

# **Epping Forest Open Space, Sport and Recreation Assessment**

for

Epping Forest District Council

**June 2012**

**Final report**



## Quality control

Epping Forest Open Space, Sport and Recreation Assessment

for

Epping Forest District Council

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The Landscape Partnership is registered with the Landscape Institute, the Royal Town Planning Institute, and is a member of the Institute of Environmental Management and Assessment

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### **Appendices** (bound separately)

- 1 Stakeholder feedback
- 2 Detailed policy review
- 3 Open space sample audit form and assessment criteria



## **Executive summary**

The Landscape Partnership and Ploszajski Lynch Consulting were appointed by Epping Forest District Council to produce an Open Space, Sport and Recreation Assessment for the district in April 2012. A stakeholder group helped identify the vision and standards.

The Open Space Assessment makes the following recommendations:

### ***Managed Open space***

MO1 Seek to mitigate for accessibility deficiencies through provision where appropriate of the characteristics of 'Managed Open Space' within other typologies – notably within 'Epping Forest and its Buffer lands' and 'Woodland including semi-natural Open Space' i.e. generally in the south and central parts of the district.

MO2 Investigate the feasibility of delivering a designed park/garden in Epping Town as identified as a need by the local community

MO3 Seek additional provision in the northern part of North Weald Bassett and Tyler's Green, in association with future development where appropriate.

MO4 Work with Harlow District to identify any shortfalls in this typology which may be arising due to export of need from Harlow district to Epping district, and seek appropriate solutions to the deficiency.

MO5 Review signage and interpretation facilities across the typology and identify priorities for enhancement of on-site provision or appropriate mobile or web-based applications.

MO6 Ensure future assessments fully appraise transport access, disabled access and quality of entrances/boundaries where appropriate.

### ***Informal Recreation Grounds***

RG1 Seek solutions for enhancement of Elmsbridge Open Space at Fyfield with the local community and landowner

RG2 Review signage and interpretation facilities across the typology and identify priorities for enhancement of on-site provision or appropriate mobile or web-based applications.

RG3 Ensure future assessments fully appraise transport access, disabled access and quality of entrances/boundaries where appropriate.

### ***Woodland including Semi-natural Open space, Epping Forest and Buffer lands***

SO1 Seek enhancement of the typology in areas of deficiency either through enhancement of the ProW network in rural areas or through proposed new development where appropriate in urban areas.

SO2 Seek solutions for enhancement of Holt's Green, if appropriate, with the local community and landowner

SO3 Review signage and interpretation facilities across the typology and identify priorities for enhancement of on-site provision or appropriate mobile or web-based applications.

SO4 Ensure future assessments fully appraise transport access, disabled access and quality of entrances/boundaries where appropriate.

***Children's Playgrounds***

CY1 Work with local parishes to identify sites and funding, particularly for youth facilities in areas of deficiency.

CY2 Seek creation of 'natural' play areas in existing semi-natural open space (including Epping Forest and buffer lands if appropriate) in order to meet some of the existing accessibility deficiency

CY3 Seek new provision in areas of proposed residential development, where appropriate, that could also meet some of the existing deficiency.

CY4 Consider the introduction of a rolling programme of review in order to identify major changes in quality on a regular basis

CY5 Draw up feasibility study for priority equipment and planting enhancement programme for 'tired' sites, including identification of potential funding streams

CY6 Review disabled access provision in play areas across the district on a regular basis

***Allotments***

AT1 Work with Epping Town parish to identify a possible site for additional allotment provision.

AT2 Work with local parishes to seek possible sites for additional provision in order to meet some of the accessibility deficiency including seeking new provision in areas of proposed residential development that could meet some of existing deficiency.

AT3 Review disabled access provision and need to allotments across the district on a regular basis in association with local parishes

***Cemeteries and graveyards***

CG1 Work with site owners with poor quality assessments to seek improvements on key issues.

***Public Rights of Way***

PRoW 1: Seek further understanding of the role of PRoW system in relation to greenspace through initiation of a Green Infrastructure strategy for Epping Forest District as and when resources allow

PRoW 2: Seek enhancements to audited greenspace and links identified above through partnership with Essex County Council, Parish Councils and landowners.

PRoW 3: investigate the role the P4C fund could provide for funding enhancements to the PRoW network in Epping Forest district.

***Summary of playing pitch needs***

The table below summarises the additional playing pitch needs, based upon the combined effects of population and participation increases. Where the calculations have generated needs indicating a fraction of a pitch, the number of pitches required has been rounded up to the nearest whole pitch:

<i>Type of provision</i>	<i>Provision in 2012</i>	<i>Needs in 2012</i>	<i>Extra needs in 2031</i>	<i>Total needs in 2031</i>
Adult football pitches	78	21	3	24
Junior football pitches	26	35	5	40
Mini-soccer pitches	13	23	3	26
Cricket pitches	32	36	5	41
Rugby pitches	16	13	2	15

A number of options are available for meeting the identified deficiencies in pitch provision, including:

- a) New provision
- b) Conversion
- c) Improved capacity
- d) Dual use of education facilities

### ***Summary of sports facility needs***

The table below summarises the current and future sports facility needs:

<i>Type of provision</i>	<i>Provision in 2012</i>	<i>Needs in 2012</i>	<i>Extra needs in 2033</i>	<i>Total needs in 2033</i>
Sports halls	6	6	1	7
Swimming pools	5	5	0.7	5.7
Athletics tracks	0	0	0	0
Synthetic turf pitches	5	5	1	6
Indoor bowling greens	7 rinks	7 rinks	1 rink	8 rinks
Outdoor bowling greens	7	7	1	8
Indoor tennis courts	11	11	1	12
Outdoor tennis courts	53	53	7	60
Squash courts	11	11	2	13
Golf courses	12	12	1.5	13.5
Golf driving ranges	7	7	1	8
Health and fitness facilities	12	12	2	14
Equestrian facilities	12	12	2	14
Airfields	3	3	0	3
Shooting facilities	5	5	0	5
Village and community halls	43	43	6	49

## 1 Introduction and context

### ***Background***

- 1.1 The Landscape Partnership and Ploszajski Lynch Consulting were appointed by Epping Forest District Council to produce an Open Space, Sport and Recreation Assessment for the district in April 2012. The brief for the study indicated that Epping Forest District Council required a PPG17 (Planning Policy Guidance Note 17) compliant strategy to analyse the differing needs of the population for open space, built sports facilities and recreation for those living, working and visiting the district, and to inform the plan-making process.
- 1.2 Epping Forest District Council carried out an in-house open space assessment in 2009 which looked at provision in the parishes. The following types of provision were identified and assessed:
- 1.2.1 Allotments
  - 1.2.2 Cemeteries and graveyards
  - 1.2.3 Formal playing pitches
  - 1.2.4 Alternative sites for sport and recreation
  - 1.2.5 Informal recreation grounds
  - 1.2.6 Children's Playgrounds
  - 1.2.7 Indoor facilities for high levels of use
  - 1.2.8 Community centres and village halls
  - 1.2.9 Managed open space with public access
  - 1.2.10 Woodland and semi-natural open space with public access
- 1.3 Epping Forest District Council has identified this assessment as an essential piece of evidence that will help determine future recreation provision in the district. The role of the assessment is to analyse the differing needs of the population for these facilities and inform the plan-making process.
- 1.4 The overall aims of this current study, as set out in the project brief, are:
- 1.4.1 To assess local needs and opportunities, including audit
  - 1.4.2 To set local standards
  - 1.4.3 To identify how to maintain an adequate supply of open space, sport and recreation facilities
  - 1.4.4 To identify which existing facilities need enhancement
  - 1.4.5 To plan for new facilities

### ***Scope of the study***

- 1.5 The assessment has been carried out and is presented in three separate sections: firstly the Open Space Assessment, secondly the Playing Pitch Assessment and finally the Sports Facilities Audit. Each section provides an outline of the methodology employed along with the results of the audit of sites and recommended standards for future provision.
- 1.6 In order to properly assess the sports and playing pitch typologies in line with Sport England and other sports governing bodies guidance, the following extended list of typologies has been covered by the study:

#### *Open space*

- 1.6.1 Allotments
- 1.6.2 Cemeteries and graveyards
- 1.6.3 Informal recreation grounds

- 1.6.4 Children's Playgrounds
- 1.6.5 Managed open space with public access
- 1.6.6 Woodland and semi-natural open space with public access

*Playing pitches*

- 1.6.7 Adult football pitches
- 1.6.8 Junior football pitches
- 1.6.9 Mini-soccer pitches
- 1.6.10 Cricket pitches
- 1.6.11 Rugby pitches
- 1.6.12 Sports facilities

*Sports halls*

- 1.6.13 Swimming pools
- 1.6.14 Synthetic athletics tracks
- 1.6.15 Synthetic turf pitches
- 1.6.16 Indoor bowls facilities
- 1.6.17 Outdoor bowls greens
- 1.6.18 Indoor tennis courts
- 1.6.19 Outdoor tennis courts
- 1.6.20 Squash courts
- 1.6.21 Golf course
- 1.6.22 Golf driving ranges
- 1.6.23 Health and fitness facilities
- 1.6.24 Equestrian facilities
- 1.6.25 Airfields
- 1.6.26 Shooting facilities
- 1.6.27 Village and community halls

***Stakeholder Consultation***

- 1.7 The brief for the assessment included the requirement to set up a stakeholder group in order to help steer the assessment process. The function of the Stakeholders Group was to:
  - 1.7.1 Provide additional perspectives on open space, sport and recreation provision in the district and beyond.
  - 1.7.2 Define 'reasonable' local expectations on levels of provision.
  - 1.7.3 Endorse the draft vision for open space, sport and recreation provision in the district.
  - 1.7.4 Comment on the draft assessment document.
- 1.8 The stakeholder group was comprised of:
  - 1.8.1 Town and parish councils.
  - 1.8.2 Sport Essex.
  - 1.8.3 Essex Wildlife Trust.

- 1.8.4 Epping Forest Youth Council.
- 1.8.5 Lea Valley Regional Park Authority.
- 1.8.6 City of London Corporation
- 1.8.7 Sport England.
- 1.8.8 Natural England.
- 1.8.9 All the neighbouring local authorities
- 1.9 Key officers of Epping Forest District Council were also included.
- 1.10 All stakeholders were invited to a stakeholder workshop with an invitation to input into key areas. These included:
  - 1.10.1 'Are you aware of any open space sites with public access that were not included in the parish audit carried out by Epping District Council in 2009?'
  - 1.10.2 'Do you think there is too much/about right or not enough of particular types of green space (e.g. amenity green space, play areas, playing fields?)'
  - 1.10.3 'How far or for how long do you think it is reasonable to travel to reach individual types of green space (e.g. amenity green space, play areas, playing fields?)'
  - 1.10.4 'What are the key issues affecting open space, sport and recreation in the District?'
  - 1.10.5 'What are the key attributes that should inform development of a 'vision' for Epping District Council's open spaces assessment?'
- 1.11 Feedback from stakeholders has been collated and used to help develop the vision and standard-setting. A summary of stakeholder feedback can be found in Appendix 1.

#### ***Profile of the study area***

- 1.12 The area administered by Epping Forest District Council covers 33,899ha, 92.4% of which is within the Metropolitan Green Belt. Around half of the resident population lives in the south-west of the district in a conurbation comprising Grange Hill, Chigwell, Buckhurst Hill and Loughton, which covers only 5% of the overall land area. The other main population centres are Waltham Abbey, Epping and Chipping Ongar whilst the rest of the population lives in a scatter of smaller settlements.
- 1.13 The district comprises an undulating landscape of ridges and valleys and includes the heavily wooded area of Epping Forest (which is administered by the City of London Corporation). The rich soils are intensively cultivated and large cereal fields are a feature of much of the district. There are significant areas of remaining semi-natural habitat that make an important contribution to the character of the area. Parts of the Lee Valley are designated as a Ramsar site and Special Protection Area whilst Epping Forest is designated as a Special Area of Conservation. There are nine Sites of Special Scientific Interest either wholly or partly within the District and nine Local Nature Reserves.
- 1.14 The M25 and M11 motorways pass through the district, affording good vehicular access into the area. A network of more local road connections provides good linkages between the main settlements in the district and into neighbouring areas. The Central Line provides a good link to central London from eight stations in the district and there is one mainline rail station (Roydon), which links to Liverpool Street, Stansted and Cambridge.
- 1.15 The combination of high quality open countryside, proximity to several major centres of population and good transportation links makes the district an attractive destination for recreational activities, both for the resident population and visitors. This creates pressures which, if not managed appropriately, could adversely affect the character and appearance of the resources that attracted the usage in the first place.

*Population*

- 1.16 Epping Forest district has an estimated population of 124,700 (ONS mid-year estimates 2010). The study area has a relatively elderly age structure compared with the rest of Essex and the country as a whole. Population density in the wards in Epping Forest shows there is a concentration of people in the south-west of the district. The population as a whole has a relatively affluent profile. Epping Forest has the highest proportion of Black and Minority Ethnic residents in Essex (10.1%). This compares to an Essex-wide average of around 6.5%. The Office of National Statistics has published population projections to 2031, which are trend-based projections applying observed levels over the past five years. The projections for Epping Forest area show an anticipated population increase of 16,500 people, or 13.2% compared with the current population. They also reveal a trend towards an ageing population.

*The Local Economy*

- 1.17 Local economic data is provided in 'Shaping the Future' (2009), produced by One Epping Forest, the Local Strategic Partnership. This shows that the average gross weekly earnings of those working in Epping Forest are high, with the district ranking in the top 40% of districts nationally. Epping Forest is ranked 84 out of 408 districts nationally on an index of business formation and survival rates. The district has a relatively skilled workforce. Socio-economic deprivation, as measured by the Government's Index of Multiple Deprivation (IMD) shows that Epping Forest as a whole ranks 229<sup>th</sup> out of 354 districts nationally, placing it amongst the 40% least deprived areas of the country. However, there are some significant variations between Lower Super Output Areas (LSOAs) in the district. This identifies the main areas of deprivation in the district as being in the south-west.

*Health indices*

- 1.18 The health of people living in Epping Forest district presents a variable picture:
- a. Male life expectancy in the district is 77.9 years, with female life expectancy 82.1 years, in both cases above the respective national averages. However, there is a variation of 8.8 years in life expectancy between the more affluent wards and the more deprived areas (*Epping Forest Health Profile* - Department of Health, 2009).
  - b. 22.9% of the local adult population is classified as being obese, which is just below the national average (*Epping Forest Health Profile* - Department of Health, 2009).
  - c. 17.8% of local children in school year six are classified as being obese, compared with 16.0% in Essex as a whole (*Place Profile for Epping Forest* - Essex County Council, 2010).
  - d. The proportion of residents who smoke is 21.6%, compared with 24.1% nationally (*Epping Forest Health Profile* - Department of Health, 2009).

*The implications for open space, sport and recreation provision*

- 1.19 The implications for open space, sport and recreation provision are as follows:
- a. The attractive landscape of the district, coupled with the proximity of large urban populations and good transport links, significantly inflates demand for space-extensive recreation facilities and open space provision locally.
  - b. The relatively elderly population structure is likely to reduce relative demand in the study area for provision for formal sport and physical activity but provision will be required which is suitable for use by older users.
  - c. Whilst there are significant local variations, the socio-economic structure of the district population is skewed towards higher income groups, which typically have higher rates of participation in recreational activity.
  - d. Black and minority ethnic groups traditionally have lower rates of involvement in physical activity, so whilst slightly more than 10% of the district population is from BME groups, this figure is around the national average, so demand for open space, sport and recreation is unlikely to be affected by this factor.

- e. Population growth of 16,500 people (a 13.2% increase) by 2031 will inflate demand for open space, sport and recreation (and other local services). Existing green space may come under threat of development to accommodate new housing. However, developer contributions will provide an opportunity to fund additional provision that will demonstrably meet the needs of the new residents.
- f. The relatively high wage local economy will inflate the amount of disposable income available for discretionary spending on activities such as sport and physical activity and may therefore increase demand levels.
- g. The population that lives within the localised pockets of deprivation in the district is traditionally associated with low rates of participation in sport and physical activity. It will be important to ensure that opportunities are physically and financially accessible to people on low incomes.
- h. Whilst average life expectancy locally is above the national levels, there are significant local differences between the more affluent and the more deprived areas. Open space, sport and recreation provision therefore needs to be equitably spread to provide universal opportunities for physical activity that will improve healthy lifestyles.

#### *Sport and physical activities in the Study Area*

- 1.20 Sport England surveys and research examined participation in sport and physical activity in Epping Forest district, allowing identification of the likely patterns of demand for open space, sport and recreation in the study area. Whilst this relates primarily to formal sports activities, the results also include 'moderate intensity activity', comprising non-competitive activities such as jogging, walking and recreational cycling, which make frequent use of open spaces. The principal sources examined are:
- a. The 'Active People' surveys (2005 – 2011).
  - b. Market Segmentation data
- 1.21 To place the local results in context, the data has been assessed against three sets of comparators:
- 1.21.1 Geographical neighbours: The local authorities that physically adjoin Epping Forest, provide local geographical context and identify the likelihood of imported or exported demand from neighbouring areas.
  - 1.21.2 Demographic neighbours: The CIPFA 'Nearest Neighbour' local authorities are the six areas with the closest demographic composition to Epping Forest, in terms of a range of indices including the size and profile of their population and local economic activity. As a result, community demand for sport and physical activity in these areas (and by definition, levels of participation) are likely to be the most comparable to the study area.
  - 1.21.3 Wider comparators: National and East regional averages provide a wider geographical perspective against which to track local trends.

#### *Active People*

- 1.22 The 'Active People' survey was commissioned by Sport England in 2005 and has been repeated on five occasions since. The survey is the largest study of patterns of adult (people aged over 16) involvement in sport and physical activity ever undertaken and involved telephone interviews with a representative sample of between 500 and 1,000 residents of each local authority district in the country. Five surveys have been undertaken to date, which have enabled trends to be tracked over a seven year period. Summaries of the results are given below.
- 1.22.1 Overall participation: This is defined as 'taking part on at least three days a week in moderate intensity sport and active recreation (at least twelve days in the last four weeks) for at least 30 minutes continuously in any one session'. Overall rates of regular adult participation in sport and physical activity show there has been a small decrease in participation rates in Epping Forest over a survey period from 2007/8 to 2010/11, with the latest figures around the median

for geographic neighbours and demographic comparator authorities and above the national and regional averages.

- 1.22.2 Volunteering: This is defined as 'volunteering to support sport for at least one hour a week'. Rates of volunteer support for sport show that the rates in Epping Forest have increased during the survey period 2007/8 to 2010/11, and the latest figures are again around the median for the comparator areas.
- 1.22.3 Club membership: This is defined as 'being a member of a club particularly so that you can participate in sport or recreational activity in the last four weeks'. Membership rates for Epping Forest, along with national and regional trends, have declined during the survey period and in the most recent survey remain above the median for the neighbouring authorities, but are the lowest rates of the demographic comparators.
- 1.22.4 Receiving tuition: This is defined as 'having received tuition from an instructor or coach to improve your performance in any sport or recreational activity in the last twelve months'. The rates in the district have increased over the survey period and the current rates are close to the highest for the geographical neighbours and the demographic comparators.
- 1.22.5 Organised Competition: This is defined as 'having taken part in any organised competition in any sport or recreational activity in the last twelve months'. The proportion of adults involved in organised sports competitions in the previous twelve months for the district has fallen over the survey period and whilst it is around the median for neighbouring local authorities, it is the lowest for the demographic comparators and is below the respective regional and national average figures.
- 1.22.6 Satisfaction: This is defined as 'the percentage of adults who are very or fairly satisfied with sports provision in their local area'. Levels of satisfaction with local sports provision show that the rates for the district have remained relatively consistent over the survey period at around the median for the geographical neighbours and the demographic comparators, but just below the respective national and regional averages.
- 1.22.7 Organised sport: This is defined as 'the percentage of adults who have either received tuition, taken part in organised competition or been a member of a club to play sport in the last twelve months'. The proportion of adults who comply with this definition is around the median for the geographic neighbours but below the median for the demographic comparators.

#### *Market segmentation data*

- 1.23 Sport England has identified 19 adult sporting market segments, to better understand specific motivations and barriers to doing sport and physical activity. The data provides a useful way of anticipating demand for activities, based upon the extent to which segments are represented in the local population. The 'dominant' market segments, defined as those with more than 7% of the local population, are detailed below. The characteristics of these groups and the types of activity that appeal most to them are as follows:

<b><i>Segment name</i></b>	<b><i>Characteristics</i></b>	<b><i>Activities that appeal</i></b>
Competitive male urbanites	<ul style="list-style-type: none"> <li>• Age 18-25</li> <li>• Single</li> <li>• Owner-occupied</li> <li>• Employed full-time</li> <li>• No children</li> <li>• Social class ABC1</li> <li>• 40% do 3x30 minutes exercise per week</li> <li>• 19% do no exercise</li> </ul>	<ul style="list-style-type: none"> <li>• Rugby</li> <li>• Cricket</li> <li>• Squash</li> <li>• Climbing</li> <li>• Windsurfing</li> <li>• Gym</li> <li>• Tennis</li> <li>• Football</li> </ul>
Fitness class friends	<ul style="list-style-type: none"> <li>• Age 18-35</li> <li>• Single</li> <li>• Owner-occupied</li> <li>• Employed full-time</li> <li>• No children</li> </ul>	<ul style="list-style-type: none"> <li>• Body combat</li> <li>• Netball</li> <li>• Swimming</li> <li>• Pilates</li> <li>• Gym</li> </ul>

	<ul style="list-style-type: none"> <li>• Social class ABC1</li> <li>• 28% do 3x30 minutes exercise per week</li> <li>• 34% do no exercise</li> </ul>	<ul style="list-style-type: none"> <li>• Running</li> <li>• Tennis</li> <li>• Aqua aerobics</li> </ul>
Settling down males	<ul style="list-style-type: none"> <li>• Age 26-45</li> <li>• Married</li> <li>• Owner-occupied</li> <li>• Employed full-time</li> <li>• 50% have children</li> <li>• Social class ABC1</li> <li>• 32% do 3x30 minutes exercise per week</li> <li>• 27% do no exercise</li> </ul>	<ul style="list-style-type: none"> <li>• Canoeing</li> <li>• Skiing</li> <li>• Cricket</li> <li>• Golf</li> <li>• Cycling</li> <li>• Squash</li> <li>• Football</li> </ul>
Comfortable mid-life males	<ul style="list-style-type: none"> <li>• Age 36-65</li> <li>• Married</li> <li>• Owner-occupied</li> <li>• Employed full-time</li> <li>• 50% have children</li> <li>• Social class ABC1</li> <li>• 26% do 3x30 minutes exercise per week</li> <li>• 39% do no exercise</li> </ul>	<ul style="list-style-type: none"> <li>• Sailing</li> <li>• Gym</li> <li>• Football</li> <li>• Jogging</li> <li>• Badminton</li> <li>• Golf</li> <li>• Cycling</li> <li>• Cricket</li> </ul>

<b><i>Segment name</i></b>	<b><i>Characteristics</i></b>	<b><i>Activities that appeal</i></b>
Empty nest career ladies	<ul style="list-style-type: none"> <li>• Age 46-55</li> <li>• Married</li> <li>• Owner-occupied</li> <li>• Employed full-time</li> <li>• No dependent children</li> <li>• Social class ABC1</li> <li>• 25% do 3x30 minutes exercise per week</li> <li>• 44% do no exercise</li> </ul>	<ul style="list-style-type: none"> <li>• Swimming</li> <li>• Yoga</li> <li>• Walking</li> <li>• Horse riding</li> <li>• Aqua aerobics</li> <li>• Pilates</li> <li>• Step machine</li> <li>• Gym</li> </ul>
Early retirement couples	<ul style="list-style-type: none"> <li>• Age 56-65</li> <li>• Married</li> <li>• Owner-occupied</li> <li>• Retired/employed full-time</li> <li>• No dependent children</li> <li>• Social class ABC1</li> <li>• 19% do 3x30 minutes exercise per week</li> <li>• 54% do no exercise</li> </ul>	<ul style="list-style-type: none"> <li>• Swimming</li> <li>• Sailing</li> <li>• Walking</li> <li>• Golf</li> <li>• Aqua aerobics</li> <li>• Shooting</li> <li>• Bowls</li> <li>• Fishing</li> </ul>

1.24 The market segments that are locally proportionately significantly lower than the national average are listed below. The respective characteristics of these groups and the types of sport that are likely to appeal most to them are as follows:

<b><i>Segment name</i></b>	<b><i>Characteristics</i></b>	<b><i>Sports that appeal</i></b>
Sports team drinkers	<ul style="list-style-type: none"> <li>• Age 18-35</li> <li>• Single</li> <li>• Private/council rented</li> <li>• Employed full-time/student</li> <li>• No children</li> <li>• Social class C2DE</li> <li>• 32% do 3x30 minutes exercise per</li> </ul>	<ul style="list-style-type: none"> <li>• Football</li> <li>• Basketball</li> <li>• Martial arts</li> <li>• Weight training</li> <li>• Boxing</li> <li>• Badminton</li> </ul>

	<ul style="list-style-type: none"> <li>• week</li> <li>• 30% do no exercise</li> </ul>	
Pub league team mates	<ul style="list-style-type: none"> <li>• Age 26-45</li> <li>• Married</li> <li>• Private/council rented</li> <li>• Employed full-time</li> <li>• Children</li> <li>• Social class DE</li> <li>• 19% do 3x30 minutes exercise per week</li> <li>• 51% do no exercise</li> </ul>	<ul style="list-style-type: none"> <li>• Football</li> <li>• Karate</li> <li>• Weight training</li> <li>• Boxing</li> <li>• Fishing</li> <li>• Tenpin bowling</li> <li>• Cricket</li> <li>• Snooker/pool</li> </ul>
Older working women	<ul style="list-style-type: none"> <li>• Age 46-55</li> <li>• Married</li> <li>• Council rented</li> <li>• Employed full-time</li> <li>• No dependent children</li> <li>• Social class C2DE</li> <li>• 14% do 3x30 minutes exercise per week</li> <li>• 65% do no exercise</li> </ul>	<ul style="list-style-type: none"> <li>• Swimming</li> <li>• Aerobics</li> <li>• Utility walking</li> <li>• Step machine</li> <li>• Dance exercise</li> <li>• Keep fit</li> </ul>

1.25 The impact of the market segmentation data on local patterns of demand for open space, sport and recreation is that:

1.25.1 Demand for facilities for swimming, golf and water sports is likely to be higher than the national average, as is demand for open space that provides for walking, jogging and cycling.

1.25.2 Demand for facilities for the martial arts is likely to be lower than the national average.

*The implications for sports facilities and open space provision*

1.26 The implications of local participation and demand patterns for open space, sport and recreation provision are as follows:

1.26.1 Most indices of participation in sport and active recreation in Epping Forest district are just above the median for the geographic neighbours and demographic comparator authorities and the regional and national averages. However, participation in organised competitive sport is lower than the benchmarked comparators, which suggests that provision for recreational level and informal participation is important locally.

1.26.2 Levels of satisfaction with local sports provision are around the median for the geographic neighbours and demographic comparator authorities, but are a little below the regional and national averages. This implies that there is some dissatisfaction with the quantity and quality of local provision.

1.26.3 The Market segmentation data suggests that demand for swimming, golf and water sports is likely to be higher than the national average, as is demand for open space that provides for walking, jogging and cycling. However, demand for the martial arts is likely to be lower than the national average.

***Policy Context and Guidance***

*National Planning Policy Framework*

1.27 In March 2012, the Government published the '*National Planning Policy Framework*', setting out its economic, environmental and social planning policies for England. Taken together, these policies articulate the Government's vision of sustainable development, which should be interpreted and applied locally to meet local aspirations. The Framework has policies on:

- 1.27.1 Sustainable development: *'The purpose of the planning system is to contribute to the achievement of sustainable development. Sustainable development means development that meets the needs of the present without compromising the ability of future generations to meet their own needs.'*
- 1.27.2 Core planning principles:
- *'In considering the future use of land, take account of its environmental quality or potential quality regardless of its previous or existing use.'*
  - *'Seek to protect and enhance environmental and heritage assets in a manner appropriate to their significance. Where practical and consistent with other objectives, allocations of land for development should prefer land of lesser environmental value.'*
  - *'Make effective use of land, promote mixed use developments that create more vibrant places, and encourage multiple benefits from the use of land in urban and rural areas, recognising that some open land can perform many functions (such as for wildlife, recreation, flood risk mitigation, carbon storage, or food production).'*
  - *'Actively manage patterns of growth to make the fullest use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable.'*
  - *'Take account of and support local strategies to improve health and wellbeing for all.'*
  - *'Always seek to secure a good standard of amenity for existing and future occupants of land and buildings.'*
- 1.28 In relation to open space, sports and recreational facilities the Framework identifies that
- 1.28.1 *'Access to good quality open spaces and opportunities for sport and recreation can make an important contribution to the health and well-being of communities.'*
- 1.28.2 *'The planning system has a role in helping to create an environment where activities are made easier and public health can be improved. Planning policies should identify specific needs and quantitative or qualitative deficits or surpluses of open space, sports and recreational facilities in the local area.'*
- 1.28.3 *'The information gained from this assessment of needs and opportunities should be used to set locally derived standards for the provision of open space, sports and recreational facilities. Planning policies should protect and enhance rights of way and accesses.'*
- 1.29 The Framework reaffirms the importance of sports facilities and open space in sustainable development. The Framework confirms the need to assess local needs and opportunities for open space, sport and recreation facilities and to develop local standards of provision. Local communities will have a role to play in identifying green space of particular importance to them.
- Green Infrastructure Guidance, Natural England, 2009*
- 1.30 This guidance document provides a comprehensive overview of the concept of green infrastructure and signposts to other relevant information such as Natural England's green infrastructure definition, policy statement and track record in driving delivery. It also maps out wider policy priorities and drivers for green infrastructure. It sets out what constitutes Green Infrastructure (GI), the value of planning for GI and processes for delivering GI effectively.
- 'Nature Nearby': Accessible Natural Greenspace Guidance, Natural England, 2010*
- 1.31 This document identifies key standards for use by greenspace professionals that will deliver high quality and inspiring visitor experiences in green spaces close to where people live, and connect people with the natural environment. These standards include Access to Natural Greenspace Standard (ANGSt), which has the underlying principles of:
- 1.31.1 Improving access to green spaces.
- 1.31.2 Improving naturalness of green spaces.

- 1.31.3 Improving connectivity with green spaces.
- 1.32 ANGSt recommends that everyone, wherever they live, should have an accessible natural greenspace:
- 1.32.1 of at least 2 hectares in size, no more than 300 metres (5 minutes walk) from home;
- 1.32.2 at least one accessible 20 hectare site within two kilometres of home;
- 1.32.3 one accessible 100 hectare site within five kilometres of home; and
- 1.32.4 one accessible 500 hectare site within ten kilometres of home; plus a minimum of one hectare of statutory Local Nature Reserves per thousand population.

*Open Space Strategies: Best Practice Guidance, CABESpace, 2009*

- 1.33 This document offers guidance to local authorities and their stakeholders on how to prepare an open space strategy. It outlines reasons for preparing a strategy, as well as recommending the scope. It provides case study examples to illustrate the stages of an open space strategy identified in PPG17.

*Essex Sports Facilities Strategy*

- 1.34 'Essex Sports Facilities Strategy 2007 - 2020' (2008) was produced by Sport Essex (the county sports partnership). It identifies sports facilities needs in the county and advises that the Strategy should be 'used by local authorities and key partners to help inform the level and nature of provision that is required. Critically, it should also assist in planning for provision cross boundary'.
- 1.35 A hierarchy of provision is proposed including:
- 1.35.1 Sub-regional facilities: Facilities that serve the whole county.
- 1.35.2 District facilities: Facilities that serve a whole district, but whose catchment may also cover part of another district.
- 1.35.3 Local/neighbourhood facilities: these are facilities that serve both the rural areas and specific urban areas. As a minimum, all villages should have access to an indoor facility within the village that caters for recreational activities in which different age groups can participate. All persons living in rural areas should be no further than 20 minutes drive time from a larger leisure facility and swimming pool open to the community. In urban areas, all persons should be within 20 minutes walking time of a larger leisure centre and a swimming pool open to the community.
- 1.36 Sport England's Sports Facilities Calculator (SFC) estimates that the supply of sports halls, swimming pools and health and fitness facilities exceeds demand in the county, although around half of the facilities have limited access for community 'pay and play' usage. The strategy identifies no specific sports facilities deficiencies in the district.
- 1.37 The findings of the county sports facilities strategy will be taken into account in the wider assessment of need undertaken as part of this study. The local/neighbourhood facilities policies are a helpful guide to levels of provision and travel time catchments. The absence of any significant identified deficiencies in Epping Forest district provides a preliminary conclusion that levels of sports facilities provision are broadly adequate.

*Essex Rights of Way Improvement Plan*

- 1.38 The 'Essex Rights of Way Improvement Plan' (2009) is a statutory document that sets out Essex County Council's plan for improving the provision of access to the countryside through rights of way for the next 10 years. The extent of the Rights of Way in the district is detailed and comprises 11% of the total network in Essex. The Plan objectives are:
- 1.38.1 To re-use and recycle, where feasible, and promote sustainable measures.
- 1.38.2 To incorporate approved pathways into the public rights of way network.
- 1.38.3 To better integrate rights of way with other access provision, initiatives and facilities.

- 1.38.4 To reduce fragmentation in the public rights of way network.
- 1.38.5 To improve accessibility on the public rights of way network.
- 1.38.6 To assist in providing 'safer routes to schools'.
- 1.38.7 To promote safety.
- 1.38.8 To promote improved health and quality of life through the use of the public rights of way network.
- 1.38.9 To stimulate tourism and the local economy.
- 1.38.10 To increase community involvement in the management of the public rights of way network.
- 1.39 The Rights of Way in Epping Forest district afford a valuable resource for getting access to open space, sport and recreation opportunities. The Plan objectives will be reflected in the Epping Forest district assessment.

### ***The Local context***

#### *Community Strategy*

- 1.40 *'Putting Epping Forest First'* (2010) is the community strategy produced by One Epping Forest, the Local Strategic Partnership. The Partnership is made up of representatives from local councils, education, the police, health services and business and community groups. The strategy covers the period until 2031 and provides an overarching policy framework for the district. The vision for the district is: *'Together making Epping Forest a great place to live, work, study and do business'*.
- 1.41 The objectives for the district include ensuring that (i) the protection of the Green Belt and the unique character of the district is a major priority in the Local Development Framework and (ii) a green strategy is produced which enhances environmental education and joint action between the partners. The Plan recognises the significance of the external pressures on green spaces in the district. The 'sustainable' outcome highlights the need for balance between preserving green infrastructure and meeting the need for homes and jobs. The 'healthy' outcome recognises health inequalities and implicitly the need to provide equitable access to resources like open space, sport and recreation that underpin healthy living.

#### *Corporate Plan*

- 1.42 *The Epping Forest District Council Plan 2011 - 2015'* (2011) sets out the council's aims and priorities for the next four years. In relation to the environment, the plan notes that *'Epping Forest District is a great place to live and our residents have indicated that a major factor in people living their lives here, or aspiring to live here, is its green and unique nature and environment. .... the district must develop as the population grows and new creative and sustainable ways need to be found to meet the needs of future generations'*. In relation to demographic change and health inequality the plan states *'We will also build on work undertaken through our Active Health Programme which, over the last two years, has seen improved health and wellbeing for people over 50, through provision of walking programmes, seated exercise and allotment development'*.
- 1.43 The Plan recognises the need to accommodate additional development in *'new creative and sustainable ways'*. Tackling health inequalities will involve a multi-faceted approach, but ensuring access to green spaces to sustain initiatives such as the walking programme and allotment development, will be important elements.

#### *Epping Forest Local Plan*

- 1.44 Local planning policy in the district is contained in *'The combined Policies of Epping Forest District Local Plan (1998) and Alterations (2006)'* (2008). Policies of particular relevance to open space, sport and recreation include policies to protect the quality of the rural and built environment, to safeguard the Green Belt and Lee Valley Regional Park from inappropriate development; to protect ancient landscapes and Registered Parks and Gardens, protected lanes, commons and village greens; to conserve the historic nature and wildlife value of Epping Forest; to protect sites of

national and international importance for nature conservation, and to protect established habitats, including County Wildlife Sites, as well as replace lost habitats. In addition the local authority will promote nature conservation schemes; permit the development of additional recreational, sporting and tourist facilities in the interest of the community; support the enhancement of the Public Rights of Way network. There are specific policies on horse-keeping, play areas, allotments, playing fields and golf courses.

- 1.45 Planning policies are strongly supportive of maintaining the quality of green spaces. Strong limitations are placed on development in the Green Belt, although outdoor participatory sport and recreation are permissible exceptions. The importance of the Lee Valley Regional Park as a recreation resource is underpinned by a policy supporting developments that will '*enhance the function and enjoyment of the Park*'. There is a strong presumption against any developments that would adversely affect the landscapes of the district, with further specific protections for parkland and other publicly accessible greenspace. Conservation of wildlife habitats is a key planning policy priority. Planning policies offer positive support for sport and recreation provision that will benefit the local community. Specific policies relating to equestrian provision emphasise the importance of this activity in the district. Play areas are the subject of positive policies regarding their provision and retention.
- 1.46 There is policy support for the provision and retention of allotments. A general presumption against the loss of playing pitches, other than where specified exceptions are met, offers strong policy protection. Provision in rural settlements will need to demonstrate that there is sufficient local demand to sustain the facilities concerned. The significance of golf course provision locally is reflected in five separate policies defining the circumstances in which their provision will be permissible.

#### *Epping Forest Playing Pitch Strategy*

- 1.47 '*The Epping Forest Playing Pitch Strategy*' (2007) comprises an assessment of the adequacy of pitch provision in the district. Its key findings are:
- 1.48 Supply and demand: The assessed position was as follows:
- 1.48.1 *Adult football*: A surplus of 69 pitches during the peak demand period.
- 1.48.2 *Junior football*: A deficit of 15.2 pitches during the peak demand period.
- 1.48.3 *Mini-soccer*: No assessment undertaken.
- 1.48.4 *Cricket*: A surplus of 2.4 pitches during the peak demand period.
- 1.48.5 *Rugby*: A deficit of 3.5 pitches during the peak demand period.
- 1.49 The quality of most pitches assessed was judged to be 'good'.
- 1.50 The recommendations from the strategy are that the district and town councils should consider re-designating adult football pitches into other types of pitch for which there is a deficit; additional use of school pitches should be developed where this will address deficiencies; Epping Forest District Council should secure developer contributions to meet the costs of providing pitches to meet the additional needs associated with new housing developments.
- 1.51 The strategy provides a helpful snapshot of the balance between supply and demand for pitches, although will need to be updated to reflect changes since 2007.

#### *Epping Forest Play Strategy*

- 1.52 '*The Epping Forest Play Strategy 2007 - 2017*' was produced in conjunction with Epping Forest Play Partnership, to inform the future development and delivery of play services throughout the Epping Forest District. The strategic themes in the strategy are:
- 1.52.1 To raise awareness of the value and importance of play.
- 1.52.2 To provide high quality, safe, challenging and sustainable play facilities and opportunities.

- 1.52.3 To ensure equitable and accessible play opportunities are available to all children and young people across the District.
- 1.53 The proposed outcomes include (i) achieving long-term play provision across the whole district, (ii) the provision of more and better local and inclusive playing opportunities where they are needed, (iii) improved access to safe areas for children and young people to play and socialize, and (iv) enhancement of public space as an environment in which to play.
- 1.54 The key audit findings were:
- 1.54.1 Confirmation of a disparate range and quality of equipment. Varying levels of deficiencies were found and the audit highlighted several key locations in need of immediate attention. Although all play equipment is checked on the required basis through ROSPA, many facilities contain very old equipment, which is neither inspiring nor challenging to children.
- 1.54.2 Some Parishes are well served in terms of junior and youth play equipment and age groups catered for, however, this has only been achieved where Parish and Town Councils have adopted a proactive stance with regards to local funding opportunities.
- 1.54.3 Most areas in the district have some form of play equipment, but in the majority of cases, this is designed for 2 - 8 year olds or 5 - 11 year olds. There is a significant lack of equipment provided for older children and young people. At least 10 Parishes still require some form of Youth facility provision.
- 1.54.4 Very few playgrounds in the district include equipment suitable for children and young people with disabilities, although all new facilities are compliant with DDA. In general, access to facilities is often limited to open space and playgrounds that have hard paths, as most facilities are located within a grassed playing field area.
- 1.54.5 Some play areas have reasonable play equipment but lack in 'attraction factor' due to their location and lack of trees, bushes and other planting. These areas could be greatly enhanced through affordable planting schemes.
- 1.55 The strategy provides a framework within which play provision in the district can be assessed and prioritised. The audit findings comprise a valuable assessment of the overall state of provision for children's play in the district, which will contribute to an updated evaluation as part of the current study.

#### *Epping Forest Biodiversity Action Plan*

- 1.56 '*The Epping Forest District Biodiversity Action Plan 2008 - 2012*' (updated in 2010) comprises a five year Action Plan containing a range of targets aimed at conserving and enhancing biodiversity across the district. The key habitats in the district are:
- 1.56.1 Urban areas: Within the district's urban areas, public open spaces, cemeteries, allotments, derelict land and gardens all support a huge variety of wildlife.
- 1.56.2 Farmland: Around 90% of the district could still be described as countryside with agriculture being by far the largest land use. The sympathetic management of this land is vital for the effective conservation of wildlife.
- 1.56.3 Woodland: Since 1945 Essex has lost 24% of all its ancient woodland. The district is fortunate in having part of Hainault Forest and Epping Forest within its borders. As one of the UK's most coherent blocks of ancient woodland it is a hugely important site not only for the district, but nationally and internationally (hence the SAC designation).
- 1.56.4 Veteran trees: Hainault and Epping Forests include a collection of veteran trees of European importance, but such trees are by no means confined to the Forest areas.
- 1.56.5 Hedgerows: Across England since 1945 the average hedgerow loss in each parish has been around 50% and this figure can be fairly accurately applied to the district. Despite this loss the ancient nature of much of the district's landscape means that there is still a significant hedgerow network.

1.56.6 Species-rich grassland and heathland: Unimproved grassland has been the one major habitat that has seen catastrophic losses. Across the county there has been a 99% loss of all its flower rich grasslands. In Epping Forest district there are only 106.3 ha remaining equating to just 0.31% of the district's land area. The exact area of heathland that still remains is hard to calculate, but the area of stand-alone heathland sites amounts to under 3ha.

1.56.7 Ponds: Some 982 ponds were recorded in the district and are found scattered across the whole district, but many are now under threat from lack of management through land use changes.

1.57 The designation of priority habitats will help to inform the strategy for preserving and enhancing open spaces in the district.

*The implications for open space, sport and recreation provision*

1.58 The local strategic context of Epping Forest district provides the overall framework within which the open space, sport and recreation assessment will be developed and will also influence the development of standards of provision and the policy options for implementing deficiencies. In particular:

1.58.1 The Community Strategy recognises the significance of the external pressures on green spaces in the district. Its 'sustainable' outcome highlights the need for balance between preserving green infrastructure and meeting the need for homes and jobs. Its 'healthy' outcome recognises health inequalities and implicitly the need to provide equitable access to resources like open space, sport and recreation that underpin healthy living.

1.58.2 The Corporate Plan recognises the need to accommodate additional development in 'new, creative and sustainable ways'. Tackling health inequalities will involve a multi-faceted approach, but ensuring access to green spaces to sustain initiatives such as the walking programme and allotment development, is an important element.

1.58.3 The Local Plan contains policies that are strongly supportive of maintaining the quality of green spaces. Strong limitations are placed on development in the Green Belt, although outdoor participatory sport and recreation are permissible exceptions.

1.58.4 The importance of the Lee Valley Regional Park as a recreation resource is underpinned by a policy supporting developments that will 'enhance the function and enjoyment of the Park'.

1.58.5 There is a strong presumption against any developments that would adversely affect the landscapes of the district, with further specific protections for parkland and other publicly accessible greenspace.

1.58.6 Conservation of wildlife habitats is a key planning policy priority.

1.58.7 Positive support is offered for sport and recreation provision that will benefit the local community.

1.58.8 Specific policies relating to equestrian provision emphasise the importance of this activity in the district.

1.58.9 Play areas are the subject of positive policies regarding their provision and retention.

1.58.10 There is policy support for the provision and retention of allotments.

1.58.11 A general presumption against the loss of playing pitches, other than where specified exceptions are met, offers strong policy protection.

1.58.12 Provision in rural settlements will need to demonstrate that there is sufficient local demand to sustain the facilities concerned.

1.58.13 The significance of golf locally is reflected in five separate policies defining the circumstances in which their provision will be permissible.

1.58.14 The pressures for noise generating activities such as air sports, motorsports and shooting are reflected in a policy to direct them to appropriate locations.

- 1.58.15 The playing pitch strategy provides a helpful snapshot of the balance between supply and demand for pitches, although will need to be updated to reflect changes since 2007.
- 1.58.16 The audit findings in the play strategy comprise a valuable assessment of the overall state of provision for children's play in the district, which will contribute to an updated evaluation as part of the current study.
- 1.58.17 The designation of priority habitats in the district biodiversity action plan will help to inform the strategy for preserving and enhancing open spaces in the district and highlights the importance that all forms of open space can have in promoting biodiversity.

Lee Valley Regional Park Authority

- 1.59 The Lee Valley Regional Park stretches for 26 miles along the River Lea from the Thames in east London to Ware in Hertfordshire. Established by Parliament in 1967 the regional park meets the recreation, leisure and nature conservation needs of London, Hertfordshire and Essex. The current '*Lee Valley Regional Park Plan*' was adopted in April 2000. The vision for the regional park is:
- 1.59.1 To be a cohesive, sustainable and valued regional green lung.
- 1.59.2 To be an area of enhanced and protected natural biodiversity for the enjoyment of all.
- 1.59.3 To achieve full utilisation of the unique land and water assets of the regional park for specialist leisure and recreational facilities developed in accordance with principles of sustainability and design excellence.
- 1.59.4 To be an accessible and permeable, integrated visitor attraction to serve the region which will include local communities.
- 1.60 The vision and core values emphasise the importance of the Lee Valley as a recreational resource, not only for Epping Forest residents, but also a much wider catchment. The policy objectives reflect the need to balance conservation with formal and informal recreation, through careful management of the landscape and natural resources.

City of London Corporation

- 1.61 The City of London Corporation is the Conservator of Epping Forest and is responsible for managing the forest. '*The Epping Forest Management Plan*' (1998) sets out the basis on which its responsibilities will be discharged. This includes long term management objectives such as:
- 1.61.1 To preserve and protect the physical and biological integrity of the Forest as a unique public open space.
- 1.61.2 To ensure the sustainable use of the Forest for the recreation and enjoyment of the public.
- 1.61.3 To encourage the educational use of the Forest by the widest possible range of people
- 1.62 The management objectives include conservation and recreation components.

Neighbouring local authorities

- 1.63 Analysis of the assessments of open space, sport and recreation provision from neighbouring local authorities is as follows:

<b>Local authority</b>	<b>Surplus/adequate provision</b>	<b>Deficiencies in provision</b>
East Herts	<ul style="list-style-type: none"> <li>• <b>Amenity greenspace:</b> Surplus of 0.28ha.</li> <li>• <b>Allotments:</b> Supply and demand balanced.</li> <li>• <b>Swimming pools:</b> Surplus of four 4-lane 25m pools.</li> <li>• <b>Health and fitness:</b> Supply and demand balanced.</li> <li>• <b>Indoor tennis:</b> All needs are met.</li> </ul>	<ul style="list-style-type: none"> <li>• <b>Parks and gardens:</b> Shortfall of 0.61ha.</li> <li>• <b>Natural/semi-natural greenspace:</b> Shortfall of 0.05ha.</li> <li>• <b>Children's play:</b> Shortfall of 8.79ha.</li> <li>• <b>Sports halls:</b> Shortfall of 1 sports hall.</li> <li>• <b>Indoor bowls:</b> Shortfall of one 6/8-rink facility.</li> <li>• <b>Junior football:</b> Deficit of 56.5 pitches.</li> </ul>

	<ul style="list-style-type: none"> <li>• <b>Community halls:</b> All needs are met.</li> <li>• <b>Adult football:</b> Surplus of 33.5 pitches.</li> <li>• <b>Cricket:</b> Surplus of 13.8 pitches.</li> <li>• <b>Rugby:</b> Surplus of 11.5 pitches.</li> <li>• <b>Artificial turf pitches:</b> Surplus of 4 pitches.</li> </ul>	<ul style="list-style-type: none"> <li>• <b>Mini-soccer:</b> Deficit of 22.5 pitches.</li> </ul>
Chelmsford	<ul style="list-style-type: none"> <li>• <b>Adult football:</b> Surplus of 19.9 pitches.</li> <li>• <b>Cricket:</b> Surplus of 0.9 pitches.</li> </ul>	<ul style="list-style-type: none"> <li>• <b>Junior football:</b> Deficit of 14.8 pitches.</li> <li>• <b>Mini-soccer:</b> Deficit of 13.8 pitches.</li> <li>• <b>Rugby:</b> Deficit of 1.5 pitches.</li> <li>• <b>Hockey:</b> Deficit of 3.0 pitches.</li> </ul>
Brentwood	<ul style="list-style-type: none"> <li>• <b>Parks:</b> No deficiencies.</li> <li>• <b>Natural/semi-natural greenspace:</b> No deficiencies.</li> <li>• <b>Amenity greenspace:</b> No deficiencies.</li> <li>• <b>Children's play:</b> 'No deficiencies.</li> <li>• <b>Sports halls:</b> Surplus of 1 hall</li> <li>• <b>Indoor bowls:</b> Surplus of 3 rinks.</li> </ul>	<ul style="list-style-type: none"> <li>• <b>Allotments:</b> Some deficiencies.</li> <li>• <b>Swimming pools:</b> Deficit of 1 pool.</li> </ul>
Uttlesford	Most forms of sports facility and playing pitch provision in Uttlesford meet all the needs of the district's residents.	None identified
Broxbourne	<ul style="list-style-type: none"> <li>• <b>Parks and gardens:</b> Supply and demand balanced.</li> <li>• <b>Natural/semi-natural greenspace:</b> Supply and demand balanced.</li> <li>• <b>Allotments:</b> Supply and demand balanced</li> <li>• <b>Playing pitches:</b> Surplus of adult football, mini-soccer and rugby pitches.</li> <li>• <b>Community halls:</b> All needs are met.</li> </ul>	<ul style="list-style-type: none"> <li>• <b>Amenity greenspace:</b> Deficit of 0.87ha.</li> <li>• <b>Children's play:</b> Small deficit.</li> <li>• <b>Sports halls:</b> Deficit of 2 sports halls.</li> <li>• <b>Swimming pools:</b> Deficit of 0.5 of a 6-lane 25m pool.</li> <li>• <b>Indoor bowls:</b> Deficit of 1 facility</li> <li>• <b>Indoor tennis:</b> Deficit of 1 facility</li> <li>• <b>Playing pitches:</b> Deficit of junior football and cricket pitches.</li> </ul>
Redbridge	None assessed	None assessed
Waltham Forest	<ul style="list-style-type: none"> <li>• <b>Open Space:</b> No substantive deficits.</li> <li>• <b>Cricket:</b> Supply and demand balanced.</li> </ul>	<ul style="list-style-type: none"> <li>• <b>Adult football:</b> Deficit of 2 pitches.</li> <li>• <b>Junior football:</b> Deficit of 4 pitches.</li> <li>• <b>Mini-soccer:</b> Deficit of 2 pitches.</li> <li>• <b>Rugby:</b> Deficit of 2-4 pitches.</li> </ul>
Harlow	None assessed	None assessed
Havering	None assessed	None assessed
Enfield	<ul style="list-style-type: none"> <li>• <b>Open Space:</b> No substantive deficits</li> <li>• <b>Adult football:</b> Surplus of 41 pitches.</li> <li>• <b>Junior football:</b> Surplus of 34 pitches.</li> <li>• <b>Mini-soccer:</b> Surplus of 7 pitches.</li> <li>• <b>Cricket:</b> Surplus of 24 pitches.</li> <li>• <b>Rugby:</b> Surplus of 7 pitches.</li> <li>• <b>Sports halls:</b> All needs are met.</li> </ul>	None assessed

	<ul style="list-style-type: none"> <li>• <b>Swimming pools:</b> All needs are met.</li> <li>• <b>Health and fitness:</b> All needs are met.</li> </ul>	
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*The implications for open space, sport and recreation provision*

- 1.64 The external strategic context for open space, sport and recreation provision will have an important influence in Epping Forest district. Assessments of deficiency by adjoining local authorities suggest that account will need to be taken of imported and exported demand between the respective areas. In particular:
- 1.64.1 National planning policy: The *'National Planning Policy Framework'* affirms the importance of sports facilities and open space in sustainable development. It also:
- Confirms the need to assess local needs and opportunities for open space, sport and recreation facilities and to develop local standards of provision.
  - Identifies that local communities will have a role to play in identifying green space of particular importance to them.
- 1.65 Essex Sports Facilities Strategy: The findings of the county sports facilities strategy will be taken into account in the wider assessment of need undertaken as part of this study. Also:
- The local/neighbourhood facilities policies are a helpful guide to levels of provision and travel time catchments.
  - The absence of any significant identified deficiencies in Epping Forest district provides a preliminary assessment that levels of sports facilities provision are broadly adequate.
- 1.66 Essex Rights of Way Improvement Plan: The 693.62km of Rights of Way in Epping Forest district afford a valuable resource for getting access to open space, sport and recreation opportunities. The Plan objectives will be reflected in the Epping Forest district assessment.
- 1.67 Lee Valley Regional Park Authority: The vision and core values of the Regional Park Plan emphasise the importance of the Lee Valley as a recreational resource, not only for Epping Forest residents, but also a much wider catchment. The policy objectives reflect the need to balance conservation with formal and informal recreation, through careful management of the landscape and natural resources.
- 1.68 City of London Corporation: As the Conservators of the Forest the Corporation's management objectives include conservation and recreation components.
- 1.69 Neighbouring local authorities: Analysis of open space, sport and recreation assessments from neighbouring local authorities identified shortfalls in allotment provision in Brentwood, Redbridge and Broxbourne and playing pitch shortfalls in East Herts, Waltham Forest and Chelmsford. This may cause some imported demand to Epping Forest.
- 1.70 Further detail on Policy Context can be seen in Appendix 2.

