the fence line running between the tennis courts and the residential housing to the east has been laid as native hedgerow as has the entire length of railings along the southern and western perimeter.

The willow garden provides a good nectar source for bees. Hundreds of bulbs planted by the local community bring added life and colour throughout the park in the spring. House sparrows can still be found in Chestnuts especially in the dense firethorn hedge in the north-west corner and a pair of thrushes nest most years in the park.

The Friends would like to install bird and bat boxes and additional dense woodland using Tree Challenge funding. The development of the St Ann's hospital site offers a chance to create wildlife corridors across St Ann's Rd from the nature conservation area they have established along the railway line to the south of the hospital site.

In 2019 the Friends of Chestnuts Park secured funding for and have planted areas of wild flower meadow areas near the willow garden and along the boundary with Black Boy Lane. This was enjoyed for the first time in the summer of 2020. These meadow areas also enhance biodiversity.

8.5 Site history and heritage

The land now known as Chestnuts Park originally housed a watercress farm – a crop which thrives in wet conditions. The stream which used to run through the land now occupied by the park is now contained within an underground culvert.

The London Parks and Gardens Trust provides an interesting history of the site from 1850. The following is an edited version:

Chestnuts House which was built around 1850 on the land now occupied by the community centre. At that time St Ann's Road was still a rural lane where City merchants were beginning to build houses. The OS Map of 1894-6 shows the house with a circular carriage drive, some remnants of which remains today. Behind the house were gardens with a fountain. The house and grounds together occupied most of the land now known as Chestnuts Park.

Chestnuts House in the early twentieth century



In 1898 it was purchased for £7,760 by Tottenham Urban District Council which also purchased some additional land. It was laid out as Chestnuts Recreation Ground. It was intended as a commemoration of Queen Victoria's Diamond Jubilee and opened to the public in November 1900.

At one time the Recreation Ground boasted a fine circular ornamental fountain on a mound, surrounded by planting, and various areas of ornamental planting. Avenues of some of the original plane trees remain on the park's western, southern and northern boundaries.

Chestnuts House was demolished in the 1980s to make way for a Leisure Centre, now the Chestnuts Community Centre.

In 2008 various improvements to the park were carried out by the Council in partnership with the New Deal for Communities team and the Friends of Chestnuts Park.

8.6 Creating a wetland in Chestnuts Park

A culvert survey in January 2019 established that the large concrete culvert travelling diagonally across the playing field, is a storm drain and does not contain the entire flow of the brook.

Following this discovery plans were developed to investigate the 'daylighting' of a stretch of the brook. This could alleviate flood risk to properties downstream, create a wetlands area in the park, and improve the drainage of the main playing field area.

The council's flood management team are leading on this and have secured funding from the Environment Agency and other funders to investigate feasibility, consult on and possibly implement the project. This feasibility study is underway at the time of writing this management plan.

A wide range of partners are involved in the project, including Haringey Rivers Forum, Thames Water, Thames 21, Environment Agency, Chestnuts School.

If the project goes ahead, it could offer a massive increase in wildlife diversity in this area of shortage of greenspace, and flood alleviation. It may also generate associated improvements in the drainage and levelling of the playing field, which becomes unusable after rain.

A feasibility report was commissioned by the council in late 2019. It was produced in 2020 by McCloy consulting. The main findings and recommendations were reported to several partners and stakeholders at a Zoom meeting in September 2020. Three main options were proposed. The most feasible option is to link a SuDS scheme, taking water from St Ann's Road and Black Boy Lane, with daylighting of a section of storm water drain in the northern end of the park. There would also be the creation of swales leading to a wetland area in the north eastern corner of the park. Further feasibility work is managed by the council's flood team, including a full Ecology survey by MKA and a Topographical Survey in January 2021.

Funding bids and further detail must be developed during 2021 to bring this closer to realisation.

9. Marketing and communications

9.1 The marketing approach

The marketing of Chestnuts Park involves more than simply publicising and promoting the park. It also involves listening to the users of the park. Our main aim is to put the needs and concerns of stakeholders, park users and residents at the centre of business marketing approach.

This section outlines how facilities and activities at Chestnuts Park are promoted and publicised and how users are positioned at the centre of the business.

9.2 Websites - www.haringey.gov.uk/greenspaces

The Haringey council website contains extensive information on the borough's parks and open spaces, including Chestnuts Park. Information such as location, facilities and transport links for all Haringey parks and open spaces is available.

Policy information such as the Parks and Open Spaces Strategy which draws upon a range of information and seeks to establish a long- term vision for the borough's parks and open spaces is also available.

Information detailing the Council's partnerships with Friends Groups, the Conservation Volunteers and the Metropolitan Police is available online along with links to their websites.

Detailed information about Green Flag Awards with links to the Green Flag park pages within the Haringey Council site can also be viewed.

As noted previously the Friends of Chestnuts Park website (and contact information) can be found at www.friendsofchestnuts.org.uk.

9.3 Social media

Social Media is now a regular way of communicating information between relevant parties and beyond. Haringey Council encourages all partners to use social media when communicating with communities.

Haringey Council has a Twitter feed ([@haringeycouncil](https://twitter.com/haringeycouncil)) with just under 17,000 followers. It is used to proactively release live information to keep people informed and updated and to respond to queries and complaints posted by others. This is checked throughout the day and provides residents and visitors with another communication channel.