## 2 Open Space Assessment

### *Methodology*

- 2.1 Our approach to assessment adheres to current government guidance in the National Planning Policy Framework which requires planning policies to identify specific needs and quantitative or qualitative deficits or surpluses of open space, sports and recreational facilities in the local area. Specifically we have carried out the following stages:
- Identifying local needs
  - Auditing local provision
  - Setting provision standards
  - Applying provision standards
  - Developing draft policies
- 2.2 The typologies used in the Epping Forest District Open Space audit in 2009 and which are used as the basis for the existing audit are:
- Managed open space with public access
  - Informal recreation grounds
  - Woodland including Epping Forest and semi-natural open space
  - Children's Playgrounds
  - Allotments
  - Cemeteries and graveyards
- 2.3 These typologies do not correspond exactly to those laid down in the previous Planning Policy Guidance Note 17: *Planning for open space, sport and recreation (PPG 17)*. The current National Planning Policy Framework does not identify specific open space typologies, so reference is still made to the previous typologies identified in PPG17 on occasion in this document, for instance, in relation to comparator standards.
- 2.4 The approximate equivalents across all the PPG17 typologies appear to be:

<b><i>Epping District Council Open Space Audit 2009 typologies</i></b>	<b><i>Previous PPG 17 typologies</i></b>
Allotments	Allotments, community gardens, and city (urban) farms
Cemeteries and graveyards	Cemeteries and churchyards
Formal playing pitches	Outdoor sports facilities (with natural or artificial surfaces and either publicly or privately owned) - including tennis courts, bowling greens, sports pitches, golf courses, athletics tracks, school and other institutional playing fields, and other outdoor sports areas
Alternative sites for sport	
Informal recreation grounds	Amenity greenspace (most commonly, but not exclusively in housing areas) – including informal recreation spaces, greenspaces in and around housing, domestic gardens and village greens
Children's playgrounds	Provision for children and teenagers - including play areas, skateboard parks, outdoor basketball hoops, and other more informal areas (e.g. 'hanging out' areas, teenage shelters)
Indoor facilities for high levels of	Not covered by PPG17

use	
Community centres and village Halls	Not covered by PPG17
Managed open space with public access	Amenity greenspace (most commonly, but not exclusively in housing areas) – including informal recreation spaces, greenspaces in and around housing, domestic gardens ( <i>not accessible</i> ) and village greens. Similar to Informal Recreation Grounds but also including parks and gardens - including urban parks, country parks and formal gardens and civic spaces
Semi-natural open space and woodland with public access	Natural and semi-natural urban greenspaces - including woodlands, urban forestry, scrub, grasslands (e.g. downlands, commons and meadows) wetlands, open and running water, wastelands and derelict open land and rock areas (e.g. cliffs, quarries and pits)  Green corridors - including river and canal banks, cycleways, and rights of way
Not covered separately in the Epping 2009 audit	Accessible countryside in urban fringe areas Civic spaces, including civic and market squares, and other hard surfaced areas designed for pedestrians

2.5 Civic spaces and Green corridors were not identified as discrete typologies in the 2009 assessment, but several green lanes were included in the 2009 audit and classified under the 'Managed Open Space' typology. The role green lanes play within the district is looked at further within the context of the desk-top Public Rights of Way network (PRoW) assessment.

2.6 Formal playing pitch and sports facilities are covered by separate methodologies within the assessment.

#### *Identifying local need*

2.7 Local need was assessed on the basis of response from key Epping District Council staff, key external stakeholders, such as Natural England, the City of London Corporation and Lee Valley Regional Park, and local community leaders from parish councils. The needs assessment involved an early approach to introduce the study programme and purpose, an invitation to get directly in touch with the local authority or consultants, and an invitation to a stakeholder workshop later in the programme.

#### *Audit of local provision*

2.8 This involved the following:

2.8.1 Quantitative assessment: Identifying the size and location of each publicly accessible open space in Epping Forest district. Sites were identified in 2009 by an in-house audit carried out by Epping Forest District Council on a parish by parish basis covering all 27 parishes. This was supplemented in 2012 by a desk top review to identify any changes since 2009 and any sites which may have been missed in the 2009 audit.

2.8.2 Accessibility: The effective catchments were identified for each type of sports facility in Epping Forest, based upon stakeholder comments and defined as the travel time/distance that users are prepared to undertake.

2.8.3 Qualitative assessment: Identifying the quality of each open space.

2.9 The objectives of the audit were designed to:

- 2.9.1 Provide an overview of the quality and value of spaces and facilities within each of the district's parishes;
- 2.9.2 Influence the production of new planning policies essential in determining planning applications, guiding new development and resolving conflicts of demand or use; and
- 2.9.3 Enable the Council to demonstrate a continuous improvement in the quality of open spaces, sport and recreational facilities in its district
- 2.10 The qualitative assessment used a standard appraisal sheet that evaluated each site within the parish against a key set of indicators which were scored from 1-5 (very poor to very good) on the basis of an identified set of criteria:
- 2.10.1 Cleanliness and maintenance: indicators include vandalism and graffiti, litter problems, dog fouling, noise, smells, equipment.
- 2.10.2 Security and safety: indicators include lighting, equipment and boundaries.
- 2.10.3 Vegetation: planted areas and grass areas
- 2.10.4 Ancillary accommodation: indicators include toilets, parking, provision of bins for rubbish/litter, seats/benches and pathways
- 2.10.5 General: indicators include entrance (s) to the site, roads/pathways/cycleways and/or accesses and disabled access
- 2.10.6 Transport: indicators include accessible by public transport, accessible by cycleways and accessible by walking
- 2.10.7 Information and signage
- 2.11 Wider benefits were also appraised on a yes/no basis against an agreed definition. These benefits included:
- 2.11.1 Amenity benefits and a 'Sense of Place'
- 2.11.2 Cultural and heritage benefits
- 2.11.3 Ecological, economic or education benefits
- 2.11.4 Social inclusion and health benefits
- 2.11.5 Structural and landscape benefits
- 2.12 A copy of the assessment sheet can be found in Appendix 3.
- 2.13 The following mapped datasets were appraised as part of the desk-top assessment to identify any gaps in the 2009 assessment in relation to greenspace sites:

<b>Dataset</b>	<b>Results</b>
Sites of Special Scientific Interest (SSSI)	All audited
National Nature Reserves (NNR)	None in district
Ramsar sites and Special Protection Areas (SPA)	Lee Valley: 3 No sites already audited
Special Areas of Conservation (SAC)	Epping Forest: 6 No sites already audited
Local Nature Reserves (LNR)	10 No. sites, 1 not audited
Local Wildlife Sites (LWS)	222 No in the district of which 55 No were audited in 2009
Registered Common land	10 No audited 23 not audited
Scheduled Monuments	None audited (26 No. sites)
Registered Parks and Gardens	5 No sites 1 No. Copped Hall partially audited
Country Parks	All audited (19 No. sites)
City of London Corporation Buffer Lands	17 No sites/parcels

- 2.14 From the list of sites identified in this way, 49 No. additional open space sites were identified for possible audit as part of the current study, based on their accessibility in terms of:
- 2.14.1 Ownership i.e. whether public or private
  - 2.14.2 Proximity to urban centres, villages etc.
  - 2.14.3 Connectivity to the Public Rights of Way (PRoW) network
  - 2.14.4 Size
- 2.15 Of the 49 sites, nine were found to be either not accessible in the field or closed to public access at the time of visit, and audits were therefore only partially completed or not pursued.

#### *Setting Standards*

- 2.16 Draft local standards have been identified for accessibility, quality and quantity through analysing existing provision and comparing this to both existing standards (where applicable), and those of comparator authorities. Further analysis has been carried out through bench-marking of these draft standards against:
- 2.16.1 Stakeholder observations on whether there is enough, not enough or too much provision in any of the typologies.
  - 2.16.2 Comparison of the draft standards with some of those of spatial neighbouring authorities e.g. Uttlesford District Council, that have recently set standards
- 2.17 Standards have been identified across the District authority for each typology of open space where appropriate.

#### Comparator authorities

- 2.18 The Chartered Institute of Public Finance and Accountancy (CIPFA) provides a Nearest Neighbours Model, to enable local authorities to undertake comparative and benchmarking exercises, by identifying the councils that are most closely related in terms of their demography and economic profile.
- 2.19 In terms of comparing open space provision with the most comparable local authorities, an exercise was undertaken to identify Epping Forest District Council's 'Nearest Neighbours', and establish which of these authorities have undertaken similar open space studies, to provide benchmarking data. The results of the exercise identified the CIPFA 'Nearest Neighbours' as Three Rivers, North Hertfordshire, Spelthorne, East Hampshire, Reigate and Banstead, and Hertsmere as the most compatible authorities with an Open spaces/PPG17 assessment/Green spaces strategy. Where the 'Nearest Neighbour' authorities had not set greenspace standards for a particular typology, some of the near spatial neighbours with Open Spaces Strategies, such as Uttlesford and East Hertfordshire were also consulted, to see what standard they had set.

#### Role of comparator authorities in standard setting

- 2.20 The primary method of establishing local standards was through use of the audit and the stakeholder consultation, however, due to the accelerated timetable for the project, three of the comparator authority standards were used to inform draft local standards prior to stakeholder consultation. The draft standards and stakeholder responses were then compared further with additional comparator local authorities and near spatial neighbours as a further bench-mark exercise, helping to test the validity of the choice of standard.

### **Audit results for each open space type**

#### ***Managed Open Space***

- 2.21 Many of these sites appear to correspond to the previous PPG 17 definition of 'Amenity Greens' which are commonly informal recreation spaces, greenspaces in and around housing, domestic gardens and village greens. A smaller number fit in to the previous definition of 'Parks and

Gardens' which are generally areas of land normally enclosed, designed, and maintained spaces, including urban parks, country parks and formal gardens. The Managed Open Space in Epping is almost exclusively unenclosed. These sorts of greenspace tend to consist largely of mown grass that can be of a scale to provide an informal kickabout area, perhaps with some boundary tree-planting or sometimes incorporating play facilities. They do not generally include formal flower or shrub beds or specific seating areas other than occasional benches. Nor do they tend to incorporate areas of high nature conservation value.

- 2.22 'Managed Open Space' can have wider benefits such as providing a sense of place or setting for a wider area and the provision of educational opportunities. These traditional sorts of greenspaces often provide for quiet enjoyment, dog-walking, meeting friends and children's play, as well as providing for more active recreation. They are also critical in providing a green lung within the built environment e.g. in Loughton, Waltham Abbey or Chigwell, or providing a valuable green infrastructure function in terms of pollution control, micro-climate mitigation, and a setting for residential development as well as a visual amenity for both users and those who just pass by or overlook them. Even though Epping District benefits from an extensive natural and semi-natural greenspace network through the presence of Epping Forest and the Lee Valley in particular, some of these smaller sites can still perform this role at a very local level e.g. in Loughton.
- 2.23 This typology could also include historic Parks and Gardens that originated as the grounds of private houses within historic rural estates. Such parks, however, some of which are on the English Heritage Register of Parks and Gardens<sup>1</sup>, may not have open access to the public, or may be substantially controlled by a private landowner.

### *Waste by Rye Hill*



<sup>1</sup> English Heritage; The Register of Historic Parks and Gardens

*Result of audit*

2.24 101 Managed Open Spaces were identified in the 2009 audit altogether spread across 18 of the parishes. 32 No. of these sites are below 0.2ha. Collectively these sites appear to be providing a valuable role within the district particularly as many contain mature stands of trees, assumed to be related to the historic wooded nature of the district.

2.25 The 2009 audit scores for the Managed Open Spaces in Epping District are as follows:

<i>Parish</i>	<i>Site name</i>	<i>Overall quality 2009 (2012 score in brackets)</i>
Buckhurst Hill	Land between Felstead Road and Loughton Way	Average
Buckhurst Hill	Land surrounded by Pentlow Way	Average
Buckhurst Hill	Land between Roebuck Lane and Russell Road	Average
Buckhurst Hill	Green Walk	Average (Average)
Buckhurst Hill	Land between the junction of Chestnut Avenue and Hornbeam Road	Average
Epping	Epping Green	Average
Epping	Epping Green	Average
Epping	Land opposite junction between Station Road and High Street, Epping	Average
Epping	Theydon Grove Pond	Average
Epping	Land surrounded by Beaconfield Avenue	Average
Epping	Land surrounded by Beaconsfield Road	Average
Epping	Land to the west of Coronation Hill	Good
Epping	Land to the north of Lower Swaines	Average
Epping	Land to the west of Broadoaks	Good
Epping	Land to the east of The Crescent	Good
Epping	Land to the south west of the junction between Western Avenue and Centre Drive	Good
Epping	Land to the north west of the junction between Western Avenue and Centre Drive	Average
Epping	Land to the north of Centre Green	Good
Chigwell	Chigwell Station Green	Good
Chigwell	Land encompassing Victory Hall Offices	Good
Chigwell	Land surrounded by Lee Grove	Good

Chigwell	Land surrounded by St Marys Way	Average
Chigwell	Land east of the junction between Manor Road and Tomswood Road	Good
Chigwell	Land east of the junction between Manor Road and Hainault Road	Very good
Chigwell	Land surrounded by Limes Avenue	Good
Chigwell	Land to the east of Limes Avenue	Average
Chigwell	Land to the north of Copperfield	Average
Chigwell	Land south of the junction between Manor Road and Millwall Crescent	Good
Chigwell	Land surrounded by Brook Rise	Very good
Epping Upland	Epping Green Village Green	Good
Epping Upland	Land to south east of Elm Close	Good
Epping Upland	Land to the north east of Elm Close	Good
Fyfield	Land to north of Elmbridge Hall	Good
Fyfield	Land to the east of Elmbridge Hall	Good
High Ongar	Paslow Wood Common	Good
High Ongar	Land to the north of Millfield	Average
Lambourne	Land surrounded by Pancroft	Average
Loughton	Land to the south of Hillyfields	Average
Loughton	Hillyfields Open Space/Millennium Remembrance Grove	Good
Loughton	Land to the south of Burney Drive (0.49ha)	Good
Loughton	Land to the south of Burney Drive (1.63ha)	Good
Loughton	Land to the north of Rectory Lane	Average
Loughton	Land to the south of Mannock Drive	Good
Loughton	Land to the north of Rectory Lane	Average
Loughton	Land to the west of Rectory Lane	Good
Loughton	Land to the east of Westall Road	Average
Loughton	Jessel Green	Average

Loughton	Land adjacent to Rookwood Gardens	Good
Loughton	Land to the north of Rookwood Avenue	Good
Loughton	Land to the east of Colson Road	Average
Loughton	Land adjacent to Deepdene Road	Good
Loughton	Colson Green	Good
Loughton	Land south of the junction between Border's Lane and Alderton Hill Lane	Good
Loughton	Hanbury Park Green	Average
Loughton	Land to the south of Lancaster Drive	Good
Loughton	Land to the north of Greensted Road	Average
Loughton	Land to the east of Greensted Road	Average
Loughton	Green Walk	Good (Average)
Loughton	Buffer Land at the junction between High Road and Warren Hill	Good
Loughton	Land to the north east of Langston Road	Good
Loughton	Linden Green North	Good
Loughton	Linden Green South	Good
Matching	Land to the south of Manor House	Good
Matching	Matching Green	Average
Matching	Land to the south of Housham Tye	Good
Moreton and Bobbingworth	Land to the east of The Hoppitt	Good
Moreton and Bobbingworth	Matching Green	Average
Nazeing	Land to the north of Nazeing Road	Good
Nazeing	Land to the south east of Nazeing Road and St Leonards Road	Good
Nazeing	Land surrounded by Pound Close	Average
Nazeing	Land to the west of Hoe Lane Recreation Ground	Average
Nazeing	Land surrounded by Old Nazeing Road	Good
North Weald	Land to the north of Epping Road	Good

North Weald	Land between Epping Road and Pike Way	Good
North Weald	Land to the south of Park Close	Good
North Weald	Land to the west of High Road	Very good
North Weald	Land to the rear of the Village Hall	Good
North Weald	Land to the south of Queens Road	Average
Ongar	Land between Acres Avenue and Queensway	Good
Ongar	Land to the north of St Peter's Avenue	Good
Ongar	Land to the north of Longfields	Average
Ongar	Cerizay Gardens	Good (Good)
Roydon	Land surrounded by Parkfields	Average
Roydon	Land to the north west of Parkfields	Good
Roydon	The Green	Good
Roydon	Land to the north of Little Brook Road	Good
Roydon	Roydon Community Orchard	Good
Sheering	Land to the east of the River Stort	Good
Stanford Rivers	Land to the west of Toot Hill Road	Good
Stanford Rivers	Toot Hill Common	Good
Stanford Rivers	Jubilee Green	Good
Theydon Bois	Theydon Bois Village Green	Good
Waltham Abbey	Land to the north of Shernbroke Road	Average
Waltham Abbey	Land surrounded by Winters Way	Average
Waltham Abbey	Land surrounded by Princesfield Road	Average
Waltham Abbey	Land surrounded by Thaxted Way	Good
Waltham Abbey	Waltham Abbey Market Square	Very good (Good)
Waltham Abbey	Waltham Abbey Gardens	Very good (Good)
Waltham Abbey	Lee Valley Park Farms (Hayes Hill Farm)	Very good (Not accessed)

Waltham Abbey	Land opposite The Kings Oak Pub	Good
Willingale	Wall's Green	Good

2.26 The 2009 audit identified the following quality scores for Managed Open Space:

2.26.1 Cleanliness and maintenance: generally 'Good', 'Very Good' or 'Average'

2.26.2 Security and safety: quality was generally 'Average' with just very occasional 'Good' or 'Poor' assessments and two 'Very good' sites in Waltham Abbey

2.26.3 Vegetation was generally judged to be 'Good' with a fair number of 'Very good' sites and a few judged as 'Average'

2.26.4 'Ancillary accommodation' which included toilets, parking etc. varied widely with two sites in Waltham Abbey being deemed 'Very Poor'

2.26.5 For 'General' criteria such as entrances and disabled access most sites scored 'Average' although for many this criterion was non-applicable

2.26.6 Under 'Transport' most sites were scored as non-applicable but the reasoning for this is not clear. Where sites have been scored, these vary from 'Average' to 'Very good'

2.26.7 The final category is 'Information and signage' where again many sites are scored as non-applicable. Where a score has been given these are generally scored as 'Average' with a few 'Very poor' and one 'Poor' site in Roydon.

2.27 Overall, the majority of sites are judged as 'Average' across all criteria.

2.28 There were a few sites within this typology where a site visit was allowed for in order to either clarify typology, allow for changes known to have taken place or as a quality control check. These sites were:

2.28.1 Green Walk in Buckhurst Hill Parish

2.28.2 Green walk in Loughton

2.28.3 Cerizay Gardens in Ongar

2.28.4 Waltham Abbey Market Square

2.28.5 Waltham Abbey Gardens

2.28.6 Lee Valley Park Farms (ex Hayes Hill Farm) Waltham Abbey

2.28.7 Wall's Green in Willingale

2.29 The 2012 audit scores were added to the table. In addition, 4 No. smaller sites identified as Registered Common Land were also found to be accessible and were added to this typology. These are listed below:

<i>Parish</i>	<i>Site name</i>	<i>Overall quality 2012</i>
Epping Upland	Rye Hill Common and Epping Long Green	Average
Epping Upland	Waste by Rye Hill	Average
Moreton, Bobbingworth and the Lavers	Land by the ford in Faggotters Lane	Average
Ongar	Manor Square	Good

- 2.30 Stakeholder feedback identified a possible role for 'Pocket Parks' in Epping Forest. Pocket Parks originated as urban open spaces at a very small scale. They can be tucked into and scattered throughout the urban fabric where they serve the immediately local population. These diminutive parks tend to act as scaled-down neighbourhood parks meeting a variety of needs. Functions can include small event space, play areas for children, spaces for relaxing or meeting friends and taking lunch breaks.
- 2.31 The idea of Pocket Parks has developed in the UK to include open areas of land owned and managed by local people providing free, open access for all at all times helping to protect and conserve local wildlife, heritage and landscape.
- 2.32 Epping Town Council identified the specific need for a designed park or garden within Epping Town Centre. This type of designed, more ornamental type of greenspace is rare within the district.

*Managed Open Space Standards*

*Role of Green Flag award in standard setting*

- 2.33 The Green Flag Award is the national standard for quality parks and green spaces in England and Wales. The award scheme began over ten years ago as a way of recognising the best green spaces in the country. It was also seen as a way to create a benchmark of excellence within recreational areas.
- 2.34 The key criteria against which the awards are given are listed as:
- 2.34.1 *A welcoming place* – such as good and safe access, good signage, and equal access for all members of the community.
- 2.34.2 *Healthy, Safe and Secure* – particularly important are that (i) equipment and facilities must be safe to use, (ii) the park or greenspace must be secure for all members of the community, (iii) dog fouling must be addressed, (iv) health and safety policies should be in place and (v) toilets, drinking water etc should be available or close by.
- 2.34.3 *Clean and well-maintained* – Litter and other waste management issues must be addressed, grounds, buildings and features must be well maintained and a policy on litter, vandalism etc must be in place.
- 2.34.4 *Sustainability* – An environmental policy or charter should be in place, pesticide use should be minimised, horticultural peat use should be eliminated, waste plant materials should be recycled, high horticultural and arboricultural standards should be used, energy conservation measures etc. should be used.
- 2.34.5 *Conservation and heritage* – including natural features, wildlife, landscape features, buildings and structural features.
- 2.34.6 *Community Involvement* – knowledge of user community, evidence of community involvement, and recreational facilities for all sectors of the community.
- 2.34.7 *Marketing* – marketing strategy in place, good provision of information to users, promotion of the park.
- 2.34.8 *Management* – a management plan should be in place.
- 2.35 Some Local Authorities use the Green Flag as the quality standard for their parks and other managed greenspaces. It is not known how achievable this is as a proposal, however, and it is therefore suggested that Epping incorporates the key criteria as measures with which to drive up standards where needed. The Green Flag standard could be set as an aspiration for any key greenspaces over time. Greenspace managers can also aspire to 'Green Heritage site' status or a 'Green Pennant' award for their sites, which recognise heritage value and community or voluntary group management respectively

Quantity

<i>Existing level of provision</i>	<i>Recommended standard</i>
<b>0.63 ha/1000 population (78.912 ha total)</b>	<b>Proposed standard 0.63 ha/1000 population</b>
<b><i>Justification</i></b>	
<p>The current level of provision is equivalent to 0.63-ha/1000 population across the District as a whole. This typology is quite wide-spread and well-distributed across the district with only Abbess, Beauchamp and Berners Roding, Stapleford Abbots, Stapleford Tawney, Theydon Garnon and Theydon Mount not having any of this type. Most of this typology is concentrated in the urban centres i.e. Chigwell, Epping, Loughton, North Weald and Waltham Abbey. There are gaps in the provision in Loughton. Stakeholders indicated that they thought that there was enough provision of open space generally but that there were pockets of deficiency.</p> <p>Provision standards for 'Amenity Green Space' have been looked at as comparison standards, for the comparator authorities, as this is the closest typology to the Managed Open Space typology defined in Epping. Standards for these authorities include;</p> <p><b>Three Rivers 0.49ha/1000 population</b>  <b>North Hertfordshire 0.77-2.49 ha/1000 population urban - rural areas</b>  <b>Spelthorne 1.46 ha per 1,000 population</b></p> <p>The quantity standards vary quite widely across the comparator authorities with Epping being below the average (0.91 ha/1000). As there is some of this provision in most parishes, and 88 ha will be needed by 2031 to maintain the existing provision standard with the projected increased population levels, it is proposed that a standard just above the existing standard is adopted.</p>	

Accessibility

<i>Existing level of provision</i>	<i>Recommended standard</i>
<b>Not defined</b>	<b>Proposed standard: 400 m or 5-10 minute walk time</b>
<b><i>Justification</i></b>	
<p>Managed open space is quite well-distributed across the district but with gaps in the provision in Loughton. Stakeholders indicated that they thought that there were some accessibility issues with open space provision.</p> <p>Standards that have been adopted by comparator authorities include;</p> <p><b>Three Rivers 1 minute walk time from residential areas (60m)</b>  <b>North Hertfordshire 10 minute walk time (480m)</b>  <b>Spelthorne 5 minute walk from residential areas (400m)</b></p> <p>These standards vary widely. It is judged that the Three Rivers standard would be too onerous to meet, especially in rural parishes, and that good coverage already exists in most urban areas, with some provision in most rural parishes too. It is proposed that a standard of <b>400 m or 5-10 minutes walk time</b> is adopted.</p>	

Quality

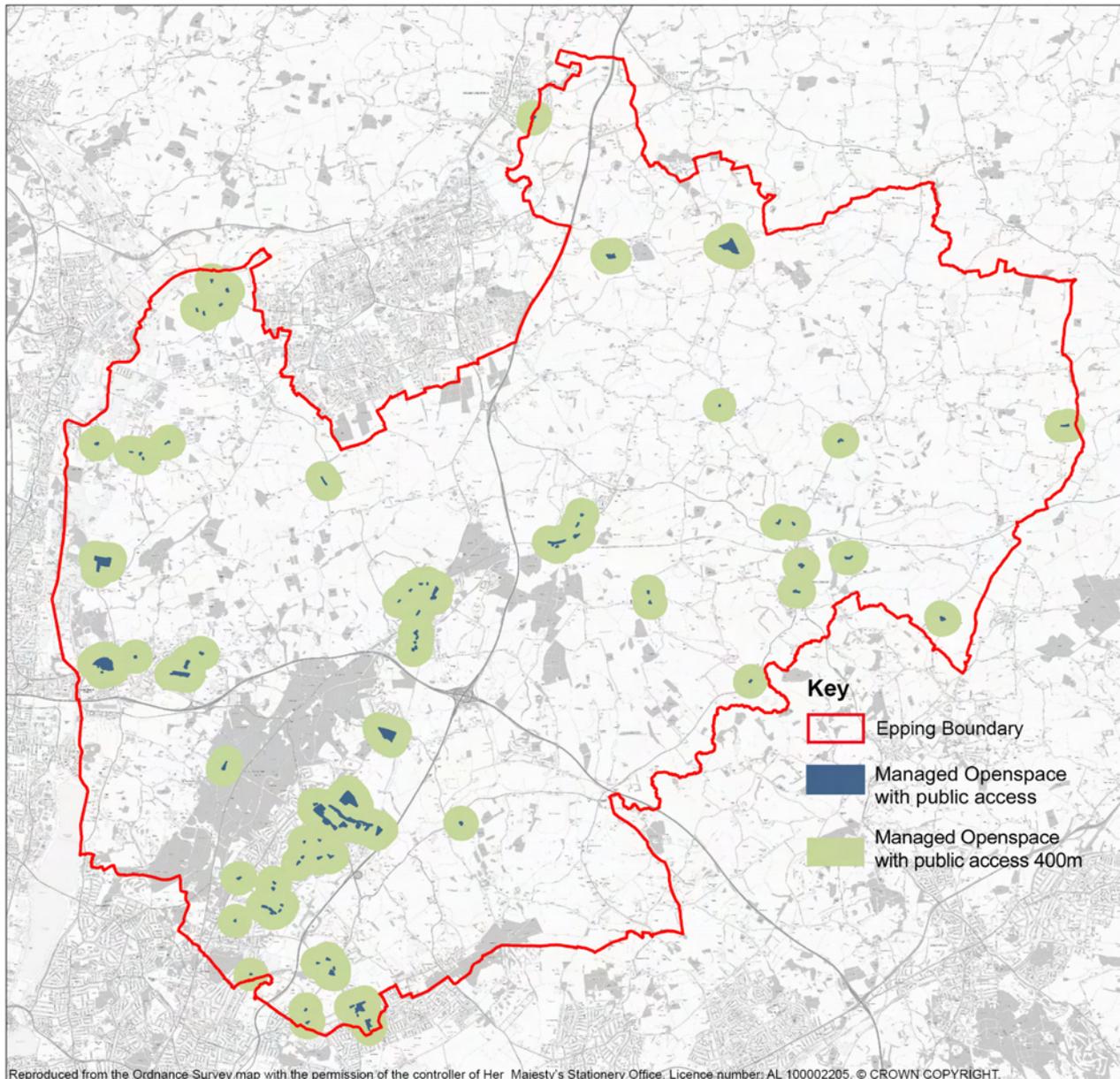
<i>Existing level of provision</i>	<i>Recommended standard</i>
<b>N/A</b>	<p><b>Proposed Standard:</b></p> <p><b>Essential:</b></p> <ul style="list-style-type: none"> <li>• Sites should be clean and litter-free.</li> <li>• Sites should be managed, where feasible, to give natural surveillance to minimise fear of crime.</li> <li>• All greenspace features and facilities where provided should be well maintained, including play equipment, footpaths, site furniture and soft landscaping.</li> </ul> <p><b>Desirable</b></p> <ul style="list-style-type: none"> <li>• Access to 'Managed Open Spaces' should be part of an integrated network of footpaths and cycleways, should be of high quality and use appropriate materials for the setting.</li> <li>• Site design or management should take advantage of any existing natural features including trees, shrubs or wildlife areas or these should be introduced where not existing, as appropriate to the size and character of the site.</li> <li>• Boundary treatment should be of appropriate character and quality.</li> </ul>
<b><i>Justification</i></b>	
<p>The current audit shows that the overall quality scores for this typology are generally 'Average' or above, and that many sites would already meet the essential standards described above. Scope exists to improve security and safety, site facilities, general issues such as site entrances and disabled access, sustainable access and signage.</p> <p>The only comparator quality standard is for 'Amenity green space' from Spelthorne:</p> <p><b>Spelthorne: "Amenity green space should be free from dog fouling, vandalism, litter and anti-social behaviour. The layout and design should follow 'safer by design' principles and sites should be clean and well maintained with clearly defined boundaries, high quality facilities appropriate to their use and appropriate planting".</b></p>	

*Deficiencies in local standards*

- 2.36 There are currently no identified deficiencies in **quantity**.
- 2.37 Deficiencies in **accessibility** occur primarily in
- 2.37.1 Loughton west of the A121, northeast and southwest of Earl's Path.
- 2.37.2 Some streets east of Golding's Hill in Loughton
- 2.37.3 The northern segment of Theydon Bois
- 2.37.4 Chigwell, north of the B173
- 2.37.5 Parts of Buckhurst Hill between the A110 and the A121
- 2.37.6 Around Bury Road in Sewardstonebury
- 2.37.7 Some southern sections of Waltham Abbey
- 2.37.8 Coopersale
- 2.37.9 The northern part of North Weald Bassett and Tyler's Green

2.37.10 Most of the boundary areas of the district where these abut Harlow.

Figure 2.1: Managed Open Space with accessibility catchments



2.38 Overall **quality** at all sites is at least 'Average', with many scoring 'Good' and a few 'Very Good'.

2.39 Deficiencies in quality occur mostly in relation to signage and interpretation, with a few site deficiencies for ancillary facilities such as toilets or parking. Assessments for transport and general criteria such as disabled access and quality of entrances/boundaries were often not addressed in the 2009 study.

#### *Recommendations*

**MO1 Seek to mitigate for accessibility deficiencies through provision where appropriate of the characteristics of 'Managed Open Space' within other typologies – notably within 'Epping Forest and its Buffer lands' and 'Woodland including semi-natural Open Space' i.e. generally in the south and central parts of the district.**

**MO2 Investigate the feasibility of delivering a designed park/garden in Epping Town as identified as a need by the local community**

**MO3 Seek additional provision in the northern part of North Weald Bassett and Tyler's Green, in association with future development where appropriate.**

**MO4 Work with Harlow District to identify any shortfalls in this typology which may be arising due to export of need from Harlow district to Epping district, and seek appropriate solutions to the deficiency.**

**MO5 Review signage and interpretation facilities across the typology and identify priorities for enhancement of on-site provision or appropriate mobile or web-based applications.**

**MO6 Ensure future assessments fully appraise transport access, disabled access and quality of entrances/boundaries where appropriate.**

### ***Informal Recreation Grounds***

- 2.40 These sites are also generally a variation on the previous PPG17 classification for amenity greenspace but with more emphasis on informal sports rather than casual recreation (dog-walking, children's play, social interaction or ecological/horticultural features). These sorts of greenspace tend to consist largely of mown grass, which can be of a scale to provide an informal kickabout area, perhaps with some boundary tree-planting or sometimes incorporating play facilities. They do not generally include formal flower or shrub beds or specific seating areas other than occasional benches. Nor do they tend to incorporate areas of high nature conservation value.

#### *Result of audit*

- 2.41 Altogether 17 different Informal Recreation Grounds were identified within Epping District. These are all above 0.2 hectares in size. The single largest green space in this typology is Gilwell Park in Waltham Abbey parish, in Sewardstonebury at 34 hectares, which is a large area of common land. This greenspace is described in the 2009 audit as 'a very attractive and well-maintained park predominantly used as an activity centre for scout groups'. The Scout Association owns the park so usage is restricted to scout groups and their leaders most of the time.
- 2.42 The large majority of the recreation grounds in Epping, by their nature, are in public ownership and therefore allow general public access. This includes ownership by Town or Parish Councils, Epping District Council and the London Borough of Waltham Forest. However, a few areas are privately owned, including Brook Road Play Area in Epping and Elmsbridge Open Space in Fyfield.

2.43 The 2009 audit scores for the Informal Recreation Grounds in Epping District are as follows:

<i>Parish</i>	<i>Site name</i>	<i>Overall quality 2009</i>
Abdess Beauchamp and Berners Roding	Land to the rear of Horsecroft	Good
Buckhurst Hill	Roding Valley Playing Fields	Good
Buckhurst Hill	Roding Valley Playing Fields	Good
Epping	Frampton Road Recreational Ground	Average
Epping	Lower Swaines Recreation Ground	Average
Epping	Ivy Chimneys Recreation Ground	Average
Epping	Brook Road Play Area	Average
Fyfield	Elmsbridge Open Space	Poor
Matching	Jubilee Green	Good
Nazeing	Hoe Lane Recreation Ground	Average
Nazeing	Lower Nazeing Recreation Ground	Average
North Weald	Thornwood Common Recreation Ground	Good
Ongar	Love Lane Recreation Ground	Good
Ongar	Shelley Park	Very good
Roydon	Broadley Common Recreation Ground	Average
Sheering	Lower Sheering Playing Fields	Average
Waltham Abbey	Gilwell Park	Good

2.44 The audit shows that most Informal Recreation Grounds are generally of 'Average' quality with a small proportion of 'Good' or 'Very good' quality and one site with an overall 'Poor' assessment in Fyfield. Some of the poorest scores are for the information and signage with a majority of scores being 'Poor' or 'Very poor' and only three sites that score 'Very good' on these criteria.

*Informal recreation grounds: standards*Quantity

<i>Existing level of provision</i>	<i>Recommended standard</i>
<b>0.47ha/1000 population (58.61 ha total)</b>	<b>Proposed standard: 0.49 ha per 1000 population</b>
<b><i>Justification</i></b>	
<p>The current level of provision is equivalent to 0.47ha/1000 population across the District as a whole. This typology is not widespread there being only 17 sites across the district, distributed in only ten of the parishes. For this typology, standards for 'Amenity Green space' have been looked at in the comparator authorities, as again this is the closest typology to the 'Informal Recreation Grounds typology' used in Epping. Stakeholders have indicated that there is enough open space generally in Epping but pockets of deficiency can occur. This typology complements the 'Managed Open Space' type in terms of the benefits that communities gain from it.</p> <p>Comparator standards that have been reviewed include;</p> <p><b>Three Rivers 0.49ha/1000 population</b>  <b>North Hertfordshire 0.77/2.49 ha1000 population urban/rural areas</b>  <b>Spelthorne 1.46 ha per 1,000 population</b></p> <p>These standards vary quite widely across the comparator authorities. Epping Forest District is located at the lowest end in terms of provision currently. It is proposed that a slightly higher standard is set at <b>0.49ha/1000 population</b>, in order to raise the standard up to that of the lowest comparator and to sustain this as the projected population increases to 2031.</p>	

Accessibility

<i>Existing level of provision</i>	<i>Recommended standard</i>
<b>Not defined</b>	<b>Proposed standard: 480 m or 10 minute walk time</b>
<b><i>Justification</i></b>	
<p>The current level of provision shows a limited number of informal Recreation Grounds within the District, both in urban and rural locations. The audit shows that the majority of 'Informal Recreation Ground' is in public ownership and is publicly accessible. Stakeholders have indicated that location and/or accessibility of open space generally can be an issue, although some people choose to travel quite far i.e. mobility is good in Epping.</p> <p>Accessibility standards have been adopted for 'Amenity Greenspace' by all of the comparator authorities that have been studied so far. It is proposed that the Informal Recreation Grounds are treated as 'Amenity Greenspace' for the purpose of standard setting, although they tend to be larger and not at the heart of the community. Standards that have been set by comparators include;</p> <p><b>Three Rivers 1 minute walk time from residential areas (60m)</b>  <b>North Hertfordshire 10 minute walk time (480m)</b>  <b>Spelthorne 5 minute walk from residential areas (400m)</b></p> <p>It is proposed that a standard of <b>480 m</b> or a <b>10 minute walk time</b> should be set, slightly higher than the 'Managed Open Space' typology, as generally these facilities are larger and complement the 'Managed Open Space' typology rather than substituting for it. It is recognised that this sort of facility may not be available in every community and that formal playing pitches may deliver the more active benefits in some communities. The proposed standard has been set as a balance between local need and deliverability, and is the same as the North Hertfordshire comparator standard.</p>	

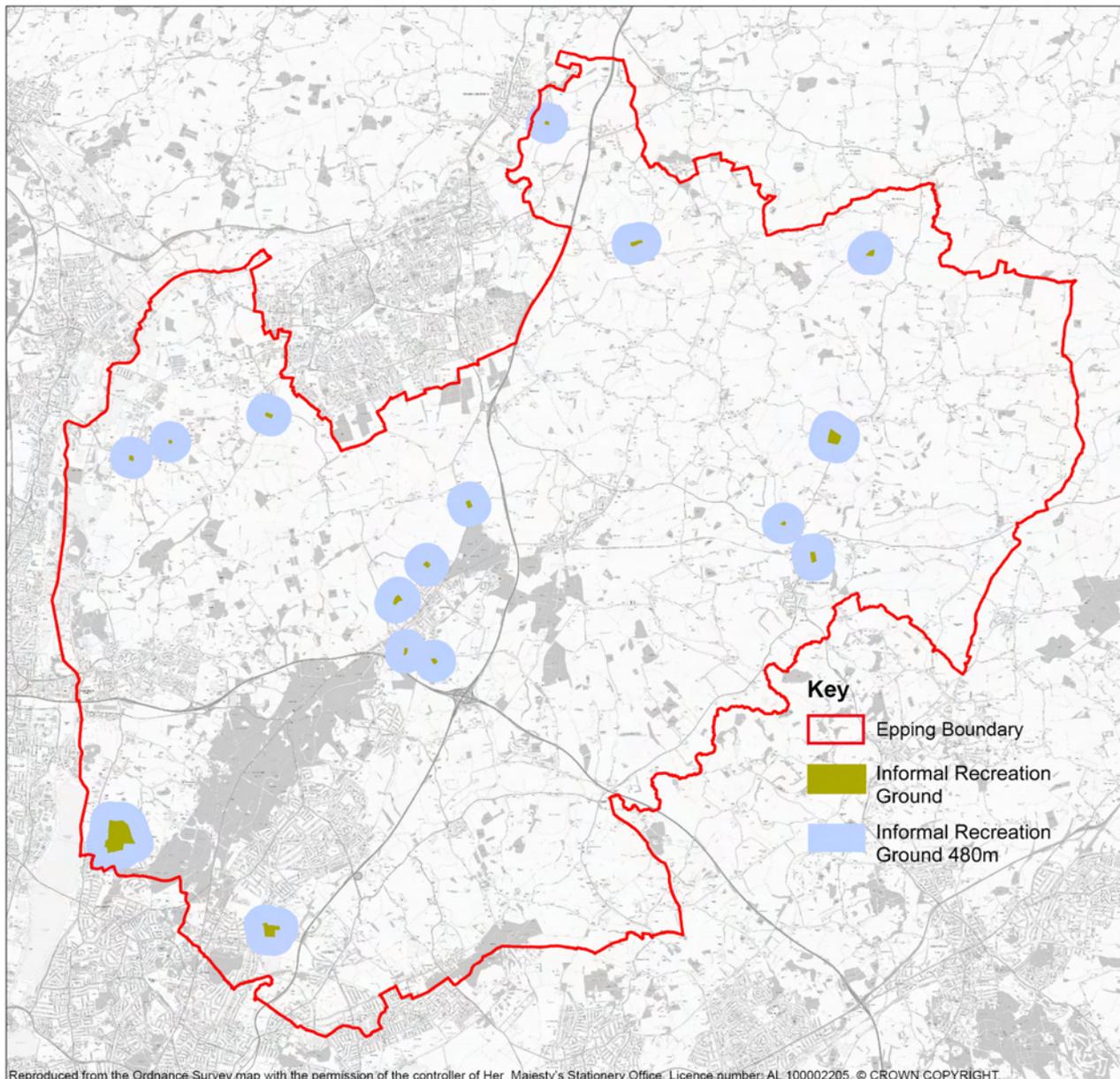
Quality

<i>Existing level of provision</i>	<i>Recommended standard</i>
N/A	<p><b>Proposed Standard:</b></p> <p><b>Essential:</b></p> <ul style="list-style-type: none"> <li>• Sites should be clean and litter-free.</li> <li>• Sites should be managed, where feasible, to give natural surveillance to minimise fear of crime.</li> <li>• All greenspace features and facilities where provided should be well maintained, including play equipment, footpaths, site furniture, and soft landscaping.</li> </ul> <p><b>Desirable</b></p> <ul style="list-style-type: none"> <li>• Access to Informal Recreation Grounds should be part of an integrated network of footpaths and cycleways, should be of high quality and use appropriate materials for the setting.</li> <li>• Site design or management should take advantage of any existing natural features including trees, shrubs or wildlife areas or these should be introduced where not existing, as appropriate to the size and character of the site.</li> <li>• Site boundaries should be appropriately defined.</li> <li>• Signage should be provided at each site with contact details of managing organisation, nearest toilets etc.</li> </ul>
<b>Justification</b>	
<p>The 2009 audit shows that most 'Informal Recreation Grounds' are generally of 'Average' quality with a small proportion of 'Good' or 'Very good' quality and only one with an overall 'Poor' assessment. Some of the poorest scores are for the information and signage with a majority of scores being 'Poor' or 'Very poor' although in contrast there are three sites that score 'Very good' on these criteria.</p> <p>The proposed standard responds to the results of the audit by incorporating essential standards around information and signage, biodiversity and natural qualities, and security.</p> <p>The use of quality standards by comparator authorities is variable. The following is the only recommended standard of the three comparator authorities studied and is for Amenity Green space:</p> <p><b>Spelthorne: "Amenity green space should be free from dog fouling, vandalism, litter and anti-social behaviour. The layout and design should follow 'safer by design' principles and sites should be clean and well maintained with clearly defined boundaries, high quality facilities appropriate to their use and appropriate planting".</b></p>	

*Deficiencies in local standards*

- 2.45 There are no identified **quantity** deficiencies at the current time
- 2.46 It is recognised that this sort of facility may not be available in every community and that they complement the 'Managed Open Space' typology, with formal playing pitches delivering the more active benefits in some communities. As the 'Informal Recreation Grounds' complement the facilities available either within the 'Managed Open Space' or the 'Playing pitches' typologies, it is concluded that **accessibility** deficiencies for this typology do not have significance over and above those found in these other two typologies.

Figure 2.2: Informal Recreation Grounds with accessibility catchments



2.47 Overall **quality** at sites is generally 'Average' or 'Good' but with one site in Fyfield, Elmsbridge Open Space, rated as 'Poor'. The site does not provide any seating, litterbins or signage and is not gated. In 2009 the site appeared to have fallen into some state of disrepair.

2.48 Some of the poorest scores are for the information and signage with a majority of scores being 'Poor' or 'Very poor' and only three sites that score 'Very good' on these criteria. Assessments for transport and general criteria such as disabled access and quality of entrances/boundaries were not always addressed in the 2009 study.

#### *Recommendations*

**RG1 Seek solutions for enhancement of Elmsbridge Open Space at Fyfield with the local community and landowner**

**RG2 Review signage and interpretation facilities across the typology and identify priorities for enhancement of on-site provision or appropriate mobile or web-based applications.**

**RG3 Ensure future assessments fully appraise transport access, disabled access and quality of entrances/boundaries where appropriate.**

***Woodland including Semi-natural Open space, Epping Forest and Buffer lands***

- 2.49 This typology can include woodlands, urban forestry, scrub, grasslands (e.g. downlands, commons and meadows) wetlands, open and running water, wastelands and derelict open land and rock areas (e.g. cliffs, quarries and pits). In Epping District it includes, in particular, Epping Forest and its buffer lands where accessible.
- 2.50 Natural or semi-natural greenspace is vital for giving people contact with wildlife, especially within towns, or for communities living in rural areas but who work in urban areas. Natural England (NE) has identified that everyday contact with nature is important for personal well-being and quality of life. They also believe that this contact should be close to where people live and accessible to all, including the most vulnerable in society.

*Role of ANGST*

- 2.51 Natural England's Accessible Natural Greenspace Standards identify those sites that might be considered natural sites, and areas within other green spaces that have a value for nature, and more importantly it identifies areas of nature deficiency where the standard is not met and where actions may be put in place to address this.
- 2.52 The three underlying principles of ANGSt are improving access to green space, improving naturalness of green spaces and improving connectivity with green spaces. Using these principles the standard can be applied for protection, enhancement and management of existing green spaces; planning new spaces; and protecting vulnerable spaces, at the same time as delivering a wide range of environmental, social and economic benefits.
- 2.53 These standards encourage provision of:
- an accessible natural greenspace of at least 2ha in size within 300 metres, or 5 minutes walk from home.
  - statutory Local Nature Reserves at a minimum level of one hectare per thousand population
  - at least one accessible 20 hectare site within two kilometres of home
  - one accessible 100 hectare site within five kilometres of home
  - one accessible 500 hectare site within ten kilometres of home.

*ANGSt in the Eastern Region*

- 2.54 In '*Analysis of Accessible Natural Greenspace Provision for Essex, including Southend-on-Sea and Thurrock Unitary Authorities (2009)*,' Natural England identified that there was relatively low provision of small, local, sites (2 to 20 Ha) across the whole of the study area, with only 29% of households within 5 minutes walk of an accessible natural greenspace. It further recognised that the standard works less well in rural areas compared to urban areas.
- 2.55 In Epping District itself, the study showed that 98% of households had access to some form of accessible natural greenspace within the stated standards. The only part of the district that is not covered by the accessibility standards is a narrow band running east of Chipping Ongar to the north-west as far as Harlow, to the north nearly as far as the A1060 and east to Willingale.

*Thornwood LNR**Result of audit*

- 2.56 61 sites over 0.2ha were identified within this typology in the 2009 assessment including at least three sites (Epping Forest, Hainault Country Park and Gernon Bushes Nature Reserve) that cut across one or more parish boundaries. Generally the sites that were audited in 2009 are publicly owned, either by Parish Councils, the district or Essex County Council or the City of London Corporation.
- 2.57 The 2009 audit scores for 'Woodland and Semi-natural Open Space including Epping Forest and buffer lands' sites in Epping District are as follows:

<i>Parish</i>	<i>Site name</i>	<i>Overall quality 2009 (2012 score in brackets)</i>
Buckhurst Hill	Epping Forest	Very good (Good)
Buckhurst Hill	Linder's Field Local Nature Reserve (and surrounding land)	Very good
Chigwell	Chigwell Row Wood	Good
Chigwell	Land between Brook Way and Barnaby Way	Good
Chigwell	Land to the east of Copperfield	Good
Chigwell	Roding Valley Nature Reserve	Good
Chigwell	Hainault Forest Country Park	Very good
Epping	Gernon Bushes Nature Reserve	Very good
Epping	Swaines Green	Good
Epping	Bell Common	Good
Epping	Civic Offices Pond	Average
Epping Upland	Epping Forest	Very good (Good)
Epping Upland	Millennium Garden	Good

High Ongar	Norton Heath Common	Good
Lambourne	Hainault Forest Country Park	Very good
Moreton and Bobbingworth	Bobbingworth Parish Park	Good (Average)
Nazeing	Nazeing Meads	Very good
Nazeing	Nazeingwood Common	Very good
Nazeing	Clayton Hill	Very good
Nazeing	Rushey Mead	Very good
Nazeing	Dobbs Weir	Good
Nazeing	Nazeing Triangle Local Nature Reserve	Very good
Nazeing	Former Broxbourne Airfield	Very good
Nazeing	Green Lane	Very good
North Weald	Epping Forest	Very good
North Weald	Harlow Common	Good
North Weald	Thornwood Common Nature Area	Good (Good)
North Weald	Weald Common	Very good
North Weald	Roughtalleys Wood Nature Reserve	Very good
North Weald	Church Lane Flood Meadow Nature Reserve	Good
North Weald	Weald Common Local Nature Reserve	Very good
North Weald	Epping Forest Burial Park	Very good
North Weald	Gernon Bushes Nature Reserve	Very good
Roydon	Nazeing Meads	Very good
Roydon	Hunsdon Mead	Very good
Roydon	Roydon Mead	Very good
Roydon	Glen Faba	Very good
Roydon	Dobbs Weir	Good
Stapleford Tawney	Hawksmere Spring	Average

Theydon Bois	Epping Forest	Very good (Good)
Theydon Bois	Theydon Bois Wood	Good
Theydon Garnon	Gernon Bushes Nature Reserve	Very good
Theydon Garnon	Epping Forest Burial Park	Very good
Waltham Abbey	Gunpowder Park	Very good
Waltham Abbey	Cornmill Meadows Dragonfly Sanctuary	Good
Waltham Abbey	Sewardstone Marsh	Good
Waltham Abbey	Knights Pits	Good
Waltham Abbey	Patty Pool Mead	Good
Waltham Abbey	Hall Marsh Scrape	Good
Waltham Abbey	Hooks Marsh	Good
Waltham Abbey	Fishers Green	Good
Waltham Abbey	Waltham Abbey Tree Park	Good
Waltham Abbey	Holyfield Hall Farm	Very good
Waltham Abbey	Epping Forest	Very good (Good)
Loughton	Home Mead Local Nature Reserve	Good
Loughton	Land north of Willingale Allotments	Average
Loughton	Epping Forest College	Average
Loughton	Lady Whitaker's Mead	Good
Loughton	Roding Valley Nature Reserve	Very good
Loughton	Epping Forest	Very good
Ongar	Shelley Common (part)	Good (Average)
Ongar	Bowes Field	Good
Ongar	River Meadow	Good
Ongar	Land between River Meadow and Moreton Road	Good
Ongar	Cripsey Brook Nature Reserve	Good

Ongar	Hallsford Bridge Meadow	Good
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- 2.58 The single largest greenspace in this typology is Epping Forest at 2468ha. This figure excludes the accessible greenspace in its buffer lands. Epping Forest is one of only a few remaining large-scale examples of ancient wood-pasture in lowland Britain and has retained habitats of high nature conservation value including ancient semi-natural woodland, old grassland plains and scattered wetland. The semi-natural woodland is particularly extensive, forming one of the largest blocks in the country. Most is characterised by pollards that exemplify all three of the main wood-pasture types found in Britain. The Forest plains are also a major feature and contain a variety of unimproved acid grasslands uncommon elsewhere in Essex and the London area<sup>2</sup>.
- 2.59 The forest is thought to have been given legal status as a royal forest by Henry III in the 12th century. This status allowed commoners to use the forest to gather wood and foodstuffs, and to graze livestock and turn out pigs for mast, but only the king was allowed to hunt there. The Epping Forest Act 1878 was passed, saving the forest from enclosure, and halting the shrinkage of the forest that this had caused. Epping Forest ceased to be a royal forest and was placed in the care of the City of London Corporation who act as Conservators. This act laid down a stipulation that the Conservators "shall at all times keep Epping Forest unenclosed and unbuilt on as an open space for the recreation and enjoyment of the people".
- 2.60 Other sites vary greatly in size, with the next largest sites being Nazeingwood Common at 184 ha, Hainault Forest in Chigwell and Lambourne parishes at 136 ha, and Nazeing Meads at 91 ha. Their generally large size makes these sites of great significance in Epping. The smallest site is 0.07ha with the average size of site being 60.91 ha thanks to the overwhelming scale of Epping Forest.
- 2.61 The character of these natural and semi-natural greenspaces varies and includes woodlands, grasslands, meadows, scrub, ponds and streams/rivers. Many sites do not have ancillary facilities such as children's play or interpretation. Many sites are covered by a wildlife designation of some sort. Epping Forest is designated as a Site of Special Scientific Interest, and a Special Area of Conservation. There are 222 sites designated as Local Wildlife Sites (LWS) in Epping District of which 44 No. sites were audited in the 2009 open space assessment (split over 57 No. sites). These included Lee Valley South, Gunpowder Park, Gilwell Park, Nazeing Triangle Local Nature Reserve, Hainault Forest Country Park, and Weald Common Local Nature Reserve.
- 2.62 The overall rating for most sites is 'Good' or 'Very good' with just a few lower scores of 'Average' mainly arising in relation to safety and security.
- 2.63 There were a few sites within this typology where a site visit was allowed for as a quality control measure between 2009 and 2012. These sites were:
- 2.63.1 Bobbingworth Parish Park in Moreton, Bobbingworth, Lavers
- 2.63.2 Thornwood Common Nature Area in North Weald
- 2.63.3 Shelley Common in Ongar parish
- 2.63.4 Epping Forest in multiple parishes
- 2.64 Generally the 2012 scoring showed a slightly lower rating than 2009 but this was mainly because some criteria judged in 2012 were identified as non-applicable in 2009, notably signage and interpretation. It was judged appropriate to score against most criteria in 2012, in order that future action plans for the sites can be fully informed of their quality.
- 2.65 Several additional sites were identified through the desktop analysis, which were found to be accessible, or partially/potentially so, and these have been added to this typology. These are listed below:

<sup>2</sup> Natural England website

<i>Parish</i>	<i>Site name</i>	<i>Overall quality 2012</i>
Berners Roding	Elm Cottage Green Lane	Good
Epping	Stewards Green Lane	Not audited
Fyfield	Blackcat Lane	Not audited
Fyfield	Cannons Green Lane	Average
Lambourne	Featherbed Lane	Good
Moreton, Bobbingworth, the Lavers	Holts Green	Poor
North Weald	Harlow Park	Average
North Weald	Marks Bushes Complex	Good
Ongar	Ongar Oaks	Good
Ongar	Pensons Lane	Average
Theydon Mount/Garnon	Birching Wood Complex/ Ongar Park Pale (partially accessible)	Average
Waltham Abbey	Copped Hall	Average
Waltham Abbey/Epping Upland	Cobbin's Brook (partially accessible)	Average
Waltham Abbey	Warlies Park	Very good
Waltham Abbey	Waltham Abbey Royal Gunpowder factory (partially accessible)	Access not gained
Willingale	Lucas's Lane	Not audited
Willingale	Windmill Farm Green Lane	Not audited

- 2.66 Several of these sites are green lanes that form part of the Epping Forest Green Lanes Local Wildlife Site project. All of these are accessible in some way although the extent of that access varies between sites. Only a sample of the green lane sites was audited.
- 2.67 One small Registered Common land site, Holts Green, is not currently accessible due to scrub cover but could be made accessible whilst protecting some of its nature conservation value, and providing a small pocket of greenspace.
- 2.68 Also included are some large woodland sites that are Local Wildlife Sites, such as Harlow Park and Mark Bushes Complex that are directly accessible by Public Rights of Way (PRoW), and have ample evidence of more general access throughout the woodland. These two sites border Harlow, partially in an area of identified deficiency, so have a vital role to play in contributing to provision in this area. Birching Wood Complex/ Ongar Park Pale lies on the Essex Way as it passes south of North Weald Bassett, and directly north of Colliers Hatch. This route is part of a valuable tourist route from Epping station to the station at Chipping Ongar.