The Council also uses other forms of communication such as Facebook and YouTube.
www.facebook.com/haringeycouncil
www.youtube.com/haringeycouncil

We also like to keep our residents informed about the events that are taking place, and regularly ask that stakeholders and park hirers submit details about their event on the Council website on our "What's On" listings section at www.haringey.gov.uk/add-event. There is no charge for this service.

9.4 Publications

Haringey People is the Council magazine, distributed six times a year by direct mail to all households within the borough. The magazine is produced by the Council's Central Communications Team which has editorial control over the content.

<https://www.haringey.gov.uk/news-and-events/haringey-people-magazine>

Several articles are published each year promoting the borough's parks as well as the work and events that key stakeholders and partners organise in parks throughout the year.

9.5 Notice boards

There is a notice board located by the cafe in Chestnuts Park. This is used to display information about the Friends and council services, campaigns and events.

Council guidelines set out how notice boards within parks should be used, maintained and what information can be displayed. These were issued in 2014 with the expectation that all those with an interest and access to the notice boards will adhere to them.

In 2019 the council developed a simple A2, updateable poster that gives key contact information for council and other public services. The noticeboard at Chestnuts Park displays this poster.

9.6 Campaigns

Haringey Council supports and promotes several national campaigns via social media to highlight key issues affecting the borough's parks and open spaces. These include:

- Litter awareness campaign – encouraging users to dispose of their litter responsibly
- Neighbourhood Watches – encouraging creation of new watches and increased membership
- Trees Awareness – aimed at highlighting tree planting, tree identification, maintenance and removal and why. National Tree Week is also supported
- Volunteering and Friends Groups – promoting the work groups do, the benefits they bring to communities and encouraging volunteering
- Love Parks Week – Encouraging stakeholders and Friends to promote and highlight the borough's parks and the events that they put on
- The Big Lunch - supporting and promoting via social media the Big Lunch events happening across the borough, with focus on shared picnics in our parks and green spaces
- The Great Get Together - supporting and promoting the national campaign to celebrate and promote community cohesion. We have streamlined the application form for this event to make it even easier for residents and park users to take part.
- Play Weekend - supporting the Play Streets initiative to encourage more active play within communities
- Playday - supporting the National Summer event to promote active play for children, young people and families. We work closely with our colleagues in the Active Communities Team to support community involvement and uptake.

9.7 Awards

In 2020 a total of 22 parks managed by Haringey Council were awarded Green Flag status, an external recognition for quality parks and open spaces. One of these is Chestnuts Park.

A reapplication for Green Flag status will be made in 2021.

9.8 Tree and bench sponsorship

A sponsorship scheme is provided where members of the public can sponsor the planting of a tree or the installation of a bench in any council run park and open space. This can be done to commemorate a loved one or an event.

The sponsor pays for the item and planting / installation, thereafter the council maintains it subject to certain conditions. Should sponsors wish to, they can also help in maintaining their item.

9.9 Consultation and market research

Haringey is committed to listening to the views and ideas of our stakeholders, park users and residents. Council officers attend the Friends of Parks Forum on a bi-monthly basis and maintain open channels of communication with key stakeholders. This is a good way to listen to concerns and engage in a constructive dialogue about individual parks.

When planning any new project work within parks, we make sure that key stakeholders are included in discussions from the beginning of the process and where possible hold open engagement sessions so we can listen to the thoughts, needs and concerns of the wider park community.

Budget cuts have hit our capacity to undertake regular surveys of park users. We include a question about satisfaction with parks in a borough-wide survey about environmental and waste services. The survey is commissioned by Veolia. In 2018, four in five respondents to the survey (80%) said that they were satisfied or very satisfied with parks. This is slightly down from 2016 (81%) but in 2018 parks was the service in this survey with the highest satisfaction rating.

We are aware that we need more knowledge of user satisfaction with individual parks and local people's priorities for their local park. We are hoping to survey users of Chestnuts Park in 2021 to ensure that we are working in the right direction for users and in line with the priorities and outcomes of the Borough Plan.

10. Management

10.1 Setting the financial scene

The parks service gross budget for 2017/18 was a total of £5.1m with a revenue income of £4.5m and operated a net deficit of £600k. According to a survey by Parks for London this represents the second lowest operating deficit in London.

Whilst the service has borne its share of austerity related budget reductions, in recent years the service has chosen to focus on generating additional income to mitigate these reductions rather than impact service delivery on the ground. The service has managed this by growing the amount of income generated through: -

- Increasing the number of park properties let
- Increasing the number paying a market rent,
- Growing the number of commercial events
- Growing the level of filming income
- Increasing the range of services offered to other organisations

A breakdown of the 2017-18 revenue budget is set out below: -

a) Revenue Expenditure – Employees, Premises, Transport, Supplies and Services, Third Party Payments, Support Services etc

a. Total Parks expenditure	£5,142,184
b. Employees	£2,665,995
c. Premises related expenditure	£534,054
d. Transport related expenditure	£144,885
e. Supplies and Services	£398,471
f. Third Party Payments	£662,463
g. Support Services	£583,987
h. Capital Charges	£152,330

b) Revenue Income - Customer and Client Receipts, Recharges etc

a. Total Revenue Income	£4,467,442
b. Customer and Client Receipts	£3,753,447
c. Recharges	£713,995

The council seeks to secure external investment from a number of sources. The council has its own ten-year capital strategy which currently includes over £11m of capital funding for parks. The service seeks to add to this sum and has secured further investment from the following sources over recent years:

- Section 106
- Community Infrastructure Levy
- National Lottery
- London Marathon Charitable Trust
- Environmental Funds
- Greater London Council
- Event Income

Another important part of the overall funding mix is the fundraising carried out by Friends Groups across the borough. A wide variety of groups have been able to secure funds to deliver the priorities they identified. In 2017/18 the council directly invested the following amounts: -

- c) Capital Expenditure – names of Capital schemes and expenditure on each scheme.
- | | |
|--------------------------|----------|
| a. Park Asset Management | £377,288 |
| b. Active Life in Parks | £263,477 |
| c. Parkland Walk Bridges | £126,780 |

The Council continues to face significant financial challenges with many millions of pounds of savings to find over the coming years. A goal therefore for the service over the coming years is to maintain a stable budget position and therefore continuing with a strategy to generate additional income will be an important financial focus for the service.

10.2 Management structure

The Parks Service sits within the Environment and Neighbourhoods Directorate and is overseen by the Director and the Cabinet Member for Environment.

The service is organised across Commissioning and Client Services and Operations business units.

Responsibility for the service falls to the respective heads of each business unit and they are supported by two commissioning managers and a parks manager.

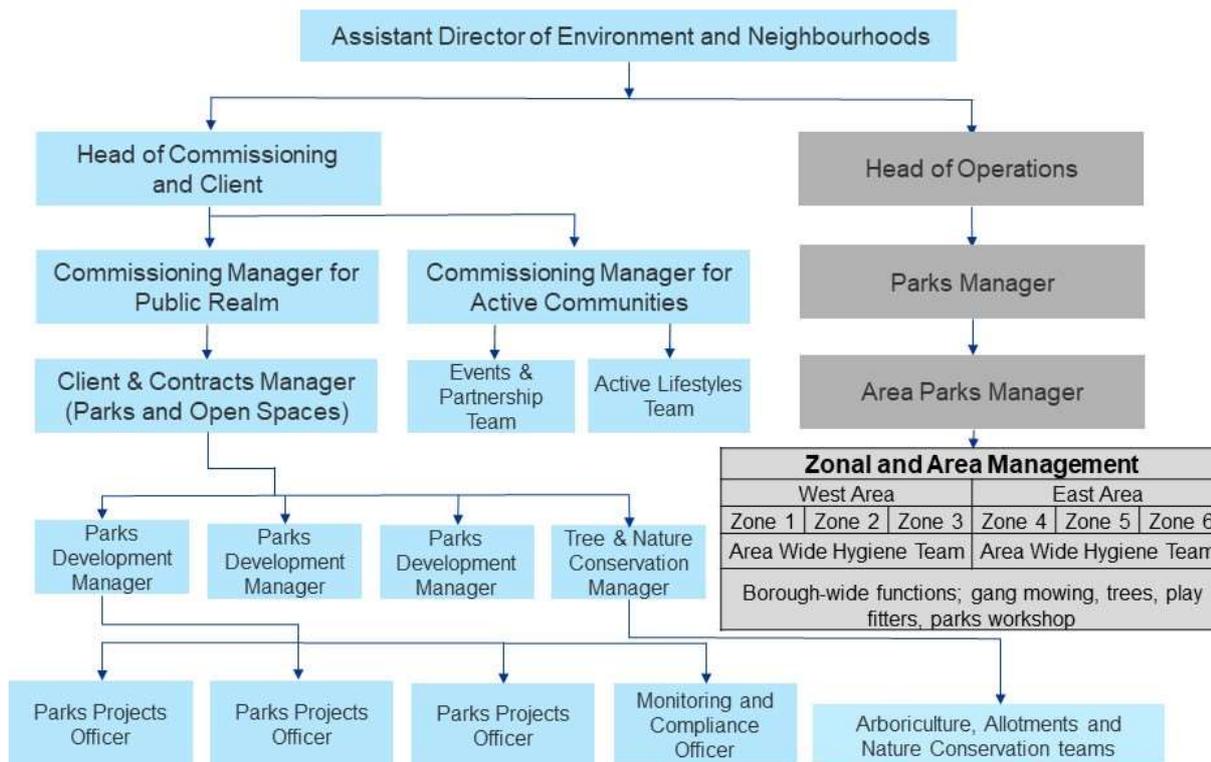
The structure chart (overleaf) shows the three core strands of the parks service, which are:

- Park Operations Team – this team takes the lead on all day to day operational aspects of maintaining each green flag park.
- Active Communities Team – this team takes the lead on all event management, community activation in the park, partnership working and small grant awards. This team also secures sport related external funding
- Public Realm Team – this team takes the lead on asset management, investment in parks, policy development, nature conservation and arboriculture.

These three core teams are supported internally by colleagues across community safety and enforcement, planning services, regeneration, adults and children's services on a variety of issues from homelessness, to new cycle routes, to improvement in existing green spaces and access and activities for older and young people.