- 2.69 In contrast Ongar Oaks and Cobbin's Brook are linear features of wildlife and landscape interest, that are wholly (Ongar Oaks) or partially accessible via the PRoW and highways network.
- 2.70 Copped Hall and Warlies Park form part of the bufferlands around Epping Forest owned and are managed by the City of London Corporation. Copped Hall includes the Registered Park and Garden around the hall itself as well as additional farmlands. Both these sites have good PRoW networks and other permissive access. The Royal Gunpowder Factory in Waltham Forest is another large site, much of which is a Site of Special Scientific Interest. It is only accessible to paying visitors, via a 'land-train'.
- 2.71 Stakeholder feedback indicated that multi-functionality of greenspace was needed. Also that there was a role for 'Green Gyms'. This is a health initiative offering individuals an outdoor alternative to conventional gyms - the opportunity to increase their physical activity levels through direct involvement in practical conservation activities.
- 2.72 Within Epping Forest several key issues were identified by stakeholders:
- 2.72.1 The role of High Beach as a 'honey pot' site.
- 2.72.2 The role of the Epping Forest Buffer lands for access as well as nature conservation and landscape.
- 2.72.3 The opportunities for play within the forest, both natural and on more structured sites
- 2.72.4 Activity needed to be balanced with nature conservation
- 2.72.5 Sustainable links are needed from Ongar to Epping

*Woodland including Semi-natural Open space, Epping Forest and Bufferlands: standards*

Quantity

<i>Existing level of provision</i>	<i>Recommended standard</i>
<p><b>31.1 ha/1000 population</b> <b>(3886.45 ha total of generally publicly accessible sites)</b></p>	<p><b>Proposed standards:</b> <b>31.1 ha publicly accessible sites/1000 population within existing communities</b> <b>8.45ha/1000 population in new developments</b></p> <p>No standard is set for private sites without access or sites with only public footpath access</p>
<i>Justification</i>	
<p>The current level of publicly accessible provision is equivalent to a generous 31.10 ha/1000 population thanks largely to the presence of Epping Forest and Lea Valley Regional Park in the district. Stakeholders have identified no shortfalls of this type of greenspace in the district or any surplus (due to large numbers of users from outside the district). As this figure is extraordinary in comparison to the comparators, it is proposed that the current standard is maintained for existing communities, but that in new developments the standard is set as the mean of the comparator authorities i.e. 8.45 ha/1000 population. No quantity standard was set as part of the 2009 audit.</p> <p>Comparator authorities that were studied set the following standards;</p> <p><b>Three Rivers – 19.28ha /1000 population</b> <b>North Hertfordshire – 1.47ha/1000 population in towns and 6.37ha/1000 population in rural areas</b> <b>Spelthorne - 2.16 ha per 1,000 population</b></p>	

Accessibility

<i>Existing level of provision</i>	<i>Recommended standard</i>
<b>Not defined</b>	<b>Proposed standard: At least one publicly-accessible site within 10-15 minutes walk time (600m) of whole population</b>
<i>Justification</i>	
<p>Most of the south and west of the district is well provided with this type of greenspace, thanks to the presence of Epping Forest and its Buffer lands, as well as the Lee Valley Regional Park. Some accessibility deficiencies occur away from the Forest i.e. in the northeast and central areas of the district, east of Harlow and around Chipping Ongar. Most of the sites from the 2009 audit are in public ownership. One or two sites are privately owned but with some public access.</p> <p>The audit shows that a large proportion of this typology is sites over 2ha. Many comparators do not set a size threshold for the accessibility criteria. Those that do have set thresholds of between 600m and 1600m walk-time and a 4Km drive. The proposed standard is set at the lower end of this range in recognition of the importance of this type of greenspace in the district.</p> <p>Comparator standards at other local authorities of similar profile were:  <b>Three Rivers – One publicly accessible site within 600m of population</b>  <b>North Hertfordshire – 720m walk under 2ha, 960m walk 2-20ha, 1440m walk over 20ha</b>  <b>Spelthorne – 10 minute drive (4km)</b></p> <p>There is the potential to mitigate deficiencies through enhancement of access to open countryside via the rights of way network or through management of other open space typologies for nature conservation purposes.</p>	

Quality

<i>Existing level of provision</i>	<i>Recommended standard</i>
N/A	<p><b>Proposed Standards:</b></p> <p><b>Essential:</b></p> <ul style="list-style-type: none"> <li>• Sites should be clean and litter free</li> <li>• Sites should be of ecological value with appropriate amenity facilities</li> <li>• Footpaths should be well-maintained and designed to minimise impact on the natural features and to maximise natural surveillance</li> <li>• Site management processes should be maintained</li> </ul> <p><b>Desirable</b></p> <ul style="list-style-type: none"> <li>• All major sites should have an active Management Plan in place</li> <li>• Signage should be provided at every accessible site with contact details of managing organisation</li> <li>• All accessible sites should seek to have interpretative facilities in place</li> </ul>
<b><i>Justification</i></b>	
<p>The overall rating for most sites is 'Good' or 'Excellent' with just some lower scores of 'Average' in relation to safety and security.</p> <p>Spelthorne identified the following quality standard in relation to natural and semi-natural areas: <b>"Natural and semi-natural green spaces should be free from vandalism, litter and anti-social behaviour. The layout design should follow 'safer by design' principles with appropriate facilities provided in the least obtrusive manner. Sites should be maintained to protect any nature conservation interest"</b>.</p> <p>The proposed Epping standard enhances this standard and identifies those criteria which should be addressed as essential and those as desirable.</p>	

*Deficiencies in local standards*

- 2.73 There are no identified deficiencies in **quantity**
- 2.74 Deficiencies in **accessibility** are limited but occur in the following areas:
- 2.74.1 Central Waltham Abbey, outside the Lee Valley and Epping Forest buffer lands.
  - 2.74.2 Land directly west of Harlow but within Epping District
  - 2.74.3 Lower Sheering in the far north of the district
  - 2.74.4 Tyler's Green north of North Weald Bassett
  - 2.74.5 Abridge
  - 2.74.6 Parts of Chigwell

Figure 2.3: Woodland and semi-natural open space with accessibility buffers

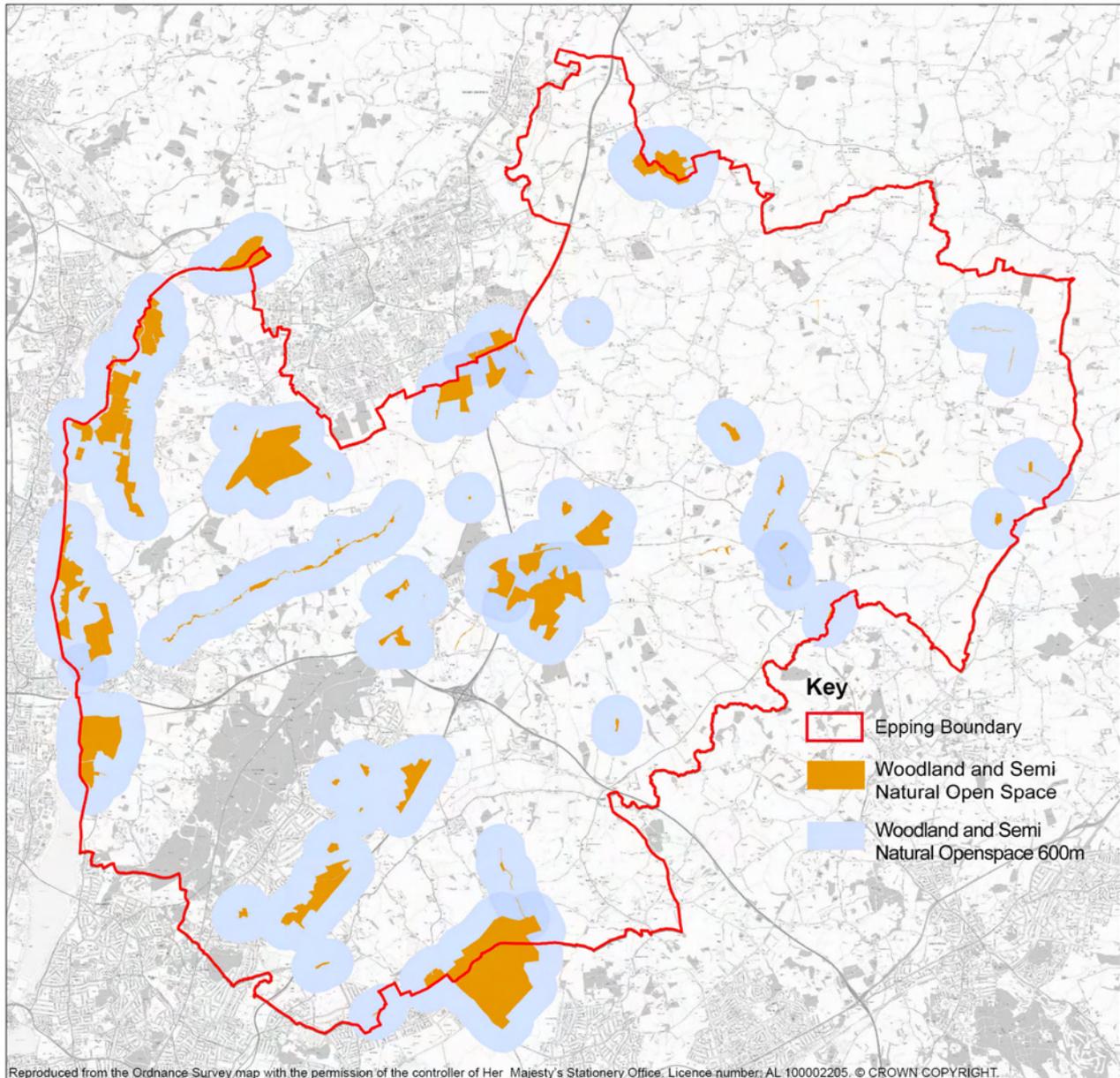
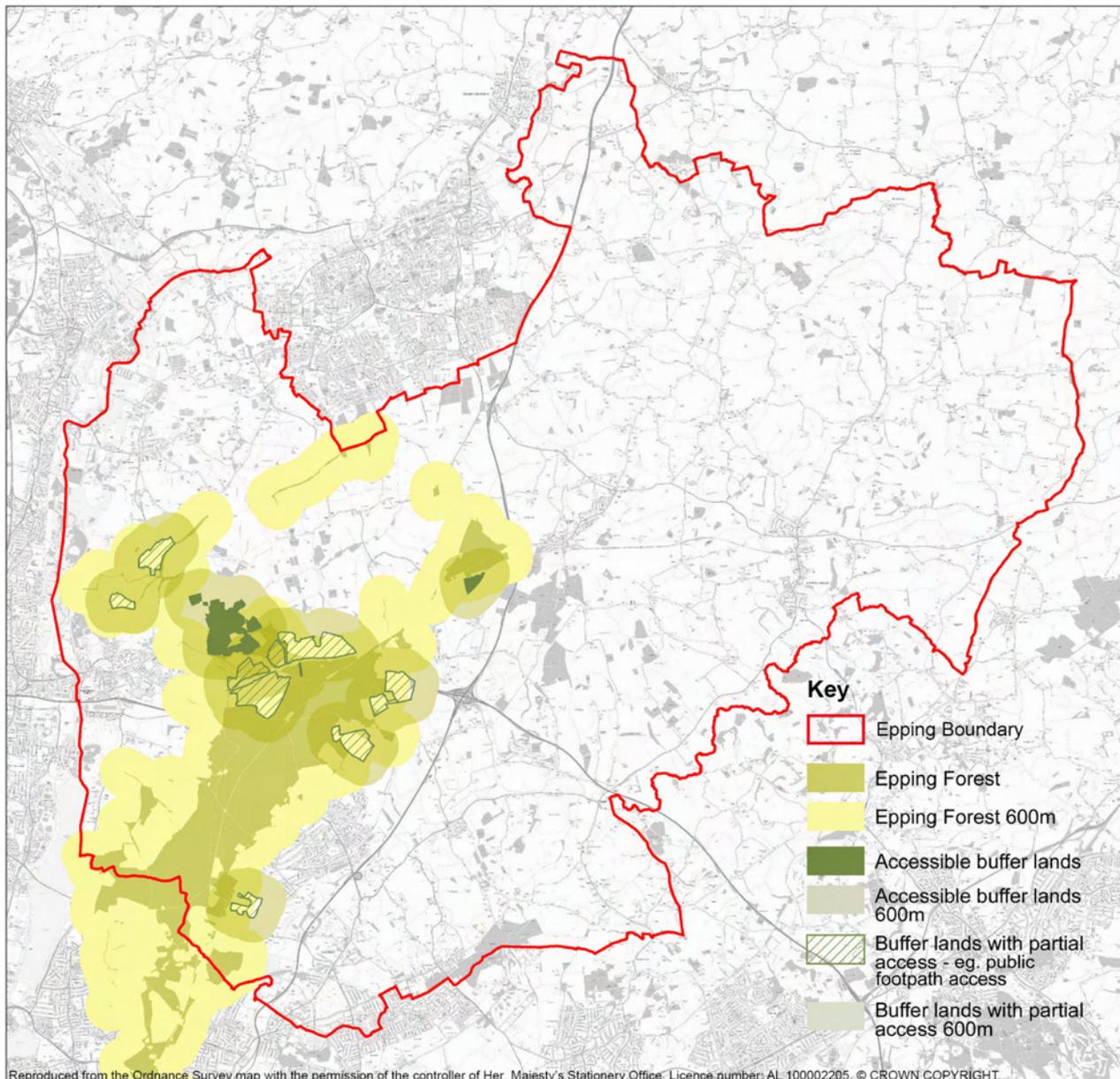


Figure 2.4: Epping Forest and bufferlands with accessibility catchments



- 2.75 Overall **quality** of sites is generally 'Good' but with the small additional site at Holt's Green, rated as 'Poor' due to its inaccessibility. Some poor individual scores were also given for safety and security at sites, and with information and signage not always assessed in the 2009 study.

#### *Recommendations*

**SO1 Seek enhancement of the typology in areas of deficiency either through enhancement of the ProW network in rural areas or through proposed new development where appropriate in urban areas.**

**SO2 Seek solutions for enhancement of Holt's Green, if appropriate, with the local community and landowner**

**SO3 Review signage and interpretation facilities across the typology and identify priorities for enhancement of on-site provision or appropriate mobile or web-based applications.**

**SO4 Ensure future assessments fully appraise transport access, disabled access and quality of entrances/boundaries where appropriate.**

### *Children's Playgrounds*

- 2.76 This provision can include play areas, skateboard parks, outdoor basketball hoops and other more informal areas (e.g. 'hanging out' areas or teenage shelters for instance). It is important to emphasise that children and young adults play in spaces other than those that are equipped for play. In particular, the role of more natural environment in play and learning is being increasingly rediscovered.
- 2.77 Skate parks and BMX tracks have been included within this typology in order to comply with the PPG17 guidance. It is recognised that the activities undertaken at these facilities can be enjoyed by both children and adults, with some facilities specifically designed for older children and adults. It is also acknowledged that wheeled sports such as skateboarding, blading and scootering, as well as BMXing are recognised by Sport England as sports.
- 2.78 Play England states that children value and make good use of a varied natural landscape<sup>3</sup>. Benefits include: exploring and investigating the natural world; exploring their sensory abilities, exploring wildlife, building, digging and demolishing; climbing, jumping and balancing; playing around, behind, over, through and under things; using places to enrich all sorts of play from social to fantasy play. Elements of play that encourage this sort of exploration should be incorporated into the widest range of play spaces and other types of greenspace. Natural England's Childhood and Nature Survey<sup>4</sup> has shown that fewer than 10% of children play in woodlands, countryside and parks.
- 2.79 The National Playing Fields Association (NPFA), now known as Fields in Trust<sup>5</sup>, has defined three categories of play areas, known as Local Areas for Play (LAPs), Local Equipped Areas for Play (LEAPs), and Neighbourhood Equipped Areas for Play (NEAPs). These are defined as:
- 2.80 *Local Areas for Play (LAPs)*: These are small landscaped areas of open space specifically designated for young children (under 6 years old) and their parents or carers for play activities and socialisation close to where they live. A LAP should be a safe, attractive and stimulating environment which will give young children the opportunity to play and interact with their peers away from their own back garden, thus encouraging the development of a range of social and educational skills.
- 2.81 *Local Equipped Areas for Play (LEAPs)*: A LEAP is an unsupervised play area mainly for children of early school age (4-12 years) but with consideration for other ages. Unlike a LAP, a LEAP is equipped with formal play equipment and it should provide a focal point for children when they are responsible enough to move away from the immediate control of parents. A LEAP will need to be provided on a development of more than 30 houses, although where there is an identified lack of play areas in the vicinity, smaller developments may be required to include such provision in order to ensure that the situation is not exacerbated. Each LEAP will normally serve between 30 and 100 dwellings and new residential developments of over 100 houses may need to include more than 1 LEAP.
- 2.82 *Neighbourhood Equipped Areas for Play (NEAPs)*: A NEAP will serve a substantial residential development and as such should cater for a wide range of children including those with special needs. Play equipment should be aimed primarily at those aged between 4 and 14 and should aim

<sup>3</sup> Play Naturally: Play England [www.playengland.org.uk/resources](http://www.playengland.org.uk/resources)

<sup>4</sup> Natural England; Childhood and Nature Survey [www.naturalengland.org.uk](http://www.naturalengland.org.uk)

<sup>5</sup> [www.fieldsintrust.org/](http://www.fieldsintrust.org/)

to stimulate physical, creative, intellectual, social and solitary play. Teenage provision should be in the form of kickabout/basketball areas, opportunities for wheeled play (skateboarding, roller-skating, etc.) and meeting areas.

- 2.83 The National Planning Policy Framework emphasises that standards should be set locally, although the Fields in Trust standards may be useful in sites where new housing is to be delivered.

*Cerizay Garden's Children's Play Area*



*Result of site audit*

- 2.84 Of the sites surveyed within the 2009 audit, all appear to be in public ownership or management including Epping Forest District Council, Town and Parish Councils, local charities or committees. The largest space in this typology is Pynest Green Lane Playground at 0.22ha. The other sites audited vary in size from 0.01-0.21ha. The total number of sites audited in the 2009 assessment was 45 with seven parishes having no identified provision: High Ongar, Moreton and Bobbingworth, Stanford Rivers, Stapleford Abbots, Stapleford Tawney, Theydon Garnon, and Theydon Mount.
- 2.85 The 2009 audit scores for 'Children's' Playgrounds' sites in Epping District are as follows:

<i>Parish</i>	<i>Site name</i>	<i>Overall quality 2009 (2012 score in brackets)</i>
Chigwell	Chigwell Station Green Playground	Average
Chigwell	Limes Farm Playground	Average
Chigwell	Chigwell Row Recreation Ground	Good
Buckhurst Hill	Roding Valley Playing Fields Playground (North)	Very good
Buckhurst Hill	Roding Valley Playing Fields Playground (South)	Poor
Buckhurst Hill	Kings Place Playground	Good
Epping	Stonards Hill Recreation Ground	Very good
Epping	Parklands playground	Average

Epping	Lower Swaines Recreation Ground Playground	Average
Epping	Ivy Chimneys Playground	Good
Epping	Frampton Road Recreational Ground	Average
Epping Upland	Epping Upland Playground	Good
Fyfield	Fyfield Sports Field Playground	Average
Lambourne	Pancroft Playground	Average
Lambourne	Abridge Village Hall Playground	Good
Loughton	Hillyfields Playground	Good
Loughton	Newman's Lane Playground	Good
Loughton	Westall Road Playground	Average
Loughton	Colebrook Lane Playground	Average
Loughton	Monksgrove Playground	Good
Loughton	Trap's Hill Playground	Good
Loughton	Felstead Road Playground	Good
Loughton	Roding Valley Playground	Good
Matching	Jubilee Field Playground	Good
Nazeing	Nazeing Leisure Centre Playground	Average
Nazeing	Hoe Lane Recreation Ground	Poor
Nazeing	Pound Close Playground	Average
Nazeing	Lower Nazeing Recreation Ground	Average
North Weald	Thornwood Recreation Ground	Good
North Weald	North Weald Recreation Ground	Average
North Weald	Weald Common Playground	Good
Ongar	Shelley Park Playground	Good
Ongar	Love Lane Recreation Ground	Good
Ongar	Greensted Road Playground	Average

Ongar	Cerizay Garden's Children's Play Area	Good
Roydon	Roydon Playing Fields Playground	Average
Sheering	Upper Sheering Playing Fields	Poor
Sheering	Lower Sheering Playing Fields	Average
Theydon Bois	Theydon Bois Playground	Good
Waltham Abbey	Town Mead Playground	Good
Waltham Abbey	Larsen Recreation Ground	Average
Waltham Abbey	Princesfield Road Playground	Average
Waltham Abbey	Poplar Shaw Playground	Good
Waltham Abbey	Harold Crescent Playground	Average
Waltham Abbey	Pynest Green Lane Playground	Average
Willingale	Willingale Playing Field Children's Playground	Poor

- 2.86 The overall quality of this provision in 2009 was generally 'Average' or above. Several sites had a poor rating overall including Limes Farm Playground in Chigwell and Hoe Lane Recreation Ground Playground in Nazeing due to a range of factors including the cleanliness of the site, safety and security, and signage. As a result of the 'Epping Forest Play Strategy', however, the play spaces at Limes Farm in Chigwell, Hoe Lane and Elizabeth Close in Nazeing, and the Pancroft Playground in Abridge, were regenerated using funding secured via the Big Lottery Children's Play programme.
- 2.87 In addition, a number of key playground initiatives have been undertaken since the 2009 audit, including sites at Hillyfields and Westall Road in Loughton, and a new Skate Park facility at Town Mead in Waltham Abbey.
- 2.88 Key findings from the 'Epping Forest Play strategy' include:
- 2.88.1 The audit data confirmed a disparate range and quality of equipment. Varying levels of deficiencies were found and the audit highlighted several key locations in need of immediate attention. Although all play equipment is checked on the required basis through the Royal Society for the Prevention of Accidents (ROSPA), many facilities contain very old equipment, which is neither inspiring nor challenging to children.
- 2.88.2 Some Parishes are well served in terms of junior and youth play equipment and age groups catered for, however, this has only been achieved where Parish and Town Councils have adopted a proactive stance with regards to local funding opportunities.
- 2.88.3 Most areas in the district have some form of play equipment, but in the majority of cases this is designed for 2 - 8 year olds or 5 - 11 year olds. There is a significant lack of equipment provided for older children and young people. At least 10 Parishes still require some form of Youth facility provision.
- 2.88.4 Very few playgrounds in the district include equipment suitable for children and young people with disabilities, although all new facilities are compliant with DDA. In general, access to facilities is often limited to open space and playgrounds that have hard paths, as most facilities are located within a grassed playing field area.

- 2.88.5 Some play areas have reasonable play equipment but lack in 'attraction factor' due to their location and lack of trees, bushes and other planting. These areas could be greatly enhanced through affordable planting schemes.
- 2.89 It may be appropriate to introduce a rolling programme of re-audits for Children's Playgrounds including young people's facilities, as these installations can be subject to rapid changes one way or another following either vandalism or refurbishment. An opportunity may arise when external safety inspections are being carried out, where a broader quality audit could be included for 20% of sites per year.
- 2.90 Stakeholders identified several issues in relation to play including the lack of suitable/available land for youth facilities such as skateboard parks because landowners and managers as well as residents did not want these facilities close by. Generally stakeholders thought there were enough greenspace facilities but that location and accessibility could be an issue. There are, however, some pockets of deficiency. Natural and semi-natural sites, including Epping Forest, offer the opportunity for more natural, less structured play activity. Pocket parks on small sites could also have a role to play.

*Children's Playgrounds: standards*

Quantity

<i>Existing level of provision</i>	<i>Recommended standard</i>
<b>0.024 ha/1000 population (3ha total )</b>	<b>Proposed standard: a minimum of 0.038ha/ 1000 population</b>
<b><i>Justification</i></b>	
<p>The current level of provision is equivalent to 0.024ha/1000 population across the district, which is low compared to the three comparators studied. No quantity standard was set as part of the 2009 assessment.</p> <p>A proposed standard has been set that is slightly higher than existing provision, with a view to raising the standard above the current provision and meeting the needs of the projected increase in population to 2031. The proposed standard has been set at the same as the lowest level of the comparator authorities (0.038 ha per 1000 population).</p> <p>Generally stakeholders thought there were enough greenspace facilities but location and accessibility can be an issue. There are, however, some pockets of deficiency.</p> <p>Comparator authorities that were studied have set the following standards;</p> <p><b>Three Rivers – 0.11ha/1000 population</b>  <b>North Hertfordshire – 0.2ha/1000 population</b>  <b>Winchester – 0.038ha/1000 population</b></p>	

Accessibility

<i>Existing level of provision</i>	<i>Recommended standard</i>
<b>Not defined</b>	<b>Proposed standard: Within 5-10 minutes walk (400m) of whole population</b>
<i>Justification</i>	
<p>The current level of provision shows that there are 45 Children's playgrounds across the district but with eight parishes having no identified provision: Abbess, Beauchamp and Berners Roding; High Ongar, Moreton and Bobbingworth, Stanford Rivers, Stapleford Abbots, Stapleford Tawney, Theydon Garnon, and Theydon Mount.</p> <p>Generally stakeholders thought there were enough playground facilities but that location and accessibility could be an issue. Accessibility standards have been adopted for 'Children's Playgrounds' by all of the comparator authorities studied so far. Standards that have been set by comparators include;</p> <p><b>Three Rivers – 10 minutes walk time (440m) for both small and large play areas</b>  <b>North Hertfordshire – 240m for LAP, LEAP or undefined, 600m for NEAP</b>  <b>Spelthorne – 5 minutes walk time (400m)</b></p> <p>The standard that has been proposed is that some provision should be made within <b>5-10 minutes walk (400m)</b> of the whole population. This meets the needs of younger age groups. It is comparable with two of the comparator authorities but may be hard to deliver in some rural parishes in the short term in Epping. Provision for older children should be prioritised in those parishes without any existing provision.</p>	

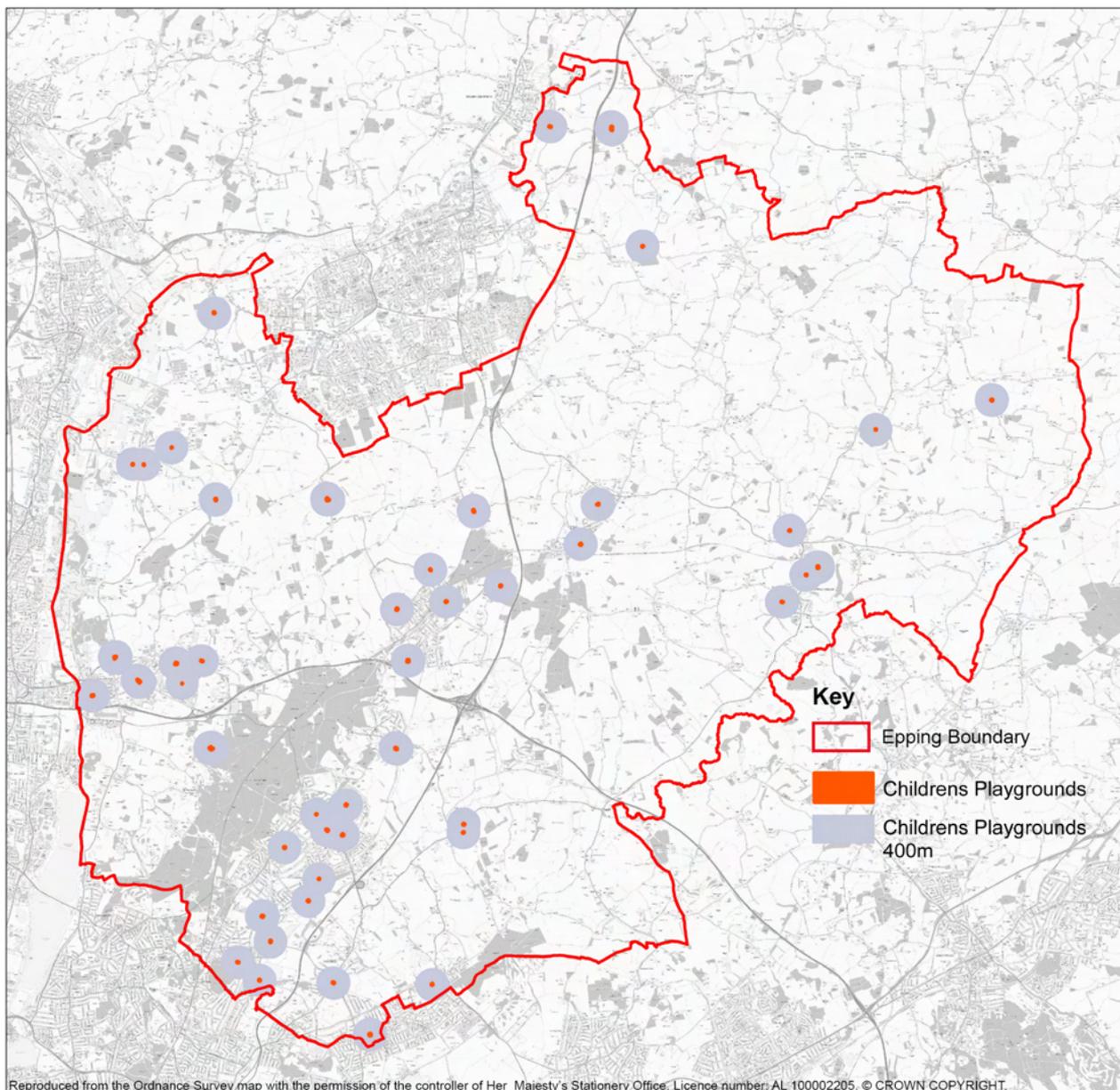
Quality

<i>Existing level of provision</i>	<i>Recommended standard</i>
<b>N/A</b>	<p><b>Proposed Standards:</b></p> <ul style="list-style-type: none"> <li>• All play areas must adhere to the Fields in Trust LEAP (Local Equipped Area for Play) and NEAP (Neighbourhood Equipped Area for Play) national standards for quality.</li> <li>• All play spaces should have natural surveillance and be within sight of walking or cycling routes or desire lines</li> <li>• Facilities should be designed in consultation with local children and young people, be clean and litter free, have no vandalism and provide a mixture of formal and informal facilities.</li> <li>• Facilities for youths should seek to provide skate/BMX features, or other appropriate facilities, alongside youth shelter areas</li> <li>• All play spaces should be designed to maximise the experience of natural features.</li> </ul>
<i>Justification</i>	
<p>The overall quality of this provision in 2009 was generally 'Average' or above. Many sites with a 'Poor' rating overall have since been improved, but some remain.</p> <p>The only comparator authority studied so far that has set a quality standard for Children's Playgrounds was Spelthorne.</p> <p><b>"Facilities for children and young people should be free from dog fouling, vandalism, litter and anti social behaviour. The layout and design should follow 'safer by design' principles and sites should be well maintained, appropriately planted and equipped to provide a range of activities to suit varied interests and age groups."</b></p>	

*Deficiencies in local standards*

- 2.91 The proposed **quantity** standard lifts Epping District to the bottom end of the range of comparator authorities' standards. New provision should be sought in areas of deficiency or whenever new residential development is proposed in order to meet this proposed standard. Additional natural play space should be sought in areas of natural or semi-natural open space where this does not conflict with nature conservation or landscape objectives.
- 2.92 Deficiencies in **accessibility** identified in the 2009 assessment were found in the parishes of High Ongar, Moreton and Bobbingworth, Stanford Rivers, Stapleford Abbots, Stapleford Tawney, Theydon Garnon and Theydon Mount.

Figure 2.5: Children's Playgrounds with accessibility buffers



- 2.93 The overall **quality** of this provision in the 2009 assessment was generally 'Average' or above. Several sites that had a 'Poor' rating overall in 2009 were regenerated using funding secured via the Big Lottery Children's Play programme. Key findings related to quality from the 'Epping Forest Play strategy' include:
- 2.93.1 Many facilities contain very old equipment, which is neither inspiring nor challenging to children.

- 2.93.2 There is a significant lack of equipment provided for older children and young people. At least 10 Parishes still require some form of Youth facility provision.
- 2.93.3 Very few playgrounds in the district include equipment suitable for children and young people with disabilities, although all new facilities are compliant with DDA.
- 2.93.4 Some play areas have reasonable play equipment but lack in 'attraction factor' due to their location and lack of trees, bushes and other planting. These areas could be greatly enhanced through affordable planting schemes

#### *Recommendations*

**CY1 Work with local parishes to identify sites and funding, particularly for youth facilities in areas of deficiency.**

**CY2 Seek creation of 'natural' play areas in existing semi-natural open space (including Epping Forest and buffer lands if appropriate) in order to meet some of the existing accessibility deficiency**

**CY3 Seek new provision in areas of proposed residential development, where appropriate, that could also meet some of the existing deficiency.**

**CY4 Consider the introduction of a rolling programme of review in order to identify major changes in quality on a regular basis**

**CY5 Draw up feasibility study for priority equipment and planting enhancement programme for 'tired' sites, including identification of potential funding streams**

**CY6 Review disabled access provision in play areas across the district on a regular basis**

#### *Allotments*

- 2.94 By definition, an 'allotment garden' is wholly or mainly cultivated by the occupier for the production of fruit or vegetables for consumption by himself and his family<sup>6</sup>. PPG17 stated that the primary purpose was opportunities for those people who wish to do so to grow their own produce as part of the long term promotion of sustainability, health and social inclusion<sup>7</sup>. Allotments are an important component of open spaces which provide recreational value, support biodiversity, and contribute towards healthy lifestyles through physical exercise and the chance to grow fresh produce.
- 2.95 The Government has recognised the health benefits of allotment gardening in the past.<sup>8</sup> Increasing people's awareness about food and how it is made and grown can encourage people to eat more fresh vegetables and fruit. Allotment gardening can also:
- bring people together from all age groups around a common interest.
  - offer considerable scope for schools to link up with local allotments societies to use allotments and the skills of plot holders to participate in school education projects.
  - be a potential resource for bio-diversity.

<sup>6</sup> Government's response to the Environment, Transport and Regional Affairs Committee's report 'The Future for Allotments', 1998

<sup>7</sup> Planning Policy Guidance 17: Planning for open space, sport and recreation

<sup>8</sup> Government's response to the Environment, Transport and Regional Affairs Committee's report 'The Future for Allotments', 1998

- potentially become important recreational assets and open space amenities for people living in dwellings without gardens.
  - perform a valuable function as a productive temporary use of open land which may be allocated to some other future open use<sup>9</sup>
- 2.96 Allotment sites owned by local authorities can be designated as 'statutory' or 'temporary' where 'statutory' sites are subject to some protection under the Allotments Act 1925. 'Temporary' sites have no security beyond the usual planning system requirements<sup>10</sup>.
- 2.97 The Local Government Association has revised its advice for allotment officers and associations, to provide an update on the policy framework, legislation and practice affecting allotment gardening<sup>11</sup>.

### *Forest Edge Allotment*



#### *Result of site audit:*

#### Allotments

- 2.98 The 2009 audit identified that there were 41 allotment sites in Epping District in 2009, spread across the district, although eight parishes do not have any allotments. Where the latter is the case, the local parish council has generally identified no demand for the provision of this facility given the rural nature of the parishes. For Matching this means that the nearest allotments are 5 miles away, and with poor public transport this means a car is needed to reach them. Sheering Parish Council indicates a small demand with enquiries being redirected to Sawbridgeworth and Harlow where provision is available.
- 2.99 The 2009 audit scores for 'Allotment' sites in Epping District are as follows:

<sup>9</sup> [www.wirralfedallotments.org.uk](http://www.wirralfedallotments.org.uk)

<sup>10</sup> Environment, Transport and Regional Affairs Committee's report 'The Future for Allotments', 1998.

<sup>11</sup> Local Government Association; Growing in the community: a good practice guide for the management of allotments; 2nd ed, 2008

<i>Parish Name</i>	<i>Site Name</i>	<i>Overall quality 2009 (2012 score in brackets)</i>
Buckhurst Hill	Forest Edge Allotment	Good
Buckhurst Hill	Hornbeam Road Allotment	Average
Buckhurst Hill	Hornbeam Close Allotment	Poor
Buckhurst Hill	Lower Queen's Road Allotment	Very Good
Buckhurst Hill	Boxted Close Allotment	Good
Buckhurst Hill	Palace Gardens Allotment	Good
Chigwell	Fencepiece Road Allotment	Good
Chigwell	Gravel Lane Allotment	Average
Chigwell	Vicarage Lane Allotment	Poor
Epping	Coopersale Allotment	Average
Epping	Lower Bury Lane Allotment	Average
Epping	Meadow Road Allotment	Average
Epping	Copped Hall Estate Allotment	Poor
Epping	Thornwood Road Allotment	Poor
Epping	High Road Allotment	Poor
Epping Upland	Epping Green Allotment	Average
Fyfield	Cannons Lane Allotment	Poor
High Ongar	King Street Allotment	Poor
Lambourne	London Road Allotment	Average
Loughton	Loughton Potato Ground	Good
Loughton	Pyrles Lane Allotment	Poor
Loughton	Willingale Road Allotment	Average
Loughton	Roding Road Allotment	Good
Moreton and Bobbingworth	Garden Field	Good

Nazeing	Middle Street Allotment	Average
North Weald	Thornwood Common Allotment	Good
North Weald	Hastingwood Allotment	Good
North Weald	North Weald Allotment	Good
North Weald	St Andrews Close Allotment	Average
Ongar	Moreton Road Allotment	Average
Ongar	Moreton Road Private Allotment	Average
Ongar	Castle Street Allotment	Average
Ongar	Rodney Road Allotment	Average
Roydon	Roydon Village Allotment	Average
Roydon	Broadley Common Allotment	Average
Theydon Bois	Theydon Bois Parish Allotment	Very good
Waltham Abbey	Denny Avenue Allotment	Average
Waltham Abbey	Capershotts Allotment	Average
Waltham Abbey	Crooked Mile Allotment	Average
Waltham Abbey	Longfields Allotment	Average
Willingale	Willingale Parish Allotment	Average

2.100 Of the parishes that do have allotments the quality was identified generally as 'Average' or 'Good', although eight sites had an overall score of 'Poor'. Specific issues on individual allotments include:

- 2.100.1 *Buckhurst Hill:* Parts of Boxted Close allotment and Hornbeam Road allotment are heavily overgrown. There is a lack of security fencing at two of the allotments. The entrance gateway to Boxted Close allotment is unattractive and covered in graffiti. Not all allotments have dedicated parking.
- 2.100.2 *Chigwell:* There are some plots that are not regularly maintained and have become overgrown. There are issues with parking in residential side streets at two of the sites.
- 2.100.3 *Epping Town:* Parking for most sites is on residential side streets. Car parks, where they do exist, are gravel surfaced and bumpy. Several of the allotments are underused and dominated by unmaintained grassland and weeds. There is a waiting list of demand for one of the sites.
- 2.100.4 *Epping Upland:* There is a waiting list for demand on the only site.
- 2.100.5 *Fyfield:* The only site appears to have fallen into dis-use.
- 2.100.6 *High Ongar:* Access, especially for the disabled, is difficult to the one site in the parish. The site is overgrown with horticultural waste and rubbish in places.

- 2.100.7 *Lambourne*: Access within the one site is poor with only a network of grass paths available.
- 2.100.8 *Loughton*: There were a variety of empty plots on all sites in 2009. Where plots had been left unused they had become overgrown and attracted litter and waste. Signage and parking were poor (at some sites). However all five sites are now reported to be at a good standard with a waiting list for use.
- 2.100.9 *North Weald*: Three of the four allotment sites in the parish have accessibility issues for wheelchair users. There is a waiting list for some allotment sites.
- 2.100.10 *Ongar*: The accessibility of all three allotments is poor. Many plots at one site are underused. There is a dumping issue. There are problems along pathways to Castle Street allotment with dog excrement. Three out of four sites are privately owned.
- 2.100.11 *Roydon*: Roydon village allotment lacks a secure perimeter. The entrance to Broadley Common allotment is dangerous and there is no proper parking.
- 2.100.12 *Theydon Bois*: There is no provision for disabled allotment users.
- 2.100.13 *Waltham Abbey*: There are accessibility issues at two of the sites.
- 2.100.14 *Willingale*: One site is well used but with some accessibility issues for the less mobile.
- 2.101 Stakeholder feedback in 2012 identified a lack of allotments in Epping. Five areas are now at a good standard in Loughton giving rise to a waiting list, and adequate provision is available in Theydon Bois. A lack of volunteers to help with activities for all age groups appears to be a general issue.

*Allotments: standards*Quantity

<i>Existing level of provision</i>	<i>Recommended standard</i>
<b>0.33 ha/1000 population (40.76ha total)</b>	<b>Proposed standard: 0.33 ha/ 1000 population</b>
<b><i>Justification</i></b>	
<p>The current level of allotment provision is equivalent to 0.33ha/1000 population across the district. The National Society of Allotment and Leisure Gardeners suggest a national standard of 20 allotments per 1,000 households or 1 allotment per 200 people. This equates to 0.125 ha per 1,000 population based on an average plot size of 250 square metres.</p> <p>A proposed standard has been set that is the same as the existing, which recognises the good supply in most areas at the current time. This standard is above comparator authorities' provision. No quantity standard was set as part of the 2009 audit. Comparator authorities that were studied have set the following standards;</p> <p><b>Three Rivers – 0.14ha/1000 population</b>  <b>Spelthorne – not set</b>  <b>North Hertfordshire – 0.23ha/1000 population in towns, 0.36ha/1000 in rural areas</b></p>	

Accessibility

<i>Existing level of provision</i>	<i>Recommended standard</i>
<b>Not defined</b>	<b>Proposed standard: Within 15-20 minutes walk time (720m) of whole population</b> No standard set in 2009 study
<i>Justification</i>	
<p>Where the parishes do not have allotments the local parish council has generally identified no demand for the provision of this facility given the rural nature of the parishes. The standard that has been set is at the lower level of the several comparator authorities, to reflect the rural nature of sections of the district and the difficulty of achieving this standard in these areas.</p> <p>Comparator standards at other local authorities of similar profile were:</p> <p><b>Three Rivers – 15 minutes walk time (600m)</b>  <b>North Hertfordshire – 720m walk</b>  <b>Spelthorne – 5 minute walk time (400-480m)</b></p>	

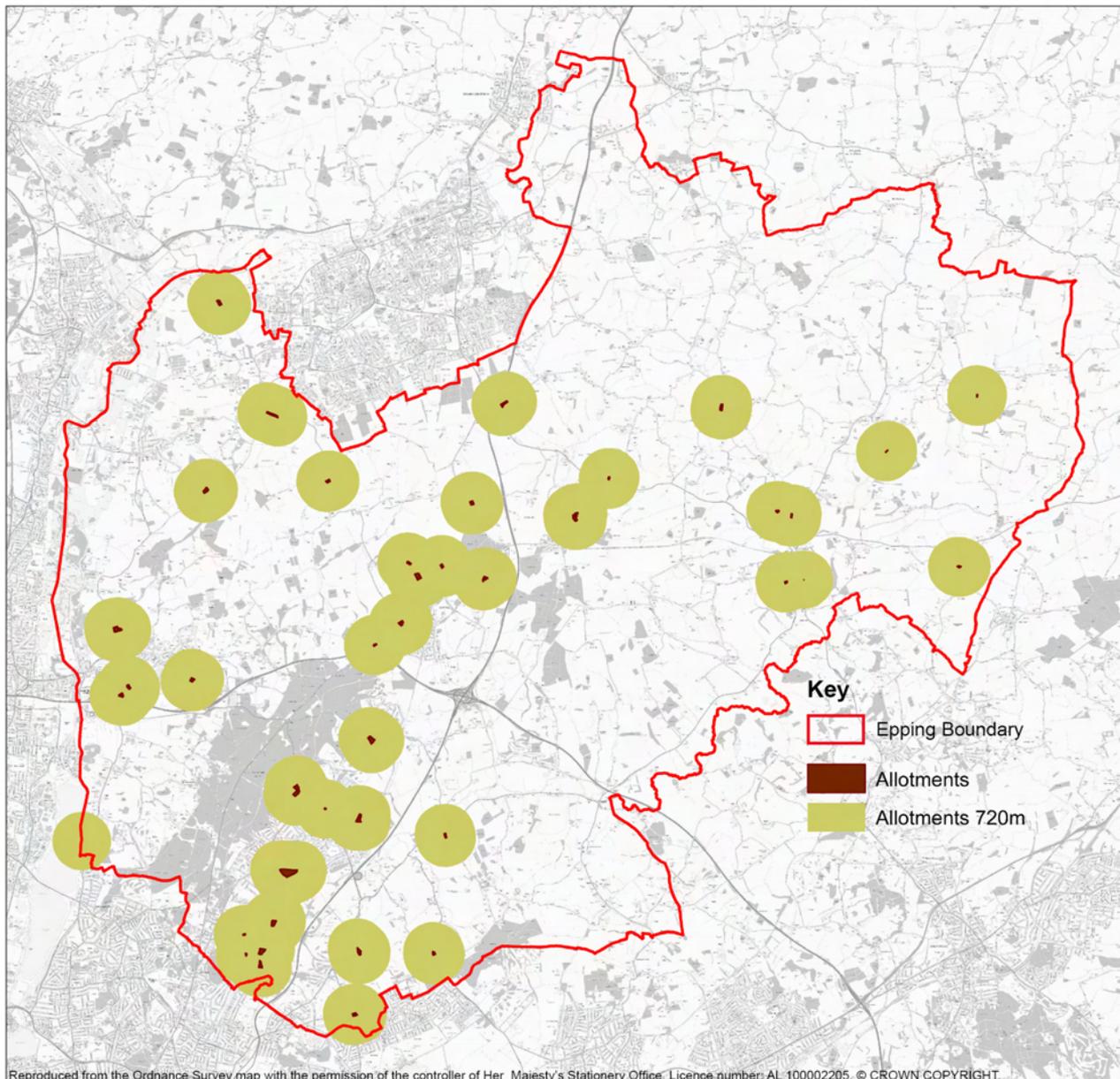
Quality

<i>Existing level of provision</i>	<i>Recommended standard</i>
<b>N/A</b>	<p><b>Proposed standards:</b></p> <p><b>Essential</b></p> <ul style="list-style-type: none"> <li>• Allotments should have secure fencing, a watering point, water storage facilities, containers for equipment, good quality soils, vehicle access to the allotment entrance and parking facilities.</li> <li>• Management of vacant plots</li> <li>• Provision for clearance/removal of rubbish and composting</li> </ul> <p><b>Desirable</b></p> <ul style="list-style-type: none"> <li>• Where appropriate pathways through the site and signage should be clearly provided and well-maintained.</li> </ul>
<i>Justification</i>	
<p>The current resource audit shows that the provision of allotments is generally of 'Average' or 'Good' quality with six sites identified of 'Poor' or 'Very poor' quality.</p> <p>Some comparator authorities had identified quality standards for allotments such as Spelthorne: <b>"Allotments should be free from dog fouling, vandalism, litter and anti-social behaviour. Where appropriate, access pathways and signage should be clearly provided and well maintained"</b>.</p>	

*Deficiencies in local standards*

- 2.102 The only identified deficiencies in **quantity** are in Epping Town parish although access may also be restricted at some sites due to current waiting lists.
- 2.103 Deficiencies in **accessibility** are limited but can be found in the following areas:
- 2.103.1 Parts of Grange Hill, Chigwell Row, Chigwell, Loughton west of the A121, Loughton between the A121 and the A1168, parts of Theydon Bois, south-east Epping, central-north Waltham Abbey, and Lower Sheering.

Figure 2.6: Allotments with accessibility buffers



2.103.2 The overall **quality** of the provision from the 2009 assessment shows that the provision of allotments is generally of 'Average' or 'Good' quality but with six sites identified of 'Poor' or 'Very poor' quality. Loughton parish now indicates that all its sites are at a good standard.

#### 2.104 Recommendations

**AT1 Work with Epping Town parish to identify a possible site for additional allotment provision.**

**AT2 Work with local parishes to seek possible sites for additional provision in order to meet some of the accessibility deficiency including seeking new provision in areas of proposed residential development that could meet some of existing deficiency.**

**AT3 Review disabled access provision to and need for allotments across the district on a regular basis in association with local parishes**

***Cemeteries and graveyards***

- 2.105 Churchyards can be defined as areas within the walled boundary of a church while cemeteries are burial grounds outside the church confines. A graveyard is a burial ground, especially a small one or one in a churchyard. This typology includes private burial grounds, local authority burial grounds and disused churchyards.
- 2.106 The primary purpose of this type of open space is for burial of the dead and quiet contemplation, but the amenity and visual benefits are also important, as well as the opportunities to promote wildlife conservation and biodiversity, especially in older churchyards. Cemeteries and churchyards can be a significant open space provider in some areas particularly in rural areas. In other areas they can represent a relatively minor resource in terms of the land, but are able to provide areas of nature conservation importance. Some churchyards retain areas of unimproved grasslands and other habitats, thus providing a sanctuary for wildlife in urban settlements and/or heritage value within more rural landscapes.
- 2.107 There is increasing demand for 'natural' or 'green' burials. This can be for environmental reasons – people want to reduce their impact on the environment caused by cremation, for instance, and don't like the 'conveyor-belt' type atmosphere of modern burial grounds and crematoria. Such burials involve simple natural, earth-friendly materials, which make the minimum impact on wildlife habitats and the landscape in the future. This type of burial ground can provide a wide range of greenspace benefits to the community and could be considered as one of the choices if additional burial sites are needed in Epping .

***St Botolph's Church******Result of audit***

- 2.108 46 sites have been identified within Epping District, with three of these below the 0.2ha threshold used for other district-wide assessments. These smaller sites are St Andrew's Cemetery Annex in North Weald parish, the Waltham Abbey garden of remembrance and Roydon United Reformed church. Churchyards or burial grounds are found in every parish in the District. All the sites in this typology that were audited are in public or faith organisation ownership, except St Thomas More Church whose ownership is unknown; it is assumed that they allow general public access into the churchyards or burial grounds.