External support for the service comes through the friends forum, our partners within the police and The Conservation Volunteers alongside organisations such as Parks for London, Keep Britain Tidy and APSE.

Haringey park structure chart (April 2019)



1

10.3 Borough Plan 2019-2023

Following the local elections in May 2018 the new council and its partners have developed a Borough Plan setting out its vision and priorities for the next four years. Following extensive public consultation it was agreed by Cabinet in February 2019.

The plan sets out the council’s priorities and the outcomes it seeks to achieve. Outcome 10 of the plan is for “a healthier, active and greener place”. The plan places importance on the role of parks and open spaces in delivering this outcome through four objectives.

Objective 10a is to “Protect and improve parks, open space, and green space, promoting community use”.

The Plan identifies several ways in which this will be achieved:

- Continue with partners to invest in our parks with over £15 million of improvements planned over the next five years, including new playgrounds and sports facilities
- Develop a new Parks and Open Spaces strategy and consult with partners and local communities about how we will work together to protect, enhance and, where possible, extend green and open space in Haringey
- Promote the use of our parks for a wide range of events and activities, including more community use
- Plant more trees to make our streets and open spaces greener
- Work with partners, including environmental community groups, to maintain the borough’s watercourses, maximising their environmental and health benefits.

Parks are also important in delivering Objective 10b of the plan. It is to “increase the levels of physical activity across the borough” by “creating healthier places, including parks and open spaces, in line with the Mayor of London’s Healthy Streets plan...”

However, we cannot achieve the priorities in the plan on our own. We trust that our partners locally and our residents will work together with us on achieving them.

The Borough Plan 2019-2023 can be found at:

https://www.haringey.gov.uk/sites/haringeygovuk/files/borough_plan_2019-23.pdf

10.4 Parks and Open Spaces Strategy

The last open space strategy was adopted in 2006.

Work has begun on developing a new strategy for parks and open spaces. The importance of a new parks and open spaces strategy is underlined by the explicit reference to it in Borough Plan 2019-2023.

The new strategy will build on the Parks Scrutiny Review that took place in March 2018. It will be co-produced with Friends, residents and councillors. As part of the process there will be a series of workshops and a period of public consultation.

The strategy will set out the ambitions for the service over the next 15 years. It will set out approaches to the maintenance, management and usage of parks. It will also set out clear policy positions on issues relating to parks and open spaces. In some cases new policies will need to be developed (such as security in parks and licensable activity).

The strategy will also describe the funding landscape. One key element of this will be to balancing revenue funding for the service against the agreed service standards. It will also provide a context to inform the long-term capital strategy including mapping out the external funding opportunities that can be used to the benefit of the service

The timetable is for a draft 15-year strategy to have been agreed, following public consultation in June 2021 and for Cabinet to agree the document in February 2022.

10.5 The Greenest Borough Strategy

Haringey’s Greenest Borough Strategy responds to growing concerns around climate change. The Strategy sets out the Council’s and its partners’ commitment to tackle climate change under a number of key environmental policies to ensure achievement of their ‘green’ vision over a ten-year period, and details what the council, its partners and the public can do to contribute.

More information can be found here: www.haringey.gov.uk/greenest-borough

10.6 The Health & Wellbeing Strategy

This strategy aims to reduce health inequalities through working with communities and residents to improve opportunities for adults and children to enjoy a healthy, safe and fulfilling life, through several key outcomes.

Those that specifically relate to parks include increasing physical activity and improving health and mental wellbeing.

The latter is particularly relevant for Chestnuts Park because St Ann's Hospital which is just across the road from the park provides in-patient and out-patient mental health services.

More information can be found here: www.haringey.gov.uk/hwbstrategy

10.7 Finance and funding

The revenue budget for Chestnuts Park sits within the overall Parks Operations budget.

Capital expenditure on parks and open spaces is planned at a borough level rather than at an individual park level. Match funding and other sources of external funding are sought to fund capital projects wherever possible. For example the Friends group have taken an active role in fundraising for improvements to the park.

10.7.1 Parks and open spaces Small Grant Scheme

The Parks and Open Space Small Grant Scheme has been running for several years. The scheme offers community groups associated with parks and open spaces - such as Friends of Parks groups – to bid for funding of up to £1000. The funding is to support and develop community activity to help meet the council's aims and priorities for improving the borough's parks and open spaces. The budget available in 2020-21 is £40,000.

More information can be found here: www.haringey.gov.uk/parkssmallgrants

10.7.2 Events income

At the end of 2013 a review of the parks events policy was conducted to inform and guide changes of how events would take place in the borough's parks. It was also to realign and invest income from parks events back into park improvements. In January 2014 the Council adopted the [Outdoor Events Policy](#), and each year the [Events Fees and Charges](#) are reviewed to ensure they align with council policy and are comparative and competitive with other similar parks in London.

Income generated from all events in parks and open spaces is used within the park the event took place. In the first instance this will pay towards the management and maintenance of the park. Where significant sums of money are generated from events, this will be reinvested back into the park where the event took place.

All applicants who hold events are charged a fee based on the events fees and charges structure that is agreed by the Council each year. The structure of charges differs from the type of event (ie community, charity or commercial) and by the size of the event proposed.

The environmental impact fee will be kept separate from other income received in respect of events. This additional income can be used by the Friends of the park in which the event was held to address their immediate priorities for the park.

11. Improving Chestnuts Park

11.1 Recent achievements

Many of the achievements in the last couple of years have been referred to earlier in this plan, but some highlights include:

- creation of adult outdoor gym
- planting of 1500 native hedge whips with TCV and ongoing sessions to infill and maintain the hedge
- creation of the Friends willow garden and orchard with seating in a previously neglected area of park
- establishment of regular, monthly community gardening sessions in the park
- creation of a new pedestrian entrance opposite Chestnuts Primary School
- planting of new wildflower meadow strips to replace the previous meadow and along the boundary with Black Boy Lane
- first steps towards possible daylighting of part of the park's underwater infrastructure and the creation of a SuDS and wetland area
- improving the security of vehicle gates to prevent unauthorised vehicle entry.

11.2 Next steps

Section 12 contains an action plan has been drawn up that sets out the actions to be taken over the next three years.

There are some major, aspirational one-off improvements that will require significant funding. These include but are not limited to:

- improving the condition and drainage of the playing field area
- creating a wildlife/wetland area in the park by daylighting part of the Stonebridge Brook (or associated underground watercourses)
- improving and integrating the pitted, unused area in the north of the park between the perimeter path and Clarence Road/Falmer Road boundary
- improving the area around the community centre and towards the St Ann's Road and Ascot Road entrances
- creating a new basketball/netball court, returning the tarmacked area back to grass and/or wetland
- exploiting the opportunities of linking the park to the major regeneration on the St Ann's Hospital site (which is likely to feature an open space directly opposite Chestnuts Park)
- Other ideas, subject to consultation and funding include: concrete table tennis table, sensory playground improvements, tree platforms to attract girls' use of the park, installation of bird and bat boxes, further tree planting to create a woodlands area.

Some of the above are contingent upon one another. It will also be necessary to prioritise and fundraise for some or all of them. It would seem prudent to develop a new masterplan for the park - involving and engaging all the local stakeholders – to identify priorities and funding opportunities.

Other identified actions are more modest and more affordable: many will be at nil or negligible cost but will require the energy and contributions of local organisations and individuals.

Some of the actions in the action plan will require a budget and are therefore subject to the availability of council (or other) revenue funding being available or secured.

The action plan also identifies scheduled activities that will occur on a regular basis. One of these is to update this management plan on an annual basis. This plan will next be reviewed at the end of 2021.

11.3 Summary

Chestnuts Park is a medium sized park in a densely populated, deprived area of the borough. It benefitted from a programme of investment 10-12 years ago, but it has been a victim of the budget cuts and austerity of the last decade. During this time the Friends group has energetically pursued a range of projects and activities to invigorate and improve the park.

Recent projects include the creation of a new gate and access to the park from Black Boy Lane, the creation of a wildflower area and the planting of a native species hedge to screen the park from traffic.

On a larger scale there are a range of ideas and aspirations for further developing the park. Not least is the creation of a wetland area which would significantly change – and improve - the character of part of the park.

The major regeneration of the St Ann's Hospital site provides opportunities – and possibly some challenges – for the park. Not least of these opportunities is the possibility of a green link between the park and part of the hospital site. It may also be a source of potential funding for improvements to the park.

The action plan that follows overleaf reflects the ambition, energy and drive to achieve further improvements in Chestnuts Park.

12. Action Plan

12.1 Maintenance and scheduled work programme

This is a schedule of annual or routine tasks which are neither developmental nor fall within the remit of routine grounds maintenance or hygiene functions.

Heading	Action	Frequency	Responsible	When?
Clean and well maintained	Site inspection to be undertaken	At least quarterly	Park Projects Officer	Mar/Jun/Sep/Dec
Healthy, safe and secure	Play Inspection Company to inspect and risk assess all play and outdoor gym equipment	Quarterly	Play Inspection Company	Jan/Apr/Jul/Oct
Management	Review the Park Management Plan annually	Annually	Parks Project Officer	Dec 2021
Community Involvement	Lead 'Spotlight' meetings in the park with councillors and Friends	Quarterly	Parks Project Officer	Jan/Apr/Jul/Oct
Community Involvement	Monthly work parties to be led by the Friends	Monthly	Friends	Last Saturday of each month
Management	Annual boundary inspection to check for encroachment	Annually	Park Projects Officer	August

12.2 Chestnuts Park development plan

This plan describes the work we would like to carry out. Budget availability and more urgent unplanned work may mean that it cannot all be fulfilled. Other repairs and general maintenance may have to take precedence. The content of this plan will be reviewed at least annually at the end of each calendar year.