<b>Parish Name</b>	<b>Site Name</b>	<b>Overall quality 2009 (2012 score in brackets)</b>
Abbess Beauchamp and Berners Roding	St Botolph's Church	Average (Poor)
Abbess Beauchamp and Berners Roding	St Edmund's Church	Good
Buckhurst Hill	St John the Baptist Church	Good
Chigwell	Chigwell Cemetery	Very good
Chigwell	St Mary's Church	Good
Chigwell	All Saints Church	Good
Epping	Epping Cemetery	Very good
Epping	The Old Rectory Cemetery	Average
Epping Upland	Epping Upland All Saints Church Burial Ground	Average
Epping Upland	Epping Upland Parish Council Burial Ground	Average
Fyfield	St Nicholas's Church	Good
High Ongar	St Mary's Church	Average
Lambourne	St Mary and All Saints Church	Good
Loughton	St. Johns Church Yard	Good
Loughton	Loughton Cemetery	Very good
Loughton	Trinity Church	Good
Loughton	St. Thomas More Church	Good
Loughton	St. Nicholas's Church Yard	Very good
Matching	St Mary the Virgin Church	Good
Moreton and Bobbingworth	St Mary's Church	Average
Moreton and Bobbingworth	St Germain's Church	Average
Moreton and Bobbingworth	All Saint's Church	Average
Moreton and Bobbingworth	St Mary Magdalen's Church	Average
Nazeing	All Saints Church	Good

North Weald	St Andrew's Church	Good
North Weald	North Weald Burial Ground	Good
North Weald	Foster Street Non-Conformist Burial Ground	Poor
North Weald	Cemetery Annex, Rear of St Andrews Church	Average
Ongar	Ongar Cemetery	Average
Ongar	St Peters Church	Good
Ongar	St Martins Church	Very good
Roydon	St Peter's Church	Good
Roydon	Roydon United Reform Church	Good
Sheering	St Mary's Church	Good
Stanford Rivers	St Margaret's Church	Average
Stapleford Abbots	St Mary's Church	Good
Stapleford Tawney	St Mary's Church	Good
Theydon Bois	St Mary's Church	Good
Theydon Bois	Theydon Bois Cemetery	Very good
Theydon Garnon	All Saints Church	Good
Theydon Mount	St Michael's Church	Good
Waltham Abbey	Waltham Abbey Cemetery (new site)	Very good
Waltham Abbey	Waltham Abbey Cemetery (old site)	Very good
Waltham Abbey	Waltham Abbey Garden of Rest	Good
Waltham Abbey	Waltham Abbey Closed Churchyard	Good
Waltham Abbey	Church of the Holy Innocents	Average
Waltham Abbey	Waltham Abbey Jewish Cemetery	Good
Willingale	St Christopher's and St Andrew and All Saints Churchyard	Good

2.109 The sites range in size from Waltham Abbey Garden of Remembrance at 0.02ha, to Epping Cemetery at 2.5 ha. Seven churchyards are identified as Local Wildlife Sites, including High Beach Churchyard, All Saints' Nazeing, St Mary's Chigwell, All Saints' Epping Upland, St Mary's Theydon Bois, St Andrew's North Weald and St Margaret's, Stanford Rivers.

- 2.110 The overall quality of the Cemeteries and Churchyards audited is generally 'Good' or 'Average' with only one site, Foster Street Non-conformist Burial Ground in North Weald parish, identified as 'Poor'.
- 2.111 One site, St Botolph's in Abbess Beauchamp and Berners Roding, was revisited in 2012. The later assessment rated the site as 'Poor' rather than 'Average' due to a lower assessment for ancillary and general issues.

*Cemeteries and Graveyards: standards*

- 2.112 It is not appropriate to set standards for either quantity or accessibility for cemeteries and graveyards as their primary role is not one of accessible open space but as burial grounds. In addition, churchyards can only exist where there is a church. The only form of provision standard that can therefore be set is a qualitative one.

Quality

<i>Existing level of provision</i>	<i>Recommended standard</i>
<b>N/A</b>	<p><b>Cemeteries and graveyards should:</b></p> <ul style="list-style-type: none"> <li>• have well-kept grass or natural areas, with appropriate flowers, trees and shrubs</li> <li>• offer a clean and litter free environment with clear pathways</li> <li>• have appropriate and good quality ancillary facilities such as seating, signage and car-parking where appropriate.</li> </ul>
<b><i>Justification</i></b>	
<p>The current resource audit shows that the provision of Cemeteries and Graveyards is generally good quality with only one site identified of poor quality.</p> <p>Spelthorne identified the following quality vision standard for cemeteries and churchyards  <b>"Cemeteries and churchyards should be free from dog fouling, vandalism, litter and anti social behaviour. Where appropriate, access pathways and signage should be clearly provided and well maintained."</b></p>	

*Deficiencies in local standards*

- 2.113 The 2009 audit shows that the provision of 'Cemeteries and Graveyards' is generally of good **quality** with only one site identified as 'Poor', although the 2012 quality control visit at St Botolph's indicates that the assessment for ancillary and general issues may underestimate some of the problems within this typology.
- 2.114 *Draft Recommendations*

**CG1 Work with site owners with poor quality assessments to seek improvements on key issues.**

***Public Rights of Way (PRoW)***

- 2.115 The Essex Rights of Way Improvement Plan (ROWIP) 2009 advises that the overall quantity and condition of rights of way in Essex is generally considered to be good, particularly for walkers. The districts with the highest and lowest levels of satisfaction vary however for different user groups. Overgrown paths were identified as the most common problem cited by respondents to the consultation process, followed by poor signage, excessive dog fouling, fly tipping or litter, and blocked paths. Similar results were found across all districts.

- 2.116 A significant number of all user groups said that they do not use rights of way as much as they would like due to lack of time, other commitments and lack of paths in suitable locations such as circular routes or paths avoiding main roads. For walkers, paths overgrown (with nettles, for example) are a limit, as is a lack of information. For motorised vehicle users, the legality of using certain paths is a limiting factor.
- 2.117 The Essex Rights Of Way Improvement Plan objectives include 'to better integrate rights of way with other access provision, initiatives and facilities' which supports the aim of this assessment to understand the role the PRoW network could play in mitigating open space deficiencies.
- 2.118 A number of routes on the rights of way network in Epping Forest District such as the Essex Way and the Forest Way are promoted by Essex County Council. Key visitor attractions on the rights of way network identified include Lee Valley Regional Park, Epping Forest Visitor Centre, and Copped Hall.
- 2.119 Essex County Council, the City of London Corporation and the London Boroughs of Redbridge and Waltham Forest are working in partnership to improve the transport network in and around Epping Forest through the Epping Forest Transport Strategy 2009-2016. This strategy recognises that speed of traffic can reduce the enjoyment of an outing in the Forest because of the difficulties of crossing busy roads and the constant noise and pollution. Some key areas of collaboration include speed limits and road closures with, for instance, the banning of motor vehicles being proposed on certain roads in the Forest. The Transport Strategy Objectives in relation to access include:
- 2.119.1 Providing improved accessibility to the Forest for all users, especially those arriving by public transport or on foot, bicycle or horse-back.
- 2.119.2 To enhance road safety and reduce severance by improving crossing points for all users across the Forest
- 2.120 Key actions include consideration of traffic calming zones, quiet lanes, the use of Pegasus crossings (combined pedestrian and horse-riders crossing), and a fully accessible summer shuttle bus service.

#### *Role within Green Infrastructure*

- 2.121 Natural England defines Green Infrastructure (GI) as a strategically planned and delivered network of high quality green spaces and other environmental features (Green Infrastructure Guidance, Natural England, 2009). This should be designed and managed as a multifunctional resource capable of delivering a wide range of environmental and quality of life benefits for local communities. Green Infrastructure includes parks, open spaces, playing fields, woodlands, allotments and private gardens, but can also include green corridors – rivers and canals including their banks, road and rail corridors, cycling routes, pedestrian paths, and rights of way.

#### *Paths for Communities (P4C)*

- 2.122 Paths for Communities is a funding scheme set up to develop and enhance the network of Public Rights of Way (PROW) in England in order to deliver benefits to rural areas. Local community partnerships are eligible to bid to Natural England for funds.
- 2.123 The aim of P4C is to encourage and support local communities to work with land owners to make improvements to the network of Public Rights of Way. In all cases P4C projects must include some element of new Public Right of Way creation. In most cases projects will include an element of new Bridleway creation but projects that include Footpath creation alone will also be considered where community and economic benefit can be demonstrated.
- 2.124 Applicants for P4C grant should also consider how to secure:
- 2.125 Improvements to existing Public Rights of Way that encourage use by a wider range of people with different needs (e.g. improved accessibility for wheelchairs and pushchairs, benches for elderly);
- 2.126 Improvements to the network to increase the opportunity for access on foot, cycle or horse and to widen the appeal to visitors and residents;

- 2.127 Promotion of the improved network to encourage more use and better support for local services such as shops, pubs, hotels, bed and breakfasts, attractions and cycle and equestrian businesses
- 2.128 Better integration with public transport services and links to popular destinations.

*Results of desktop Assessment*

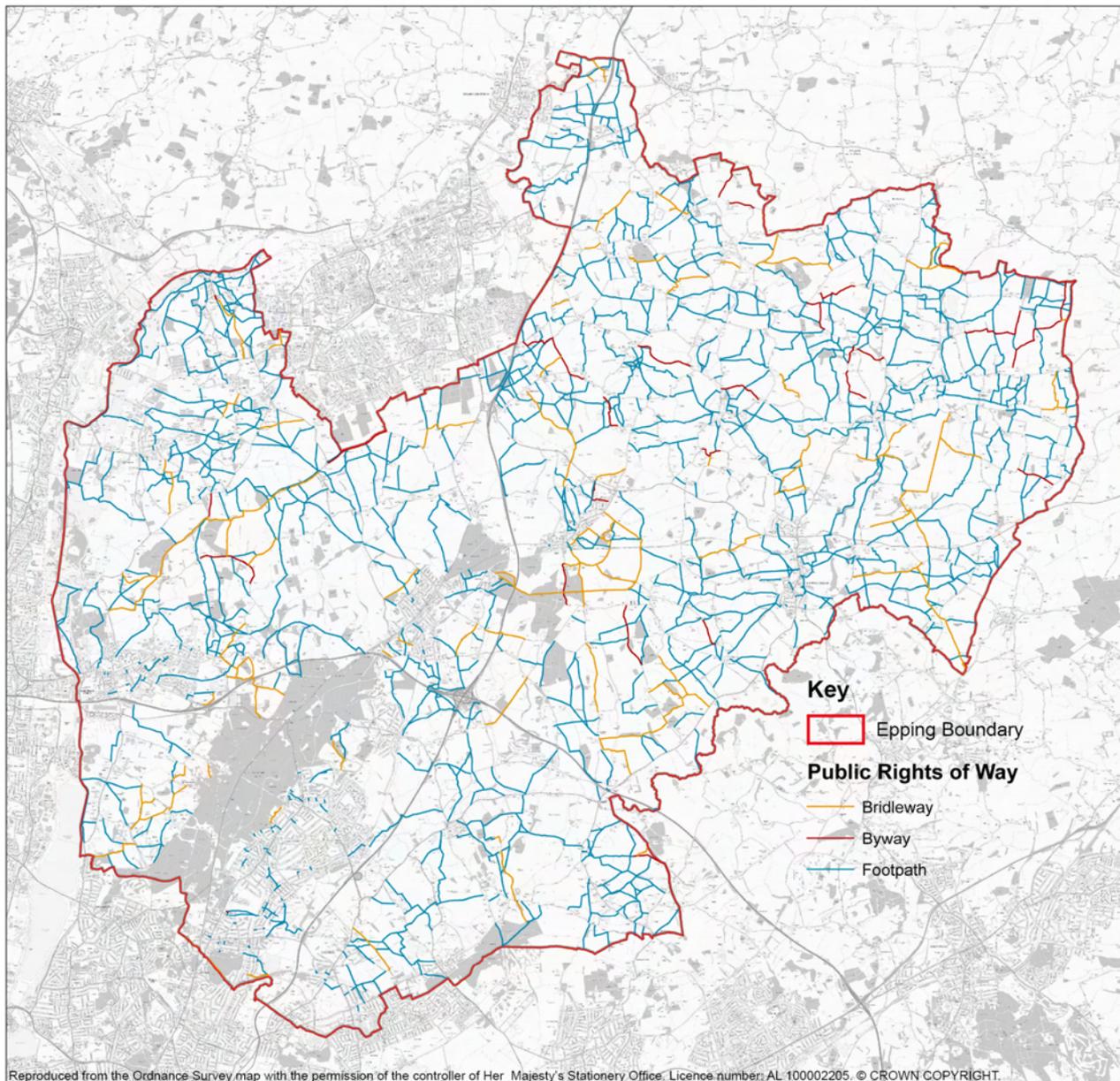
- 2.129 Epping Forest District is very well served by a Public Rights of Way (PRoW) network consisting of 569 Km footpaths, 28 Km of byways and 97 Km of bridleways. This makes a total of 694 Km altogether. Epping Forest has its own licence scheme administered by the City of London Corporation with approximately 30 miles of additional permissive bridleway within the Forest. The bridleway network elsewhere, however, is fragmented. The total PRoW network compares favourably with other neighbouring Essex districts such as Brentwood which has 243Km overall. Chelmsford has marginally more PRoW by length with 708Km overall and Uttlesford has substantially more at 1,423Km. In Essex as a whole there are over 6200km of Public Rights of Way<sup>12</sup>.
- 2.130 The PRoW network is not evenly distributed in the countryside with variety occurring in relation to access rights to common land and Epping Forest. Thus the parishes in the north-east of the district, such as The Rodings, Ongar, High Ongar, Willingale and Moreton, Bobbingworth and The Lavers, are well-served with a closely-packed network generally centred on their main villages, hamlets and farmsteads.
- 2.131 There appear to be gaps in the network, along the boundaries between Matching and Sheering corresponding to the Pincey Brook that forms the boundary between the two parishes. Another gap appears in the south/south-west of Moreton, Bobbingworth and The Lavers parish. This could relate to historic land ownership or management e.g. in relation to historic common land.
- 2.132 The north-western parishes of Roydon and Nazeing are also well-served except for the gap created by Nazeingwood common, which is Open Access land i.e. land under the Countryside and Rights of Way act 2000 on which the public can walk freely. An area south-west of Roydon parish also has a gap in provision. The Ordnance Survey map identifies the names Netherhall Common and Stoneshot that probably indicates that this is ex-common land that has been taken into agriculture with the loss of the historic access rights.
- 2.133 Waltham Abbey in the west of the district has pockets of a dense network of PRoW, e.g. north-east of the town where there is an extensive area given over to government research. Again, where there are gaps, clues may occur as to previous land-use in the names e.g. Gunpowder Park. There is a big gap around Holyfield Hall Farm and Hayes Hill Farm east of the Lee river valley; however the reasons for this are unclear. These farms are in the Lee Valley Regional Park. In the south of the parish there is also a gap in provision around Thompson's Wood and Poplar Shaw.
- 2.134 Also in the south of the district, Stapleford Abbots is split north to south by the Stapleford Road with a well-developed PRoW network to the east but a very poor network in the west corresponding in part to access land to the south of Bournebridge but also, for unknown reasons, to land north and south of Hook Lane and around the properties of Hammonds and Barfield Halls.

*Green Lanes*

- 2.135 The PRoW network includes sections of green lanes identified as Local Wildlife Sites (LoWS). Several of these sites were audited through the 2009 Open space, sport and Recreation Assessment; others were identified in the desktop assessment, such as those in the Epping Forest Green Lanes Local Wildlife Site Project. This project aims to get as many Local Wildlife Sites into positive management by working with landowners and the local community. A sample of Green Lane sites was included in the 2012 audit of additional 'Woodland and Semi-natural Open space including Epping Forest and buffer lands' sites.

<sup>12</sup> Essex Rights of Way Improvement Plan (ROWIP) 2009

Figure 2.7: Public Rights of Way network



- 2.136 Other sites audited as part of the 2012 review give countryside access via the PRoW system but otherwise the sites were not directly accessible. These sites were identified for possible audit based on their accessibility in terms of proximity to urban centres, villages etc. and their connectivity to the Public Rights of Way (PRoW) network. That being said, the sites below represent only a selection of the sites that could be promoted further to provide additional amenity or wildlife benefits via the rights of way system:

<i>Parish</i>	<i>Site name</i>	<i>Overall quality 2012</i>	<i>Notes</i>
Matching/Sheering	Down Hall	Average	Registered Park and Garden linked to Stort Valley Way
North Weald	North Weald Redoubt	Average	Scheduled Monument links to North Weald by PRow
Epping	Ash Wood/High Wood, Stonard's Hill	Average	PRow links recreation ground to LoWS and town
High Ongar	Clatterford End Plantation	Good	St Peter's Way links town to LoWS and river
Loughton	Lippitts Hill Scrub	Not accessible	Potential permissive link between Green Lane and Pepper Alley bridleways
Roydon	World's End	Good	PRow links from Harlow via LoWS to Roydon and back
Roydon	Roydon Brickfields North	Average	PRow links from Harlow via LoWs to Roydon and back
Roydon	Parndon Wood	Poor	Fly-tipped PRow gives link via LoWS to wider network
Theydon Bois	Birch Hall Pastures	Average	Permissive access across LoWS linked to PRow
Theydon Bois	Theydon Bois Deer Park West	Average	Not accessible but views of deerpark from PRow
Theydon Bois	Theydon Bois Deer Park East	Not accessible	Not accessible but views of deerpark from PRow

2.137 As the Public Rights of Way assessment was a desk-based assessment only, no standards have been set.

#### *Recommendations*

**PRow 1: Seek further understanding of the role of PRow system in relation to greenspace through initiation of a Green Infrastructure strategy for Epping Forest District as and when resources allow**

**PRow 2: Seek enhancements to audited greenspace and links identified above through partnership with Essex County Council, Parish Councils and landowners.**

**PRow 3: investigate the role the P4C fund could provide for funding enhancements to the PRow network in Epping Forest district.**

### 3 Assessment of Playing Pitches

#### *Introduction*

- 3.1 Typologies: This section contains an analysis of playing pitch and related changing facilities provision in Epping Forest. The pitch types examined are as follows:
- Adult football pitches
  - Junior football pitches
  - Mini-soccer pitches
  - Cricket pitches
  - Rugby pitches
- 3.2 Methodology: The analysis follows Sport England's Playing Pitch Model (PPM) and related methodology, as set out in '*Towards a Level playing Field – A guide to the production of Playing Pitch Strategies*' (2005).
- 3.3 The qualitative audit was based upon the results of a survey by town and parish councils in 2010.
- 3.4 Synthetic turf pitches are analysed separately in the sports facilities section, but where such facilities serve the needs of grass pitch users, for example as a training facility, this has been reflected in the respective assessments.

#### *Data on teams*

- 3.5 Introduction: The data on local pitch sport teams is detailed below. It was compiled from the following sources:
- The Football Association's 2011/2012 '*Football Participation Report*' for Epping Forest.
  - The England and Wales Cricket Board's '*Play-Cricket*' database.
  - Local rugby club websites
- 3.6 Football clubs: The following clubs and teams currently play in the district. Any home pitches used by teams from within the district that are located outside Epping Forest are marked in italics.

<i>Club</i>	<i>• Home pitches</i>	<i>• Adult teams</i>	<i>• Junior teams</i>	<i>• Mini teams</i>
Abbey Youth FC	Ninefields, Waltham Abbey	0	4	4
Abbey Youth Old Boys FC	Ninefields, Waltham Abbey	2	0	0
Abridge Village FC	Abridge Playing Fields	1	0	0
Bancroft FC	Bancroft Rugby Club	1	0	0
Belmont Juniors FC	<i>Bower Park School, Romford</i> <i>Loughton Recreation Ground</i>	0	6	6
Britannia FC	Buckhurst Hill Football Club	1	0	0
Buckhurst Hill FC	Buckhurst Hill Football Club	3	3	3
Buckhurst Hill Youth FC	Buckhurst Hill Football Club	0	12	7
Chigwell and Woodford FC	Roding Valley Recn. Ground	1	0	0
Chigwell Boys FC	Chigwell School	0	5	2
Chigwell Girls FC	Chigwell School	0	2	0
Chipping Ongar Vets FC	Ongar Sports and Social Club	1	0	0
Colebrook Royals FC	Met Police Sports Ground	2	0	0
Colebrook Royals Youth FC	Met Police Sports Ground	0	12	3
Debden Sports Club FC	Debden Sports Club	5	0	0
Debden Sports Club Youth FC	Debden Sports Club	0	1	1

Epping FC	Stonards Recreation Ground	3	0	0
Epping Athletic FC	St. John's Cof E School	1	0	0
Epping Youth FC	Stonards Recreation Ground	0	7	5
Essex Fire & Rescue Service FC	Old Chigwellians Sports Club	2	0	0
Larsen FC	Larsen's Recreation Ground	1	0	0
Lindsey Street FC	Lindsey Street Social Club	2	0	0
Loughton FC	Loughton Football Club	1	0	0
Loughton Youth FC	Loughton Football Club	0	6	2
Nazeing FC	Bumbles Green Leisure Centre	1	0	0
Nazeing Youth FC	Bumbles Green Leisure Centre	0	3	0
North Weald FC	Stonards Recreation Ground	2	0	0
Old Buckwellians FC	Roding Valley Recn. Ground	4	0	0
Old Chigwellians	Old Chigwellian Club	5	0	0
Ongar Juniors FC	Ongar Sports and Social Club	1	5	6
Ongar Town FC	Ongar Sports and Social Club	1	0	0
Ongar United FC	Ongar Sports and Social Club	2	0	0
Roydon FC	Roydon Playing Fields	1	0	0
Saints Sports Club	Buckhurst Hill Primary School	0	1	2
Sheering FC	Queen's Head Meadow	2	0	0
Shelley Royals FC	Fyfield Sports and Social Club	1	0	0
Upshire FC	Larsen's Recreation Ground	2	0	0
Vagabond Old Boys FC	The Woodhouse	1	0	0
Valley Park FC	Debden Park High School	1	0	0
Waltham Abbey FC	Capershotts, Waltham Abbey	5	0	0
Waltham Abbey Youth FC	Townmead Leisure Park	0	7	1
Weald Bassetts Youth FC	Weald Hall Lane	0	1	0
<b>TOTAL</b>	<b>-</b>	<b>56</b>	<b>75</b>	<b>42</b>

3.7 Football team data: Analysis of the football teams information from the FA's Football Participation report for Epping Forest for 2011/2012 reveals the following:

- Trends: The number of adult teams decreased by 5 (8.2%) between seasons 2010/11 and 2011/12, junior teams decreased by 21 (24.3%) and mini-soccer teams decreased by two (5.3%) in the same period.
- Conversion rates: The proportion of the population from each age group and gender that plays football (known as the 'Conversion Rate') in Epping Forest in 2011/2012 is tabulated below, with comparative data for the East and England as a whole. The figures show that rates of participation for all age groups and genders are lower than the regional averages, but that adult male, and junior rates are both above the national averages. Female participation is well below the regional and national averages, as is the Conversion Rate for all football players:

<b>Age group</b>	<b>Epping Forest</b>	<b>East</b>	<b>England</b>
Adult male	5.7%	6.9%	5.2%
Adult female	0.0%	0.3%	0.3%
Junior male	23.1%	24.9%	20.7%
Junior female	0.6%	2.4%	2.1%
Mini-soccer (mixed)	7.1%	11.0%	9.3%
All forms	5.0%	7.1%	5.9%

3.8 Cricket clubs: The following clubs and teams currently play in the district:

<i>Club</i>	<i>Home pitches</i>	<i>Adult teams</i>	<i>Junior teams</i>
Abridge CC	Hoe Lane, Abridge	1	1
Buckhurst Hill CC	Roding Lane, Buckhurst Hill	8	8
Chigwell CC	Old Chigwellian Club	1	0
Coopersale CC	Brickfield Road, Coopersale	1	0
Epping CC	Lower Bury Lane, Epping	6	6
Epping Foresters CC	Bell Common	1	5
Fives and Heronians CC	The Paddock, Chigwell	7	2
Fyfield CC	Fyfield Sports and Social Club	3	4
High Beach CC	Mott Street, Sewardstone	4	0
Loughton CC	Loughton Cricket Club	10	6
Matching Green CC	Matching Green	3	3
Nazeing Common CC	Nazeing Common	4	4
North Weald CC	Memorial Playing Field, North Weald	4	0
Ongar CC	Ongar Sports and Social Club	4	0
Roding Valley CC	Bradwell Road, Buckhurst Hill	3	0
Roydon CC	Roydon Playing Fields	2	0
Sheering CC	Sheering Recreation Ground	1	0
South Loughton CC	Roding Road, Loughton	8	4
Stapleford Tawney CC	<i>Travelling Club - No Home Fixtures</i>	1	0
Theydon Bois CC	Buxton Trust Playing Field	3	3
Willingale CC	Willingale Playing Field	3	0
<b>TOTAL</b>	<b>-</b>	<b>78</b>	<b>46</b>

#### *Fives and Heronians Cricket Club*



3.9 Rugby clubs: The following clubs and teams currently play in the district:

<i>Club</i>	<i>Home pitches</i>	<i>Adult teams</i>	<i>Junior teams</i>	<i>Mini teams</i>
Bancroft RFC	Buckhurst Way, Buckhurst Hill	4	0	6
Loughton RFC	Hornbeam Road, Buckhurst Hill	1	0	0
Met Police Chigwell RFC	Met Police Sports Ground	1	0	0
Ongar RFC	Ongar Sports & Social Club	2	0	4
Upper Clapton RFC	Upland Road, Thornwood	3	7	6
<b>TOTAL</b>	<b>-</b>	<b>11</b>	<b>7</b>	<b>16</b>

- 3.10 Team Generation Rates: Team Generation Rates (TGRs) for each pitch sport in Epping Forest are tabulated below. These compare the number of teams of each type with the number of people in the respective age groups, to take account of the 'active age groups' for each sport:

<i>Sport and age group</i>	<i>Number of teams</i>	<i>People in age group</i>	<i>TGR</i>
Adult mens' football (16 - 45)	56	23,100	1: 413
Adult womens' football (16 - 45)	0	-	-
Boys' Junior football (10 - 15)	73	4,300	1: 59
Girls' Junior football (10 - 15)	2	4,300	1: 2,150
Mixed Mini-soccer (6 - 9)	42	5,700	1: 136
Adult mens' cricket (18 - 55)	78	30,600	1: 392
Adult womens' cricket (18 - 55)	0	-	-
Junior boys' cricket (11 - 17)	46	4,600	1: 100
Junior girls' cricket (11 - 17)	0	-	-
Adult mens' rugby (18 - 45)	11	19,200	1: 1,745
Adult womens' rugby (18 - 45)	0	-	-
Junior boys' rugby (13 - 17)	7	3,800	1: 543
Junior girls' rugby (13 - 17)	0	-	-
Mixed Mini-rugby (8 - 12)	16	7,300	1: 456

- 3.11 TGR's comparators: Team Generation Rates enable comparisons to be made with national averages (compiled from data from Sport England's Playing Pitches Toolkit) as follows. In most cases, the rate of team formation is higher than the national average, suggesting that demand for playing pitches in Epping Forest will also be proportionately higher:

<i>Sport and age group</i>	<i>Epping Forest</i>	<i>England</i>
Adult mens' football (16 - 45)	1: 413	1: 386
Adult womens' football (16 - 45)	-	1: 14,728
Boys' Junior football (10 - 15)	1: 59	1: 157
Girls' Junior football (10 - 15)	1: 2,150	1: 2,129
Mixed Mini-soccer (6 - 9)	1: 136	1: 399
Adult mens' cricket (18 - 55)	1: 392	1: 989
Adult womens' cricket (18 - 55)	-	1: 45,938
Junior boys' cricket (11 - 17)	1: 100	1: 381
Junior girls' cricket (11 - 17)	-	1: 5,928
Adult mens' rugby (18 - 45)	1: 1,745	1: 3,666
Adult womens' rugby (18 - 45)	-	1: 19,725
Junior boys' rugby (13 - 17)	1: 543	1: 702
Junior girls' rugby (13 - 17)	-	1: 5,395
Mixed Mini-rugby (8 - 12)	1: 456	1: 1,346

- 3.12 Team equivalents: In addition to the teams requiring access to pitches to play competitive fixtures, the impact on overall demand from training use can be assessed by calculating the 'team equivalents' that such usage generates. The following information was derived from the survey of pitch sports clubs and the additional team equivalents have been included in the application of the Playing Pitch Model below:
- Adult football: Adult teams in Epping Forest typically train on average once a week in addition to their competitive fixtures. Because of the lack of floodlights at most grass pitches in the district, the facilities used for midweek evening training include sports halls, the full-sized synthetic turf pitches and multi-use games areas. Training on grass frequently involves the use of training 'grids' rather than the pitches themselves. As a result, the additional 'team equivalents' generated by training usage on grass pitches equates to an estimated 8 teams (15% of the training volume), concentrated in the midweek period. Whilst this does not impact directly upon peak demand periods, the wear and tear on some of the lower quality pitches does affect their carrying capacity.
  - Junior football: Junior teams typically train on average once a week and use a similar mix of facilities. The additional 'team equivalents' generated by training usage on grass pitches equates to an estimated 11 teams (15% of the training volume), concentrated in the midweek period.
  - Mini-soccer: Mini-soccer teams typically train on average once a week and use a similar mix of facilities. However, because of the nature of the mini-game and the small size of the players, wear and tear on grass pitches is a less significant factor. As a result, the additional 'team equivalents' generated by training usage on grass pitches equates to an estimated 4 teams (10% of the training volume), concentrated in the midweek period.
  - Cricket: Clubs typically train twice a week during the cricket season, but this has a negligible effect on pitches because the training involves the use of nets on the outfield or synthetic turf wickets. As a result, the additional 'team equivalents' generated by training usage on match wickets is zero.
  - Rugby: Adult and junior rugby teams typically train once a week on midweek evenings. Training frequently involves the use of grassed areas adjacent to the pitches themselves. As a result, the additional 'team equivalents' generated by training usage on grass pitches equates to an estimated 3 teams (15% of the training volume), concentrated in the midweek period.

### ***Pitches in Epping Forest***

- 3.13 Definition: The pitches included in the analysis are defined as natural turf areas permanently laid out with regulation markings, with the following dimensions for club-level play as specified in Sport England's 'Comparative Sizes of Sports Pitches and Courts' (2011) and have community access and are used for competitive play.

<b><i>Pitch Type</i></b>	<b><i>Pitch length</i></b>	<b><i>Pitch width</i></b>	<b><i>Size including run-offs</i></b>
Adult football	Max. 120m/Min. 90m	Max. 90m/Min. 45.5m	Max. 126m x 96m
Junior football	Max. 100.6m/Min. 68.25m	Max. 64m/Min. 42m	Max. 106.6m x 70m
Mini-soccer	Max. 45.75m/Min. 27.45m	Max. 27.45m/Min. 18.3m	Max. 54.9m x 36.6m
Adult cricket	20.12m	Max. 36.6m/Min. 3.05m	111.56m x 106.69m
Junior cricket	19.2m	Max. 27.45m/Min. 3.05m	92.36m x 88.41m
Adult rugby	Max. 144m	Max. 70m	Max. 154m x 80m
Mini-rugby	Max. 70m	Max. 43m/Min. 30m	Max. 80m x 53m

- 3.14 Security of access: A key consideration in assessing pitch supply is the extent to which provision is available for unrestricted community use and subject to formalised access arrangements that cannot easily be rescinded. Sport England has produced a formal classification for access to playing

pitches which is set out below. In common with the other PPG17 typologies, this study has focused exclusively on categories A and B.

<b>Category</b>	<b>Definition</b>	<b>Supplementary information</b>
A(i)	Secured	Pitches in local authority or other public ownership.
A(ii)	community pitches	Pitches in the voluntary, private or commercial sector which are open to members of the public.*
A(iii)		Pitches on education sites which are available for use by the public through formal community use agreements.
B	Used by community but not secured	Pitches not included above that are nevertheless available for community use, e.g. school facilities without formal user arrangements.
C	Not open for community use	Pitches at establishments which are not, as a matter of policy or practice, available for community use.

\* Where there is a charge, this must be reasonable and affordable for the local community.

3.15 Quantitative analysis: Details of all pitches with community access in Epping Forest are listed below, with the access category recorded for each.

<b>Site</b>	<b>Access category</b>	<b>Adult football</b>	<b>Junior football</b>	<b>Mini-soccer</b>	<b>Cricket</b>	<b>Rugby</b>
Abridge Cricket Club	A(ii)	-	-	-	1	-
Abridge Playing Fields	A(i)	1	-	-	-	-
Bancroft Rugby Club	A(ii)	1	1	-	-	2
Buckhurst Hill Primary School	B	-	1	1	-	-
Buckhurst Hill Cricket Club	A(ii)	-	-	-	1	-
Buckhurst Hill Cricket Ground	A(i)	-	-	-	1	-
Buckhurst Hill Football Club	A(ii)	3	1	2	-	-
Buckhurst Hill Sports & Social Club	A(ii)	1	-	-	-	-
Bumbles Green Leisure Centre	A(i)	1	1	-	-	-
Buxton Trust Playing Field	A(i)	-	-	-	1	-
Capershotts	A(i)	1	-	-	-	-
Chigwell School	B	10	3	-	5	-
Coopersale Cricket Club	A(ii)	-	-	-	1	-
Davenant Foundation School	A(iii)	2	-	-	1	2
Debden Park High School	B	1	-	-	1	-
Debden Sports Club	A(ii)	3	-	-	-	-
Epping Cricket Club	A(ii)	-	-	-	1	-
Epping Foresters Cricket Club	A(ii)	-	-	-	1	-
Fives and Heronians Cricket Club	A(ii)	-	-	-	1	-
Frampton Road Recreation Ground	A(i)	1	-	-	-	-
Fyfield Sports and Social Club	A(ii)	2	-	-	1	-
Guru Gobind Singh Khalsa College	A(iii)	3	-	-	1	-
High Beach Cricket Club	A(ii)	-	-	-	1	-
Larsen's Recreation Ground	A(ii)	1	1	-	-	-
Limes Farm Playing Field	A(i)	1	-	-	-	-
Lodge Lane Playing Field	A(i)	-	1	-	-	-
Loughton Cricket Club	A(ii)	1	-	-	1	-
Loughton Football Club	A(ii)	2	-	-	-	-
Loughton Recreation Ground	A(i)	-	-	3	1	-
Loughton Rugby Club	A(ii)	-	-	-	-	2
Matching Green	A(i)	1	-	-	1	-

Memorial Playing Fields	A(i)	1	-	-	1	-
Met Police (Chigwell)	A(ii)	5	2	2	1	1
Nazeing Common	A(i)	-	-	-	1	-
Ninefields	A(i)	1	1	-	-	-
North Weald Airfield	A(i)	2	2	-	-	-
Old Chigwellian Club	A(ii)	2	2	-	1	-
Ongar Leisure Centre	A(i)	2	1	-	-	-
Ongar Sports & Social Club	A(ii)	1	1	-	1	1
Queen's Head Meadow	A(i)	1	-	-	-	-
Roding Valley Cricket Club	A(ii)	-	-	-	1	-
Roding Valley High School	A(iii)	3	-	-	-	1
Roding Valley Playing Fields	A(i)	-	-	-	-	2
Roding Valley Recreation Ground	A(i)	10	1	1	-	-
Roydon Playing Fields	A(i)	1	1	-	1	-
St. John's Church of England School	A(iii)	2	1	-	1	1
Sheering Recreation Ground	A(i)	-	-	-	1	-
Stonards Recreation Ground	A(i)	3	-	2	-	-
The Football Academy	A(ii)	2	1	-	-	-
Townmead Leisure Park	A(i)	1	1	1	1	-
Upper Clapton Rugby Club	A(ii)	-	-	-	-	4
Weald Hall Lane	A(ii)	-	1	-	-	-
West Hatch High School	A(iii)	2	1	-	-	-
Willingale Playing Field	A(i)	-	-	-	1	-
Willingale Road Football Pitches	A(i)	3	1	1	-	-
<b>TOTAL</b>	-	<b>78</b>	<b>26</b>	<b>13</b>	<b>32</b>	<b>16</b>

3.16 Per capita provision: The number of pitches of each type per capita is as follows:

<i>Pitch type</i>	<i>Pitches per capita</i>
Adult football	1: 1,603
Junior football	1: 4,808
Mini-soccer	1: 9,615
Cricket	1: 3,906
Rugby	1: 7,813

3.17 Security of access: The number and percentage of pitches of each type in each access category in Epping Forest is shown below. It shows that almost 14% of all pitches are in the least secure access category (available for community use but without formal user arrangements). Since community use of these (mostly school) pitches could in theory be rescinded at any time, efforts should be made to secure more formal Community Use Agreements.

<i>Pitch</i>	<i>A(i)</i>		<i>A(ii)</i>		<i>A(iii)</i>		<i>B</i>	
	<i>No.</i>	<i>%</i>	<i>No.</i>	<i>%</i>	<i>No.</i>	<i>%</i>	<i>No.</i>	<i>%</i>
Senior football	31	40.8	24	31.6	12	13.2	11	14.5
Junior football	10	40.0	10	40.0	2	4.0	4	16.0
Mini-soccer	8	61.5	4	30.8	0	0.0	1	7.1
Cricket pitches	10	28.1	13	43.8	3	9.4	6	18.8
Rugby pitches	2	12.5	10	62.5	4	25.0	0	0.0
<b>TOTAL</b>	<b>61</b>	<b>37.7</b>	<b>61</b>	<b>37.7</b>	<b>21</b>	<b>11.1</b>	<b>22</b>	<b>13.6</b>

*Bumbles Green Leisure Centre, Nazeing*

- 3.18 Qualitative analysis: The qualitative audit was based upon the results of a survey by town and parish councils in 2010. Some additional sites were audited as part of the current study and these assessments are marked in italic text below. The assessment involved a general description of site quality, cleanliness and access. The full results are set out below.

<i>Site</i>	<i>Assessment</i>
Abridge Cricket Club	'Overall, the Cricket Club appears well cared for, clean and tidy'.
Abridge Playing Fields	'The site provides adequate seats and litter bins and appears to be clean and well presented'.
Bancroft Rugby Club	<i>The pitches are in good condition and there is a well-maintained single storey clubhouse.</i>
Buckhurst Hill Primary School	<i>The pitches are of good quality. Changing facilities are provided within the school buildings.</i>
Buckhurst Hill Cricket Club	'The area is clearly very well maintained, showing no sign of any litter, graffiti or any other type of vandalism'.
Buckhurst Hill Cricket Ground	'There is a small clubhouse which appears very well kept and in excellent condition, as is the rest of the site. There is no sign of litter and adequate seats are provided'.
Buckhurst Hill Football Club	'The main clubhouse comprises two buildings, both of which appear new and well maintained. The site as a whole appears to be very well looked after, with no evidence of litter or vandalism'.
Buckhurst Hill Sports & Social Club	<i>The pitch showed signs of wear. It is served by a small changing facility and there is no hard-standing car parking on site.</i>
Bumbles Green Leisure Centre	'The site overall appears very well maintained, and is clean and tidy. There is, however, a lack of any seats, litter bins or dog waste bins'.
Buxton Trust Playing Field	'The pitch itself appears to be maintained to a very high level and is in excellent condition, as are all the facilities surrounding it. Adequate seating, litter bins and dog waste bins are spread around the ground'.
Capershotts	<i>The site comprises a small football ground with a well maintained, floodlit pitch, changing rooms, a covered stand and a terraced area for spectators.</i>
Chigwell School	<i>The pitches are all of high quality. Changing facilities are mostly within the school, although one of the cricket pitches is served by an adjacent</i>

	<i>pavilion. The whole site is extremely well maintained.</i>
Coopersale Cricket Club	'The pavilion located on the site is run down and detracts from its setting. The existing seating has been vandalised and is no longer usable'.
Davenant Foundation School	<i>The pitches are good quality and well maintained. The changing facilities are part of the school buildings.</i>
Debden Park High School	'There are a wide number of high quality pitches on the site, which are used by members of the public outside of school hours'.
Debden Sports Club	'The site is generally clean and tidy, although there are no litter bins'.
Epping Cricket Club	<i>The pitch is good quality and well maintained. The pavilion facilities comprise two rather old buildings of wooden construction with limited disabled access.</i>
Epping Foresters Cricket Club	<i>The ground is very unusual in that it is located directly over the Bell Common tunnel which carries the M25 motorway. Despite this the quality of the pitch is good. The pavilion is also good quality and has adjacent car parking.</i>
Fives and Heronians Cricket Club	'The site is clearly very well looked after, and is pleasant in appearance'.
Frampton Road Recreation Ground	<i>No pitch was marked at the time of inspection, but the grass is well maintained. The changing facilities and car parking are adequate.</i>
Fyfield Sports and Social Club	'This is a large, well tended recreation ground. Adequate provision of seating, litter bins and dog waste bins has been made throughout, whilst adequate signage is on display at the main entrances'.
Guru Gobind Singh Khalsa College	<i>The pitches show some signs of wear but are of average quality. Changing facilities are provided within the school buildings.</i>
High Beach Cricket Club	'The site is very pleasant and appears well looked after'.
Larsen's Recreation Ground	'The site itself is well looked after, and appears to be in a very good state although some isolated incidences of dog excrement, litter and graffiti were spotted. Adequate numbers of litter bins and dog waste bins have been provided, although there is only one bench at hand, and the signs located at each of the entrances have been covered in graffiti and are thus mostly illegible'.
Limes Farm Playing Field	'One issue regards the reasonably high amounts of litter and dog excrement which are present. This is exacerbated by the fact that all of the bins have been badly vandalised and are in need of replacement'.
Lodge Lane Playing Field	<i>The pitches show some signs of wear but are of average quality. There is no changing provision on site.</i>
Loughton Cricket Club	'The pitch and facilities on the site are all maintained to a high standard. The only issue with the site is the large amount of graffiti behind some of the outbuildings'.
Loughton Football Club	'There are two football pitches which are both in good condition. However, the clubhouse is run down and in very poor condition whilst evidence of dumping and littering can be seen around the clubhouse, as well as a significant amount of graffiti. The metal fencing to the south of the site is in poor condition and has been vandalised by people accessing the site'.
Loughton Recreation Ground	<i>The pitches are rated as above average quality. A medium sized pavilion of average standard provides ancillary facilities at the site.</i>
Loughton Rugby Club	'The clubhouse appears to be well maintained and in good condition. The presence of a large amount of litter needs to be tackled'.
Matching Green	'The cricket ground, like the rest of the Green, appears well cared for. To the north of the ground lies a small cricket pavilion. The football pitch has a small changing room, which is in need of repair. Access is an issue to both pitches'.
Memorial Playing Fields	'The site appears to be clean, tidy, well signed and well managed. However, it would benefit from more litter bins and dog waste bins'.
Met Police (Chigwell)	'The site has attractive grounds and a wide selection of well maintained

	pitches and other facilities'.
Nazeing Common	'The site is maintained to a high level and is clean, tidy and attractive'.
Ninefields	'It is generally in a fair condition, although some litter and dog excrement is evident. Considering its fairly large size, there is also a lack of litter bins and dogs bins and as a result evidence of litter and dog excrement was noted, whilst no seating or information signs were provided at all'.
North Weald Airfield	<i>The pitches are at the north end of the site and are of good quality. There are no on-site changing facilities and there is no dedicated car parking.</i>
Old Chigwellian Club	<i>The pitches are high quality and very well maintained. There is also a high quality clubhouse and dedicated car parking.</i>
Ongar Leisure Centre	<i>The pitches are to the rear of the leisure centre and are of above average quality. Changing facilities are provided within the leisure centre.</i>
Ongar Sports & Social Club	'The site offers adequate seating, litter bins and dog waste bins whilst signage located around the site is clear and well presented'.
Queen's Head Meadow	'Overall the site appears to be well looked after and in good condition'.
Roding Valley Cricket Club	'The site is dominated by a single large cricket pitch, with practice nets and a clubhouse by its northern perimeter. Adequate seats, signs and bins have been provided, although there are signs of litter and dog fouling present. Furthermore, the clubhouse is in need of repainting'.
Roding Valley High School	<i>The pitches are separated from the main school site by the Loughton Underground station, but the quality of pitches and changing facilities is high.</i>
Roding Valley Playing Fields	'The site primarily comprises two rugby pitches used by Woodford Rugby Club. This site contains few seats or bins, and there is very little evidence of any litter or dog excrement'.
Roding Valley Recreation Ground	'The site is maintained to a high level and is clean, tidy and attractive'.
Roydon Playing Fields	'A clubhouse is used by the local cricket team in the summer and the local football team in the winter. The cricket and football pitches, in conjunction with the rest of the site, are very well maintained and in excellent condition. A small dilapidated wooden shed used to house football equipment is highly unattractive and should either be renovated or removed'.
St. John's Church of England School	<i>The pitches are of above average quality. Changing facilities are provided within the school buildings.</i>
Sheering Recreation Ground	'The site provides adequate amounts of seating and dog bin facilities. Signage at the main vehicle entrance is clear. The pavilion appears to be in a decent condition and is well maintained'.
Stonards Recreation Ground	'This site provides a wide variety of facilities and is generally attractive in appearance. The site is in need of some improvements. The entrance track and car park are made of gravel which is extremely uneven. A spectator terrace is extremely run down and unattractive. The litter bins and seats throughout the site are very worn and in some instances unusable'.
The Football Academy, Loughton	'The site appears to be in excellent condition and is very clean and tidy with wooden benches and bins all of which are in excellent condition'.
Townmead Leisure Park	'The site is clearly very well maintained and is pleasant to look at, with only small amounts of litter, graffiti and dog excrement observed. Adequate provision is made for litter bins, dog waste bins and seating. The main entrance provides helpful and informative signage which is in good condition'.
Upper Clapton Rugby Club	'The site is clean, tidy and clearly very well maintained by the club and this helps to maintain it as an attractive outdoor site which also provides people of all ages with the opportunity to participate in sporting activity'.
Weald Hall Lane	<i>The pitch is of average quality. There are no changing facilities on site.</i>

Willingale Playing Field	'The site provides some seating, as well as some litter bins and dog waste bins, although more of each seem to be required, particularly given the relatively high level of rubbish present. Some evidence of vandalism can also be found'.
Willingale Road Football Pitches	'The site is well-maintained and is clean, tidy and attractive'.

*Buxton Trust Playing Field, Theydon Bois*



- 3.19 Pitch carrying capacity: Pitch carrying capacity is the number of games per week that a pitch can accommodate. An 'average' quality pitch in Epping Forest district can accommodate two games (and/or training sessions) per week without detriment to the quality of the pitch. Below average pitches, cater for one or fewer matches/training sessions per week due to their poor quality. For the purposes of calculating supply through the Playing Pitch Model, such pitches effectively count as less than one pitch, because of their periodic non-availability in the peak demand period. However, the quality audit in Epping Forest did not identify any below average pitches and the table below therefore shows the calculated carrying capacity of each type of pitch in the district:

<i>Pitch Type</i>	<i>Average quality or better</i>			<i>Below average quality</i>			<i>Total effective availability</i>
	<i>No. pitches</i>	<i>Multiplication factor</i>	<i>Effective availability</i>	<i>No. pitches</i>	<i>Multiplication factor</i>	<i>Effective availability</i>	
Adult football	78	x 1.0	78	0	x 0.5	-	78
Junior football	26	x 1.0	26	0	x 0.5	-	26
Mini-soccer	13	x 1.0	13	0	x 0.5	-	13
Cricket pitch	32	x 1.0	32	0	x 0.5	-	32
Adult rugby	16	x 1.0	16	0	x 0.5	-	16

- 3.20 Changing facilities: The quality of changing facilities was also assessed. The facilities at 6 sites (11.1%) were either rated as below 'average' or there was no on-site changing provision. These facilities collectively serve 14 (8.8%) of the 159 pitches in the district. Poor quality changing provision compromises the overall playing experience and whilst it may be tolerated by existing players, it is likely to have a detrimental effect on attracting and retaining new participants.

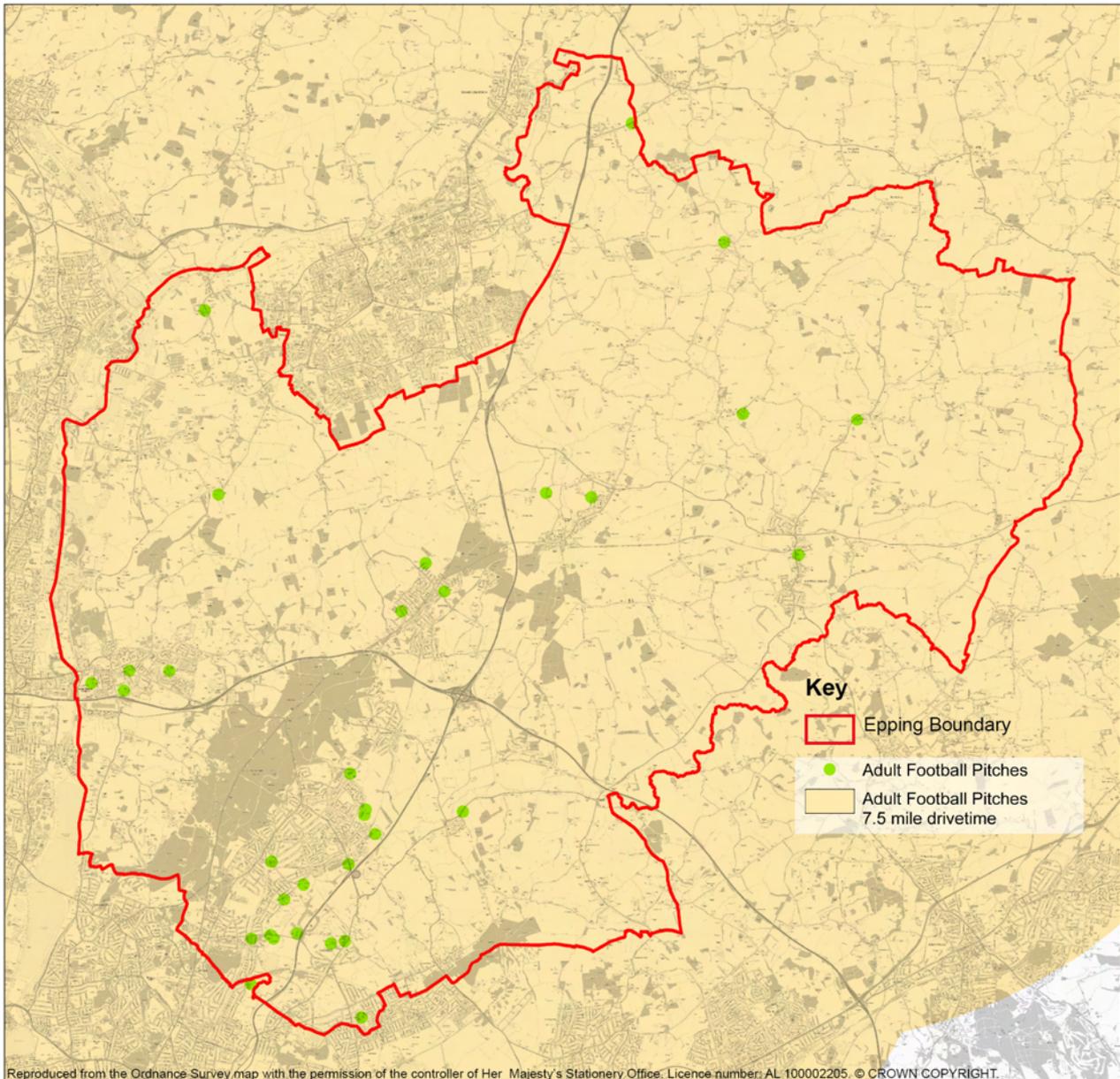
- 3.21 Effective catchment: User surveys have shown that around 90% of football and cricket pitch users travel for up to 15 minutes to access their home pitch. For rugby players, the typical maximum travel time is 20 minutes. For all pitch users, car is by far the most popular form of transport, accounting for around 85% of journeys.

*Sheering Football Club*



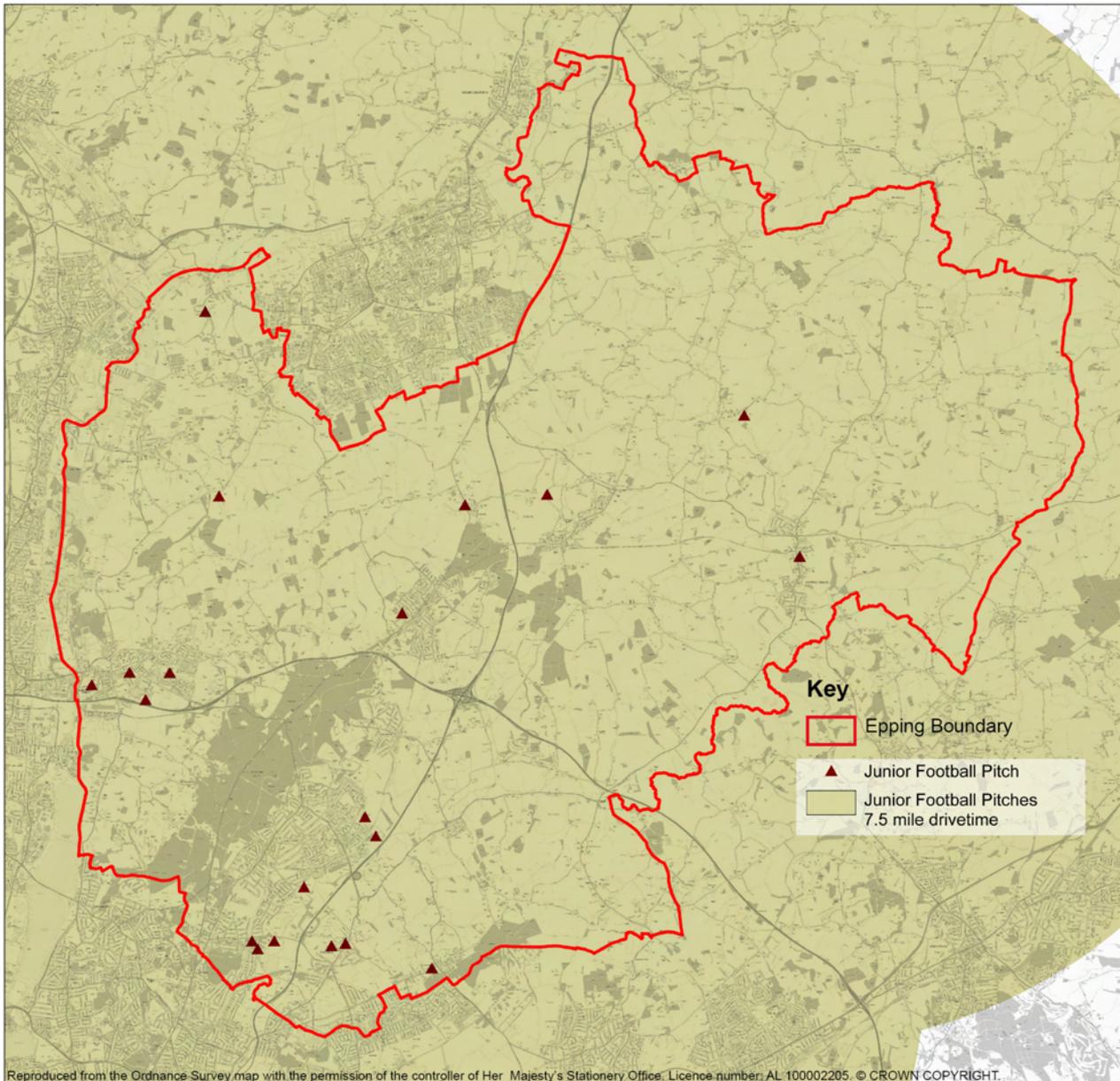
- 3.22 Patterns of provision of adult football pitches: A map showing adult football pitches in Epping Forest district, with 15 minute drive time catchments is below. It shows that the entire population is within 15 minutes' drive of a pitch:

Figure 3.1: Adult football pitches with accessibility catchments



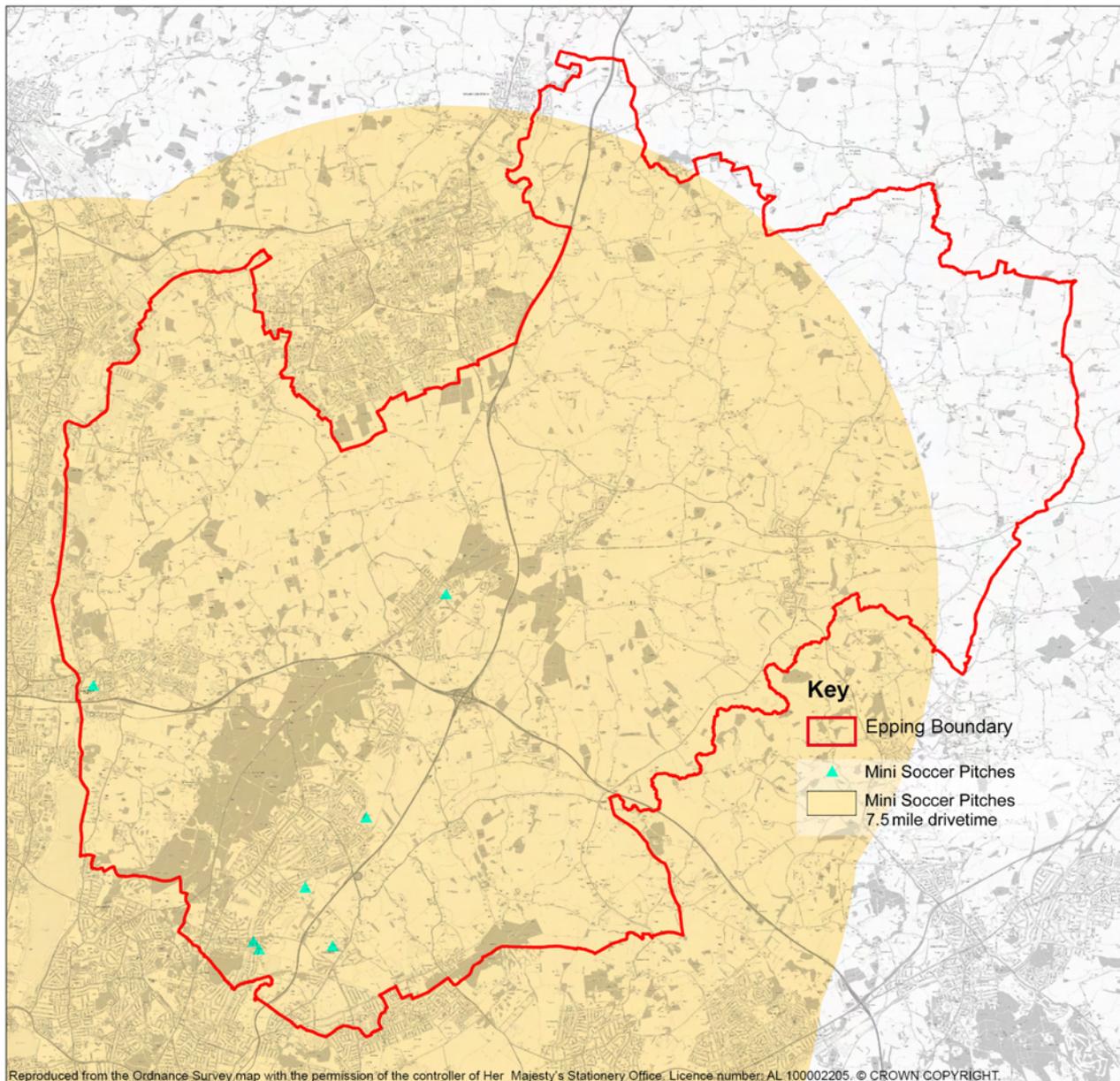
3.23 Patterns of provision of junior football pitches: A map showing the location of junior football pitches in Epping Forest district, together with 15 minute drive time catchments is below. The map shows that the entire population is within 15 minutes' drive of a pitch:

Figure 3.2: Junior football pitches with accessibility catchments



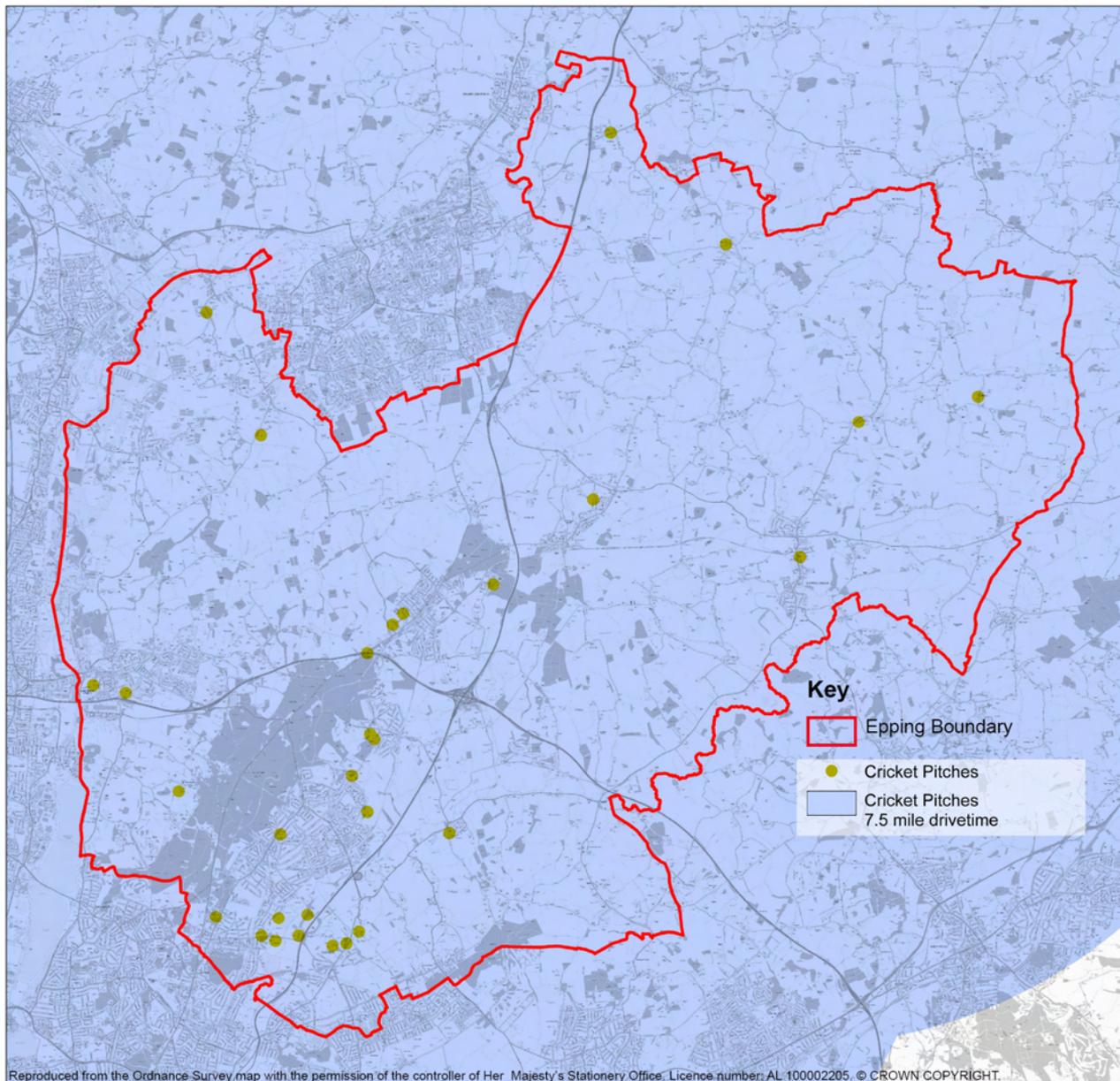
- 3.24 Patterns of provision of mini-soccer pitches: A map showing the location of mini-soccer pitches in Epping Forest district, together with 15 minute drive time catchments is below. The map shows that the entire population is within 15 minutes' drive of a pitch:

Figure 3.3: Mini soccer pitches with accessibility catchments



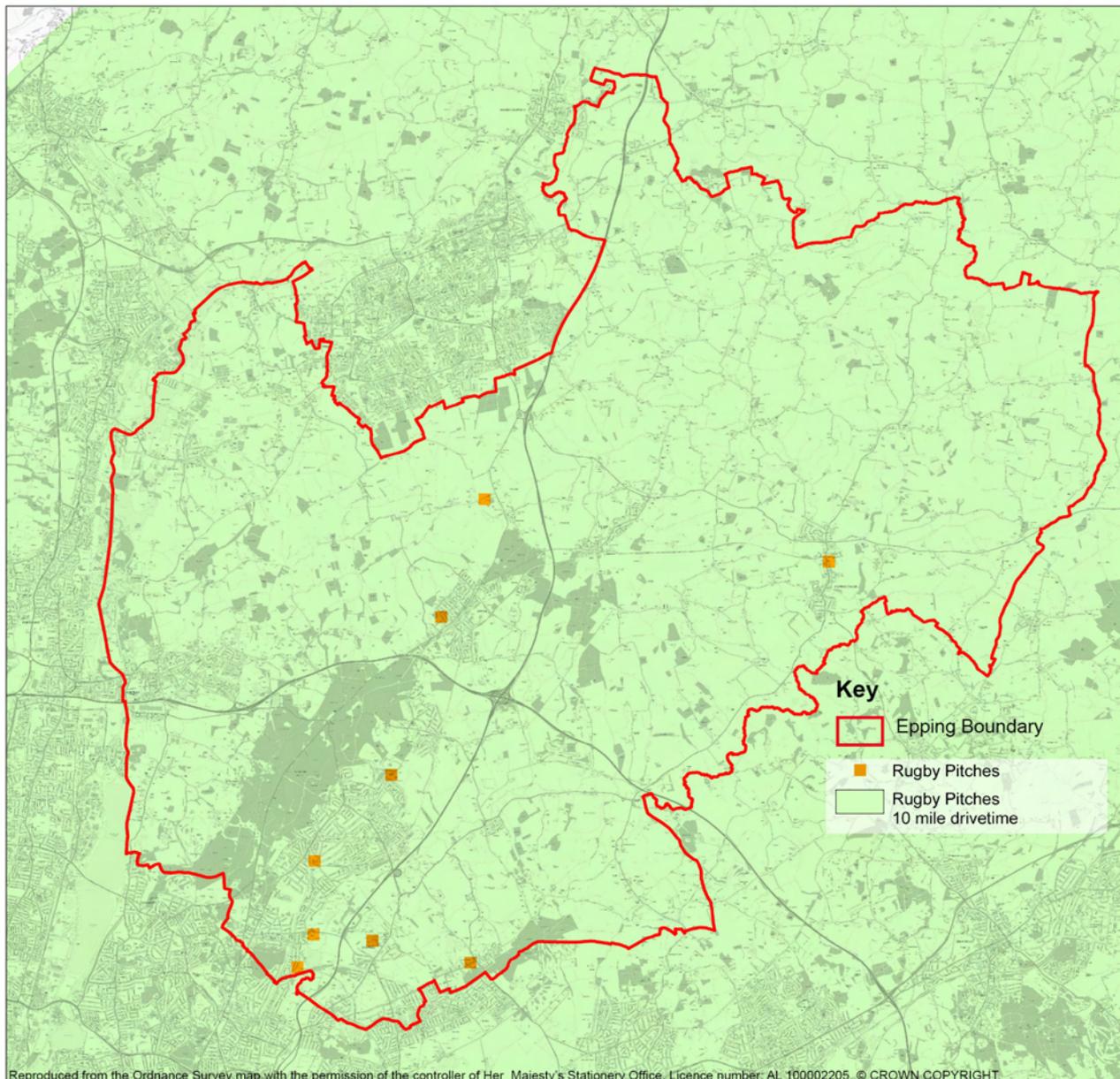
- 3.25 Patterns of provision of cricket pitches: A map showing the location of cricket pitches in Epping Forest district, together with 15 minute drive time catchments is below. The map shows that the entire population is within 15 minutes' drive of a pitch:

Figure 3.4: Cricket pitches with accessibility catchments



- 3.26 Patterns of provision of rugby pitches: A map showing the location of rugby pitches in Epping Forest district, together with 20 minute drive time catchments is below. The map shows that the entire population is within 20 minutes' drive of a pitch:

Figure 3.5 Rugby pitches with accessibility catchments



### ***The Playing Pitch Model***

3.27 Introduction: To assess the adequacy of playing pitch provision in Epping Forest, Sport England's Playing Pitch Model (PPM) was applied, in line with its document 'Towards a Level Playing Field: A Guide to the Production of Playing Pitch Strategies' (2003). The PPM involves the following stages:

- a) *Stage one - Identifying teams/team equivalents:* All clubs and teams in the district are identified and their match and training needs are converted into team equivalents.
- b) *Stage two - Calculating home games per team per week:* These figures are identified from the above data and include provision for training use of pitches.
- c) *Stage three - Assessing total home games per week:* These are calculated from the above outputs.
- d) *Stage four - Establishing temporal demand for games:* This is identified from the regular timings of matches, to identify the periods of peak demand.

- e) *Stage five - Defining pitches used on each day:* This is calculated by applying the peak demand.
- f) *Stage six - Establishing the number of pitches available for each sport:* All pitches for each sport in the district are identified and their carrying capacity is calculated by assessing qualitative data.
- g) *Stage seven - Identifying the balance:* This is done by comparing data generated from the previous six stages.
- h) *Stage eight - Identifying local influences on demand:* A range of factors are considered to establish whether the 'raw' outputs of the PPM need to be refined to take account of local circumstances that influence demand.

3.28 PPM Results: The results of applying the PPM in Epping Forest are as follows:

		<b>Football</b>	<b>Cricket</b>	<b>Rugby</b>	
Stage 1 Identifying team equivalents	Adult male teams	56	78	11	
	Junior male teams	73	46	7	
	Mixed Mini teams	42	-	16	
	Adult female teams	0	0	0	
	Junior female teams	2	0	0	
Stage 2 Calculate home games per week	Adult male games	0.65	0.7	0.65	
	Junior male games	0.65	0.7	0.65	
	Mixed Mini games	0.5	-	0.5	
	Adult female games	0.65	0.7	0.65	
	Junior female games	0.65	0.7	0.65	
Stage 3 Assessing total home Games per week	Adult male games	36.4	54.6	7.2	
	Junior male games	47.5	32.2	4.6	
	Mixed Mini games	21.0	-	8	
	Adult female games	0	0	0	
	Junior female games	1.3	0	0	
Stage 4 Establish temporal demand for pitches	Saturday morning	Adult male teams	-	-	-
	Saturday afternoon	Junior male teams	-	13%	-
		Mixed Mini teams	-	-	-
		Adult female teams	-	-	-
		Junior female teams	-	-	-
		Adult male teams	22%	60%	80%
	Sunday morning	Junior male teams	-	-	-
		Mixed Mini teams	-	-	-
		Adult female teams	-	-	-
		Junior female teams	-	-	-
		Adult male teams	51%	-	-
	Sunday afternoon	Junior male teams	15%	37%	80%
		Mixed Mini teams	100%	-	100%
		Adult female teams	-	-	-
Junior female teams		-	100%	-	

		<b>Football</b>	<b>Cricket</b>	<b>Rugby</b>
Sunday afternoon	Adult male teams	-	26%	-
	Junior male teams	65%	-	-
	Mixed Mini teams	-	-	-
	Adult female teams	67%	-	-
	Junior female teams	67%	-	-
Midweek	Adult male teams	27%	16%	20%
	Junior male teams	20%	50%	20%
	Mixed Mini teams	-	-	-
	Adult female teams	33%	-	-
	Junior female teams	33%	-	-
Stage 5 Defining pitches needed each day	Saturday Adult male pitches	-	-	-
	morning Junior male pitches	-	4.2	-
	Mixed Mini pitches	-	-	-
	Adult female pitches	-	-	-
	Junior female pitches	-	-	-
Saturday afternoon	Adult male pitches	8.0	32.8	5.8
	Junior male pitches	-	-	-
	Mixed Mini pitches	-	-	-
	Adult female pitches	-	-	-
	Junior female pitches	-	-	-
Sunday morning	Adult male pitches	18.5	-	-
	Junior male pitches	7.1	11.9	3.8
	Mixed Mini pitches	21.0	-	8.0
	Adult female pitches	-	-	-
	Junior female pitches	-	-	-
Sunday afternoon	Adult male pitches	-	14.2	-
	Junior male pitches	30.9	-	-
	Mixed Mini pitches	-	-	-
	Adult female pitches	-	-	-
	Junior female pitches	0.9	-	-
Midweek	Adult male pitches	9.9	8.7	1.4
	Junior male pitches	9.5	16.1	0.8
	Mixed Mini pitches	-	-	-
	Adult female pitches	-	-	-
	Junior female pitches	0.4	-	-

			<b>Football</b>	<b>Cricket</b>	<b>Rugby</b>
Stage 6 Establishing pitches effectively available		Adult pitches	78	32	16
		Junior pitches	26		
		Mini pitches	13		
Stage 7 Identifying shortfalls (-) and surplus (+)	Saturday morning	Adult pitches	+78.0	+27.8	+16.0
		Junior pitches	+26.0		
		Mini pitches	+13.0		
	Saturday afternoon	Adult pitches	+70.0	<b>-0.8</b>	+10.2
		Junior pitches	+26.0		
		Mini pitches	+13.0		
	Sunday morning	Adult pitches	<b>+59.5</b>	+20.1	<b>+4.2</b>
		Junior pitches	+18.9		
		Mini pitches	<b>-8.0</b>		
	Sunday afternoon	Adult pitches	+78.0	+17.8	+16.0
		Junior pitches	<b>-5.8</b>		
		Mini pitches	+13.0		
	Midweek	Adult pitches	+68.1	+7.2	+13.8
		Junior pitches	+15.8		
		Mini pitches	+13.0		

### *Town Mead Leisure Park*



3.29 Local influences on demand: To supplement the above analysis, the local influences on demand for each pitch sport are examined below and factored in to the preliminary numerical assessment of deficiency:

- a) Football

<b>Factor</b>	<b>Analysis in Epping Forest</b>	<b>Impact on latent demand</b>
Current frustrated demand	The analysis of local Team Generation Rates indicates that rates of team formation of male junior football and mini-soccer teams are more than double the national average. The only evidence that any football demand is currently suppressed by lack of provision locally is the need for 6 junior football teams to play on pitches outside the district. - <i>Epping Forest Playing Pitch Audit (2012)</i> .	There is limited evidence of frustrated demand for football in the district.
Sports development initiatives	<ul style="list-style-type: none"> <li>The FA has a national target to increase weekly participation in football by 5% between 2009 and 2013. - <i>'FA National Game Strategy 2008 - 2012'</i> (2008).</li> <li>The number of football teams in Epping Forest decreased significantly between seasons 2010/11 and 2011/12. - <i>FA 'Football Participation Report for Epping Forest'</i> (2012).</li> </ul>	It has been assumed that the impact of football development programmes will maintain demand for football pitches.
Quality of pitches/facilities	The audit of pitch quality carried out for this study identified that no football pitches in the district are rated as below 'average' and their quality will therefore not limit the quantity of football they can accommodate. - <i>Epping Forest Playing Pitch Audit (2012)</i> .	The quality of pitches in the district does not compromise their carrying capacity.
National sporting success	<ul style="list-style-type: none"> <li>The high media profile that football enjoys as the 'national game' makes it an attractive option for many young players. - <i>'FA National Game Strategy 2008 - 2012'</i> (2008).</li> <li>The increased media coverage of the women's game has helped it to overtake netball as the most popular women's team sport. - <i>'FA National Game Strategy 2008 - 2012'</i> (2008)</li> </ul>	There is no firm evidence that the performance of the national team has specifically influenced participation rates.
Pricing policies	There is no evidence that local pricing policies have adversely influenced access to playing pitches in the district. - <i>Epping Forest Playing Pitch Audit (2012)</i> .	There is no discernible impact of pricing on latent demand.
School sport	There is no evidence that the volume of school sport is compromising the ability of school pitches to accommodate community use. - <i>Epping Forest Playing Pitch Audit (2012)</i> .	There is no discernible impact of school sport on local supply and demand.
Long-term impact of mini-sports	Adult and mini-soccer teams both reduced significantly between seasons 2010/11 and 2011/12 in Epping Forest. - <i>FA 'Football Participation Report for Epping Forest'</i> (2012).	Adult and junior/mini-soccer demand levels appear to be convergent at present.
Lifestyle changes	<ul style="list-style-type: none"> <li>Changing lifestyles (for example more weekend working) have created a trend where larger pools of players are needed to form a team. The FA recognises this phenomenon and has set a target of maintaining the current number of adult men's teams, despite an overall increase in the number of players. - <i>'FA National Game Strategy 2008 - 2012'</i> (2008).</li> <li>Many players are prolonging their careers, which has led to the development of small-sided versions of the game for older players. - <i>'FA National Game Strategy 2008 - 2012'</i> (2008).</li> </ul>	Lifestyle changes are unlikely to have any further significant impact upon overall demand for football.

## b) Cricket

<b>Factor</b>	<b>Analysis in Epping Forest</b>	<b>Impact on latent demand</b>
Current frustrated demand	The analysis of local Team Generation Rates indicates that rates of team formation of adult and junior cricket teams are around three times the national average. However, there is no evidence that any cricket demand is currently suppressed by lack of provision locally. - <i>Epping Forest Playing Pitch Audit (2012)</i> .	There is no evidence of frustrated demand for cricket in the district.
Sports development initiatives	The ECB has a national target to increase weekly participation by 37% per between 2009 and 2013 which if achieved will have a significant impact on demand for cricket pitches. - <i>'Play Cricket - Making a Difference' (2007)</i> .	Demand for cricket is already very high in the district and is unlikely to increase significantly further.
Quality of pitches/facilities	The audit of pitch quality carried out for this study identified that no cricket pitches are rated as below 'average' and as a result are unlikely to limit the quantity of cricket they can accommodate. - <i>Epping Forest Playing Pitch Audit (2012)</i> .	There is no evidence that pitch quality compromises cricket needs in Epping Forest.
National sporting success	The success of the England team in the recent Ashes Series does not appear to have had a sustained impact on overall weekly adult participation in cricket, which increased by only 0.01% (from 0.48% to 0.49% between 2006 and 2008). - <i>Active People Survey (2008)</i> .	The impact of national sporting success in cricket does not appear to have had a significant sustained effect at community level.
Pricing policies	There is no evidence that local pricing policies have adversely influenced access to playing pitches in the district. - <i>Epping Forest Playing Pitch Audit (2012)</i> .	There is no discernible impact of pricing on latent demand.
School sport	There is no evidence that the volume of school sport is compromising the ability of school pitches to accommodate community use. - <i>Epping Forest Playing Pitch Audit (2012)</i> .	There is no discernible impact of school sport on local supply and demand.
Long-term impact of mini-sports	The number of junior teams is smaller than the number of adult teams and it is unlikely that, when age group participation converts into adult teams, demand for pitches will increase substantially. - <i>Epping Forest Playing Pitch Audit (2012)</i> .	It is likely that demand for pitches will remain the same as the current numbers of junior players get older.
Lifestyle changes	The age band by which TGRs for adult cricket are calculated already extends to 55. - <i>'Towards a Level Playing Field: A Guide to the Production of Playing Pitch Strategies' (2005)</i> .	Lifestyle changes are likely to have a limited impact on latent demand.

## c) Rugby

<b>Factor</b>	<b>Analysis in Epping Forest</b>	<b>Impact on latent demand</b>
Current frustrated demand	The analysis of local Team Generation Rates indicates that rates of team formation of adult, junior and mini-rugby teams are well above the national average. However, there is no evidence that any rugby demand is currently suppressed by lack of provision locally. - <i>Epping Forest Playing Pitch Audit (2012)</i> .	There is no evidence of frustrated demand for rugby in the district.
Sports development initiatives	<ul style="list-style-type: none"> <li>The RFU is keen to develop 'Leisure Rugby' as a game, to expand its appeal to a wider range of prospective players. - <i>'The Rugby Union Whole Sport Plan 2009 - 2013' (2009)</i>.</li> <li>The RFU has a national target to increase weekly participation by 2% for adult males, 30% for adult females and 30% for 16 - 19 year olds between 2009 and 2013 which if achieved will have a significant impact on demand for rugby pitches. - <i>The Rugby Union Whole Sport Plan 2009 - 2013' (2009)</i>.</li> </ul>	Demand for rugby in Epping Forest may increase further, but there is surplus pitch capacity in the district to accommodate this if necessary.
Quality of pitches/facilities	The audit of pitch quality carried out for this study identified that no rugby pitches are rated as below 'average' and as a result are unlikely to limit the quantity of play they can accommodate. - <i>Epping Forest Playing Pitch Audit (2012)</i> .	The quality of pitches will not deter participation in rugby in the district.
National sporting success	Adult participation in rugby increased by 0.1% (from 0.46% to 0.56% between 2006 and 2008). - <i>Active People Survey (2008)</i> .	National success does not seem to be directly linked to participation increases
Pricing policies	There is no evidence that local pricing policies have adversely influenced access to playing pitches in the district. - <i>Epping Forest Playing Pitch Audit (2012)</i> .	There is no discernible impact of pricing on latent demand.
School sport	There is no evidence that the volume of school sport is compromising the ability of school pitches to accommodate community use. - <i>Epping Forest Playing Pitch Audit (2012)</i> .	There is no impact of school sport on local supply and demand.
Long-term impact of mini-sports	The RFU is seeking to address the drop-off in participation in post-16 players by increasing numbers by 30% by 2013. If achieved, this will have a significant impact on pitch demand. - <i>'The Rugby Union Whole Sport Plan 2009 - 2013' (2009)</i> .	It is likely that demand for pitches will increase if a higher proportion of junior and mini players are retained
Lifestyle changes	<ul style="list-style-type: none"> <li>Many players are prolonging their careers, which has led to the development of veterans' competitions for older players. - <i>'The Rugby Union Whole Sport Plan 2009 - 2013' (2009)</i>.</li> <li>The development of 'Leisure Rugby' is likely to attract a wider cross-section of players. - <i>'The Rugby Union Whole Sport Plan 2009 - 2013' (2009)</i>.</li> </ul>	Lifestyle changes are likely to have a limited impact on latent demand.

3.30 Strategic reserve: Another important consideration with playing pitches is the issue of maintaining a strategic reserve. This allows pitches to be 'rested' on a weekly or seasonal basis, to allow playing surfaces to recover and regenerate. Typically the strategic reserve should equate to a minimum of 10% of the number of pitches required at the peak demand period.

3.31 Analysis of PPM results: The 'raw' data outputs of the PPM and the analysis of latent demand have been qualified as follows, to produce an accurate reflection of the situation in the district:

- a) Adult football: There is a notional surplus of 59.5 adult football pitches during the peak demand period on Sunday mornings. There is no evidence of any significant local latent demand to adjust this figure. However, an additional 10% strategic reserve of the 18.5 pitches needed in the peak period reduces the notional surplus by a further 1.9 pitches to 57.6 pitches.
- b) Junior football: There is a shortfall of 5.8 junior pitches during the peak demand period on Sundays. There is no evidence of any significant local latent demand to adjust this figure.

The current deficiency is managed primarily through playing matches on senior pitches, which is not ideal. The addition of a 10% strategic reserve of the 30.9 pitches needed in the peak period increases the shortfall by 3.1 pitches to a deficit of 8.9 pitches.

- c) Mini-Soccer: There is a shortfall of 8.0 pitches during the peak period on Sunday mornings. There is no evidence of any significant local latent demand to adjust this figure. The current deficiency is managed through a combination of scheduling back-to-back fixtures on the same pitch and playing two matches simultaneously across an adult pitch. The addition of a 10% strategic reserve of the 21 mini-soccer pitches needed in the peak period increases the shortfall by 2.1 pitches to a deficit of 10.1 pitches.
- d) Cricket: There is a shortfall of 0.8 pitches during the peak period on Saturday afternoons. There is no evidence of any significant local latent demand to adjust this figure. However, an additional 10% strategic reserve of the 32.8 cricket pitches needed in the peak period increases the shortfall by a further 3.3 pitches, to a deficit of 4.1 pitches.
- e) Rugby: There is a surplus of 4.2 pitches during the peak demand period on Sunday mornings. The addition of a 10% strategic reserve of the 11.8 rugby pitches needed in the peak period decreases the notional surplus by 1.2 pitches to 3.0 pitches.

3.32 Taking account of the above qualifications, the effective position in the district at present, based upon the preliminary interpretation of the PPM, is as follows:

<b><i>Pitch type</i></b>	<b><i>Effective position</i></b>	<b><i>Explanation</i></b>
Adult football pitches	Surplus of 57.6 pitches	The notional surplus of 59.5 pitches calculated by the PPM reduces by 1.9 pitches to take account of the strategic reserve.
Junior football pitches	Shortfall of 8.9 pitches	The deficit of 5.8 pitches calculated by the PPM increases by 3.1 pitches to take account of the strategic reserve.
Mini-soccer pitches	Shortfall of 10.1 pitches	The deficit of 8.0 pitches calculated by the PPM increases by 2.1 pitches to take account of the strategic reserve.
Cricket pitches	Shortfall of 4.1 pitches	The deficit of 0.8 pitches calculated by the PPM increases by 3.3 pitches to take account of the strategic reserve.
Rugby pitches	Surplus of 3.0 pitches	The notional surplus of 4.2 pitches calculated by the PPM reduces by 1.2 pitches to take account of the strategic reserve.

### ***Local standards of provision***

3.33 Based on the evidence above, the following local standards of provision were set:

<b>Pitch</b>	<b>Standard</b>	<b>Justification</b>
Adult football pitches	One adult pitch (1.2ha) per 6,000 people.	<ul style="list-style-type: none"> <li>Existing levels of provision equate to one pitch per 1,603 people. - <i>Epping Forest Playing Pitch Audit (2012)</i>.</li> <li>The Playing Pitch Model indicates a current adjusted surplus of 57.6 pitches at the peak period, suggesting that 20.4 of the current 78 adult pitches (or one per 6,127) are required to cater for existing demand. - <i>'Playing Pitch Model' (2012)</i></li> <li>126m x 96m is the prescribed maximum size of an adult football pitch with run-offs, which equates to 1.2ha. - <i>'Comparative Sizes of Sports Pitches and Courts' (2011)</i>.</li> </ul>
	Qualitative improvements to ensure that all aspects of all pitches and ancillary facilities rate 'average' or better.	<ul style="list-style-type: none"> <li>The overall quality all the adult football pitches in the district is currently rated as 'average' or better. - <i>Epping Forest Playing Pitch Audit (2012)</i>.</li> <li>The overall quality of 6 changing facilities is currently rated as below 'average'- <i>Epping Forest Playing Pitch Audit (2012)</i>.</li> </ul>
	The whole population within 15 minutes' drive of the nearest pitch.	User surveys have shown that around 90% of football pitch users travel for up to 15 minutes to access their home pitch. For all pitch users, car is by far the most popular form of transport, accounting for around 85% of journeys.
Junior football pitches	One junior pitch (0.75ha) per 3,500 people.	<ul style="list-style-type: none"> <li>Existing levels of provision equate to one pitch per 4,808 people. - <i>Epping Forest Playing Pitch Audit (2012)</i>.</li> <li>The Playing Pitch Model indicates a current adjusted deficit of 8.9 pitches at the peak period, suggesting that 34.9 junior pitches (or one per 3,582 people in the district) are required to cater for existing demand, compared with the current 26. - <i>'Playing Pitch Model' (2012)</i>.</li> <li>106.6m x 70m is the prescribed maximum size of a junior football pitch with run-offs, which equates to 0.75ha. - <i>'Comparative Sizes of Sports Pitches and Courts' (2011)</i>.</li> </ul>
	Qualitative improvements to ensure that all aspects of all pitches and ancillary facilities rate 'average' or better.	<ul style="list-style-type: none"> <li>The overall quality all the junior football pitches in the district is currently rated as 'average' or better. - <i>Epping Forest Playing Pitch Audit (2012)</i>.</li> <li>The overall quality of 6 changing facilities is currently rated as below 'average'- <i>Epping Forest Playing Pitch Audit (2012)</i>.</li> </ul>
	The whole population within 15 minutes' drive of the nearest pitch.	User surveys have shown that around 90% of football pitch users travel for up to 15 minutes to access their home pitch. For all pitch users, car is by far the most popular form of transport, accounting for around 85% of journeys.
Mini-soccer pitches	One mini-soccer pitch (0.2ha) per 5,400 people.	<ul style="list-style-type: none"> <li>Existing levels of provision equate to one pitch per 9,615 people. - <i>Epping Forest Playing Pitch Audit (2012)</i>.</li> <li>The Playing Pitch Model indicates a current adjusted deficit of 10.1 pitches at the peak period, suggesting that 23.1 mini-soccer pitches (or one per 5,411 people in the district) are required to cater for existing demand, compared with the current 13. - <i>'Playing Pitch Model' (2011)</i></li> <li>54.9m x 36.6m is the prescribed maximum size of a mini-soccer pitch with run-offs, which equates to 0.75ha. - <i>'Comparative Sizes of Sports Pitches and Courts' (2011)</i>.</li> </ul>
	Qualitative improvements to ensure that all aspects of all pitches and ancillary facilities rate 'average' or better.	<ul style="list-style-type: none"> <li>The overall quality of all the mini-soccer pitches in the district is currently rated as 'average' or better. - <i>Epping Forest Playing Pitch Audit (2012)</i>.</li> <li>The overall quality of 6 changing facilities is currently rated as below 'average'- <i>Epping Forest Playing Pitch Audit (2012)</i>.</li> </ul>
	The whole population within 15 minutes' drive of the	User surveys have shown that around 90% of football pitch users travel for up to 15 minutes to access their home pitch. For

	nearest pitch.	all pitch users, car is by far the most popular form of transport, accounting for around 85% of journeys.
Cricket pitches	One cricket pitch (1.2ha) per 3,500 people.	<ul style="list-style-type: none"> <li>Existing levels of provision equate to one pitch per 3,906 people. - <i>Epping Forest Playing Pitch Audit (2012)</i>.</li> <li>The Playing Pitch Model indicates a current adjusted shortfall of 3.3 pitches at the peak period, suggesting that 35.3 cricket pitches (or one per 3,541 people in the district) are required to cater for existing demand, compared with the current 32. - <i>'Playing Pitch Model' (2012)</i>.</li> <li>111.56m x 106.69m is the prescribed maximum size of a cricket pitch with run-offs, which equates to 1.2ha. - <i>'Comparative Sizes of Sports Pitches and Courts' (2011)</i>.</li> </ul>
	Qualitative improvements to ensure that all aspects of all pitches and ancillary facilities rate 'average' or better.	<ul style="list-style-type: none"> <li>The overall quality of all the cricket pitches in the district is currently rated as 'average' or better. - <i>Epping Forest Playing Pitch Audit (2012)</i>.</li> <li>The overall quality of 6 changing facilities is currently rated as below 'average'- <i>Epping Forest Playing Pitch Audit (2012)</i>.</li> </ul>
Rugby pitches	The whole population within 15 minutes' drive or walk of the nearest pitch.	User surveys have shown that around 90% of cricket pitch users travel for up to 15 minutes to access their home pitch. For all pitch users, car is by far the most popular form of transport, accounting for around 85% of journeys.
	One rugby pitch (1.2ha) per 9,600 people.	<ul style="list-style-type: none"> <li>Existing levels of provision equate to one pitch per 7,813 people. - <i>Epping Forest Playing Pitch Audit (2012)</i>.</li> <li>The Playing Pitch Model indicates a current adjusted surplus of 3.0 pitches at the peak period, suggesting that 13.0 rugby pitches (or one per 9,615 people in the district) are required to cater for existing demand, compared with the current 16. - <i>'Playing Pitch Model' (2011)</i></li> <li>154m x 80m is the prescribed maximum size of a rugby pitch with run-offs, which equates to 1.2ha. - <i>'Comparative Sizes of Sports Pitches and Courts' (2011)</i>.</li> </ul>
	Qualitative improvements to ensure that all aspects of all pitches and ancillary facilities rate 'average' or better.	<ul style="list-style-type: none"> <li>The overall quality all the rugby pitches in the district is currently rated as 'average' or better. - <i>Epping Forest Playing Pitch Audit (2012)</i>.</li> <li>The overall quality of 6 changing facilities is currently rated as below 'average'- <i>Epping Forest Playing Pitch Audit (2012)</i>.</li> </ul>
	The whole population within 20 minutes' drive or walk of the nearest pitch.	User surveys have shown that around 90% of rugby pitch users travel for up to 20 minutes to access their home pitch. For all pitch users, car is by far the most popular form of transport, accounting for around 85% of journeys.

### ***Applying the standards***

- 3.34 Introduction: The tables below contain the results of applying the playing pitch standards, including an assessment of future needs based upon the effects of population increases. This has been modelled based upon a projected increase in the district's population of 16,200 people to 141,200 by 2031, a 13% increase and the additional demand attributable to this is included. Where the calculations have generated needs indicating a fraction of a pitch, the number of pitches required has been rounded up to the nearest whole pitch:
- 3.35 Adult and junior football pitches:

<b><i>Assessed criterion</i></b>	<b><i>Assessed position</i></b>
<b><i>Adult pitches</i></b>	
Current provision	78 pitches.
Current needs	<ul style="list-style-type: none"> <li>• No quantitative deficiency (notional surplus of 57.6 pitches).</li> <li>• No qualitative deficiency relating to pitches.</li> <li>• Quality improvements needed to changing facilities serving adult football pitches at Loughton FC, North Weald Airfield and Stonards Recreation Ground.</li> <li>• No accessibility deficiency.</li> </ul>
Future needs	<ul style="list-style-type: none"> <li>• 3 additional pitches (met from current notional surplus).</li> <li>• Changing facilities to meet Sport England/governing body guidelines.</li> <li>• All aspects of quality 'average' or better.</li> <li>• Within 15 minutes' drive of new developments.</li> </ul>
Total future needs	24 pitches (20.4 to meet existing demand plus 3 to meet population growth).
<b><i>Junior pitches</i></b>	
Current provision	26 pitches
Current needs	<ul style="list-style-type: none"> <li>• 9 additional pitches.</li> <li>• No pitch qualitative improvements.</li> <li>• Quality improvements needed to changing facilities serving junior football pitches at Lodge Lane Playing Field, North Weald Airfield and Weald Hall Lane.</li> <li>• No accessibility deficiency.</li> </ul>
Future needs	<ul style="list-style-type: none"> <li>• 5 additional pitches once the existing deficiency has been met.</li> <li>• Changing facilities to meet Sport England/governing body guidelines.</li> <li>• All aspects of quality 'average' or better.</li> <li>• Within 15 minutes' drive of new developments.</li> </ul>
Total future needs	40 pitches

## 3.36 Mini-soccer pitches

<b><i>Assessed criterion</i></b>	<b><i>Assessed position</i></b>
Current provision	13 pitches
Current needs	<ul style="list-style-type: none"> <li>• 10.1 additional pitches.</li> <li>• No pitch qualitative improvements.</li> <li>• Qualitative improvements needed at changing facilities serving mini-soccer pitches at Stonards Recreation Ground.</li> <li>• No accessibility deficiencies.</li> </ul>
Future needs	<ul style="list-style-type: none"> <li>• 3 additional pitches once the existing deficiency has been met.</li> <li>• Changing facilities to meet Sport England/governing body guidelines.</li> <li>• All aspects of quality 'average' or better.</li> <li>• Within 15 minutes' drive of new developments.</li> </ul>
Total future needs	26 pitches

## 3.37 Cricket pitches

<i>Assessed criterion</i>	<i>Assessed position</i>
Current provision	32 pitches
Current needs	<ul style="list-style-type: none"> <li>• 3.3 additional pitches.</li> <li>• No pitch qualitative improvements.</li> <li>• Quality improvements needed to changing facilities serving cricket pitches at Epping CC.</li> <li>• No accessibility deficiencies.</li> </ul>
Future needs	<ul style="list-style-type: none"> <li>• 5 additional pitches once the existing deficiency has been met.</li> <li>• Changing facilities to meet Sport England/governing body guidelines.</li> <li>• All aspects of quality 'average' or better.</li> <li>• Within 15 minutes' drive of new developments.</li> </ul>
Total future needs	41 pitches

## 3.38 Rugby pitches

<i>Assessed criterion</i>	<i>Assessed position</i>
Current provision	16 pitches.
Current needs	<ul style="list-style-type: none"> <li>• No quantitative deficiency (notional surplus of 3.0 pitches).</li> <li>• No qualitative deficiency relating to pitches or changing facilities.</li> <li>• No accessibility deficiency.</li> </ul>
Future needs	<ul style="list-style-type: none"> <li>• 2 additional pitches (met from current notional surplus).</li> <li>• Changing facilities to meet Sport England/governing body guidelines.</li> <li>• All aspects of quality 'average' or better.</li> <li>• Within 20 minutes' drive of new developments.</li> </ul>
Total future needs	15 pitches.

***Summary of playing pitch needs***

3.39 The table below summarises the additional playing pitch needs, based upon the combined effects of population and participation increases. Where the calculations have generated needs indicating a fraction of a pitch, the number of pitches required has been rounded up to the nearest whole pitch:

<i>Type of provision</i>	<i>Provision in 2012</i>	<i>Needs in 2012</i>	<i>Extra needs in 2031</i>	<i>Total needs in 2031</i>
Adult football pitches	78	21	3	24
Junior football pitches	26	35	5	40
Mini-soccer pitches	13	23	3	26
Cricket pitches	32	36	5	41
Rugby pitches	16	13	2	15

***Options for meeting playing pitch needs***

## 3.40 Introduction

A number of options are available for meeting the identified deficiencies in pitch provision, including:

- New provision
- Conversion
- Improved capacity

- e) Dual use of education facilities

#### 3.41 New provision:

Constructing entirely new pitches may be the only means of securing additional pitches in the right location. This can be achieved by:

- a) Identifying entirely new sites for pitches in appropriate locations.
- b) Extending existing pitch sites where feasible.
- c) Incorporating pitch provision into new housing developments.

#### 3.42 Conversion:

Where there is clear evidence that an existing pitch is surplus to requirements now and for the foreseeable future, conversion to a type of pitch for which deficiencies have been identified would be a cost-effective means of making provision. Given the overlap between the minimum size of adult football pitches (90m x 45m) and the maximum size of junior pitches (100m x 64m), conversion between these pitch types would be relatively straightforward.

#### 3.43 Improved capacity:

Improvements to the playing surface and drainage of a pitch will enable it to accommodate more play and may therefore be more effective (and cheaper) than providing an entirely new pitch. The provision of floodlighting can have a similarly beneficial effect on usage capacity. However:

- a) Improved pitch capacity often only provides additional use at non-peak periods and therefore has little impact on increasing usage during peak demand periods.
- b) There are often planning sensitivities over the installation of floodlights.
- c) Floodlights only improve capacity where playing surfaces are of good enough quality to accommodate the additional play.

#### 3.44 Dual use of education facilities:

A significant number of schools in the district already allow community use of their pitches. However, several pitches on school sites also have no external use at present. If these facilities were made available to community-based clubs, it would significantly reduce the deficits in junior football and mini-soccer pitches in particular.



## 4 Assessment of Sports Facilities

### *Introduction*

- 4.1 Typologies: This section contains an analysis of sports facility provision in Epping Forest. The facility types examined are as follows:
- a) Sports halls
  - b) Swimming pools
  - c) Synthetic athletics tracks
  - d) Synthetic turf pitches
  - e) Indoor bowls facilities
  - f) Outdoor bowls greens
  - g) Indoor tennis courts
  - h) Outdoor tennis courts
  - i) Squash courts
  - j) Golf course
  - k) Golf driving ranges
  - l) Health and fitness facilities
  - m) Equestrian facilities
  - n) Airfields
  - o) Shooting facilities
  - p) Village and community halls

### *Methodology*

- 4.2 Introduction: The methodology for undertaking the assessment involves the following stages:
- a) Analysis of local need
  - b) Audit of local provision
  - c) Setting provision standards
  - d) Applying provision standards
- 4.3 Analysis of local need: Local need was analysed by evaluating previous relevant surveys and consultations, in particular:
- a) Sport England's 'Active People' surveys (2005 -11)
  - b) Sport England's 'Market Segmentation' data
  - c) Governing body of sport surveys relating to specific specialist facility types
- 4.4 Audit of local provision: This involved the following:
- a) Quantitative assessment: Identifying the size and location of each publicly accessible sports facility in Epping Forest district. Where possible, the per capita levels of provision of each typology were benchmarked with neighbouring authorities (to provide local geographical context and to identify the likelihood of imported or exported demand), and a range of demographically similar areas. The CIPFA 'Nearest Neighbour' local authorities are areas

with the closest demographic composition to Epping Forest, in terms of a range of indices including the size and profile of their population and local economic activity. As a result, community demand for sports facilities in these areas is likely to be the most comparable.

- b) Qualitative assessment: The quality of each type of sports facility in Epping Forest was assessed either via a site visit and the application of a 'scoring' system by the project team, or by using the results of an EFDC and parish council audit in 2010. The numerical scoring system used by the project team relates to standardised criteria which are detailed in the appendix, but the scores equate to the following definitions:

<b>Score</b>	<b>Definition</b>
5	High quality
4	Above average
3	Average
2	Below average
1	Poor quality

- c) Effective catchments: The effective catchments were identified for each type of sports facility in Epping Forest, based upon user surveys and defined as the travel time/distance that 75% - 80% of users are prepared to undertake.

4.5 Setting provision standards: Proposed local standards were devised, based upon:

- a) Quantitative standards: Existing per capita levels of provision have been used as the basis for setting quantitative standards, where they are judged to be adequate, based upon local surveys, benchmarking with comparator areas and other demand modelling. Where the evidence base and analysis suggest that current provision is inadequate, a quantitative standard has been set based upon a proportionate increase in per capita provision, having regard to the position in comparator areas.
- b) Qualitative standards: The qualitative standards are based upon the 'above average' definitions for each aspect of each typology, used in the qualitative audit. The full definitions are listed in the appendix.
- c) Accessibility standards: The travel times were identified on the basis of survey results to establish the travel time/distance that 75% - 80% of users of each typology are prepared to undertake. Mode of travel was specified on the basis of survey results indicating travel mode preferences (i.e. reflecting current behavioural patterns).

4.6 Applying provision standards: The standards were applied to establish the adequacy of current and future provision.

- a) Current provision: Current provision has been assessed in relation to the respective quantitative and qualitative standards and assessing the numbers of people living within the accessibility catchment thresholds.
- b) Future provision: This has been modelled based upon a projected increase in the district's population of 16,200 people to 141,200 by 2031, a 13.0% increase and the additional demand attributable to this is included.

### ***Sports Halls***

4.7 Definition: For the purposes of this study sports halls are defined as indoor halls with minimum dimensions of 33m x 17m x 7.6m (equivalent to four badminton courts, or one basketball or tennis court) with line markings for multi-sports.

*Sports hall at Epping Sports Centre*

## 4.8 Quantitative analysis: Halls in Epping Forest and comparator areas are as follows:

- a) Provision in Epping Forest: There are 6 sports halls with community access in Epping Forest, equivalent to one facility per 20,833 people:

<b><i>Sports hall</i></b>	<b><i>Address</i></b>	<b><i>Dimensions</i></b>
Epping Sports Centre	Hemnall Street Epping CM16 4LU	33m x 18m
St. John's Church of England School	Tower Road, Epping CM16 5EN	33m x 17m
Debden Park High School	Willingale Road, Loughton IG10 2BQ	33m x 18m
Roding Valley High School	Alderton Hill, Loughton IG10 3JA	33m x 17m
Waltham Abbey Sports Centre	Broomstick Hall Rd., Waltham Abbey EN9 1LF	40m x 17m
Ongar Leisure Centre	The Gables, Ongar CM5 0GA	33m x 18m

- b) Supplementary facilities: In addition to the regulation sized sports halls in the district, there are a number of smaller halls, which, whilst unable to accommodate the full range of sports hall activities by virtue of their limited dimensions, nevertheless serve to supplement local provision:

<b><i>Facility</i></b>	<b><i>Address</i></b>	<b><i>Dimensions</i></b>
Chigwell School	High Road, Chigwell IG7 6QF	25m x 18m
Davenant Foundation School	Chester Road, Loughton IG10 2LD	18m x 17m
David Lloyd Club (Chigwell)	Roding Lane, Buckhurst Hill IG9 6BJ	18m x 17m
Guru Gobind Singh Khalsa College	Roding Lane, Chigwell IG7 6BQ	25m x 18m

- c) Provision in neighbouring areas: Sports hall provision in neighbouring local authorities is tabulated below. Epping Forest has the second lowest per capita rate of sports hall provision and number of badminton courts per capita, well below the median figure for both measures.