Heading	Action	Priority	Responsible	Approx cost	Funding source	Deadline	Status
A welcoming Place	Replace damaged signs at entrances	H	PPO	£250	Council revenue	July 2019	Complete
	Essential improvements to St Ann's Road/ Community Centre entrances and paths leading from them prior to later redesign of the whole area	H	PPO	£3,000	Council revenue	Sept 2019	Partially complete
	Create new entrance opposite Chestnuts Primary School	H	Friends/PPO	£2,000	Friends (ward budget, 2040, parks grant)	July 2019	Complete
	Monitor desire lines or park users to determine best location and type of path from new gate to perimeter path. Create paths by autumn.	H	Friends/PPO	£4,000	Friends (ward budget, 2040, parks small grants)	Sept 2019	Complete
	Develop new cycling and walking routes around and through park and St Ann's Development site, as part of LTN funded in St Ann's Ward by TFL		Friends/Friends of STAGS/PPO/Health Streets St Ann's/LBH Traffic team		TFL grant £300k and Catalyst community funding levy	2021-22	About to start

	Replant round flower bed and other beds near St Ann's Road/Community Centre entrance with an appropriate selection of easily maintained plants	M	Park Operations/ Friends/Bridge Renewal Trust	£500	tbc	Mar 2021	Partially completed
	Develop a 'masterplan' for the entire area between St Ann's Road carriage drive gates, Ascot Road vehicle entrance and the community centre, plus the immediate surroundings of the Centre	M	Council/Friends/ Bridge Renewal Trust	Nil	n/a	Dec 2021	Not started
	Implement a masterplan for the entire area between St Ann's Road and Ascot Road vehicle entrance and the community centre, plus the immediate surroundings of the Centre	L	Council/Friends/ Bridge Renewal Trust	Not known at this stage	External funding where possible	March 2023	Not started
A clean and well-maintained park	Replace old and defective waste bins with new-style bins.	H	PPO	£2,500	Council revenue	Mar 2020	Complete
	Remove dog bins	M	PPO	Nil	n/a	Sept 2019	Complete

Improve entrance security to prevent unauthorised vehicle access	H	PPO	£3,000?	Council	Mar 2021	Partially completed
Develop and implement a plan for minimising and managing cigarette ends and other litter in area outside the café.	M	PPO/Café franchisee/Friends	?	Council/cafe	Mar 2021	Partially completed
Review hygiene/litter picking arrangements to reflect specific needs of Chestnuts park	M	PPO Park Operations	Nil	n/a	Mar 2021	Not started
Improve systems and intelligence for reporting and removing fly tipping and vandalism/damage in park.	M	PPO Park Operations	Nil	n/a	Mar 2021	Partially complete
Create direct link between the play area and the sensory play area and adjust gates in sensory play area	M	Park Operations	Nil?	n/a	May 2020	Complete
Maintain and promote the programme of education and awareness raising about litter and litter picks led by the Friends/ tidyuptottenham	M	Friends	Nil	n/a	Ongoing	Underway

	Review repairs needed to clear the blocked drainage channel from the playing field to the culvert running below playing field area	H	PPO	£10,000	Council?	Subject to funding	Monitoring by PPO
	Consult and draw up a new masterplan for the park to update the 2008 masterplan (see s11.2)	M	PPO/Friends	£2,000?	Not identified	2021-22	Not started
	Undertake initial feasibility of improving the drainage/condition of the playing field area, linked to flood team's feasibility	M	PPO/Council Drainage Engineer Friends	?	Council/ Friends	March 2021	Underway
	Identify potential funding to undertake improvements to the surface of the rutted playing field	M	PPO	TBC	External funding to be identified	March 2022	Not started
	Agree the detail of the grass cutting programme with the Friends.	M	Park Operations/Friends	Nil	n/a	Mar 2021	Not started
	Repaint tennis court lines and repair fences	L	PPO	£5,000	To be identified	May 2021	Subject to funding
Healthy, safe and secure	Work with the police safer neighbourhood team and community safety team to deter and prevent criminal activity in the park.	H	PPO/police/ Community Safety Team/Friends/ stakeholders	Nil	n/a	ongoing	Underway

			including Chestnuts Safety Group				
	Install CCTV camera by Cornwall Road entrance	H	Community Safety Team	Unknown	To be identified	asap	Underway
	Encourage and promote walking and other physical activities in the park	M	Active Communities	Nil	n/a	Ongoing	Underway
	Work with St Ann's Hospital mental health services to encourage the responsible use of the park by in- and out-patients of the hospital	M	PPO	Nil	n/a	Mar 2021	Not started
	Work with community centre to agree and codify vehicle access and parking arrangements	M	PPO, Bridge Regen Trust	Nil	n/a	Mar 2020	Partially complete
	Work with other council departments to improve the safety of the public toilets on St Ann's Road	H	PPO, Highways, Veolia	Nil	n/a	Mar 2021	Underway
	Seek funding for repair, refurbishment and/or replacement of play equipment and surfaces.	M	PPO, Friends	£100k+	To be identified	No date	
	Replace rope clamber net and rope ladder in play area	M	PPO	£2,000	To be identified	Jan 2021	Underway

	Maintain hedges to retain sight lines and deter anti-social behaviour	M	Park Operations	Within existing resources	Council	Ongoing	Ongoing
	Cut back plane trees overhanging play area	L	Tree team	Within existing resources	Council	August 2020	Complete
A sustainable place	Develop a plan for creating a wetland area in the northern part of the park (as part of a wider masterplan)	H	Friends, PPO, council flood management team, Thames 21, Haringey Rivers Forum Environment Agency	£0.5m (possibly)	Environment Agency, Local Infrastructure Levy, People's Postcode Lottery	Ongoing (Mar 2021)	Underway
	Develop plans to move the basketball/netball playing area from its existing location in the North East corner to a new location		PPO/Friends/stakeholders.	Nil	n/a	2021-22	Not started
	Consult and engage with all stakeholders on proposals to create a wetland (as part of a wider masterplan)	H	Friends, flood management team, Environment Agency, Thames 21	Nil	n/a	2021	Underway
	Identify potential funding to enable the creation of a wetland	H	Friends, flood team, Environment Agency, Thames 21	Nil	n/a	2021	Underway