<b><i>Local authority</i></b>	<b><i>No. Sports Halls</i></b>	<b><i>Sports halls per capita</i></b>	<b><i>No. courts per capita</i></b>
Uttlesford	6	1: 12,600	1: 3,150
Havering	16	1: 14,756	1: 3,689
Brentwood	8	1: 14,960	1: 2,394
Harlow	5	1: 16,340	1: 4,085

Enfield	18	1: 16,383	1: 4,096
Waltham Forest	13	1: 17,469	1: 4,367
Broxbourne	5	1: 18,120	1: 4,118
<i>Median values</i>	<i>9.1</i>	<i>1: 18,643</i>	<i>1: 4,359</i>
East Hertfordshire	7	1: 19,586	1: 3,917
<b>Epping Forest</b>	<b>6</b>	<b>1: 20,833</b>	<b>1: 5,000</b>
Chelmsford	7	1: 23,971	1: 5,413
Redbridge	9	1: 30,056	1: 7,512

- d) Provision in comparator areas: The number of sports halls and badminton courts per capita in CIPFA 'Nearest Neighbour' local authorities is tabulated below. The figures for Epping Forest are again the second lowest per capita rate of sports hall provision and number of badminton courts per capita, well below the median figure for both measures:

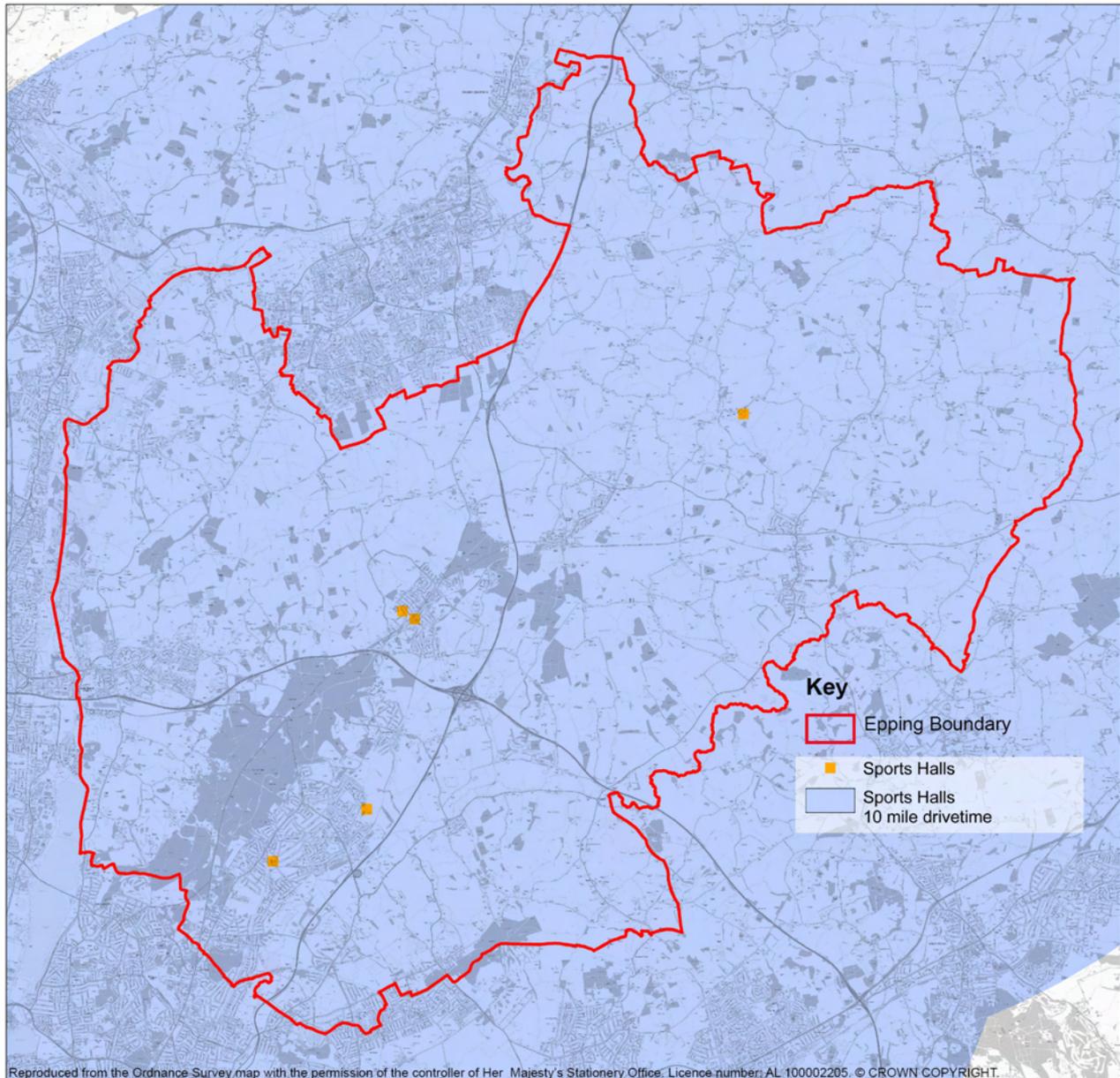
<i>Local authority</i>	<i>No. Sports Halls</i>	<i>Sports halls per capita</i>	<i>No. courts per capita</i>
East Hampshire	11	1: 10,173	1: 2,238
Spelthorne	7	1: 13,357	1: 3,117
Hertsmere	6	1: 16,650	1: 3,330
North Hertfordshire	9	1: 13,856	1: 3,370
<i>Median values</i>	<i>8</i>	<i>1: 18,186</i>	<i>1: 4,201</i>
Three Rivers	5	1: 17,780	1: 4,445
<b>Epping Forest</b>	<b>6</b>	<b>1: 20,833</b>	<b>1: 5,000</b>
Reigate and Banstead	4	1: 34,650	1: 7,700

- 4.9 Qualitative analysis: The qualitative audit produced the following results. The criteria examined included the quality of the playing area, changing facilities, disabled access, the standard of maintenance and cleanliness and parking and general access issues. The overall mean score equates to a value between 'above average' and 'average':

<b>Sports hall</b>	<b>Playing area</b>	<b>Changing</b>	<b>Disabled access</b>	<b>Maintenance/ cleanliness</b>	<b>Parking/ access</b>	<b>Mean</b>
Epping Sports Centre	3	3	3	3	2	<b>2.8</b>
St. John's C of E School	2	2	1	2	3	<b>2.0</b>
Debden Park High School	4	3	3	5	5	<b>4.0</b>
Roding Valley High School	4	2	2	4	1	<b>2.6</b>
Waltham Abbey Sports Centre	3	3	2	4	3	<b>3.0</b>
Ongar Leisure Centre	4	3	5	5	5	<b>4.4</b>
<b>Mean</b>	<b>3.33</b>	<b>2.67</b>	<b>2.67</b>	<b>3.83</b>	<b>3.17</b>	<b>3.2</b>

- 4.10 Effective catchment: National surveys produced the following indications of accessibility to sports halls in Epping Forest:
- 82 % of the respondents to Sport England's 'National Halls and Pools Survey' (1996) that use sports halls travel for 20 minutes or less to reach a hall.
  - 81% of respondents to Sport England's 'National Halls and Pools Survey' that use sports halls travel by car.
- 4.11 Patterns of provision: A map showing the location of sports halls in Epping Forest, together with 20 minute drive time catchments is below. It shows that the entire population of the district is within 20 minutes drive of their nearest hall.

Figure 4.1: Sports halls with accessibility catchments



4.12 Local standard of provision: Based on the evidence above, the following local standard of provision was set:

<b>Standard</b>	<b>Justification</b>
One four-badminton court sports hall (33m x 18m x 7.6m) per 20,000 people.	<ul style="list-style-type: none"> <li>Existing levels of provision equate to one sports hall per 20,833 people - <i>Epping Forest Quantitative Audit</i> (2012).</li> <li>Per capita levels of sports hall provision in Epping Forest are just below the median figure for neighbouring local authorities (1 per 18,643 people) and the demographic comparators (1 per 18,186 people), which suggests that existing levels of provision are around the norm for demographically similar areas. A local standard around the median figure would therefore be appropriate. - <i>Epping Forest Quantitative Audit</i> (2012).</li> </ul>
All aspects of all facilities rate 'average' or better.	<ul style="list-style-type: none"> <li>The overall mean qualitative score for sports halls in the district equates to a value between 'above average' and 'average'. - <i>Epping Forest Qualitative Audit</i> (2012).</li> <li>Three facilities were rated as at below 'average' quality. - <i>Epping Forest Qualitative Audit</i> (2012).</li> </ul>
The whole population within 20 minutes' drive of their closest sports hall.	<ul style="list-style-type: none"> <li>82% of users in a Sport England survey travel for 20 minutes or less to reach a sports hall. - <i>National Halls and Pools Survey</i> (1996).</li> <li>81% of sports hall users in a Sport England survey travel by car to reach a sports hall. - <i>National Halls and Pools Survey</i> (1996).</li> <li>'In urban areas, all persons should be within 20 minutes walking time of a larger leisure centre and a swimming pool open to the community'. - <i>Essex Sports Facilities Strategy 2007 - 2020</i> (2008).</li> <li>'All persons living in rural areas should be no further than 20 minutes drive time from a larger leisure facility and swimming pool open to the community'. - <i>Essex Sports Facilities Strategy 2007 - 2020</i> (2008).</li> </ul>

4.13 Applying the standard: The results of applying the standard are as follows:

<b>Assessed criterion</b>	<b>Assessed position</b>
Current provision	6 sports halls with community access.
Current needs	<ul style="list-style-type: none"> <li>6 sports halls.</li> <li>3 facilities are currently rated as below 'average' overall (Epping Sports Centre, St. John's C of E School and Roding Valley HS).</li> <li>No accessibility deficiency.</li> </ul>
Future needs	<ul style="list-style-type: none"> <li>1 additional sports hall close to the main areas of new housing growth.</li> <li>All aspects of quality above average.</li> <li>Within 20 minutes drive of new developments.</li> </ul>
Total future needs	7 sports halls with community access

### ***Indoor swimming pools***

4.14 Definition: For the purposes of this study, indoor swimming pools are defined as main pools with minimum length of 20 metres, although smaller teaching and diving pools are included in the assessment where they are integral to a facility with a main pool.

*Indoor swimming pool at Loughton Leisure Centre*

## 4.15 Quantitative analysis: Pools in Epping Forest and comparator areas are as follows:

- a) Provision in Epping Forest: There are five facilities, comprising a collective total of 1,713.5sq.m of water space) with community access in Epping Forest, equivalent to one facility per 25,000 people, or 13.71sq.m. of water space per 1,000 people:

<b>Swimming pool</b>	<b>Address</b>	<b>Dimensions</b>
Virgin Active Club (Chigwell)	Woolston Manor, Abridge Road, Chigwell IG7 6BX	20m x 11m
Loughton Leisure Centre	Traps Hill, Loughton IG10 1SZ	25m x 12m 18m x 7m
Ongar Leisure Centre	The Gables, Ongar CM5 0GA	25m x 12.5m
David Lloyd Club (Chigwell)	Roding Lane, Buckhurst Hill IG9 6BJ	25m x 10m 20m x 6m
Waltham Abbey Pool	Roundhills, Waltham Abbey EN9 1UP	25m x 9m 12m x 5m

- b) Supplementary facilities: In addition to the swimming pools in the district that meet the minimum 20m length criterion to accommodate a full range of swimming activities, there are a number of smaller pools, which, whilst unable to accommodate a full range of activities by virtue of their limited dimensions, nevertheless serve to supplement local provision:

<b>Facility</b>	<b>Address</b>	<b>Dimensions</b>
Marriott Leisure Club (Waltham Abbey)	Old Shire Lane, Waltham Abbey EN9 3LX	15m x 6m
Davenant Foundation School	Chester Road, Loughton IG10 2LD	18m x 6m
Woolston Manor Golf Club	Abridge Rd., Chigwell IG7 6BX	18m x 6m
West Hatch High School	High Road, Chigwell IG7 5BT	18m x 8m

- c) Provision in neighbouring areas: The provision of swimming pools in neighbouring local authorities is tabulated below and shows that Epping Forest has the third highest figure for both pools and water space per capita, well above the median figure for both measures of provision (based on data from 'Active Places'):

<b>Local authority</b>	<b>No. pools</b>	<b>Pools per capita</b>	<b>Water space</b>	<b>Sq.m. per 1,000 people</b>
Brentwood	6	1: 12,467	1,906.0sq.m	25.48sq.m
Broxbourne	5	1: 18,120	1,307.5sq.m	15.12sq.m
<b>Epping Forest</b>	<b>5</b>	<b>1: 25,000</b>	<b>1,713.5sq.m</b>	<b>13.71sq.m</b>
Waltham Forest	8	1: 28,388	2,796.25sq.m	12.31sq.m
Uttlesford	3	1: 25,200	907.5sq.m	12.00sq.m
<i>Median values</i>	<i>5.5</i>	<i>1: 30,465</i>	<i>1,735.0sq.m</i>	<i>11.97sq.m</i>
Havering	9	1: 26,233	2,796.25sq.m	11.84sq.m
East Hertfordshire	5	1: 27,420	1,603.5sq.m	11.70sq.m
Enfield	8	1: 36,863	2,581.75sq.m	8.75sq.m
Harlow	2	1: 40,850	660.0sq.m	8.08sq.m
Chelmsford	3	1: 55,933	1,141.5sq.m	6.80sq.m
Redbridge	7	1: 38,642	1,731.5sq.m	6.40sq.m

- d) Provision in comparator areas: The water space per capita in demographic comparators is tabulated below and shows that provision in Epping Forest is the second poorest figure for both pools and pool space per capita and in both cases is below the median figure:

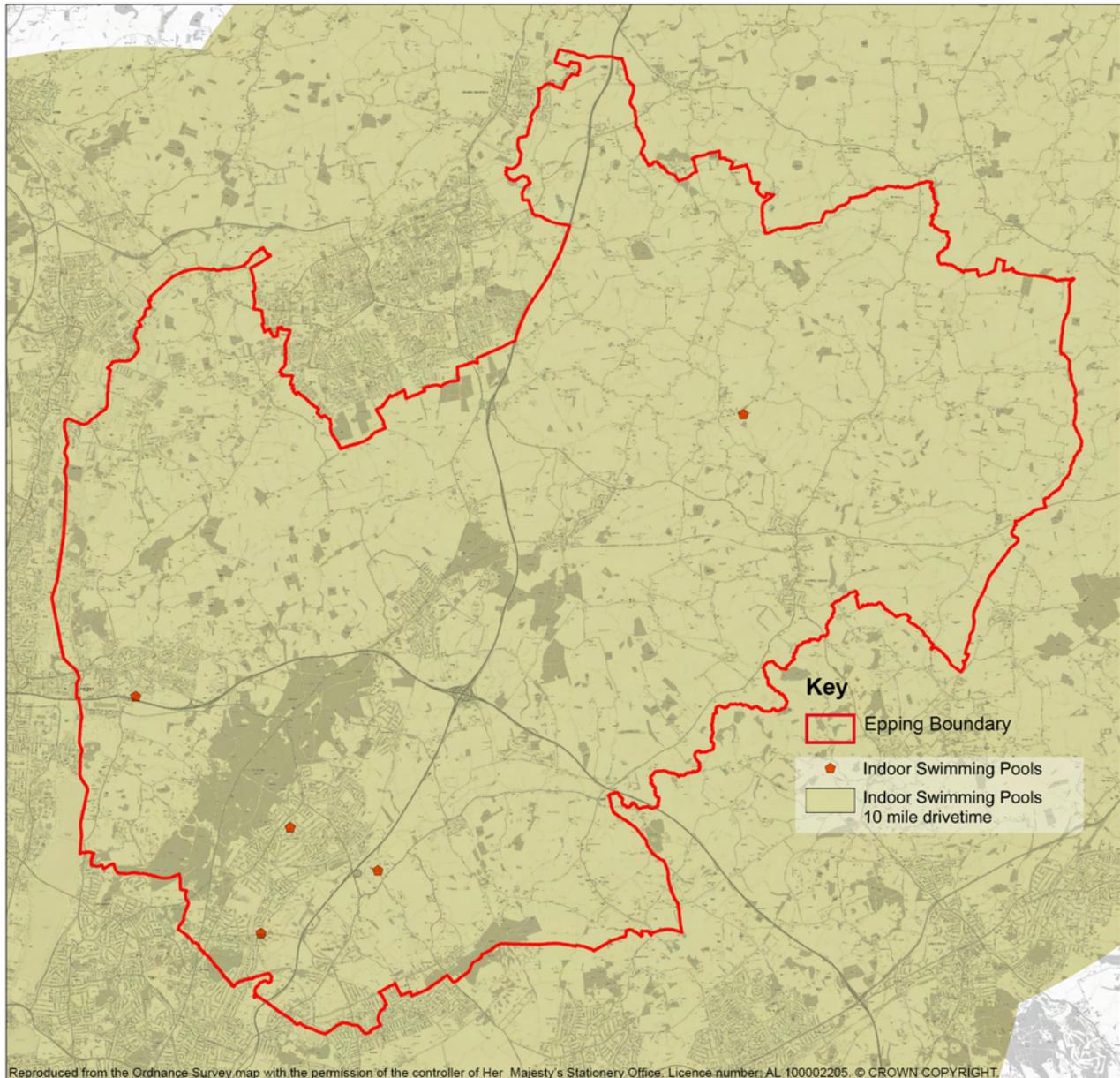
<b>Local authority</b>	<b>No. pools</b>	<b>Pools per capita</b>	<b>Water space</b>	<b>Sq.m. per 1,000 people</b>
Hertsmere	8	1: 12,488	2,595.75sq.m	25.98sq.m
Three Rivers	5	1: 17,780	1,732.0sq.m	19.48sq.m
North Hertfordshire	5	1: 25,160	1,989.0sq.m.	15.95sq.m.
<i>Median values</i>	<i>5.3</i>	<i>1: 22,758</i>	<i>1,720.82sq.m</i>	<i>15.72sq.m</i>
Reigate and Banstead	6	1: 23,100	1,916.5sq.m	13.83sq.m
Spelthorne	5	1: 18,700	1,306.0sq.m	13.97sq.m
<b>Epping Forest</b>	<b>5</b>	<b>1: 25,000</b>	<b>1,713.5sq.m</b>	<b>13.71sq.m</b>
East Hampshire	3	1: 37,300	853.0sq.m.	7.62sq.m.

- 4.16 Qualitative analysis: The qualitative audit produced the following results. The criteria assessed included the quality of the pool, the changing facilities, disabled access, the standard of maintenance and cleanliness and parking and general access. The overall mean score equates to a value between 'high quality' and 'above average':

<b>Swimming pool</b>	<b>Pool</b>	<b>Changing</b>	<b>Disabled Access</b>	<b>Maintenance / Cleanliness</b>	<b>Parking / access</b>	<b>Mean</b>
Virgin Active Club (Chigwell)	1	5	4	5	5	<b>4.0</b>
Loughton Leisure Centre	3	4	4	5	5	<b>4.2</b>
Ongar Leisure Centre	3	4	5	4	5	<b>4.2</b>
David Lloyd Club (Chigwell)	3	5	3	5	5	<b>4.2</b>
Waltham Abbey Pool	4	3	3	4	5	<b>3.8</b>
<b>Mean</b>	<b>2.8</b>	<b>3.5</b>	<b>3.8</b>	<b>4.6</b>	<b>5.0</b>	<b>4.1</b>

- 4.17 Effective catchment: National surveys produced the following indications of accessibility to swimming pools in Epping Forest:
- 82 % of the respondents to Sport England's 'National Halls and Pools Survey' (1996) that use swimming pools travel for 20 minutes or less to reach a pool.
  - 81% of respondents to Sport England's 'National Halls and Pools Survey' that use swimming pools travel by car.
- 4.18 Patterns of provision: A map showing the location of swimming pools in Epping Forest, together with the 20 minute drive time catchments, is below. It shows that the entire population of the district is within 20 minutes' drive of their nearest pool.

Figure 4.2: Indoor swimming pools with accessibility catchments



4.19 Local standard of provision: Based on the evidence above, the following local standard of provision was set:

<b>Standard</b>	<b>Justification</b>
One 25m indoor swimming pool per 25,000 people (13.7 sq.m. of water space per 1,000 people).	<ul style="list-style-type: none"> <li>Existing levels of provision equate to one swimming pool per 25,000 people - <i>Epping Forest Quantitative Audit</i> (2012).</li> <li>Per capita levels of swimming pool provision in Epping Forest are above the median figure for neighbouring local authorities (1 pool per 30,465 people, or 11.97sq.m of water space per 1,000 people), which suggests that existing levels of provision are just above the norm for the geographical neighbours. - <i>Epping Forest Quantitative Audit</i> (2012).</li> <li>Per capita levels of swimming pool provision in Epping Forest are below the median figure for the demographic comparator authorities (1 pool per 22,738 people, or 15.72.m of water space per 1,000 people), which suggests that existing levels of provision are just below the norm for demographically similar areas. - <i>Epping Forest Quantitative Audit</i> (2012)</li> <li>Taking account of the geographical and demographic comparators, a local standard close to the current figure would therefore be appropriate. - <i>Epping Forest Quantitative Audit</i> (2012).</li> </ul>
All aspects of all pools rate 'average' or better.	The overall mean qualitative score for swimming pools in the district equates to a value between 'high quality' and 'above average'. - <i>Epping Forest Qualitative Audit</i> (2012).
The population within 20 minutes' walk or drive of their closest pool.	<ul style="list-style-type: none"> <li>82% of swimmers in a Sport England survey travel for 20 minutes or less to reach a pool. - <i>'National Halls and Pools Survey'</i> (1996).</li> <li>81% of the swimmers in a Sport England survey travel by car to reach a pool. - <i>'National Halls and Pools Survey'</i> (1996).</li> <li>'In urban areas, all persons should be within 20 minutes walking time of a larger leisure centre and a swimming pool open to the community'. - <i>'Essex Sports Facilities Strategy 2007 - 2020'</i> (2008).</li> <li>'All persons living in rural areas should be no further than 20 minutes drive time from a larger leisure facility and swimming pool open to the community'. - <i>'Essex Sports Facilities Strategy 2007 - 2020'</i> (2008).</li> </ul>

### **Synthetic athletics tracks**

4.20 Definition: For the purposes of this study, synthetic athletics tracks comprise all-weather, 400m tracks, with a minimum of six lanes and full field event facilities.

4.21 Quantitative analysis: Tracks in Epping Forest and comparator areas are as follows:

- Provision in Epping Forest: There are no synthetic athletics tracks in the district.
- Provision in neighbouring areas: The provision of athletics tracks in neighbouring local authorities is tabulated below. It shows that all but three of the adjoining districts have a track. Epping Forest is the largest district among its neighbours in population terms without a track:

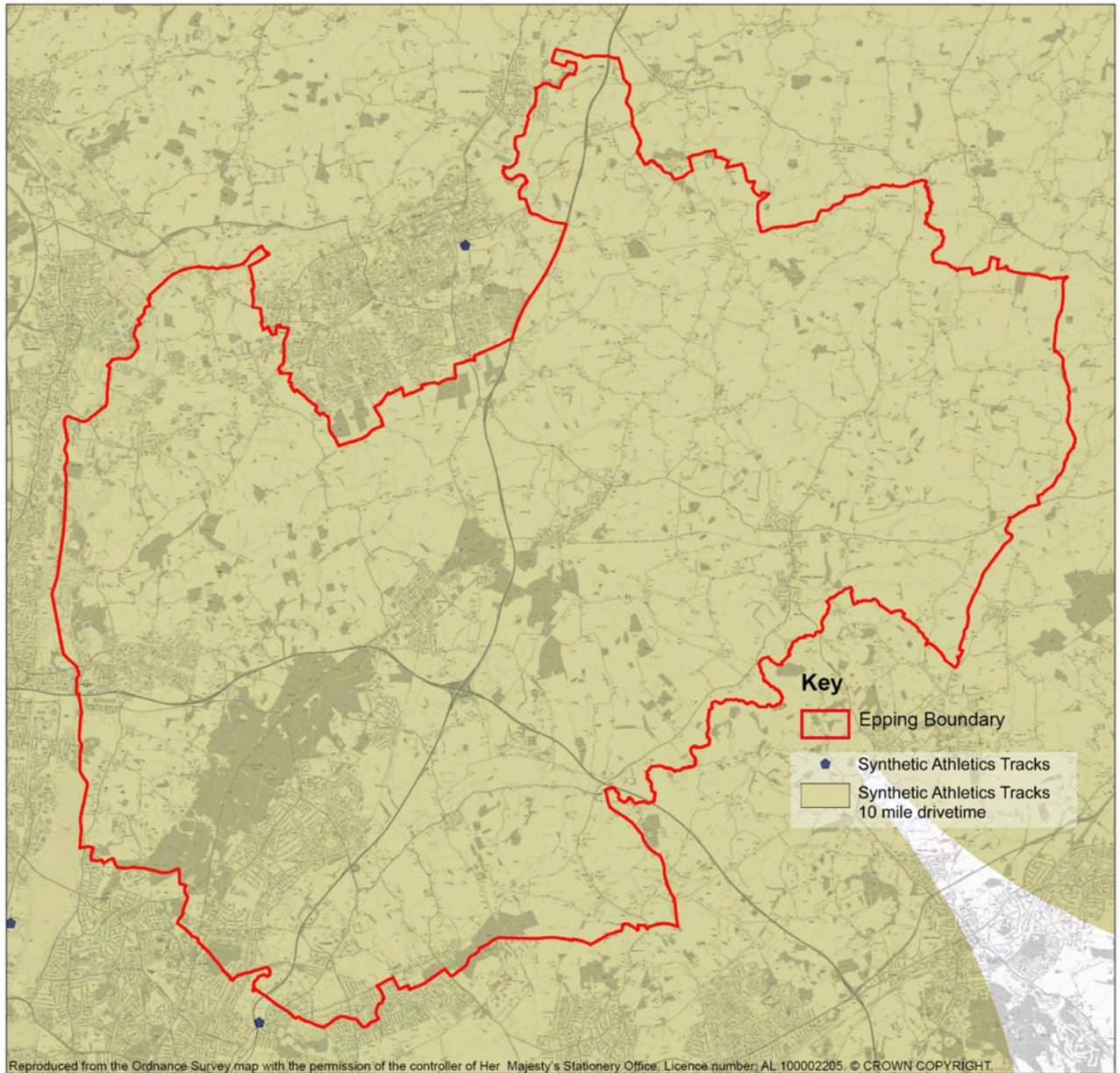
<b>Local authority</b>	<b>No. tracks</b>	<b>Tracks per capita</b>
Harlow	1	1: 81,700
Redbridge	2	1: 135,200
East Hertfordshire	1	1: 137,100
Enfield	2	1: 147,450
Chelmsford	1	1: 167,800
<i>Median</i>	<i>0.8</i>	<i>1: 198,467</i>
Waltham Forest	1	1: 227,100
Havering	1	1: 236,100
Uttlesford	0	-
Brentwood	0	-
Broxbourne	0	-
<b><i>Epping Forest</i></b>	<b><i>0</i></b>	<b><i>-</i></b>

- c) Provision in comparator areas: The synthetic athletics tracks per capita in CIPFA 'Nearest Neighbour' local authorities are tabulated below. It shows that only one of the comparator authorities has a track.

<i>Local authority</i>	<i>No. tracks</i>	<i>Tracks per capita</i>
Hertsmere	0	-
Three Rivers	1	1: 88,900
Reigate and Banstead	0	-
Spelthorne	0	-
East Hampshire	0	-
<i>Median</i>	<i>0.15</i>	<i>1: 784,300</i>
<b><i>Epping Forest</i></b>	<b><i>0</i></b>	<b><i>-</i></b>
North Hertfordshire	0	-

- 4.22 Effective catchment: UK Athletics recommends one 400m synthetic athletics track within 20 minutes' drive in rural areas and 20 minutes' walk in urban areas - 'Athletics Facilities Strategy for the UK' (2006).
- 4.23 Patterns of provision: A map showing the athletics tracks in neighbouring areas, together with the 20 minute drive time catchments is below. It shows that most of the district is covered by provision in neighbouring areas.

Figure 4.3: Synthetic athletics tracks with accessibility catchments



4.24 Local standard of provision: Based on the evidence above, the following local standard of provision was set:

<b>Standard</b>	<b>Justification</b>
One six-lane 400m synthetic track per 250,000 people.	<ul style="list-style-type: none"> <li>• There is no provision in the district at present. - <i>Epping Forest Quantitative Audit</i> (2012).</li> <li>• Essex Athletics Association has not identified any need for a synthetic athletics track in Epping Forest - '<i>Essex Sports Facilities Strategy 2007 - 2020</i>' (2008).</li> <li>• UK Athletics recommends one 6-lane track per 250,000 people. - '<i>Athletics Facilities Strategy for the UK</i>' (2007).</li> <li>• The tracks in surrounding districts serve an average of 198,467 people each, which indicates that in neighbouring areas there is some spare capacity at present in relation to the national standard. - <i>Epping Forest Quantitative Audit</i> (2012).</li> </ul>
All aspects of a track should rate 'average' or better.	This complies with the general aspiration in all the local standards of provision, to achieve at least 'above average' quality ratings.
The whole population within 20 minutes' drive of the nearest track.	UK Athletics recommends one 6-lane 400m synthetic athletics track within 20 minutes' drive time. - <i>Athletics Facilities Strategy for the UK</i> (2007).

4.25 Applying the standard: The results of applying the standard are as follows:

<b>Assessed criterion</b>	<b>Assessed position</b>
Current provision	No synthetic tracks within the district, local need is served by facilities in Harlow, Ware, Redbridge and Waltham Forest.
Current needs	<ul style="list-style-type: none"> <li>• No quantitative deficiency.</li> <li>• No qualitative deficiency.</li> <li>• No significant accessibility deficiency and there is no evidence of any frustrated demand.</li> </ul>
Future needs	No additional requirement.
Total future needs	No synthetic tracks within the district, with local need served by facilities in neighbouring areas.

### **Synthetic turf pitches**

4.26 Definition: For the purposes of the study, synthetic turf pitches are defined as artificial grass playing surfaces, with dimensions of 101.4m x 63m (including run-offs), with sand-filled, rubber crumb or water-based pitch surface variants.

*Synthetic turf pitches at Old Loughtonians Hockey Club, installed to the same specification (and colour-scheme) as the Olympic pitches*



4.27 Quantitative analysis: Pitches in Epping Forest and comparator areas are as follows:

- a) Provision in Epping Forest: There are five pitches with community access in the district, equivalent to one facility per 25,000 people:

<i>Site</i>	<i>Address</i>	<i>Type</i>
Debden Park High School	Willingale Road, Loughton IG10 2BQ	Sand-filled
Roding Valley High School	Alderton Hill, Loughton IG10 3JA	Sand-filled
Chigwell School	High Road, Chigwell IG7 6QF	Sand-filled
Old Loughtonians HC (x2)	Luxborough Lane, Chigwell IG7 5AB	Water-based

- b) Supplementary facilities: In addition to the synthetic turf pitches in the district that meet the minimum dimensions of 101.4m x 63m, there is a further smaller facility which serves to supplement local provision:

<i>Site</i>	<i>Address</i>	<i>Type</i>	<i>Dimensions</i>
Old Loughtonians HC	Luxborough Lane, Chigwell IG7 5AB	Sand filled	50m x 50m

- c) Provision in neighbouring areas: The synthetic turf pitches in neighbouring local authorities are tabulated below and show that Epping Forest has the fifth highest per capita rate of provision:

<i>Local authority</i>	<i>No. pitches</i>	<i>Pitches per capita</i>
Uttlesford	5	1: 15,120
East Hertfordshire	7	1: 19,785
Broxbourne	4	1: 22,650
Brentwood	3	1: 24,933
<b><i>Epping Forest</i></b>	<b><i>5</i></b>	<b><i>1: 25,000</i></b>
Waltham Forest	7	1: 32,443
<i>Median values</i>	<i>5.1</i>	<i>1: 32,852</i>
Havering	7	1: 33,729
Enfield	8	1: 36,863
Harlow	2	1: 40,850
Chelmsford	4	1: 42,375
Redbridge	4	1: 67,625

- d) Provision in comparator areas: The synthetic pitches per capital in CIPFA 'Nearest Neighbour' local authorities are tabulated below. Epping Forest has a per capital rate of provision just below the median figure:

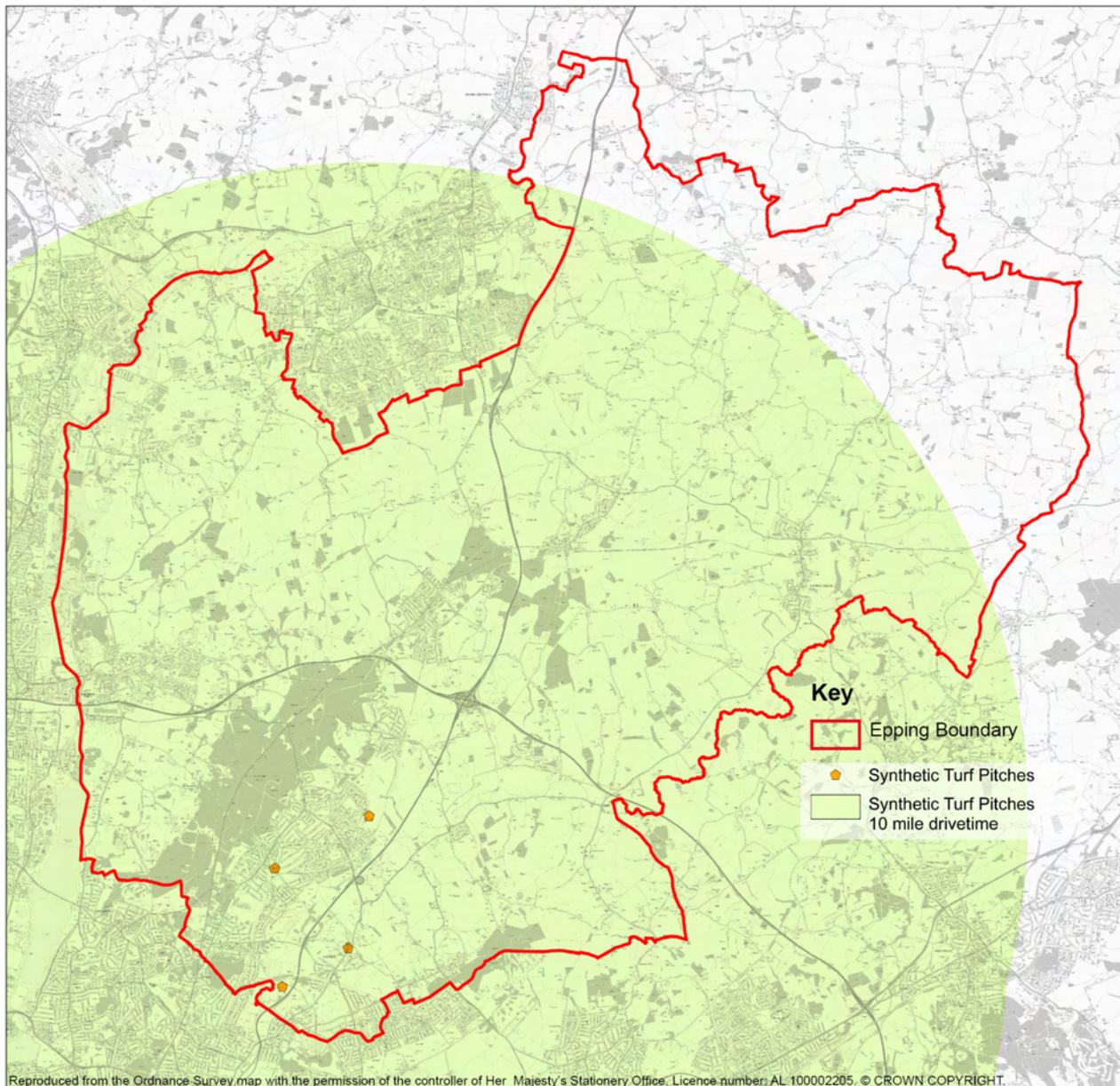
<i>Local authority</i>	<i>No. pitches</i>	<i>Pitches per capita</i>
East Hampshire	8	1: 13,988
Spelthorne	6	1: 15,583
Hertsmere	5	1: 19,980
<i>Median</i>	<i>5.3</i>	<i>1: 22,438</i>
<b><i>Epping Forest</i></b>	<b><i>5</i></b>	<b><i>1: 25,000</i></b>
North Hertfordshire	5	1: 25,160
Reigate and Banstead	5	1: 27,720
Three Rivers	3	1: 29,633

4.28 Qualitative analysis: The qualitative audit produced the following results. The criteria assessed included the quality of the playing surface, the floodlighting, pitch fencing and surrounds, maintenance and parking and general access. The mean score equates to a value between 'above average' and 'average':

<b>Synthetic pitch</b>	<b>Playing surface</b>	<b>Pitch lighting</b>	<b>Pitch fencing</b>	<b>Maintenance</b>	<b>Parking /access</b>	<b>Mean</b>
Debden Park High School	3	5	5	3	5	<b>4.2</b>
Roding Valley High School	3	3	4	2	2	<b>2.8</b>
Chigwell School	5	4	5	1	1	<b>3.2</b>
Old Loughtonians HC (x2)	5	5	5	5	5	<b>5.0</b>
<b>Mean</b>	<b>4.0</b>	<b>4.2</b>	<b>4.8</b>	<b>2.75</b>	<b>3.25</b>	<b>3.8</b>

- 4.29 Effective catchment: A national survey commissioned jointly by Sport England and Sport Scotland produced the following indications of accessibility to synthetic turf pitches in Epping Forest:
- 87 % of the respondents to Sport England's 'User Survey of Artificial Grass Pitches' (2006) travel for 20 minutes or less to reach a pitch.
  - 84% of respondents to the '*User Survey of Artificial Grass Pitches*' travel by car.
- 4.30 Patterns of provision: A map showing the location of synthetic turf pitches in Epping Forest, together with the 20 minute drive time catchments is below. It shows that the entire population of the district is within 20 minutes' drive of their nearest pitch.

Figure 4.4: Synthetic turf pitches with accessibility catchments



- 4.31 Local standard of provision: Based on the evidence above, the following local standard of provision was set:

<b>Standard</b>	<b>Justification</b>
One full-sized floodlit synthetic turf pitch (101.4m x 63m) per 25,000 people.	<ul style="list-style-type: none"> <li>Existing levels of provision equate to one synthetic turf pitch per 25,000 people - <i>Epping Forest Quantitative Audit</i> (2012).</li> <li>Per capita levels of synthetic pitch provision in Epping Forest are just above the median figure for neighbouring local authorities (1 pitch per 32,852 people) and just below the median figure for the demographic comparator authorities (1 pitch per 22,438 people), which suggests that existing levels of provision are around the norm for geographical neighbours and demographically similar areas. - <i>Epping Forest Quantitative Audit</i> (2012).</li> <li>Taking account of the geographical and demographic comparators, a local standard equivalent to the current figure would therefore be appropriate. - <i>Epping Forest Quantitative Audit</i> (2012).</li> </ul>
All aspects of all pitches and their ancillary facilities should rate 'average' or better.	<ul style="list-style-type: none"> <li>The overall mean qualitative score for synthetic turf pitches in the district equates to a value between 'high quality' and 'above average'. - <i>Epping Forest Quantitative Audit</i> (2012).</li> <li>One facility is rated as below 'average' quality. - <i>Epping Forest Quantitative Audit</i> (2012).</li> </ul>
The whole population within 20 minutes walk or drive of their closest pitch.	<ul style="list-style-type: none"> <li>87 % of the respondents to a national Sport England survey travel for 20 minutes or less to reach a pitch. - <i>'User Survey of Artificial Grass Pitches'</i> (2006).</li> <li>84% of respondents to the <i>Sport England survey</i> travel by car. - <i>'User Survey of Artificial Grass Pitches'</i> (2006).</li> </ul>

- 4.32 Applying the standard: The results of applying the standard are as follows:

<b>Assessed criterion</b>	<b>Assessed position</b>
Current provision	5 synthetic turf pitches.
Current needs	<ul style="list-style-type: none"> <li>No quantitative deficiency.</li> <li>The Roding Valley High School pitch is rated as below 'average'.</li> <li>No access deficiency.</li> </ul>
Future needs	<ul style="list-style-type: none"> <li>1 additional pitch close to the main areas of new housing growth.</li> <li>All aspects of quality above average.</li> <li>Within 15 minutes' drive of new developments.</li> </ul>
Total future needs	6 synthetic turf pitches.

### ***Indoor bowls facilities***

- 4.33 Definition: For the purposes of this study, indoor bowls facilities are defined as specialist halls for playing flat green bowls. The number of individual rinks will vary, but is typically six or eight.
- 4.34 Quantitative analysis: Facilities in Epping Forest and comparator areas are as follows:

- a) Provision in Epping Forest: There is one indoor bowling facility with 7 rinks in the district, comprising one facility per 125,000 people, or one rink per 17,857 people:

<b>Site</b>	<b>Address</b>	<b>No. rinks</b>
David Lloyd Club (Chigwell)	Roding Lane, Buckhurst Hill IG9 6BJ	7

- b) Provision in neighbouring areas: The indoor bowls facilities in neighbouring local authorities are tabulated below. They show that facilities per capita and rinks per capita provision in Epping Forest are both just above the respective median figures.

<b>Local authority</b>	<b>No. facilities</b>	<b>Facilities per capita</b>	<b>No. rinks</b>	<b>Rinks per capita</b>
Harlow	1	1: 81,700	9	1: 9,078
Broxbourne	1	1: 90,600	9	1: 10,067
Brentwood	1	1: 74,800	7	1: 10,686
Uttlesford	1	1: 75,600	6	1: 12,600
Enfield	4	1: 73,725	18	1: 16,383
<b>Epping Forest</b>	<b>1</b>	<b>1: 125,000</b>	<b>7</b>	<b>1: 17,857</b>
Chelmsford	1	1: 167,800	8	1: 20,975
<i>Median values</i>	<i>1.1</i>	<i>1: 132,869</i>	<i>6.9</i>	<i>1: 21,876</i>
Havering	1	1: 236,100	8	1: 31,560
Redbridge	1	1: 270,500	4	1: 67,675
East Hertfordshire	0	-	0	-
Waltham Forest	0	-	0	-

- c) Provision in comparator areas: The indoor bowls facilities and numbers of rinks per capita in CIPFA 'Nearest Neighbour' local authorities are tabulated below. Provision in Epping Forest is above the median levels of facilities and rinks per capita:

<b>Local authority</b>	<b>No. facilities</b>	<b>Facilities per capita</b>	<b>No. rinks</b>	<b>Rinks per capita</b>
North Hertfordshire	1	1: 125,800	8	1: 15,725
<b>Epping Forest</b>	<b>1</b>	<b>1: 125,000</b>	<b>7</b>	<b>1: 17,857</b>
East Hampshire	1	1: 112,600	6	1: 18,767
<i>Median values</i>	<i>0.6</i>	<i>1: 193,575</i>	<i>3.8</i>	<i>1: 18,862</i>
Reigate and Banstead	1	1: 138,600	6	1: 23,100
Three Rivers	0	-	0	-
Spelthorne	0	-	0	-
Hertsmere	0	-	0	-

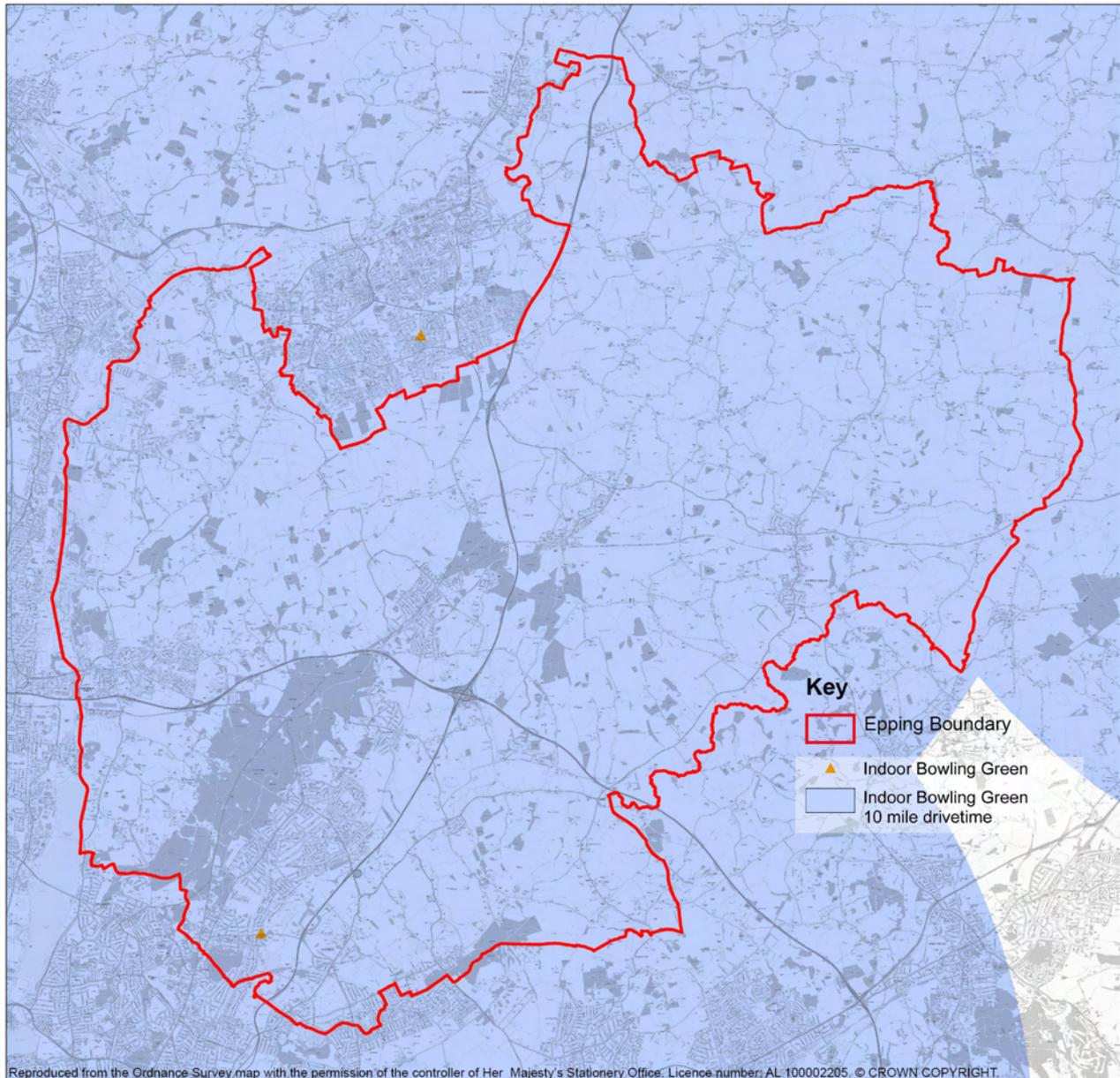
- 4.35 Qualitative analysis: The qualitative audit produced the following results. The criteria assessed included the quality of the playing surface, changing facilities, disabled and general access. The mean score equates to a value between 'high quality' and 'above average':

<b>Site</b>	<b>Green</b>	<b>Changing</b>	<b>Disabled</b>	<b>Access</b>	<b>Mean</b>
David Lloyd Club (Chigwell)	5	5	3	5	<b>4.6</b>

- 4.36 Effective catchment: Sport England's 'Indoor Bowls Design Guidance' (2005) concludes that 'the majority of facility users will live locally and travel not more than 20 minutes'.

- 4.37 Patterns of provision: A map showing the location of the indoor bowls facility in Epping Forest and neighbouring areas, together with the 20 minute drive time catchments is below. It shows that the entire population of the district is within 20 minutes' drive of their nearest facility.

Figure 4.5: Indoor Bowling Greens with accessibility catchments



- 4.38 Local standard of provision: Based on the evidence above, the following local standard of provision was set:

<b>Standard</b>	<b>Justification</b>
One indoor bowling rink per 18,000 people.	<ul style="list-style-type: none"> <li>Existing levels of provision equate to one rink per 17,857 people - <i>Epping Forest Quantitative Audit</i> (2012).</li> <li>Per capita levels of indoor bowls provision in Epping Forest are just above the median figures for neighbouring local authorities (1 rink per 21,876 people) and the demographic comparator authorities (1 rink per 18,862 people), which suggests that existing levels of provision are around the norm for geographical neighbours and demographically similar areas. - <i>Epping Forest Quantitative Audit</i> (2012).</li> <li>The English Indoor Bowling Association advocates one indoor rink per 14,000 - 17,000 people so the standard is at the lower end of that range. - <i>'Indoor Bowls Design Guidance Note'</i> (2005).</li> <li>Taking account of the geographical and demographic comparators, a local standard equivalent to the current figure would be appropriate. - <i>Epping Forest Quantitative Audit</i> (2012).</li> </ul>
All aspects of all indoor bowls facilities should rate 'average' or better.	The overall quality of the existing indoor bowls facility in the district equates to a value between 'high quality' and 'above average.' - <i>Epping Forest Qualitative Audit</i> (2012).
The whole population within 20 minutes' drive of an indoor bowls facility.	'The majority of facility users will live locally and travel not more than 20 minutes'. - <i>'Indoor Bowls Design Guidance'</i> (2005)

- 4.39 Applying the standard: The results of applying the standard are as follows:

<b>Assessed criterion</b>	<b>Assessed position</b>
Current provision	One 7-rink facility.
Current needs	<ul style="list-style-type: none"> <li>No quantitative deficiency.</li> <li>No qualitative deficiency.</li> <li>No significant access deficiency.</li> </ul>
Future needs	<ul style="list-style-type: none"> <li>1 additional rink added to the existing facility.</li> <li>All aspects of quality above average.</li> <li>Within 20 minutes' drive of new developments.</li> </ul>
Total future needs	One 8-rink indoor bowls facility.

### ***Outdoor bowls greens***

- 4.40 Definition: For the purposes of this study, outdoor bowls greens are defined as effectively flat, fine turf grassed areas, 40 yards x 40 yards, with regulation banks and ditches around the perimeter and ancillary facilities for changing and equipment storage.

*Bantham and Ongar Bowls Club*

4.41 Quantitative analysis: The following greens are in Epping Forest and comparator areas:

- a) Provision in Epping Forest: There are seven bowling greens in the district, equivalent to one facility per 17,857 people:

<i>Site</i>	<i>Address</i>
Bantham and Ongar BC	Weald Bridge Rd., Tylers Green, North Weald CM16 6GP
Buckhurst Hill BC	72 Epping New Road, Buckhurst Hill IG9 5TX
Epping BC	Lower Bury Lane, Epping CM16 5HA
Larsen BC	Farm Hill Road, Waltham Abbey EN9 1NJ
Loughton BC	Eleven Acre Rise, Loughton IG10 1AN
Met Police (Chigwell) BC	Chigwell Hall, High Road, Chigwell IG7 6BD
North Weald Wireless Station BC	The Wireless Station, off High Rd., North Weald CM16 6PE

- b) Provision in neighbouring areas: The provision of bowling greens in neighbouring local authorities is tabulated below. The data on facilities was provided by the Essex, Middlesex and Hertfordshire County Bowling Associations and shows that Epping Forest has a per capita rate of provision just below the median figure:

<i>Local authority</i>	<i>No. Bowls greens</i>	<i>Bowls greens per capita</i>
Uttlesford	11	1: 6,873
East Hertfordshire	10	1: 13,710
Chelmsford	12	1: 13,983
Brentwood	5	1: 14,960
Broxbourne	6	1: 15,100
Enfield	19	1: 15,521
<i>Median values</i>	<i>9.9</i>	<i>1: 17,107</i>
<b><i>Epping Forest</i></b>	<b><i>7</i></b>	<b><i>1: 17,857</i></b>
Redbridge	15	1: 18,033
Havering	12	1: 19,675
Waltham Forest	9	1: 25,233
Harlow	3	1: 27,233

- c) Provision in comparator areas: The provision of bowling greens in CIPFA 'Nearest Neighbour' local authorities is tabulated below. The data on facilities was provided by the Hampshire, Middlesex, Hertfordshire and Surrey County Bowling Associations and shows that Epping Forest has a per capita rate of provision just below the median figure:

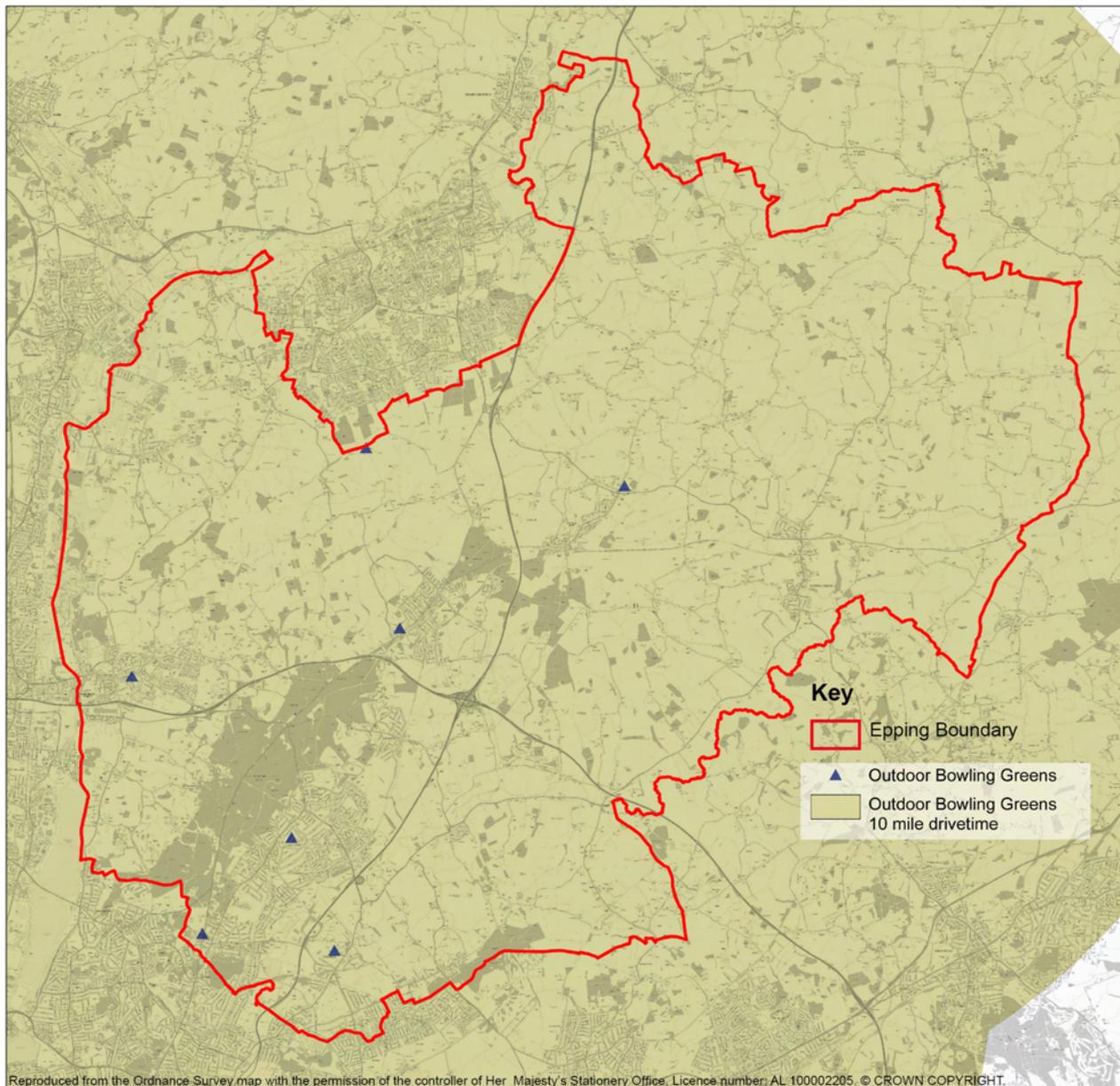
<b><i>Local authority</i></b>	<b><i>No. Bowls greens</i></b>	<b><i>Bowls greens per capita</i></b>
North Hertfordshire	11	1: 11,336
Reigate and Banstead	11	1: 12,600
East Hampshire	7	1: 16,086
<i>Median values</i>	<i>7.1</i>	<i>1: 16,969</i>
<b><i>Epping Forest</i></b>	<b><i>7</i></b>	<b><i>1: 17,857</i></b>
Spelthorne	5	1: 18,700
Hertsmere	5	1: 19,980
Three Rivers	4	1: 22,225

- 4.42 Qualitative analysis: The qualitative audit of outdoor bowls greens was undertaken by Parish Councils in 2010 and produced the following results. The assessment involved a general description of site quality, cleanliness and access:

<b><i>Site</i></b>	<b><i>Assessment</i></b>
Bantham and Ongar BC	'The small clubhouse and single bowling green both appear in very good condition. This site overall is clearly well maintained and appears to be clean, tidy and free from any vandalism or litter'.
Buckhurst Hill BC	'The site offers two bowling greens, as well as clubhouse to the south, all of which appear well maintained and in good condition'.
Epping BC	'This is a relatively tidy site which is set in an attractive green location and is easy to access. The site offers a range of sporting facilities including a bowling green which appears to be in excellent condition'.
Larsen BC	'The site itself is well looked after, and appears to be in a very good state. One issue concerns the lack of a car parking area. Potential users travelling by car must therefore park on one of the surrounding residential streets'.
Loughton BC	'The site appears to be well maintained and looks attractive'.
Met Police BC	'The facilities are very clean, tidy and are maintained to a high standard'.
North Weald Wireless Station BC	'Overall the site appears to be very well looked after and is neat and free from any obvious litter or vandalism'.

- 4.43 Effective catchment: According to Bowls England, 90% of outdoor bowls players travel by car with a maximum journey time of 20 minutes.
- 4.44 Patterns of provision: A map showing the location of the outdoor bowls greens in Epping Forest, together with the 20 minute drive time catchments is below. It shows that the entire population of the district is within 20 minutes' drive of their nearest facility.

Figure 4.6: Outdoor bowling greens with accessibility catchments



4.45 Local standard of provision: Based on the evidence above, the following local standard of provision was set:

<b>Standard</b>	<b>Justification</b>
One outdoor bowling green per 18,000 people	<ul style="list-style-type: none"> <li>Existing levels of provision equate to one green per 17,857 people - <i>Epping Forest Quantitative Audit</i> (2012).</li> <li>Per capita levels of outdoor bowls provision in Epping Forest are just below the median figures for neighbouring local authorities (1 green per 17,107 people) and the demographic comparator authorities (1 rink per 16,969 people), which suggests that existing levels of provision are around the norm for geographical neighbours and demographically similar areas. - <i>Epping Forest Quantitative Audit</i> (2012).</li> <li>Taking account of the geographical and demographic comparators, a local standard equivalent to the current figure would be appropriate. - <i>Epping Forest Quantitative Audit</i> (2012).</li> </ul>
All aspects of all greens and their ancillary facilities should rate 'above average' or better.	The audit by parish councils identified good quality, well-maintained outdoor bowls facilities in the district, although some parking and access issues should be addressed at the Larsen bowls club. - <i>Parish Councils' Qualitative Audit</i> (2010).
The whole population within 20 minutes' drive of their closest green.	'The majority of facility users will live locally and travel not more than 20 minutes. 90% of users will travel by car'. - <i>Bowls Design Guidance</i> (2005)

4.46 Applying the standard: The results of applying the standard are as follows:

<b>Assessed criterion</b>	<b>Assessed position</b>
Current provision	7 outdoor bowling greens.
Current needs	<ul style="list-style-type: none"> <li>No quantitative deficiency</li> <li>Access improvements needed at the Larsen bowls club.</li> <li>No accessibility deficiency.</li> </ul>
Future needs (population)	<ul style="list-style-type: none"> <li>1 additional bowling green.</li> <li>All aspects of quality 'above average'.</li> <li>Within 20 minutes' drive of new developments.</li> </ul>
Total future needs	8 outdoor bowling greens.

### ***Indoor tennis courts***

4.47 Definition: For the purposes of this study, indoor tennis courts are defined as specialist facilities housing one or more tennis courts.

4.48 Quantitative analysis: Provision in Epping Forest and comparator areas is as follows:

- a) Provision in Epping Forest: There is one indoor tennis facility with 11 courts in the district, comprising one facility per 125,000 people, or one court per 11,364 people:

<b>Site</b>	<b>Address</b>	<b>Courts</b>
David Lloyd Club (Chigwell)	Roding Lane, Buckhurst Hill IG9 6BJ	11 Acrylic

*Indoor tennis courts at David Lloyd Centre (Chigwell)*

- b) Provision in neighbouring areas: The provision of indoor tennis courts in neighbouring local authorities is tabulated below and shows that Epping Forest has the best level of per capita provision of indoor courts:

<i>Local authority</i>	<i>No. facilities</i>	<i>Facilities per capita</i>	<i>No. courts</i>	<i>Courts per capita</i>
<b><i>Epping Forest</i></b>	<b><i>1</i></b>	<b><i>1: 125,000</i></b>	<b><i>11</i></b>	<b><i>1: 11,364</i></b>
Harlow	2	1: 40,850	7	1: 11,671
Brentwood	1	1: 74,800	6	1: 12,467
Enfield	2	1: 147,450	9	1: 32,767
Havering	1	1: 236,100	7	1: 33,729
Redbridge	1	1: 270,500	8	1: 33,813
East Hertfordshire	1	1: 137,100	4	1: 34,275
<i>Median values</i>	<i>0.9</i>	<i>1: 198,467</i>	<i>4.9</i>	<i>1: 35,455</i>
Waltham Forest	1	1: 227,100	2	1: 113,550
Uttlesford	0	-	0	-
Broxbourne	0	-	0	-
Chelmsford	0	-	0	-

- c) Provision in comparator areas: The indoor tennis courts per capita in CIPFA 'Nearest Neighbour' local authorities are tabulated below. Half the comparator authorities have no indoor tennis provision:

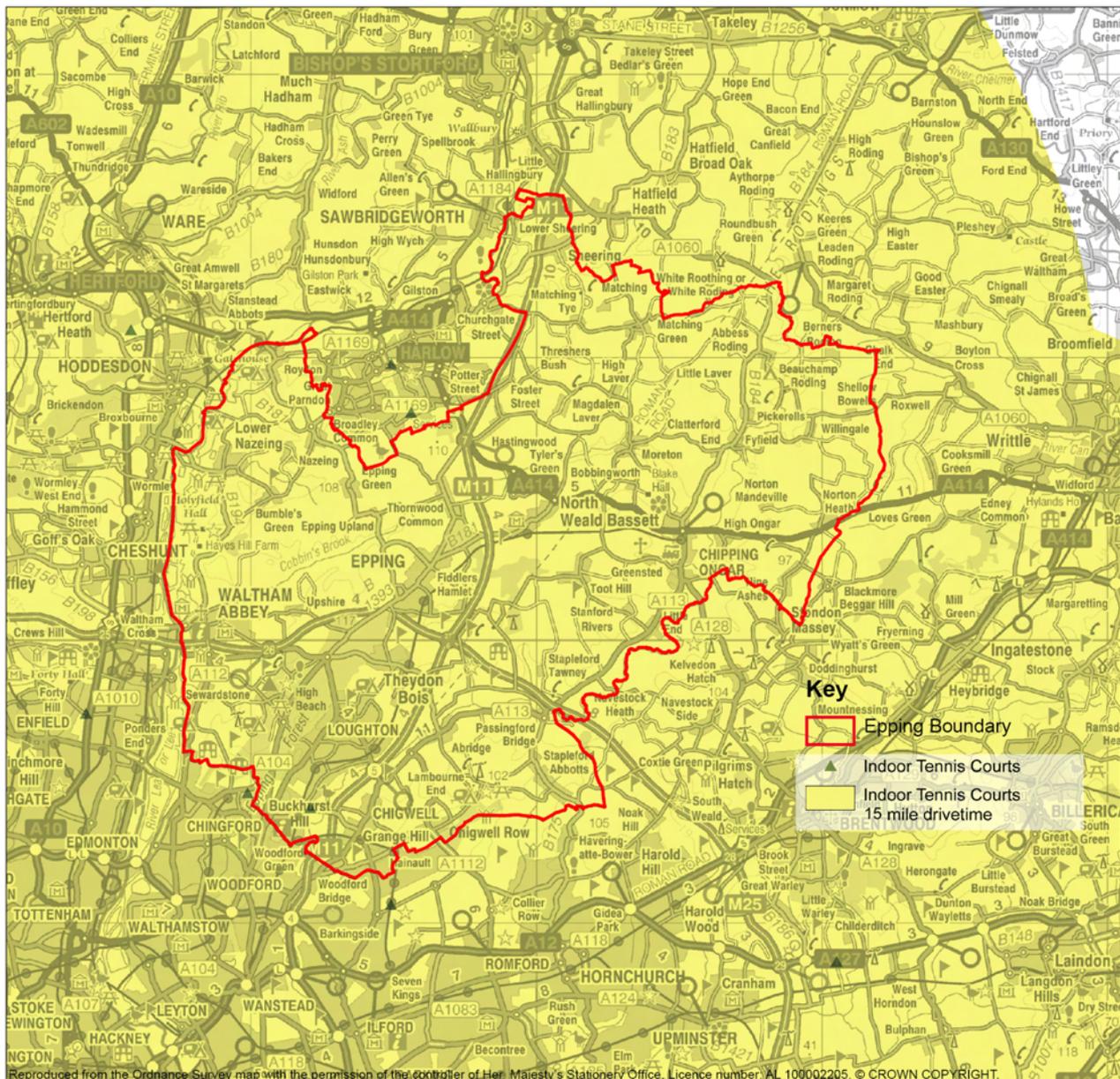
<i>Local authority</i>	<i>No. facilities</i>	<i>Facilities per capita</i>	<i>No. courts</i>	<i>Courts per capita</i>
Hertsmere	1	1: 99,900	13	1: 7,685
<b><i>Epping Forest</i></b>	<b><i>1</i></b>	<b><i>1: 125,000</i></b>	<b><i>7</i></b>	<b><i>1: 17,857</i></b>
East Hampshire	2	1: 56,300	6	1: 18,767
North Hertfordshire	1	1: 125,800	3	1: 41,933
<i>Median values</i>	<i>0.7</i>	<i>1: 156,860</i>	<i>4.1</i>	<i>1: 21,561</i>
Three Rivers	0	-	0	-
Spelthorne	0	-	0	-
Reigate and Banstead	0	-	0	-

4.49 Qualitative analysis: The qualitative audit produced the following results. The criteria assessed included the quality of the courts, the lighting, changing facilities, disabled and general access. The mean score equates to a value of 'high quality':

Site	Courts	Lighting	Changing	Disabled	Access	Mean
David Lloyd Club (Chigwell)	5	5	5	4	5	4.8

4.50 Patterns of provision: A map showing the location of the indoor tennis courts in neighbouring areas, together with the 30 minute drive time catchments is below. It shows that the entire population of the district is within 30 minutes' drive of their nearest facility.

Figure 4.7: Indoor tennis courts with accessibility buffers



4.51 Local standard of provision: Based on the evidence above, the following local standard of provision was set:

<b>Standard</b>	<b>Justification</b>
One indoor tennis court per 18,000 people.	<ul style="list-style-type: none"> <li>Existing levels of provision equate to one indoor court per 17,857 people - <i>Epping Forest Quantitative Audit</i> (2012).</li> <li>Per capita levels of indoor tennis provision in Epping Forest are well above the median figures for neighbouring local authorities (1 court per 35,455 people) and the demographic comparator authorities (1 court per 21,561 people), which suggests that existing levels of provision are above the norm for geographical neighbours and demographically similar areas. - <i>Epping Forest Quantitative Audit</i> (2012).</li> <li>Whilst levels of local provision are higher than the geographical and demographic comparators, demand levels clearly sustain the existing facility therefore a local standard equivalent to the current figure would be appropriate. - <i>Epping Forest Quantitative Audit</i> (2012).</li> </ul>
All aspects of all indoor courts and their ancillary facilities should rate 'average' or better.	The overall quality of the existing indoor tennis facility in the district equates to a value of 'high quality' - <i>Epping Forest Qualitative Audit</i> (2012).
The whole population within 30 minutes' drive of the nearest courts.	91.0% of indoor tennis court users travel for 30 minutes or less to reach a court and 95% by car. - <i>Survey of Indoor Tennis Facilities in Areas of Best Supply</i> (2001).

4.52 Applying the standard: The results of applying the standard are as follows:

<b>Assessed criterion</b>	<b>Assessed position</b>
Current provision	11 indoor tennis courts
Current needs	<ul style="list-style-type: none"> <li>No quantitative deficiency</li> <li>No qualitative deficiency.</li> <li>No accessibility deficiency.</li> </ul>
Future needs	1 additional indoor court added to the existing facility.
Total future needs	12 indoor tennis courts

#### **Outdoor tennis courts**

4.53 Definition: For the purposes of this study, outdoor tennis courts are defined as hard or grass surfaced courts permanently marked for tennis, complying with dimensions specified by Lawn Tennis Association.

4.54 Quantitative analysis: Outdoor tennis courts in Epping Forest and comparator areas are as follows:

a) Provision in Epping Forest: There are 53 tennis courts in the district, equivalent to one court per 2,358 people:

<b>Site</b>	<b>Address</b>	<b>Courts</b>
Epping Tennis Club	Lower Bury Lane, Epping CM16 5HA	4 Tarmac
Roding Valley Recn Ground	Rectory La., Buckhurst Hill IG10 3LG	6 Tarmac
The Avenue Tennis Club	18 The Avenue, Loughton IG10 4PT	4 Artificial grass
Ongar Tennis Club	Love Lane, Ongar CM5 9BL	4 Tarmac
Theydon Bois Tennis Club	Sidney Road, Theydon Bois, Epping CM16 7DT	6 Artificial grass
Chigwell Tennis Club	Grange Crescent, Chigwell IG7 5JD	3 Tarmac
Chigwell Row Recn. Ground	Lambourne Rd., off Manor Rd., Chigwell IG7	4 Tarmac
Old Chigwellians Tennis Club	Roding Lane, Chigwell IG7 6BA	3 Tarmac
David Lloyd Club (Chigwell)	Roding Lane, Buckhurst Hill IG9 6BJ	2 Acrylic 3 Artificial grass

St. Just Tennis Club	1, Powell Road, Buckhurst Hill IG9 5RD	1 Tarmac
Larsen Tennis Club	Farm Hill Road, Waltham Abbey EN9 1NJ	4 Tarmac
Davenant Tennis Club	Chester Lane, Loughton IG10 2LD	3 Tarmac
Roydon Playing Fields	Occupation Lane, Roydon CM19 5HL	2 Tarmac
Buckhurst Hill Tennis Club	72 Epping New Road, Buckhurst Hill IG9 5TX	4 Artificial grass

### *Theydon Bois Tennis Club*



- b) Provision in neighbouring areas: The provision of tennis courts in neighbouring local authorities is tabulated below. The data on facilities was compiled from the LTAs 'Find a Court' database and shows that Epping Forest has a per capita rate of provision just above the median:

<i>Local authority</i>	<i>No. courts</i>	<i>Courts per capita</i>
Enfield	164	1: 1,798
Chelmsford	88	1: 1,926
Brentwood	38	1: 1,968
Uttlesford	35	1: 2,160
<b><i>Epping Forest</i></b>	<b><i>53</i></b>	<b><i>1: 2,358</i></b>
<i>Median values</i>	<i>64.9</i>	<i>1: 2,623</i>
Redbridge	103	1: 2,626
Harlow	28	1: 2,918
Broxbourne	30	1: 3,020
Havering	74	1: 3,191
East Hertfordshire	39	1: 3,226
Waltham Forest	62	1: 3,662

- c) Provision in comparator areas: The outdoor tennis courts per capita in CIPFA 'Nearest Neighbour' local authorities are tabulated below. Epping Forest has a per capita rate of provision just above the median:

<i>Local authority</i>	<i>No. courts</i>	<i>Courts per capita</i>
Three Rivers	73	1: 1,218

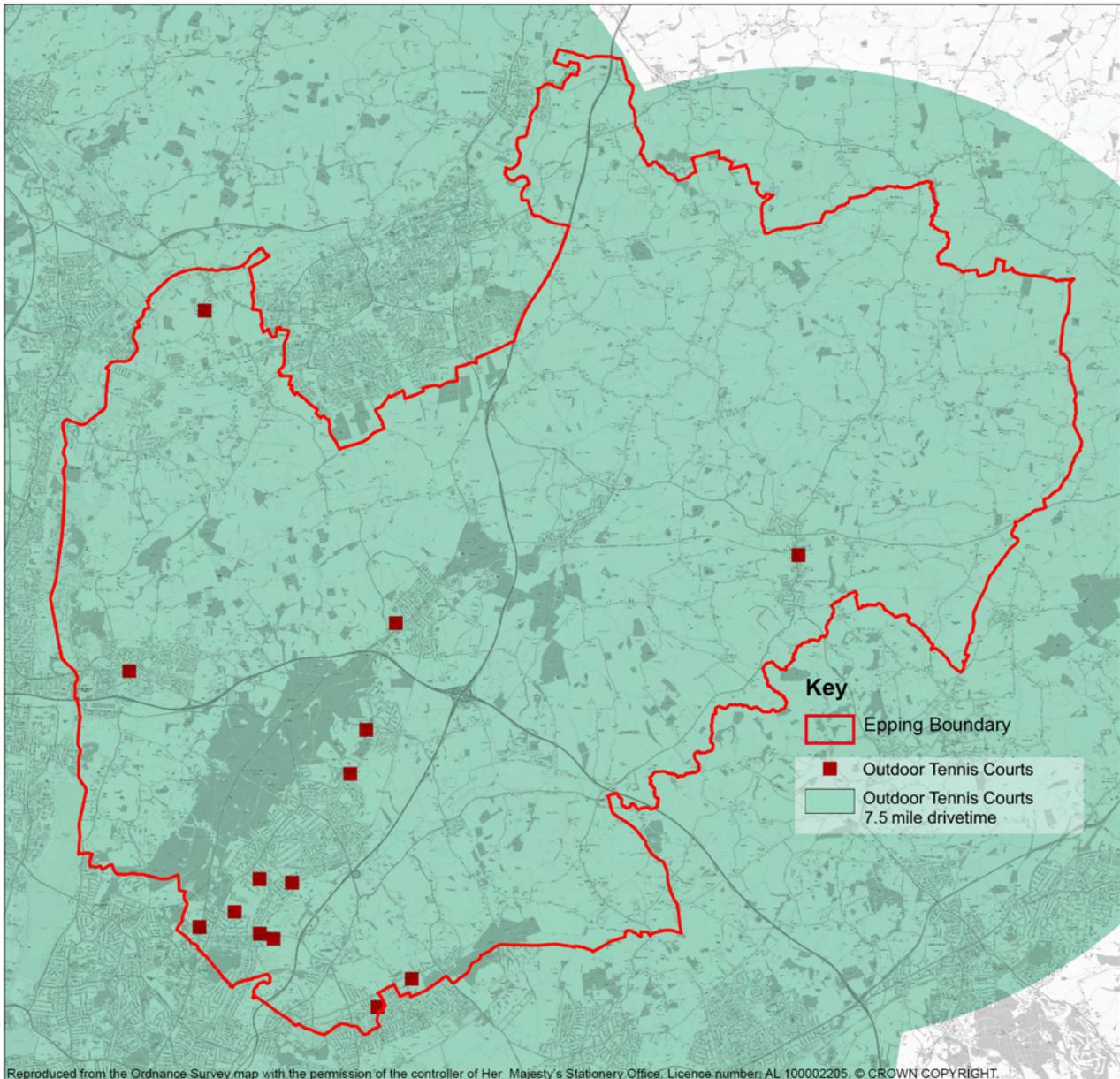
Hertsmere	60	1: 1,665
<b><i>Epping Forest</i></b>	<b><i>53</i></b>	<b><i>1: 2,358</i></b>
<i>Median values</i>	<i>50.6</i>	<i>1: 2,374</i>
Spelthorne	39	1: 2,397
Reigate and Banstead	54	1: 2,567
East Hampshire	41	1: 2,746
North Hertfordshire	34	1: 3,668

- 4.55 Qualitative analysis: The qualitative audit of outdoor tennis courts was undertaken by Parish Councils in 2010 and produced the following results. Some additional sites were audited as part of the current study and these assessments are marked in italic text below. The assessment involved a general description of site quality, cleanliness and access:

<b><i>Site</i></b>	<b><i>Assessment</i></b>
Epping Tennis Club	'This is a relatively tidy site which is set in an attractive green location and is easy to access. The site offers a range of sporting facilities including four tennis courts which appear to be in excellent condition'.
Roding Valley Recn Ground	'There are six tennis courts, all of which are in good condition and the site is clean, tidy and attractive'.
The Avenue Tennis Club	'All the facilities including a clubhouse, appear to be maintained to a high level and are in good condition'.
Ongar Tennis Club	'The site offers four well maintained hard-surfaced tennis courts'.
Theydon Bois Tennis Club	'The tennis courts appear well maintained, and are all surrounded by high wire mesh fencing, which also enhances security'.
Chigwell Tennis Club	'The site offers three hard-surfaced tennis courts, as well as a small club house, all of which appear to be maintained to a high standard'.
Chigwell Row Recn Ground	'Four tennis courts of outstanding quality. One issue which may need tackling, however, is the small amount of vandalism and graffiti which can be found on some of the site's facilities, however this detracts little from what is, overall, a very attractive and well maintained area'.
Old Chigwellians TC	'The facilities are very clean, tidy and are maintained to a high standard'.
David Lloyd Club (Chigwell)	<i>'High quality, well maintained courts with good access and good quality changing facilities'.</i>
St. Just Tennis Club	<i>'A well-maintained court with surrounding fencing, but with no on-site changing facilities'.</i>
Larsen Tennis Club	'The site itself is well looked after, and appears to be in a very good state. One issue concerns the lack of a car parking area. Potential users travelling by car must therefore park on one of the surrounding residential streets'.
Davenant Tennis Club	<i>'On a school site, the court surfaces and surrounding fencing are high quality, with adjacent car parking'.</i>
Roydon Playing Fields	'Two hard surfaced tennis courts are located to the south-west corner of the site and these are in very good condition'.
Buckhurst Hill Tennis Club	'The site offers four Astroturf tennis courts, as well as a clubhouse to the south, all of which appear well maintained and in good condition'.

- 4.56 Effective catchment: Research commissioned by the Lawn Tennis Association revealed that outdoor tennis court users typically travel for up to 15 minutes to reach their chosen facility and more than 70% travel by car. - LTA (2002).
- 4.57 Patterns of provision: A map showing the location of the outdoor tennis courts in Epping Forest, together with the 15 minute drive time catchments is below. It shows that the entire population of the district is within 15 minutes drive of their nearest facility.

Figure 4.8: Outdoor tennis courts with accessibility catchments



4.58 Local standard of provision: Based on the evidence above, the following local standard of provision was set:

<b>Standard</b>	<b>Justification</b>
One outdoor tennis court per 2,300 people.	<ul style="list-style-type: none"> <li>Existing levels of provision equate to one court per 2,358 people - <i>Epping Forest Quantitative Audit</i> (2012).</li> <li>Per capita levels of outdoor tennis provision in Epping Forest are just above the median figures for neighbouring local authorities (1 court per 2,623 people) and the demographic comparator authorities (1 court per 2,374 people), which suggests that existing levels of provision are around the norm for geographical neighbours and demographically similar areas. - <i>Epping Forest Quantitative Audit</i> (2012).</li> <li>Taking account of the geographical and demographic comparators, a local standard equivalent to the current figure would be appropriate. - <i>Epping Forest Quantitative Audit</i> (2012).</li> </ul>
Qualitative improvements to ensure that all aspects of all facilities rate 'average' or better.	The audit by parish councils, supplemented by some additional site visits as part of the current study, identified good quality, well-maintained outdoor tennis courts in the district, with no significant qualitative issues. - <i>Parish Councils' Qualitative Audit</i> (2010).
The whole population within 15 minutes' drive of their closest court.	Research commissioned by the Lawn Tennis Association revealed that indoor tennis centre users typically travel for up to 15 minutes to reach their chosen facility and more than 70% travel by car. - <i>LTA</i> (2002).

4.59 Applying the standard: The results of applying the standard are as follows:

<b>Assessed criterion</b>	<b>Assessed position</b>
Current provision	53 outdoor tennis courts.
Current needs	<ul style="list-style-type: none"> <li>No quantitative deficiency</li> <li>No significant qualitative deficiency.</li> <li>No accessibility deficiency.</li> </ul>
Future needs	<ul style="list-style-type: none"> <li>7 additional tennis courts.</li> <li>All aspects of quality above average.</li> <li>Within 15 minutes' drive of new developments.</li> </ul>
Total future needs	60 outdoor tennis courts.

### **Squash Courts**

4.60 Definition: For the purposes of this study, squash courts are defined as specialist courts, complying with dimensions specified by England Squash and Racketball.

4.61 Quantitative analysis: Facilities in Epping Forest are as follows:

- a) Provision in Epping Forest: There are 11 courts at five locations in the district, equivalent to one court per 11,363 people:

<b>Site</b>	<b>Address</b>	<b>No. courts</b>
Epping Sports Centre	Hemnall Street Epping CM16 4LU	4
Old Chigwellians SC	Roding Lane, Chigwell IG7 6BA	1
Ongar Squash Club	Love Lane, Ongar CM5 9BL	2
Waltham Abbey Sports Centre	Broomstick Hall Rd., Waltham Abbey EN9 1LF	2
Met Police (Chigwell)	Chigwell Hall, High Rd., Chigwell IG7 6BD	2

*Squash Courts at Old Chigwellians Squash Club*

- b) Provision in neighbouring and comparator areas: The provision of squash courts in neighbouring local authorities is tabulated below. No information was available on levels of provision in the demographic comparator areas. The data shows that Epping Forest has a per capita rate of provision well above the median:

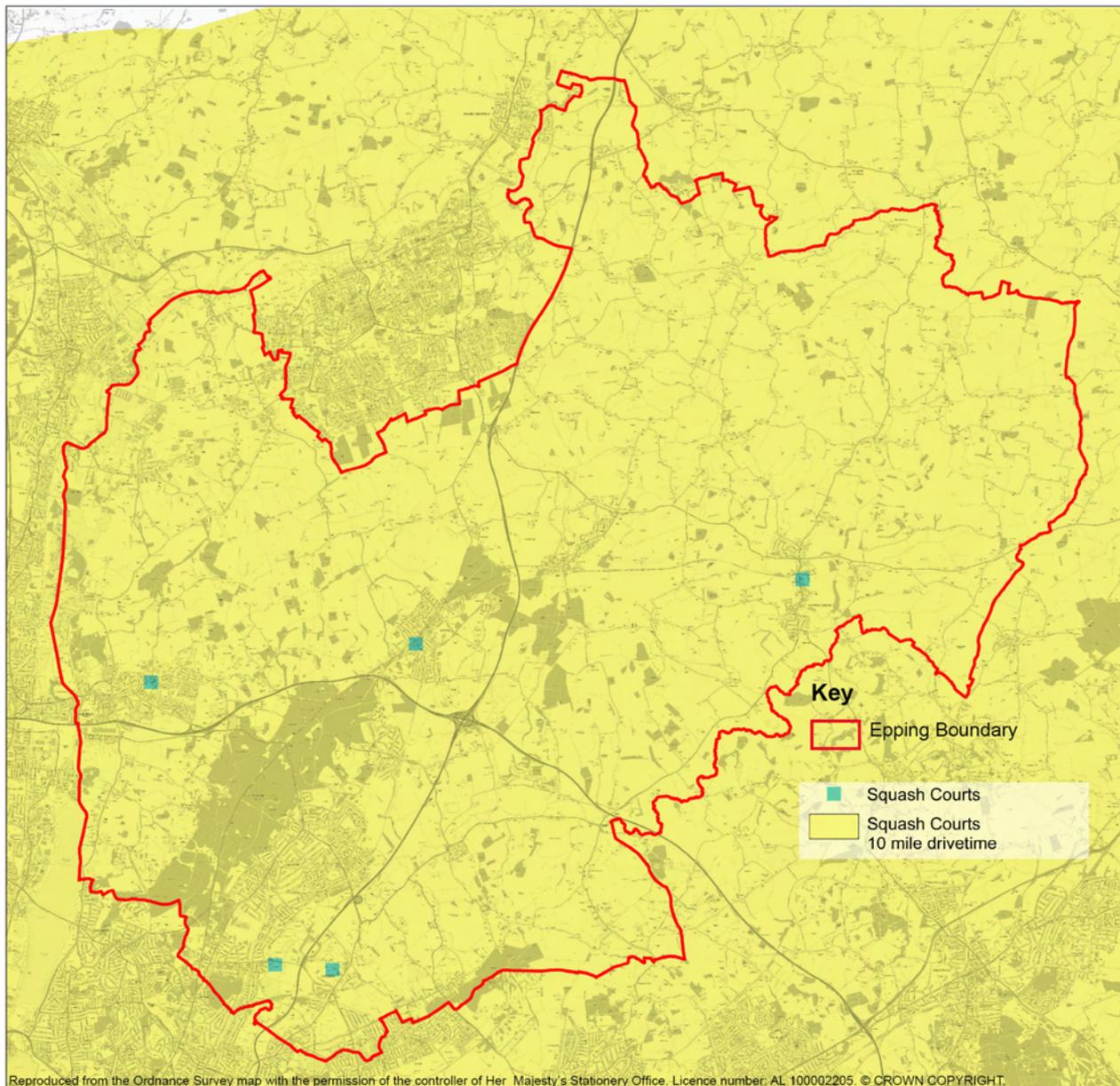
<i>Local authority</i>	<i>No. courts</i>	<i>Courts per capita</i>
Brentwood	18	1: 4,156
Broxbourne	13	1: 6,969
East Hertfordshire	16	1: 7,038
<b><i>Epping Forest</i></b>	<b><i>11</i></b>	<b><i>1: 11,363</i></b>
Uttlesford	6	1: 12,600
Harlow	6	1: 13,617
Chelmsford	12	1: 14,125
<i>Median values</i>	<i>11.6</i>	<i>1: 15,231</i>
Enfield	18	1: 16,383
Waltham Forest	12	1: 18,925
Havering	9	1: 26,233
Redbridge	6	1: 45,083

- c) Qualitative analysis: The qualitative audit produced the following results. The criteria assessed include the quality of the playing surface and court walls, lighting, line markings and provision for spectators. The overall mean score equates to a value of 'below average':

<b><i>Facility</i></b>	<b><i>Score</i></b>
Epping Sports Centre	3
Old Chigwellians SC	1
Ongar Squash Club	2
Waltham Abbey Sports Centre	2
Met Police (Chigwell)	2
<b><i>Average</i></b>	<b><i>2.0</i></b>

- 4.62 Effective catchment: As a specialist sports facility, squash court users typically travel for up to 20 minutes to reach their chosen facility and over 90% travel by car.
- 4.63 Patterns of provision: A map showing the location of the squash courts in Epping Forest, together with the 20 minute drive time catchments is below. It shows that the entire population of the district is within 20 minutes drive of their nearest facility.

Figure 4.9: Squash courts with accessibility catchments



- 4.64 Local standard of provision: Based on the evidence above, the following local standard of provision was set:

<b>Standard</b>	<b>Justification</b>
One squash court per 11,000 people.	<ul style="list-style-type: none"> <li>Existing levels of provision equate to one court per 11,363 people - <i>Epping Forest Quantitative Audit (2012)</i>.</li> <li>Per capita levels of squash courts provision in Epping Forest are well above the median figures for neighbouring local authorities (1 court per 15,231 people), which suggests that existing levels of provision are above the norm for geographical neighbours. - <i>Epping Forest Quantitative Audit (2012)</i>.</li> <li>Whilst levels of local provision are higher than the geographical comparators, demand levels clearly sustain the existing facilities therefore a local standard equivalent to the current figure would be appropriate. - <i>Epping Forest Quantitative Audit (2012)</i>.</li> </ul>
Quality improvements to ensure that all aspects of all facilities rate 'average' or better.	<ul style="list-style-type: none"> <li>The overall mean score for squash courts in the district from the qualitative audit equates to a value of 'below average'. - <i>Epping Forest Qualitative Audit (2012)</i>.</li> <li>Four of the five facilities are rated as below 'average' quality. - <i>Epping Forest Qualitative Audit (2012)</i>.</li> </ul>
The whole population within 20 minutes walk or drive of the nearest court.	As a specialist sports facility, squash court users typically travel for up to 20 minutes to reach their chosen facility and over 90% travel by car. - <i>England Squash and Racketball (2010)</i> .

- 4.65 Applying the standard: The results of applying the standard are as follows:

<b>Assessed criterion</b>	<b>Assessed position</b>
Current provision	11 squash courts.
Current needs	<ul style="list-style-type: none"> <li>No quantitative deficiency</li> <li>Qualitative deficiencies at 4 sites - Old Chigwellians SC, Ongar SC, Waltham Abbey Sports Centre and Met Police (Chigwell).</li> <li>No accessibility deficiency.</li> </ul>
Future needs	<ul style="list-style-type: none"> <li>2 additional squash courts.</li> <li>All aspects of quality above average.</li> <li>Within 20 minutes drive of new developments.</li> </ul>
Total future needs	13 squash courts.

### **Golf courses**

- 4.66 Definition: For the purposes of this study, golf courses are defined as specialist facilities comprising nine or eighteen holes. To take account of the different sizes of course, the number of facilities in an area is defined in terms of 18-hole golf course equivalents.

*Hobbs Cross Golf Centre*

4.67 Quantitative analysis: Provision in Epping Forest and comparator areas is as follows:

- a) Provision in Epping Forest: There are eleven 18-hole and two 9-hole golf courses in Epping Forest, collectively comprising 216 holes, equating to one 18-hole course per 10,417 people, or one hole per 579 people:

<i>Site</i>	<i>Address</i>	<i>No. holes</i>
The Epping Golf Course	Fluxs La., Epping CM16 7PE	18
Theydon Bois Golf Club	Theydon Rd., Epping CM16 4EH	18
Hobbs Cross Golf Centre	Theydon Garnon, Epping CM16 7NQ	18
Abridge Golf and Country Club	Epping La., Stapleford Tawney, Romford RM4 1ST	18
North Weald Golf Club	Rayley La., North Weald, Epping CM16 6AR	18
Loughton Golf Club	Clays La., Loughton IG10 2RZ	9
Blake's Golf Club	Epping Rd., North Weald, Epping CM16 6RZ	18
Nazeing Golf Club	Middle St., Nazeing, Waltham Abbey EN9 2LW	18
Woolston Manor Golf Club	Abridge Rd., Chigwell IG7 6BX	18
High Beach Golf Course	Wellington Hill, Loughton IG10 4AH	9
Chigwell Golf Club	High Rd., Chigwell IG7 5BH	18
Toot Hill Golf Club	School Rd., Toot Hill, Ongar CM5 9PU	18
West Essex Golf Club	Bury Rd., Sewardstonebury E4 7QL	18

- b) Provision in neighbouring areas: The provision of golf courses in neighbouring local authorities is tabulated below. It shows that Epping Forest has the second highest rate of per capita provision:

<i>Local authority</i>	<i>No. courses</i>	<i>Courses per capita</i>	<i>No. Holes</i>	<i>Holes per capita</i>
Brentwood	12.5	1: 5,984	225	1: 332
<b><i>Epping Forest</i></b>	<b>12</b>	<b>1: 10,417</b>	<b>216</b>	<b>1: 579</b>
East Hertfordshire	7.5	1: 18,280	135	1: 1,016
Havering	6	1: 39,350	108	1: 2,186
Chelmsford	4	1: 41,950	72	1: 2,331
<i>Median values</i>	<i>5.5</i>	<i>1: 43,525</i>	<i>99.8</i>	<i>1: 2,418</i>
Broxbourne	2	1: 45,300	36	1: 2,517
Enfield	6.5	1: 45,369	117	1: 2,521
Redbridge	5.5	1: 49,182	99	1: 2,732

Uttlesford	1.5	1: 50,400	27	1: 2,800
Harlow	1	1: 81,700	18	1: 4,538
Waltham Forest	2.5	1: 90,840	45	1: 5,047

- c) Provision in comparator authorities: The number of golf courses and holes per capita in CIPFA 'Nearest Neighbour' local authorities is tabulated below. Epping Forest has the highest per capita figures for both measures of provision:

<i>Local authority</i>	<i>No. courses</i>	<i>Courses per capita</i>	<i>No. Holes</i>	<i>Holes per capita</i>
<b><i>Epping Forest</i></b>	<b><i>12</i></b>	<b><i>1: 10,417</i></b>	<b><i>216</i></b>	<b><i>1: 579</i></b>
Hertsmere	9.5	1: 10,516	171	1: 584
East Hampshire	7.5	1: 14,920	135	1: 829
North Hertfordshire	7	1: 17,814	126	1: 990
Reigate and Banstead	7	1: 19,800	126	1: 1,194
<i>Median values</i>	<i>6.9</i>	<i>1: 21,298</i>	<i>123.4</i>	<i>1: 1,197</i>
Spelthorne	3	1: 31,167	54	1: 1,731
Three Rivers	2	1: 44,450	36	1: 2,469

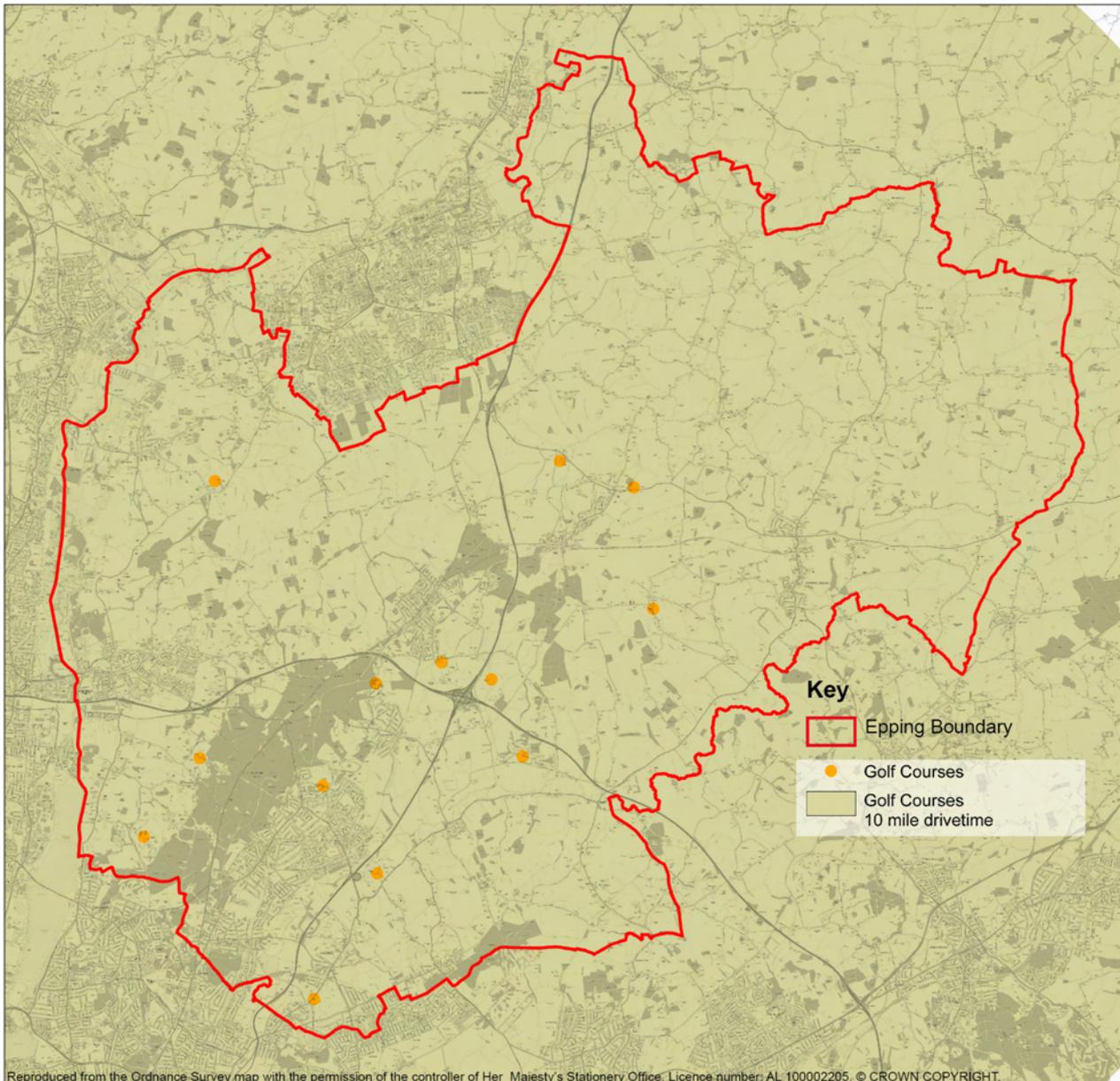
- 4.68 Qualitative analysis: The qualitative audit of golf courses was undertaken by Parish Councils in 2010 and produced the following results. Two additional sites were audited as part of the current study and these assessments are marked in italic text below. The assessment involved a general description of site quality, cleanliness and access:

<i>Site</i>	<i>Assessment</i>
The Epping Golf Course	'The site offers a full 18 hole golf course set in a secluded location which is attractive and maintained to a high standard'.
Theydon Bois Golf Club	'The course features a practice ground with covered bay, putting green, pro shop and clubhouse, forming a very pleasant and well cared for site'.
Hobbs Cross Golf Centre	'The site offers a nine hole par 3 course, a practice range, a putting green and a golf school training centre, all of which are immaculately presented'.
Abridge Golf and Country Club	'Offering an 18 hole course, this is an attractive site which is clearly well maintained and cared for'.
North Weald Golf Club	'The course is clean, tidy and maintained to a very high level which in turn therefore makes it a very pleasant site for visitors. It also features a large modern clubhouse with a wide variety of facilities'.
Loughton Golf Club	'The site is well maintained'.
Blake's Golf Club	'This golf club offers a high quality eighteen hole inland links golf course, as well as a modern three level clubhouse which overlooks the 18 <sup>th</sup> hole and offers excellent views across rural Essex towards London. The clubhouse includes a restaurant and pro shop. The golf course is immaculately presented and offers some highly attractive scenery'.
Nazeing Golf Club	'The site is set in very well maintained parkland and includes an 18-hole course, as well as a driving range, chipping practice area, putting green and clubhouse. Parking is available for up to 100 vehicles'.
Woolston Manor Golf Club	'It offers an attractive and relatively new 18-hole golf course, which is kept to a high standard'.
High Beach Golf Course	<i>The course is in a very attractive setting and is maintained, along with the clubhouse and practice facilities, to a very high standard.</i>
Chigwell Golf Club	'An attractive eighteen hole golf course, practice bays and putting ground, all of which are well maintained'.
Toot Hill Golf Club	<i>A very high quality course and ancillary facilities, all of which are maintained to a very high standard.</i>
West Essex Golf Club	<i>A high quality course and practice facilities, with a well-appointed clubhouse,</i>

*all of which are maintained to a very high standard.*

- 4.69 Effective catchment: According to the 'English Golf Union Local Market Review' (2011), golf course catchments typically comprise 30 minutes' driving time.
- 4.70 Patterns of provision: A map showing the location of the golf courses in Epping Forest, with their 30 minute drive time catchments is below. It shows that the entire population of the district is within 30 minutes' drive of the nearest course.

*Figure 4.10: Golf courses with accessibility catchments*



- 4.71 Local standard of provision: Based on the evidence above, the following local standard of provision was set:

<b>Standard</b>	<b>Justification</b>
One 18-hole golf course per 10,000 people, or one hole per 550 people.	<ul style="list-style-type: none"> <li>Existing levels of provision equate to one course per 10,417 people, or one hole per 579 people - <i>Epping Forest Quantitative Audit</i> (2012).</li> <li>Per capita levels of golf course provision in Epping Forest are way above the median figures for neighbouring local authorities (1 course per 43,525 people, or one hole per 2,418 people) and the demographic comparator authorities (1 course per 21,298 people, or one hole per 1,197). - <i>Epping Forest Quantitative Audit</i> (2012).</li> <li>This might suggest that existing levels of provision are excessive compared with the norm for geographical neighbours and demographically similar areas. However, there is clearly significant imported demand from neighbouring areas, so current levels of provision are sustainable. - <i>Epping Forest Quantitative Audit</i> (2012).</li> <li>Taking account of the above factors, a local standard equivalent to the current figure would be appropriate. - <i>Epping Forest Quantitative Audit</i> (2012).</li> <li>The English Golf Union states that in the country as a whole, 'supply of golf courses currently exceeds demand, with membership vacancies existing in the majority of golf clubs. Nevertheless, it is important to note that participation rates are still rising'. Current levels of provision are therefore a reasonable basis for setting standards - <i>'Golf Development Strategic Plan 2004-2014'</i> (EGU, 2004).</li> </ul>
All aspects of the courses and their ancillary facilities should rate 'average' or better.	The audit by parish councils, supplemented by some additional site visits as part of the current study, identified good quality, well-maintained golf courses in the district, with no qualitative issues. - <i>Parish Councils' Qualitative Audit</i> (2010).
The whole population within 30 minutes' drive of the nearest course.	Golf course catchments typically comprise 30 minutes' driving time. - <i>English Golf Union Local Market Review'</i> (2011).

- 4.72 Applying the standard: The results of applying the standard are as follows:

<b>Assessed criterion</b>	<b>Assessed position</b>
Current provision	12 golf courses (Eleven 18-hole and two 9-hole courses).
Current needs	<ul style="list-style-type: none"> <li>No quantitative deficiency</li> <li>No qualitative deficiency.</li> <li>No accessibility deficiency.</li> </ul>
Future needs	<ul style="list-style-type: none"> <li>1.5 additional golf courses.</li> <li>All aspects of quality above average.</li> <li>Within 30 minutes drive of new developments.</li> </ul>
Total future needs	13.5 golf courses.

### ***Golf driving ranges***

- 4.73 Definition: For the purposes of this study, golf driving ranges are defined as specialist facilities for golf practice.
- 4.74 Quantitative analysis: Provision in Epping Forest and comparator areas is as follows:
- a) Provision in Epping Forest: There are seven golf driving ranges in Epping Forest, collectively comprising 143 bays, equating to one range per 17,857 people, or one bay per 874 people:

<b>Site</b>	<b>Address</b>	<b>No. bays</b>
Hobbs Cross Golf Centre	Theydon Garnon, Epping CM16 7NQ	12
Abridge Golf and Country Club	Epping La., Stapleford Tawney, Romford RM4 1ST	10
North Weald Golf Driving Range	Rayley La., North Weald, Epping CM16 6AR	22
Blake's Golf Club	Epping Rd., North Weald, Epping CM16 6RZ	15
Nazeing Golf Club	Middle St., Nazeing, Waltham Abbey EN9 2LW	14
Top Golf Game Centre (Chigwell)	Abridge Rd., Chigwell IG7 6BX	55
Epping Golf Range (UK Golf Academy)	Upland Rd, Thornwood, Epping CM16 6NL	15

- b) Provision in neighbouring areas: The provision of golf driving ranges in neighbouring local authorities is tabulated below. It shows that Epping Forest has the highest rate of per capita provision of ranges and bays:

<b>Local authority</b>	<b>No. ranges</b>	<b>Ranges per capita</b>	<b>No. bays</b>	<b>Bays per capita</b>
<b><i>Epping Forest</i></b>	<b><i>7</i></b>	<b><i>1: 17,857</i></b>	<b><i>143</i></b>	<b><i>1: 874</i></b>
Brentwood	3	1: 24,933	54	1: 1,385
Chelmsford	3	1: 56,500	64	1: 2,648
East Hertfordshire	3	1: 46,167	46	1: 3,011
Broxbourne	1	1: 90,600	27	1: 3,356
Waltham Forest	2	1: 113,550	59	1: 3,849
<i>Median values</i>	<i>2.3</i>	<i>1: 95,358</i>	<i>46.2</i>	<i>1: 4,350</i>
Harlow	1	1: 81,700	18	1: 4,539
Uttlesford	1	1: 77,500	15	1: 5,167
Redbridge	2	1: 135,250	43	1: 6,291
Enfield	1	1: 294,900	36	1: 8,192
Havering	2	1: 118,050	28	1: 8,432

- c) Provision in comparator authorities: The number of golf driving ranges and holes per capita in CIPFA 'Nearest Neighbour' local authorities is tabulated below. Epping Forest has the highest figures for ranges per capita and the second highest for bays per capita:

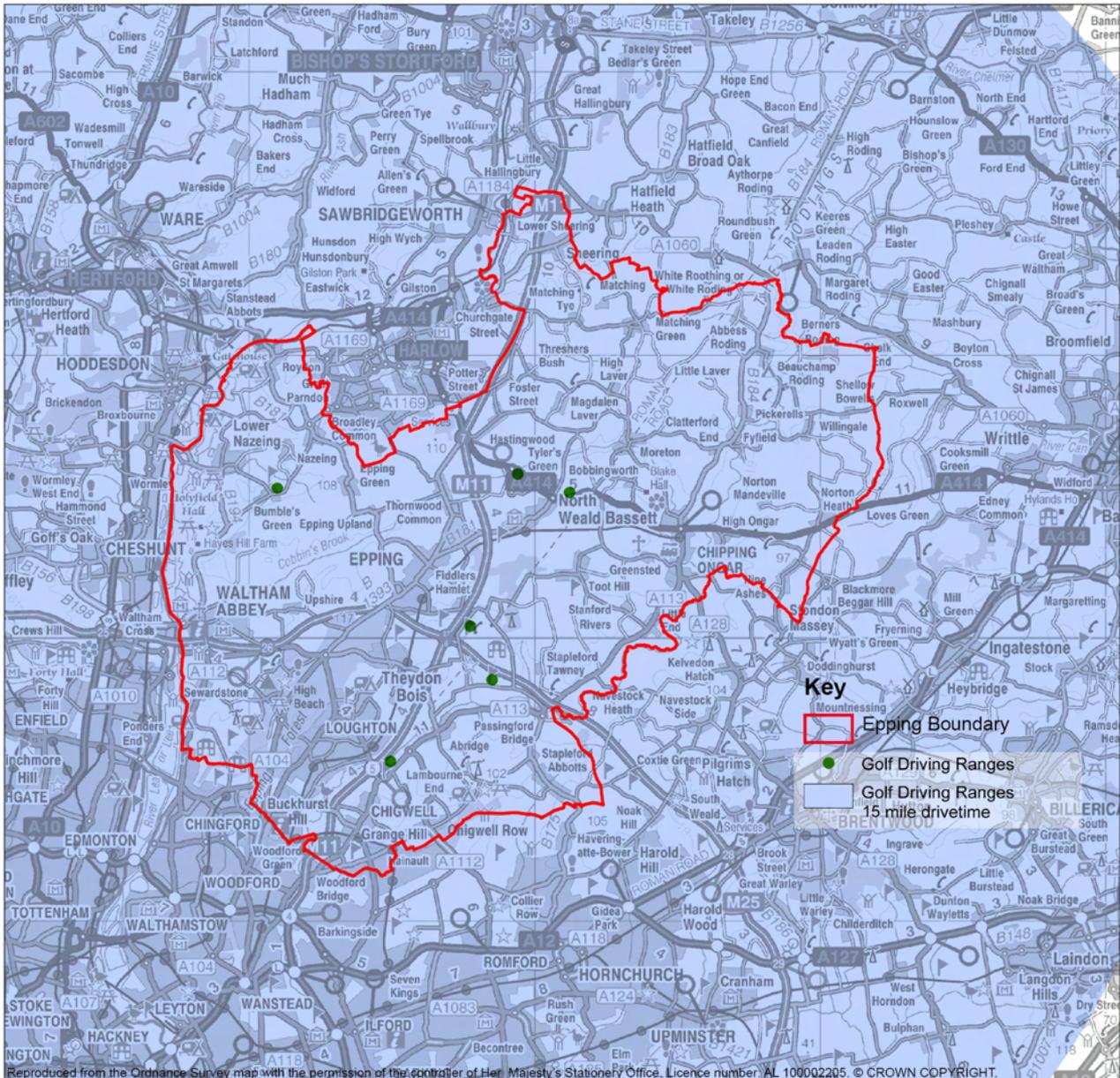
<b>Local authority</b>	<b>No. ranges</b>	<b>Ranges per capita</b>	<b>No. bays</b>	<b>Bays per capita</b>
Hertsmere	3	1: 33,300	152	1: 657
<b><i>Epping Forest</i></b>	<b><i>7</i></b>	<b><i>1: 17,857</i></b>	<b><i>143</i></b>	<b><i>1: 874</i></b>
Spelthorne	2	1: 46,750	68	1: 1,375
Three Rivers	2	1: 44,450	39	1: 2,279
<i>Median values</i>	<i>3</i>	<i>1: 57,576</i>	<i>69.4</i>	<i>1: 2,397</i>
North Hertfordshire	2	1: 62,900	35	1: 3,594
Reigate and Banstead	1	1: 138,500	37	1: 3,743
East Hampshire	2	1: 56,300	27	1: 4,170

- 4.75 Qualitative analysis: The qualitative audit of golf driving ranges was undertaken by Parish Councils in 2010 and produced the following results. One additional site was audited as part of the current study and this assessment is marked in italic text below. The assessment involved a general description of site quality, cleanliness and access:

<b>Site</b>	<b>Assessment</b>
Hobbs Cross Golf Centre	'The practice range is immaculately presented'.
Abridge Golf and Country Club	'An attractive site which is clearly well maintained and cared for'.
North Weald Golf Driving Range	'Unlike all of the other golfing sites in the parish, the driving range is rather unattractive in its appearance given that many parts have been concreted over whilst other parts have been left to grow wild'.
Blake's Golf Club	'The golf facilities are immaculately presented and offer some highly attractive scenery'.
Nazeing Golf Club	'The site is set in very well maintained parkland and includes a driving range. Parking is available for up to 100 vehicles'.
Top Golf Game Centre (Chigwell)	'A golf driving range which features computerized microchipped golf balls that track shot accuracy and distance whilst awarding points by hitting targets from 20-250 yards away. Offering 55 covered bays as well as a variety of indoor catering and social facilities, this site is frequently used by locals and visitors alike'.
Epping Golf Range (UK Golf Academy)	<i>The range is well maintained, is floodlit and also has a grass putting green and practice bunker.</i>

- 4.76 Effective catchment: According to the 'English Golf Union Local Market Review' (2011), golf catchments typically comprise 30 minutes' driving time.
- 4.77 Patterns of provision: A map showing the location of the golf driving ranges in Epping Forest, with their 30 minute drive time catchments, is below. It shows that the entire population of the district is within 30 minutes' drive of the nearest course.