Community Involvement	Friends group to meet regularly with council attendance as required	H	Friends	Nil	n/a	Ongoing	Achieved
	Support and encourage local community organisations to hold events and activities in the park open to all park users	M	Events Team	Nil	n/a	Ongoing	Ongoing
	Facilitate work with Thames 21 and University to develop wetlands	L	Friends	Nil	n/a	Sept 2019	Complete
	Building links with St Ann's Hospital Mental Health Trust and the St Ann's housing development programme	H	Friends, Friends of St Ann's Green Spaces, Greener St Ann's staff group, PPO	Nil	n/a	Mar 2020	Underway
Conservation and Heritage	Review Conservation Action Plan for Chestnuts Park	H	Nature Conservation Officer	Nil	n/a	June 2021	Not started
	Plant wildflower meadow/area.	H	Friends	£9000	Friends, Awards for All	Mar 2020	Completed
	Retain (and find creative uses) for diseased trees cut down in 2019 to support biodiversity	M	Friends	Nil	n/a	Jun 2020	Completed
	Work with community organisations to implement ideas for	L	PPO, schools Community orgs	£500	?	Sept 2021	Not started

	improving and promoting biodiversity in the park						
	Install bird and bat boxes, new woodland area	L	Friends/TCV	£500+	Tree Challenge	Sept 2021	Not started
	Undertake or commission study of flora and fauna	L	NCO?	Unknown		March 2021	Not started
Marketing and communication	Replace/refurbish noticeboard and improve appearance, content and relevance of information posted on the noticeboard,	M	PPO/Friends	<£1k	n/a	Ongoing	June 2021 and ongoing
	Promote and publicise monthly work parties in the park	L	PPO/Friends	Nil	n/a	Ongoing	Completed and ongoing
	Develop interpretation board for willow garden	L	PPO, Operations, Friends	£250	Council?	Jun 2021	Not started
	Undertake survey of users of Chestnuts Park	M	PPO	Nil	n/a	May-Sept 2021	Not started
	Raise public awareness of PSPOs for dog owners among park users; enforce if necessary	H	PPO Enforcement	Nil	n/a	Summer 2021	Not started
	Raise public awareness that barbecues are not permitted in the park	M	PPO	Nil	n/a	Summer 2021	Ongoing

	Raise public awareness that feeding birds attracts rats	M	PPO/Friends	Nil	n/a	Summer 2021	Not started
	More explanatory signage about various features in the park.	L	PPO/Friends	£2,000	To be identified	Sept 2021	Not started
Management	Borough wide parks and open spaces plan to be adopted	H	SF	Nil	n/a	2021	Underway
	Map and update all park assets on the council's CONFIRM database	H	PPO	Nil	n/a	June 2021	Not started
	Develop performance indicators for Chestnuts Park for a range of activities in the park and 'publish' targets and quarterly performance.	M	PPO	Nil	n/a	June 2021	Not started

APPENDIX 1: Chestnuts Park Conservation Action Plan



Conservation Action Plan

Chestnuts Park

Meadow and Grassland Habitats



G1. Herb rich grass area

To allow the development of the low growing lawn perennials

- Reduce mowing to every 4 weeks. Raise cut height to 5-7cm

G2, G3. Bulbs planting

- Scatter bulbs over lawn areas and plant in situ: Oct/Dec
 - Winter/spring flowering Crocus.
 - Snowdrops.
 - Grape Hyacinths.
 - Anemone blanda.
 - Primroses
 - Daffodils
- Monitor Fauna and flora. On-going
- Mow between May and Oct

G7. Wildflower meadow

- Monitor fauna & flora and produce interpretation boards for wildlife area's
- Scarify turf heavily annually. Dec/Jan
- Cut a 2 mtr wide grass path through the meadow. Mow regular
- Sow summer wildflower seed and/or plant plugs if required. April-May
- Introduce Yellow Rattle to control pernicious grasses. April-May
- Cut 75% in late Sept/Oct after perennial flowering has died back.
- The remaining 25% cut back early spring.
- Rotate this pattern over 4 year cycle. Rake off cuttings

G4. To allow the development of natural lawn herbs such as;

- Daisies
- Ribwort
- Yarrow
- Creeping Buttercup
- Round-leaved Crane's-bill
- Reduce mowing to every 4 weeks. Raise cut height to 5-7cm
- Also allow for a 1mtr wide stripe of long grass along the hedgerow .

G5. Long grass strip

Allow for a 5meter wide stripe of long grass along the fence line .

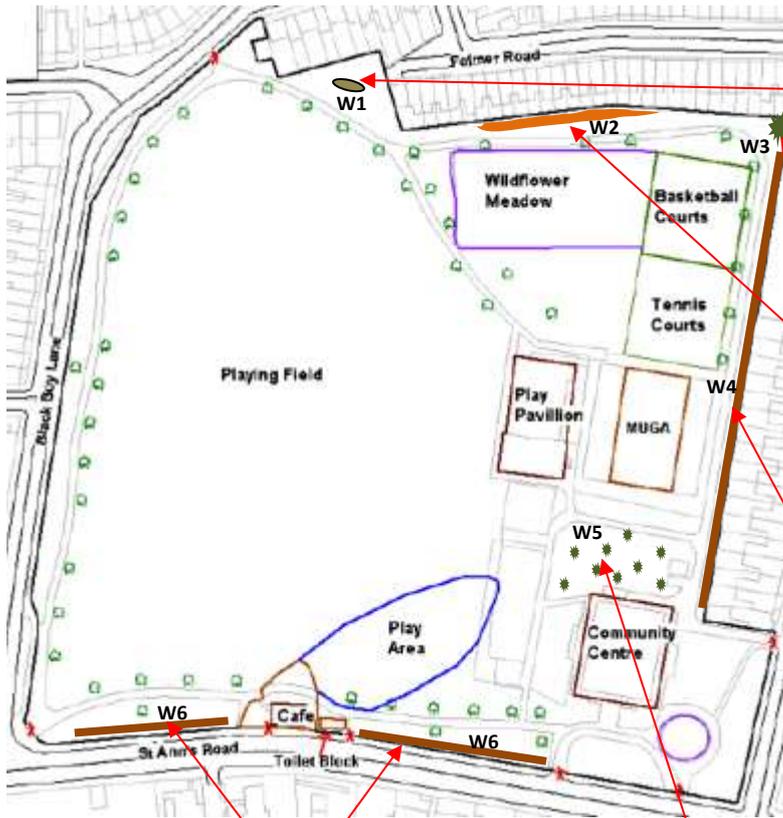
- Cut 75% in late Sept/Oct after perennial flowering has died back.
- The remaining 25% cut back early spring.
- Rotate this pattern over 4 year cycle.

G6. Flag Pole Bed

Plant up with perennials and ornamental grasses, water and lay a 5-7cm layer of woodchip mulch. March -May

- Miscanthus zebrinus,
- Stipa tenuissima,
- Blue Fescue,
- Dianthus deltoides
- Liriope.

Woodland Habitats



W1. Build a Stag Beetle Loggery under the trees.

W3

- Coppice Hazel. Dec/Feb and trim back woody growth

W2.

- Thin out suckering shoots along tree line. Nov/March
- Cut back lower branches. Dec/Feb

W4

- Plant up the gaps along the hedgerow. Jan-March
 - Hawthorn
 - Wild Rose
 - Honeysuckle
- Weed, water and mulch in the first year. On-going
- Water March-October
- Trim when required. Jan-March
- Under plant with Ramsons and Bluebells. Oct/Nov

W6. Hedgerow

- Plant up the gaps along the hedgerow. Jan-March
- Weed, water and mulch in the first year
- Mulch and weed around new plants for first 3 years. Jan-March
- Water March-October
- Trim 50% of the inside hedgerow alternate years. Dec/Feb
- Trim full length of footpath side of hedge. Dec/Feb and June/July

W5. Plant woodland bulbs and perennials.

- Scatter bulbs over grass areas under the trees and plant in situ: Oct/Nov
 - Winter/spring flowering Crocus.
 - Snowdrops.
 - Anemone
 - Primroses
- Reduce mowing to every 4 weeks. Raise cut height to 5-7cm
- Mow between May and November
- Monitor Fauna and flora. On-going

Meadow & Grass Management Timeline								
Activity	Plant and Sow wildflower perennials and seed	Scarify wildflower meadow	Cut summer flowering meadow and long grass strips, rake off cuttings	Monitor and record plant species	Bulb planting	Mowing naturalised bulb areas	Plant ornamental grasses, water and mulch	Monitor and record fauna and flora
January		G7						
February				G4				
March			25%, G7,G5,G4	G4			G6	
April	G3		25%, G7,G5,G4	G4			G6	
May	G3			G4		G2,G3,W5	G6	
June				G4		G2,G3,W5		
July				G4		G2,G3,W5		
August				G4		G2,G3,W5		
September			75%, G7,G5,G4	G4		G2,G3,W5		
October			75%, G7,G5,G4	G4	G2,G3	G2,G3,W5	G6	
November				G4	G2,G3	G2,G3,W5	G6	
December		G7						

Woodland Management Timeline									
Activity	Hedge and shrub planting	Mulch and weed along hedgerows	Plant Bulbs	Monitor and record ground flora. Inspect Trees, ties and guards	Coppice Hazel	Trim 50% Hedgerow alternate years	Building stag beetle loggeries and other habitat piles	Cut back suckering shoots and low branches	Monitor and record Butterflies
January	W6,W4	W6,W4			W3	W6	W1	W2	
February	W6,W4	W6,W4			W3	W6	W1	W2	
March	W6, W4	W6,W4				W6	W1	W2	
April	water								
May	water								
June	water								
July	water								
August	water								
September	water						W1		
October	water		W4,W5				W1		
November			W4,W5				W1	W2	
December		W6,W4			W3		W1	W2	