Figure 4.11: Golf driving ranges with accessibility catchments



4.78 Local standard of provision: Based on the evidence above, the following local standard of provision was set:

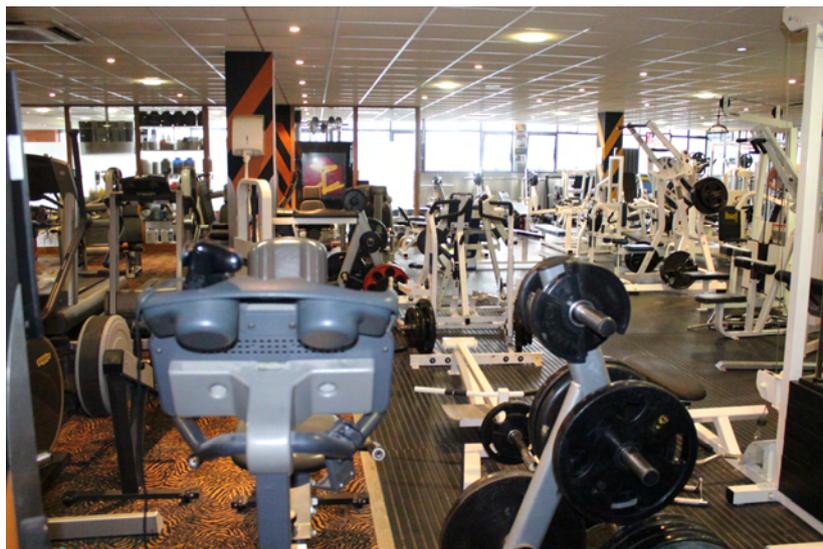
<b>Standard</b>	<b>Justification</b>
One golf driving range per 18,000 people, or one bay per 875 people.	<ul style="list-style-type: none"> <li>Existing levels of provision equate to one range per 17,857 people, or one bay per 874 people - <i>Epping Forest Quantitative Audit</i> (2012).</li> <li>Per capita levels of driving range provision in Epping Forest are well above the median figures for neighbouring local authorities (1 range per 95,358 people, or one bay per 4,350 people) and the demographic comparator authorities (1 range per 57,576 people, or one bay per 2,397). - <i>Epping Forest Quantitative Audit</i> (2012).</li> <li>This might suggest that existing levels of provision are excessive compared with the norm for geographical neighbours and demographically similar areas. However, there is clearly significant imported demand from neighbouring areas, so current levels of provision are sustainable. - <i>Epping Forest Quantitative Audit</i> (2012).</li> <li>Taking account of the above factors, a local standard equivalent to the current figure would be appropriate. - <i>Epping Forest Quantitative Audit</i> (2012).</li> </ul>
All aspects of the courses and their ancillary facilities should rate 'average' or better.	The audit by parish councils identified good quality, well-maintained driving ranges in the district, with the exception of the North Weald facility. - <i>Parish Councils' Qualitative Audit</i> (2010).
The whole population within 30 minutes' drive of the nearest course.	Golf catchments typically comprise 30 minutes' driving time. - <i>English Golf Union Local Market Review</i> (2011).

4.79 Applying the standard: The results of applying the standard are as follows:

<b>Assessed criterion</b>	<b>Assessed position</b>
Current provision	7 golf driving ranges.
Current needs	<ul style="list-style-type: none"> <li>No quantitative deficiency</li> <li>Qualitative improvements needed at North Weald driving range.</li> <li>No accessibility deficiency.</li> </ul>
Future needs	<ul style="list-style-type: none"> <li>1 additional driving range.</li> <li>All aspects of quality above average.</li> <li>Within 30 minutes drive of new developments.</li> </ul>
Total future needs	8 golf driving ranges.

### ***Health and fitness facilities***

4.80 Definition: Health and fitness facilities comprise specialist indoor areas with a mixture of cardiovascular and resistance exercise equipment (termed 'stations').

*Krunch Gym in Waltham Abbey*

4.81 Quantitative analysis: Health and fitness facilities in Epping Forest and comparator areas are as follows:

- a) Provision in Epping Forest: There are 12 health and fitness facilities, collectively providing 715 stations in the district, equivalent to one facility per 10,417 people and one station per 175 people:

<i>Site</i>	<i>Address</i>	<i>Stations</i>
Concept Fitness	224, High St., Epping CM16 4AQ	15
Epping Sports Centre	Hemnall St., Epping CM16 4LU	35
Marriott Leisure Club (Waltham Abbey)	Old Shire La., Waltham Abbey EN9 3LX	18
Pro SW Gym	Sterling House, Langston Rd., Loughton IG10 3TS	24
Simply Fitness	Old Station Rd., Loughton IG10 4PE	18
Virgin Active Club (Chigwell)	Woolston Manor, Abridge Rd., Chigwell IG7 6BX	150
Met Police (Chigwell)	Chigwell Hall, High Road, Chigwell IG7 6BD	20
Loughton Leisure Centre	Traps Hill, Loughton IG10 1SZ	90
Waltham Abbey Pool	Roundhills, Waltham Abbey EN9 1UP	40
Krunch Gym	Ability House, Brooker Rd., Waltham Abbey EN9 1JH	85
David Lloyd Club (Chigwell)	Roding Lane, Buckhurst Hill IG9 6BJ	165
Ongar Leisure Centre	The Gables, Ongar CM5 0GA	55

- b) Provision in neighbouring areas: The provision of fitness facilities in neighbouring local authorities are tabulated below and show that Epping Forest is above the median figure for the number of facilities and has the second highest level of per capita provision of stations:

<i>Local authority</i>	<i>No. facilities</i>	<i>Facilities per capita</i>	<i>No. stations</i>	<i>Stations per capita</i>
East Hertfordshire	14	1: 9,793	849	1: 161
<b>Epping Forest</b>	<b>12</b>	<b>1: 10,417</b>	<b>715</b>	<b>1: 175</b>
Harlow	7	1: 11,671	453	1: 180
Uttlesford	11	1: 6,873	383	1: 197
Chelmsford	17	1: 9,871	836	1: 201
Brentwood	8	1: 9,350	366	1: 204
<i>Median values</i>	<i>12.4</i>	<i>1: 12,811</i>	<i>688</i>	<i>1: 228</i>
Havering	12	1: 19,675	956	1: 247
Broxbourne	6	1: 15,100	366	1: 248

Waltham Forest	18	1: 12,617	831	1: 273
Enfield	20	1: 14,745	985	1: 299
Redbridge	13	1: 20,808	836	1: 324

- c) Provision in comparator authorities: The number of fitness facilities and stations per capita in CIPFA 'Nearest Neighbour' authorities is tabulated below. Epping Forest is below the median figure for facilities per capita, but above the median for stations per capita.

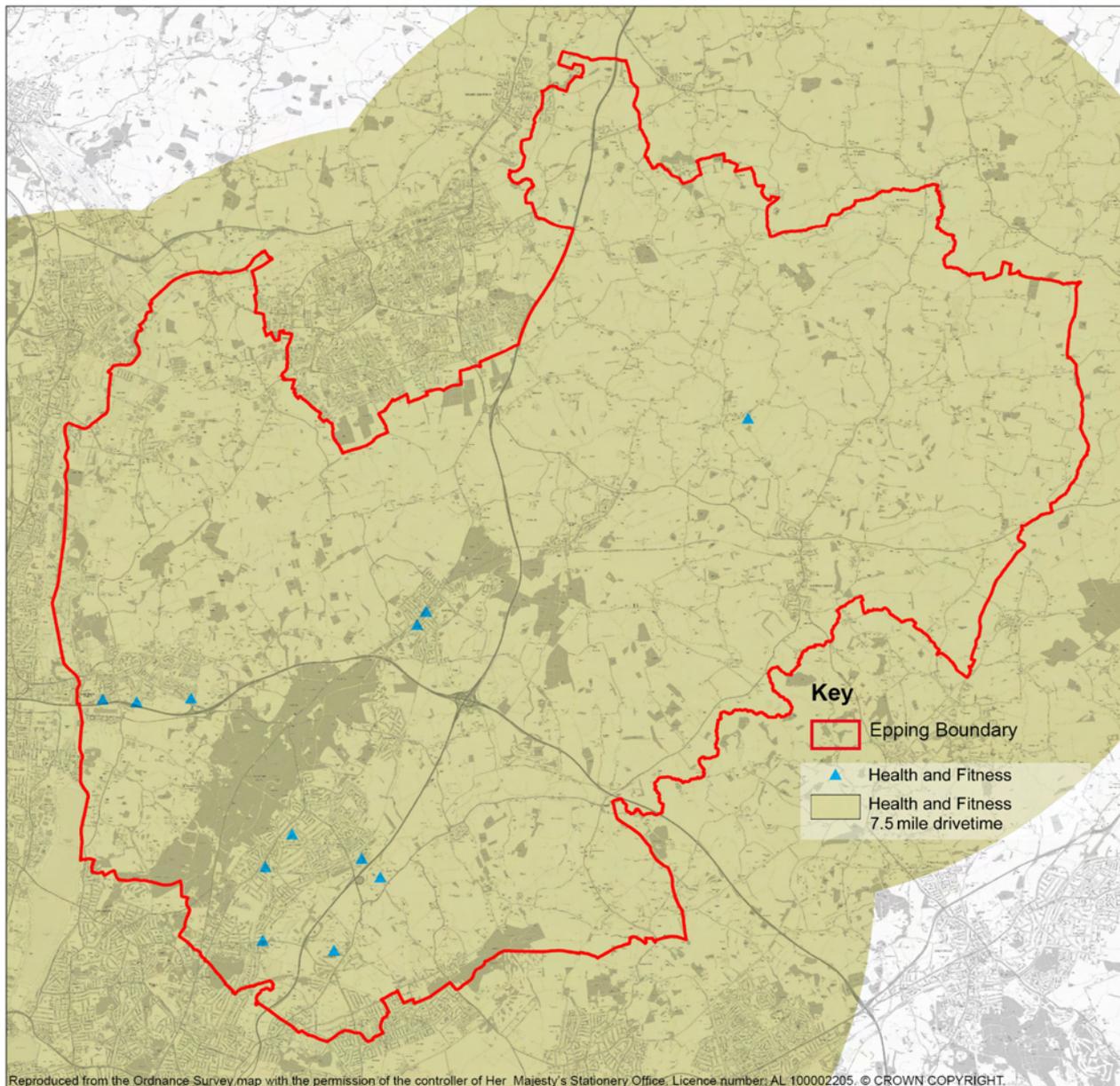
<i>Local authority</i>	<i>No. facilities</i>	<i>Facilities per capita</i>	<i>No. stations</i>	<i>Stations per capita</i>
Hertsmere	16	1: 6,244	1,068	1: 94
Spelthorne	10	1: 9,350	725	1: 129
<b><i>Epping Forest</i></b>	<b><i>12</i></b>	<b><i>1: 10,417</i></b>	<b><i>715</i></b>	<b><i>1: 175</i></b>
North Hertfordshire	17	1: 7,335	697	1: 179
<i>Median values</i>	<i>12.1</i>	<i>1: 9,908</i>	<i>622</i>	<i>1: 214</i>
East Hampshire	13	1: 8,608	462	1: 242
Reigate and Banstead	11	1: 12,591	467	1: 297
Three Rivers	6	1: 14,817	233	1: 382

- 4.82 Qualitative analysis: The qualitative audit produced the following results. The criteria assessed included the quality of the equipment, the changing facilities, disabled access and parking and general access. The overall mean score equates to a value in excess of 'average':

<i>Facility</i>	<i>Equipment</i>	<i>Changing</i>	<i>Disabled access</i>	<i>Parking/ access</i>	<i>Mean</i>
Concept Fitness	2	2	1	1	<b><i>1.50</i></b>
Epping Sports Centre	3	3	3	2	<b><i>2.75</i></b>
Marriott Leisure Club (Waltham Abbey)	4	4	4	5	<b><i>4.25</i></b>
Pro SW Gym	3	3	1	2	<b><i>2.25</i></b>
Simply Fitness	2	2	1	2	<b><i>1.75</i></b>
Virgin Active Club (Chigwell)	5	4	3	5	<b><i>4.25</i></b>
Met Police (Chigwell)	3	3	1	5	<b><i>3.00</i></b>
Loughton Leisure Centre	5	4	3	5	<b><i>4.25</i></b>
Waltham Abbey Pool	5	4	4	5	<b><i>4.50</i></b>
Krunch Gym	3	3	2	2	<b><i>2.50</i></b>
David Lloyd Club (Chigwell)	5	5	3	5	<b><i>4.50</i></b>
Ongar Leisure Centre	4	5	3	5	<b><i>4.25</i></b>
<b><i>Mean</i></b>	<b><i>3.67</i></b>	<b><i>3.50</i></b>	<b><i>2.42</i></b>	<b><i>3.67</i></b>	<b><i>3.32</i></b>

- 4.83 Effective catchment: 74.7% of respondents to a health and fitness facility users' survey travel by car and 82.4% of them have a journey time of 15 minutes or less.
- 4.84 Patterns of provision: A map showing the location of the health and fitness facilities in Epping Forest, with their 15 minute drive time catchments is below. It shows that the entire population of the district is within 15 minutes' drive of the nearest facility.

Figure 4.12: Health and fitness facilities with accessibility catchments



- 4.85 Local standard of provision: Based on the evidence above, the following local standard of provision was set:

<b>Standard</b>	<b>Justification</b>
One health and fitness facility with an average of per 10,000 people, or one station per 175 people.	<ul style="list-style-type: none"> <li>Existing levels of provision equate to one facility per 10,417 people, or one station per 175 people - <i>Epping Forest Quantitative Audit</i> (2012).</li> <li>Per capita levels of health and fitness provision in Epping Forest are well above the median figures for neighbouring local authorities (1 facility per 12,811 people, or one station per 228 people). - <i>Epping Forest Quantitative Audit</i> (2012).</li> <li>Per capita levels of health and fitness provision in Epping Forest are below the median for the demographic comparator authorities for facilities per capita (1 facility per 9,908 people), but more significantly above the median for stations per capita (1 station per 214). - <i>Epping Forest Quantitative Audit</i> (2012).</li> <li>Taking account of the above factors, a local standard equivalent to the current figure would be appropriate. - <i>Epping Forest Quantitative Audit</i> (2012).</li> </ul>
Qualitative improvements to ensure that all aspects of all facilities rate 'average' or better.	<ul style="list-style-type: none"> <li>The overall mean score for health and fitness facilities in the district from the qualitative audit equates to a value in excess of 'average'. - <i>Epping Forest Qualitative Audit</i> (2012).</li> <li>Five facilities are currently rated as below 'average' overall. - <i>Epping Forest Qualitative Audit</i> (2012).</li> </ul>
The whole population within 15 minutes' drive of their closest facility.	74.7% of respondents to a health and fitness facility users' survey travel by car and 82.4% of them have a journey time of 15 minutes or less. - <i>Fitness Industry Association</i> (2010).

- 4.86 Applying the standard: The results of applying the standard are as follows:

<b>Assessed criterion</b>	<b>Assessed position</b>
Current provision	12 health and fitness facilities comprising 715 stations.
Current needs	<ul style="list-style-type: none"> <li>No quantitative deficiency.</li> <li>5 facilities are rated below 'average' (Concept Fitness, Epping Sports Centre, Pro SW Gym, Simply Fitness and Krunch Gym).</li> <li>No accessibility deficiency.</li> </ul>
Future needs	<ul style="list-style-type: none"> <li>2 additional or extended health and fitness facilities with 94 stations.</li> <li>All aspects of quality above average.</li> <li>Within 15 minutes' drive of new developments.</li> </ul>
Total future needs	14 health and fitness facilities.

### ***Equestrian facilities***

- 4.87 Definition: For the purposes of this study, equestrian facilities are defined as specialist sites that accommodate horse riding.
- 4.88 Quantitative analysis: Facilities in Epping Forest are as follows:
- a) Provision in Epping Forest: There are 12 equestrian facilities in the district, equivalent to one facility per 10,417 people:

<i>Site</i>	<i>Address</i>
Chigwell Riding Trust	High Road, Chigwell IG7 6DP
High Beach Riding School	Pynest Green Lane, Waltham Abbey EN9 3QL
Littlebury Hall Livery Yard	Littlebury Hall, Romford Road, Ongar, Essex CM5 9PE
Brownings Farm	Gravel Lane, Chigwell, Essex IG7 6DQ
Coleman's Farm Stables	Colemans Farm, Theydon Mount, Epping CM16 7PP
Mill Lane Riding School	Hodgkins Farm, Norton Heath Rd, Willingale, Ongar CM5 0QG
Woodredon Equestrian Centre	Woodredon Farm Lane, Waltham Abbey EN9 3SX
Brook Farm Training Centre	Stapleford Road, Stapleford Abbots RM4 1EJ
Forest Lodge Riding School	Epping New Road, Epping CM16 5HW
Pine Lodge Riding Centre	Lippitts Hill, Loughton IG10 4AL
Harolds Park Farm Riding Club	Bumbles Green, Nazeing EN9 2SF
Wood Farm Riding Centre	Moreton Road, Ongar CM5 0EY

- b) Provision in neighbouring areas: The provision of equestrian facilities in neighbouring local authorities is tabulated below. The data shows Epping Forest has a per capita rate of provision well above the median:

<i>Local authority</i>	<i>No. facilities</i>	<i>Facilities per capita</i>
Brentwood	10	1: 7,480
Uttlesford	9	1: 8,500
<b><i>Epping Forest</i></b>	<b><i>12</i></b>	<b><i>1: 10,417</i></b>
Chelmsford	16	1: 10,594
East Hertfordshire	13	1: 10,654
Broxbourne	8	1: 11,325
<i>Median values</i>	<i>9.7</i>	<i>1: 18,063</i>
Harlow	4	1: 20,425
Havering	9	1: 26,233
Enfield	11	1: 26,809
Waltham Forest	7	1: 32,443
Redbridge	8	1: 33,813

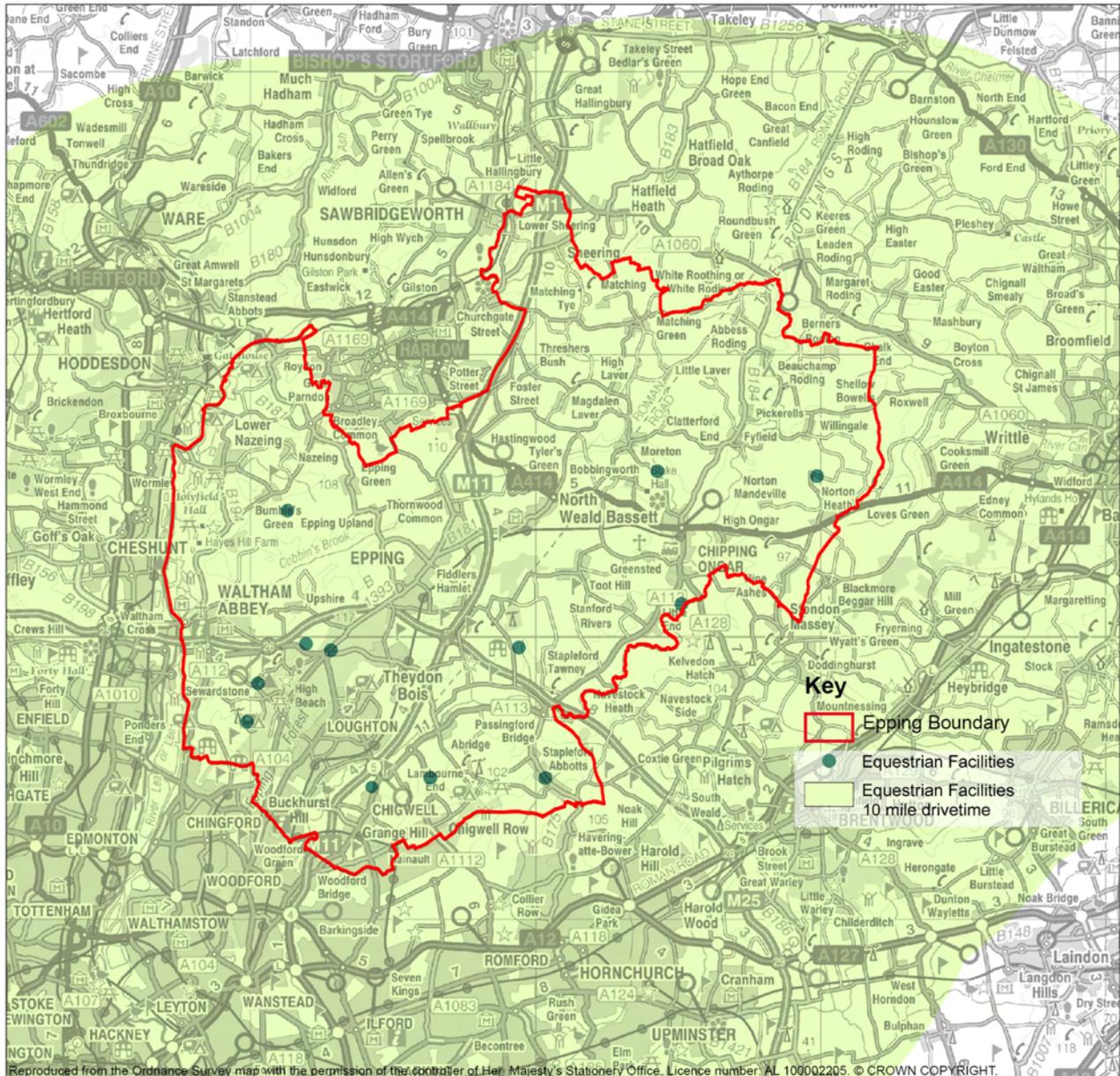
- 4.89 Qualitative analysis: Facilities were audited as part of the current study. The assessment involved a general description of facility quality.

<i>Site</i>	<i>Assessment</i>
Chigwell Riding Trust	Chigwell Riding Trust was the first riding centre for people with special needs in the world. It has been established in Chigwell for forty five years. Riding instruction is given to people of all ages and abilities. The riding centre has approximately 160 riders each week. The quality of provision is high.
High Beach Riding School	The Riding School was established in 1970. It has an indoor riding school, stabling, paddocks, car parking and bridleway links into Epping Forest. The quality of provision is high.
Littlebury Hall Livery Yard	The site has extensive stabling facilities and an outdoor ménage. The standard of facilities is high quality.
Brownings Farm	The facilities comprise livery stables, two outdoor floodlit ménages, jumping facilities and four miles of farm track. The quality of provision is high.
Coleman's Farm Stables	The stables provide for riding lessons and have good quality provision for horses and riders.
Mill Lane Riding School	The Riding School has an indoor, all-weather ménage, stabling and extensive outdoor paddocks. The quality of provision is high.

Woodredon Equestrian Centre	A purpose built riding school and livery yard set in an 18ha site. Facilities comprise an indoor and outdoor ménage, stabling and paddocks, all of high quality.
Brook Farm Training Centre	The Centre caters for training and competitions as well as providing a livery yard. Very high standard facilities include a 50x30m indoor school with a viewing gallery for spectators. The 20x60m outdoor school is also covered and the surfaces in both schools are excellent and very well maintained.
Forest Lodge Riding School	The high quality facilities comprise stabling and an indoor school, with links to an extensive bridleway network in Epping Forest.
Pine Lodge Riding Centre	The site has extensive stabling facilities and an indoor and outdoor ménage. The standard of facilities is high quality.
Harolds Park Farm Riding Club	The Centre has stables for 75 horses, a 50m x 20m indoor arena and two floodlit outdoor ménages (60m x 45m and 45m x 20m). All facilities are high quality.
Wood Farm Riding Centre	The Centre has stables, indoor and outdoor ménages and extensive paddocks, all of which are high quality.

- 4.90 Effective catchment: Riders typically travel for up to 20 minutes to an equestrian facility and over 90% travel by car.
- 4.91 Patterns of provision: A map showing the location of equestrian facilities in Epping Forest, together with the 20 minute drive time catchments is below. It shows that the entire population of the district is within 20 minutes' drive of their nearest facility.

Figure 4.13: Equestrian facilities with accessibility catchments



- 4.92 Local standard of provision: Based on the evidence above, the following local standard of provision was set:

<b>Standard</b>	<b>Justification</b>
One equestrian facility per 10,000 people.	<ul style="list-style-type: none"> <li>Existing levels of provision equate to one facility per 10,417 people - <i>Epping Forest Quantitative Audit</i> (2012).</li> <li>Per capita levels of equestrian facility provision in Epping Forest are well above the median figures for neighbouring local authorities (1 facility per 18,063 people), which suggests that existing levels of provision are above the norm for geographical neighbours. - <i>Epping Forest Quantitative Audit</i> (2012).</li> <li>Whilst levels of local provision are higher than the geographical comparators, demand levels clearly sustain the existing facilities therefore a local standard equivalent to the current figure would be appropriate. - <i>Epping Forest Quantitative Audit</i> (2012).</li> </ul>
Quality improvements to ensure that all aspects of all facilities rate 'above average' or better.	The qualitative audit of the general quality of equestrian facilities in the district equates to a value of 'high quality'. - <i>Epping Forest Qualitative Audit</i> (2012).
The whole population within 20 minutes' drive of the nearest facility.	As a specialist form of provision, equestrian facility users typically travel for up to 20 minutes to reach their chosen site and over 90% travel by car.

- 4.93 Applying the standard: The results of applying the standard are as follows:

<b>Assessed criterion</b>	<b>Assessed position</b>
Current provision	12 equestrian facilities.
Current needs	<ul style="list-style-type: none"> <li>No quantitative deficiency.</li> <li>No qualitative deficiency.</li> <li>No accessibility deficiency.</li> </ul>
Future needs	<ul style="list-style-type: none"> <li>2 additional equestrian facilities.</li> <li>All aspects of quality above average.</li> <li>Within 20 minutes' drive of new developments.</li> </ul>
Total future needs	14 equestrian facilities.

### **Airfields**

- 4.94 Definition: For the purposes of this study, airfields are defined as permanent sites catering for leisure flying and related air sports.

- 4.95 Quantitative analysis: Facilities in Epping Forest are as follows:

- a) Provision in Epping Forest: There are three airfields in the district, equivalent to one facility per 41,667 people:

<b>Site</b>	<b>Address</b>
Stapleford Aerodrome	Ongar Road, Stapleford Abbots
North Weald Airfield	Merlin Way, North Weald
Willingale Airfield	Cannon's Lane, Willingale

- b) Provision in neighbouring areas: The provision of airfields in neighbouring local authorities is tabulated below. No information was available on levels of provision in the demographic comparator areas. The data shows that Epping Forest has a per capita rate of provision well above the median:

<b>Local authority</b>	<b>No. facilities</b>	<b>Facilities per capita</b>
Uttlesford	3	1: 25,200

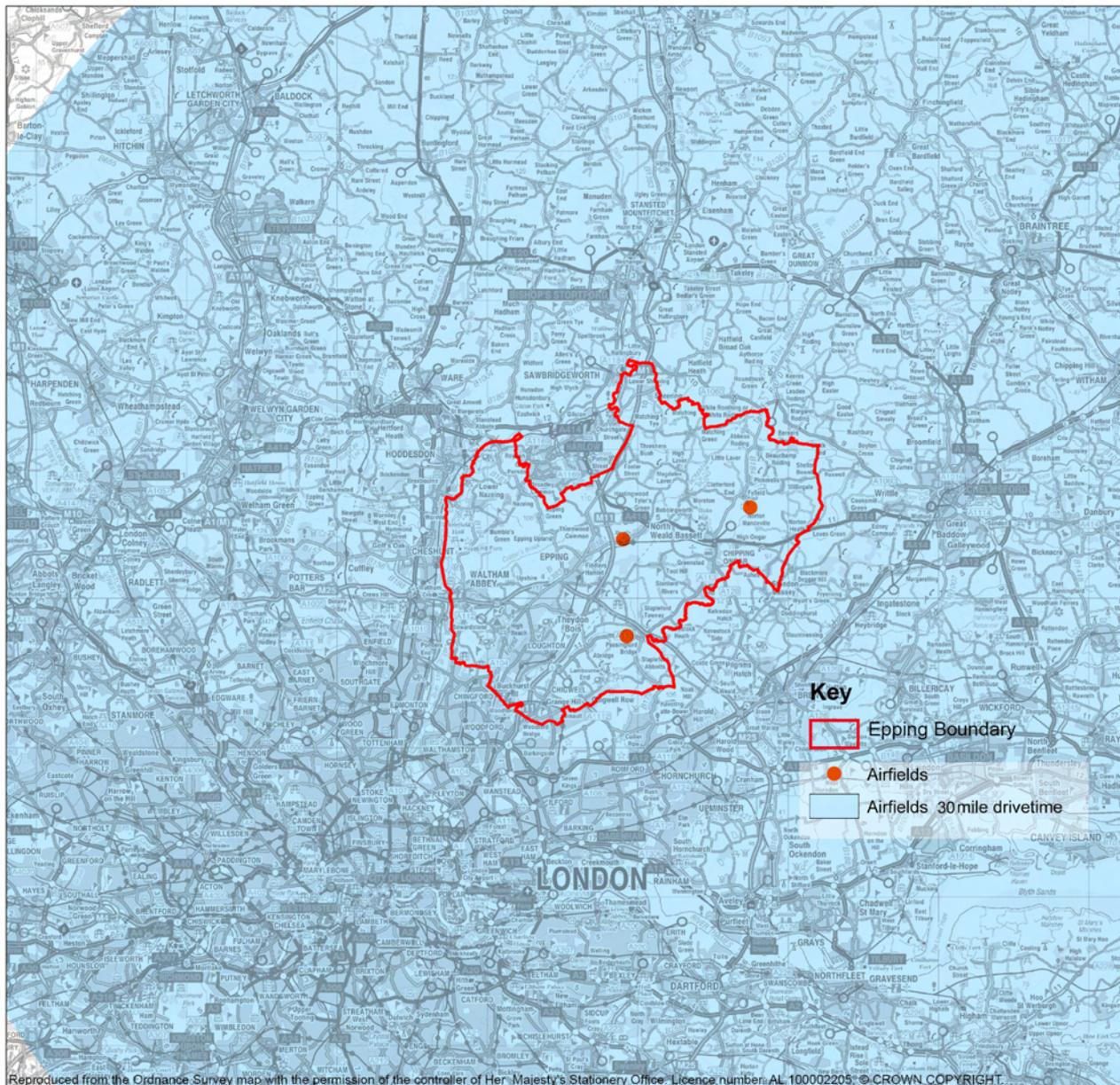
<b><i>Epping Forest</i></b>	<b><i>3</i></b>	<b><i>1: 41,667</i></b>
Chelmsford	1	1: 169,500
<i>Median values</i>	<i>0.7</i>	<i>1: 223,275</i>
Havering	1	1: 236,100
Brentwood	0	-
Harlow	0	-
Broxbourne	0	-
East Hertfordshire	0	-
Waltham Forest	0	-
Redbridge	0	-
Enfield	0	-

- 4.96 Qualitative analysis: The qualitative audit of airfields was undertaken by Parish Councils in 2010 and produced the following results. One additional site was audited as part of the current study and this assessment is marked in italic text below. The assessment involved a general description of the sites and their use:

<b><i>Site</i></b>	<b><i>Assessment</i></b>
Stapleford Aerodrome	'The aerodrome is currently the home of Stapleford Flying Club, a privately owned business which has trained pilots for the last forty years. With a fleet of over 40 aircraft, it trains pilots at all levels. Other companies using the site offer business charter services and London sightseeing trips'.
North Weald Airfield	'The Ministry of Defence sold the airfield to Epping Forest District Council in 1979. The airfield continues to be very active and is home to a variety of veteran aircraft and early military jets. The site has also been used for a range of other activities including cycling, sports car racing, archery, classic car shows, model plane flying, stock car racing, and music concerts. In addition there is a large Saturday market based on the airfield which draws crowds from Essex and North London'.
Willingale Airfield	<i>The airfield has a grass and hard runway and some small hangars.</i>

- 4.97 Effective catchment: As specialist facilities, air sports users will typically travel for an hour or more to reach their selected sites and given the rural location of most airfields, all will normally drive to get there.
- 4.98 Patterns of provision: A map showing the location of airfields in Epping Forest, together with the 60 minute drive time catchments is below. It shows that the entire population of the district is within 60 minutes' drive of their nearest facility.

Figure 4.14: Airfields with accessibility catchments



- 4.99 Local standard of provision: Based on the evidence above, the following local standard of provision was set:

<b>Standard</b>	<b>Justification</b>
One airfield per 40,000 people.	<ul style="list-style-type: none"> <li>Existing levels of provision equate to one airfield per 41,667 people - <i>Epping Forest Quantitative Audit (2012)</i>.</li> <li>Per capita levels of airfield provision in Epping Forest are well above the median figures for neighbouring local authorities (1 facility per 223,275 people), which suggests that existing levels of provision are above the norm for geographical neighbours. - <i>Epping Forest Quantitative Audit (2012)</i>.</li> <li>Whilst levels of local provision are higher than the geographical comparators, imported demand clearly sustains the existing facilities therefore a standard equivalent to the current figure would be appropriate. - <i>Epping Forest Quantitative Audit (2012)</i>.</li> </ul>
All aspects of all facilities rate 'average' or better.	No quality issues were noted in relation to the existing facilities. - <i>Parish Councils' Qualitative Audit (2010)</i> and <i>Epping Forest Qualitative Audit (2012)</i> .
The whole population within 60 minutes' drive of the nearest facility.	As a specialist form of provision, airfield users typically travel for up to 60 minutes to reach their chosen site and all travel by car.

- 4.100 Applying the standard: The results of applying the standard are as follows:

<b>Assessed criterion</b>	<b>Assessed position</b>
Current provision	3 airfields.
Current needs	<ul style="list-style-type: none"> <li>No quantitative deficiency.</li> <li>No qualitative deficiency.</li> <li>No accessibility deficiency.</li> </ul>
Future needs	No additional requirements.
Total future needs	3 airfields.

### ***Shooting facilities***

- 4.101 Definition: Sport shooting involves tests of accuracy and speed of shooting various types of guns at targets. The facilities for the different shooting disciplines include indoor and outdoor ranges of various sizes. For the purposes of this study, shooting facilities are analysed generically, rather than sub-divided into their (numerous) individual disciplines.

- 4.102 Quantitative analysis: Facilities in Epping Forest are as follows:

- a) Provision in Epping Forest: There are five shooting facilities in the district, equivalent to one facility per 25,000 people:

<b>Site</b>	<b>Address</b>
Essex Shooting Ground	Cannons Lane, Fyfield
Essex Shooting School	Rear of Woodside Camp, Thornwood CM16 6JL
Epping Forest Pistol Club	North Weald Airfield, Merlin Way, North Weald
Roding Rifle and Pistol Club	Buckhurst Hill
Waltham Abbey Shooting Ground	Crooked Mile, Waltham Abbey EN9 2ES

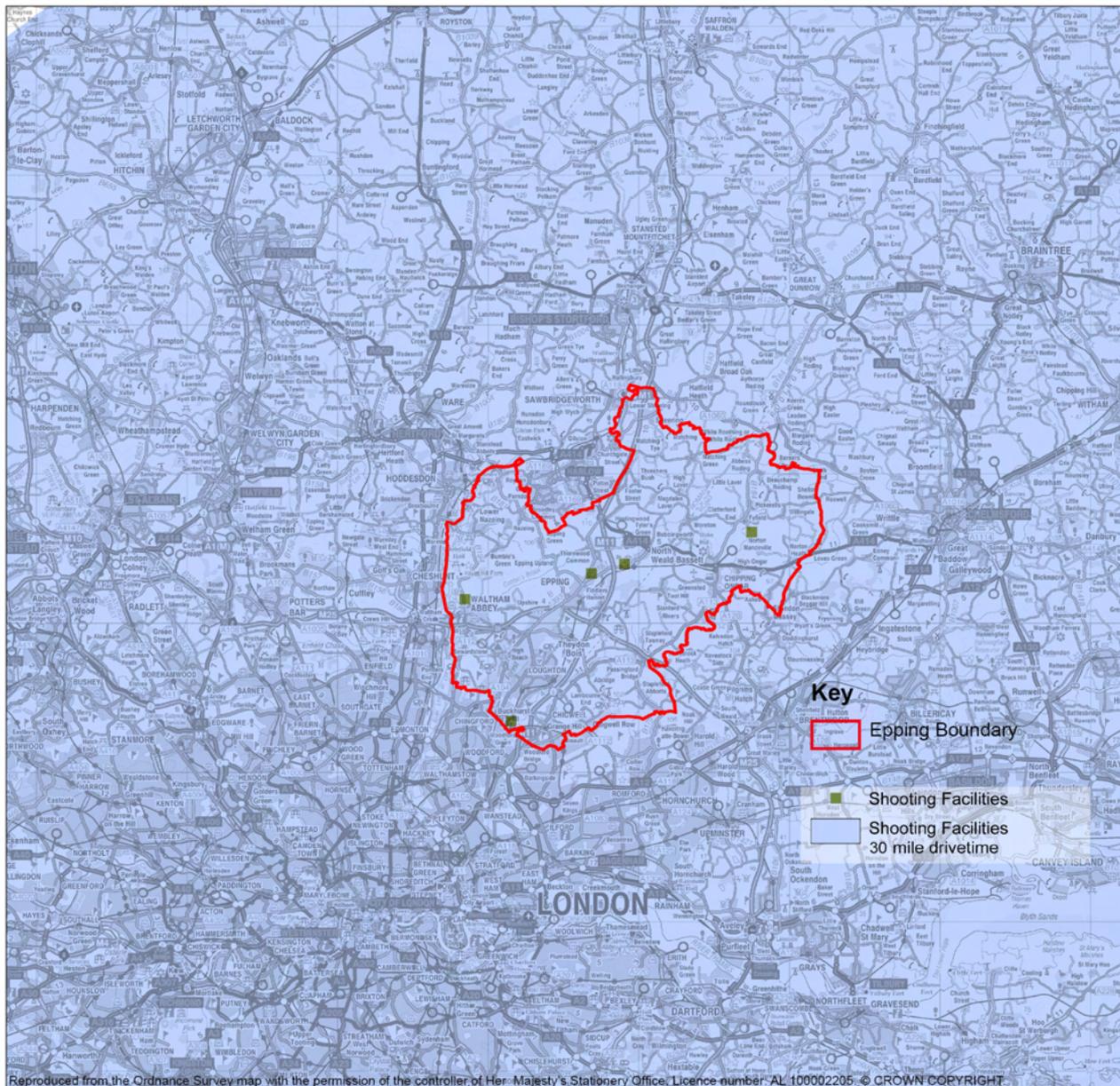
- b) Provision in neighbouring areas: The provision of shooting facilities in neighbouring local authorities is tabulated below. No information was available on levels of provision in the

demographic comparator areas. The data shows that Epping Forest has a per capita rate of provision well above the median:

<i>Local authority</i>	<i>No. facilities</i>	<i>Facilities per capita</i>
<b><i>Epping Forest</i></b>	<b><i>5</i></b>	<b><i>1: 25,000</i></b>
East Hertfordshire	3	1: 46,167
Brentwood	1	1: 74,800
Uttlesford	1	1: 75,600
Harlow	1	1: 81,700
<i>Median values</i>	<i>1.5</i>	<i>1: 82,648</i>
Broxbourne	1	1: 90,600
Chelmsford	1	1: 169,500
Waltham Forest	1	1: 227,100
Havering	1	1: 236,100
Enfield	1	1: 294,900
Redbridge	0	-

- 4.103 Qualitative analysis: Because of the sensitivities and security surrounding shooting activities, it was not possible to undertake a qualitative audit of shooting facilities in the district as part of this study.
- 4.104 Effective catchment: As specialist facilities, shooting facility users will typically travel for an hour or more to reach their selected sites and, given the rural location of most facilities, all will normally drive to get there.
- 4.105 Patterns of provision: A map showing the location of shooting facilities in Epping Forest, together with the 60 minute drive time catchments is below. It shows that the entire population of the district is within 60 minutes' drive of their nearest facility.

Figure 4.15: Shooting facilities with accessibility catchments



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4.106 Local standard of provision: Based on the evidence above, the following local standard of provision was set:

<b><i>Standard</i></b>	<b><i>Justification</i></b>
One shooting facility per 25,000 people.	<ul style="list-style-type: none"> <li>Existing levels of provision equate to one shooting facility per 25,000 people - <i>Epping Forest Quantitative Audit</i> (2012).</li> <li>Per capita levels of shooting facilities in Epping Forest are well above the median figures for neighbouring local authorities (1 facility per 82,648 people), which suggests that existing levels of provision are above the norm for geographical neighbours. - <i>Epping Forest Quantitative Audit</i> (2012).</li> <li>Whilst levels of local provision are higher than the geographical comparators, imported demand clearly sustains the existing facilities therefore a standard equivalent to the current figure would be appropriate. - <i>Epping Forest Quantitative Audit</i> (2012).</li> </ul>
All aspects of all facilities rate 'average' or better.	This complies with the quality standard for all other forms of sports facility in Epping Forest district.
The whole population within 60 minutes drive of the nearest facility.	As a specialist form of provision, shooting facility users typically travel for up to 60 minutes' to reach their chosen site and all travel by car.

4.107 Applying the standard: The results of applying the standard are as follows:

<b><i>Assessed criterion</i></b>	<b><i>Assessed position</i></b>
Current provision	5 shooting facilities.
Current needs	<ul style="list-style-type: none"> <li>No quantitative deficiency.</li> <li>No qualitative deficiency.</li> <li>No accessibility deficiency.</li> </ul>
Future needs	No additional requirements.
Total future needs	5 shooting facilities.

#### ***Village and community halls***

4.108 Definition: For the purposes of this study, village and community halls are defined as multi-purpose indoor facilities that are capable of accommodating a range of sports and physical fitness activities, mostly at recreational level.

*Fyfield Village Hall, viewed from the adjacent playing field*

4.109 Quantitative analysis: Village and community halls in Epping Forest are as follows:

- a) Provision in Epping Forest: There are 43 village and community halls in Epping Forest as follows, equivalent to one hall per 2,907 people:

<b>Facility</b>	<b>Address</b>
The Room in the Rodings	Dunmow Rd., Beauchamp Roding
Debden Park Community Centre	Willingale Rd., Debden, Chigwell IG10 2BQ
Roding Valley Hall	Station Way, Buckhurst Hill
Woollard Centre	50, Loughton Way, Buckhurst Hill
Limes Farm Community Centre	Limes Avenue, Grange Hill
Faversham Hall	Faversham Close, Chigwell Row
Victory Hall	Hainault Road, Chigwell
Epping Hall	St. John's Road, Epping
Jack Silley Pavilion	Tidy's Lane, Epping
Epping Green Chapel	Epping Road, Epping Green
Fyfield Village Hall	Houchin Drive, Walker Ave., Fyfield CM5 0RF
High Ongar Village Hall	Mill Lane, High Ongar
Abridge Village Hall,	Ongar Road, Lambourne
Lambourne End Parish Room	New Road, Lambourne End
Murray Hall Community Centre	Borders Lane, Loughton
Kingsley Hall	Kingsley Road, Loughton
Lopping Hall	High Road, Loughton
Matching Tye Village Hall	Matching Tye
Moreton Village Hall	Church Road, Moreton
Magdalen Laver Village Hall	Tilegate Road, Magdalen Laver
Nazeing Leisure Centre	Middle Street, Bumbles Green, Nazeing
Thornwood Village Hall	Weald Hall Lane, Thornwood
Queen's Hall Community Centre	School Green Lane, North Weald
North Weald Village Hall	High Road, North Weald
Hastingwood Village Hall	Glovers Lane, Hastingwood
Budworth Hall	Banson's Lane, Ongar
St. Martin's Church Rooms	High Street, Ongar

St. James's Church Rooms	St. James's Avenue, Ongar
United Reform Church Hall	High Street, Ongar
St. Christopher's Hall	Dobbs Weir Road, Roydon
Roydon Village Hall	Harlow Road, Roydon
St. Peter's Church Hall	High Street, Roydon
Parma Room	United Reform Church, Harlow Road, Roydon
Toot Hill Village Hall	Toot Hill Road, Toot Hill, Stanford Rivers
Stapleford Abbots Village Hall	Stapleford Road, Stapleford Abbots
Theydon Bois Village Hall	Coppice Row, Theydon Bois
Theydon Bois Scout Hut	Loughton Lane, Theydon Bois
Theydon Bois former Youth Centre	Loughton Lane, Theydon Bois
St. Mary's Church Hall	Coppice Row, Theydon Bois
Waltham Abbey Town Hall	Highbridge Street, Waltham Abbey
Ninefields Community Centre	Hillhouse, Waltham Abbey
Town Mead Sports & Social Club	Brooker Rd., Waltham Abbey EN9 1JH
Willingale Village Hall	Beech Road, Willingale

- b) Provision in neighbouring and comparator areas: The only data available on per capita levels of provision of village and community halls in neighbouring or comparator local authorities is from Uttlesford district, where there are 53 village halls, equivalent to one per 1,426 people, a much higher rate of provision than in Epping Forest.

4.110 Qualitative analysis: The qualitative audit of village and community halls was undertaken by Parish Councils in 2010 and produced the following results. The assessment involved a description of general condition of the halls and their use:

<b>Facility</b>	<b>Assessment</b>
The Room in the Rodings	'This small hall has recently been leased to a private company who run wedding receptions and parties. When not in use for such events, the parish council and others have some access to the site for meetings and activities such as indoor bowls. The site is very well maintained and is in excellent condition'.
Debden Park Community Centre	'The Centre is by Debden Park High School, caters for a variety of sports and community uses, is in good condition and appears well maintained'.
Roding Valley Hall	'The building is very well used by a variety of clubs and for various activities including karate, yoga and gymnastics. The site is very well maintained and managed and is clean, tidy and in good working order'.
Woollard Centre	'The building was bought by Buckhurst Hill Parish Council in 2008 and has since been refurbished for the benefit of the local community. It is used by a variety of sports groups, cultural societies and functions as it continues to grow in popularity with the local community'.
Limes Farm Community Centre	'The Hall is very well used by the local community, local organisations and various sports clubs. The hall appears to be well maintained and is clean, tidy and free from any noticeable vandalism'.
Faversham Hall	'The hall is well used by residents and locals for a variety of charity events and meetings. It is in good condition and is clean, tidy and well maintained'.
Victory Hall	'In addition to being the base of the Chigwell Parish Council, the site is also used for a variety of functions, clubs and societies for activities ranging from dancing to drama productions'.
Epping Hall	'This is a large, attractive and very well maintained hall designed to cater for as diverse a range of needs and demands as possible. It is used by a wide range of activities. Clubs also use the hall ranging from dancing to karate'.
Jack Silley Pavilion	'This is an old but nonetheless well looked after site catering for a variety of local needs and demands. It is also used by a variety of clubs and societies for

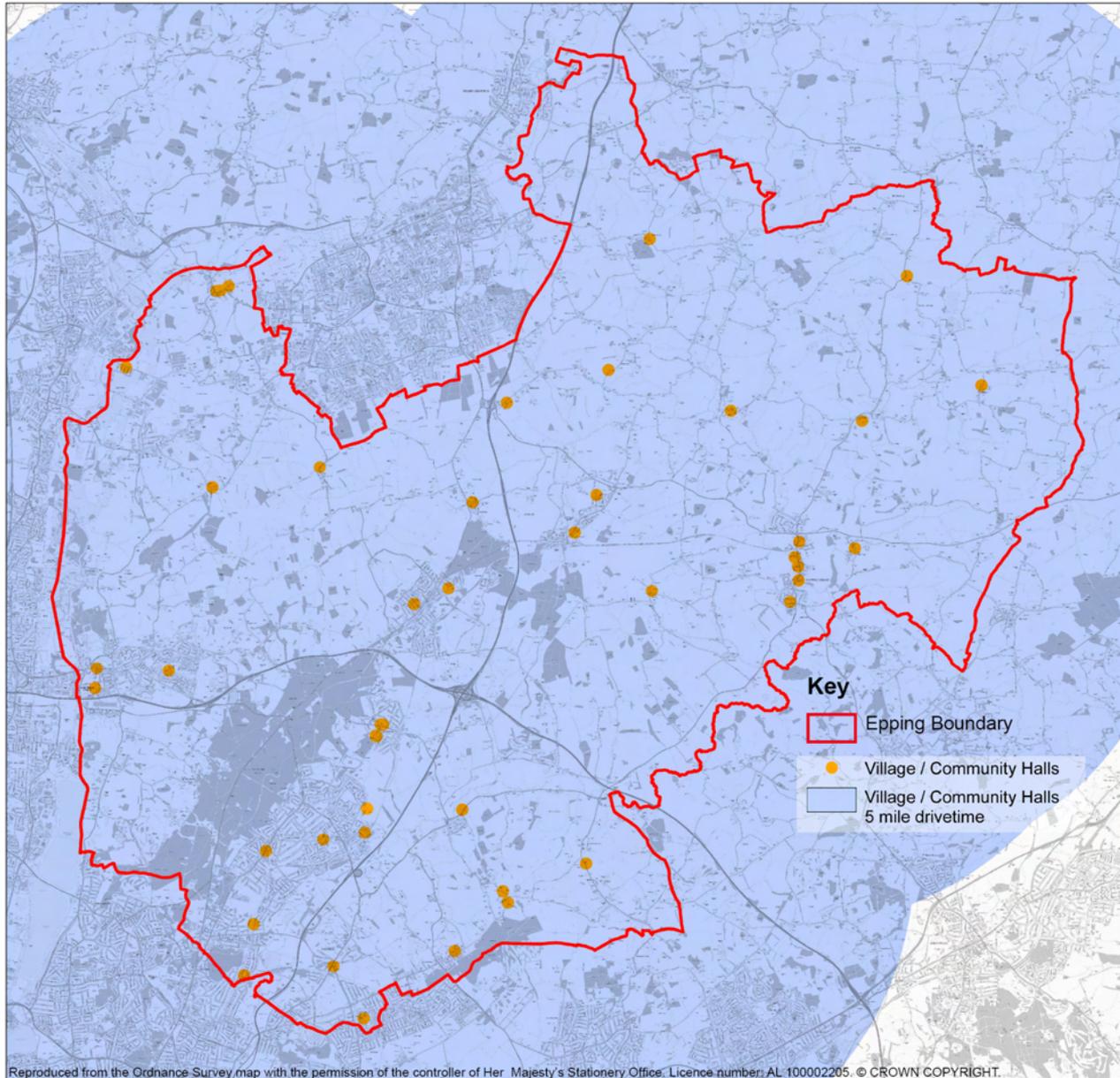
	everything from drama productions to dog training'.
Epping Green Chapel	'This small site plays a significant role in supporting the local community by providing a venue for various local clubs and societies to base themselves. Over the last few years its popularity has grown, but given its small size and limited car parking the Parish Council is keen to eventually provide its own facility specifically for the local community'.
Fyfield Village Hall	'The hall forms a very important part of local community life as it is extensively used by a variety of groups for a number of activities including dance classes, carpet bowls, bridge, flower arranging classes and the local art group. The hall was extended in 2008 and is in excellent condition'.
High Ongar Village Hall	'The hall opened in March 2008 to replace the previous village hall and is very well used for a variety of activities including ju-jitsu and dance classes'.
Abridge Village Hall,	'The hall is used for a wide range of activities including badminton and indoor bowls, whilst various clubs are also run at the site including the local seniors club and various mother and baby sessions'.
Lambourne End Parish Room	'The hall is very modern in appearance, is in very good condition and appears very well maintained. A variety of different activities take place within the hall, ranging from quiz nights to tai chi lessons to Women's Institute meetings'.
Murray Hall Community Centre	'This large, attractive and relatively new hall caters for a wide range of activities. It is used by a variety of societies from dance classes to karate'.
Kingsley Hall	'A relatively small hall set in large green and attractive grounds, it caters for a variety of activities including various sports clubs and is also available for hire'.
Lopping Hall	The Hall was built to compensate the villagers of Loughton for the loss of their traditional rights to lop trees in Epping Forest. It is primarily used by performing arts groups. It is in need of major refurbishment, including improved disabled access and the Trustees are therefore planning a fundraising programme'.
Matching Tye Village Hall	'This distinctive wooden hall was originally built in 1920 and adds significantly to the conservation area within which it is located. It has undergone major improvements to modernise its facilities and appears to be in very good condition, especially considering its age, offers a good amount of parking and is clearly well very maintained'.
Moreton Village Hall	'This is a very small village hall which appears to be rather old and worn down. The site is still well used, however the parish council has indicated that it would like to upgrade the site in future.'
Magdalen Laver Village Hall	'This is a relatively new and well maintained hall which is very well used by a variety of groups including indoor bowls and table tennis clubs'.
Nazeing Leisure Centre	'This is a small village hall which is nonetheless well used by local people. It provides changing facilities for users of the local football pitch and is also used for a variety of other sporting activities ranging from card games to yoga'.
Thornwood Village Hall	'This is a small but well used hall which acts as a very important focal point for Thornwood. Activities include archery and bowls. The hall appears to still be in good condition and is well maintained'.
Queen's Hall Community Centre	'The hall runs a range of different clubs including dance lessons, indoor bowls, tai chi lessons and football and cricket training in relation to the adjacent facilities at Memorial Playing Fields. The site appears to be well maintained and the overall condition of the hall seems to be very good'.
North Weald Village Hall	'The hall is relatively big and offers adequate car parking. It is used for a wide variety of activities including line dancing, karate, and darts. It is a very well used site and its importance to the local community is evident. It appears to be in very good condition and very well maintained'.
Hastingwood Village Hall	'This is a relatively small village hall which appears to be well maintained and in excellent condition'.
Budworth Hall	'This grade II listed building caters for a variety of events, private and public functions. In recent years however the hall has struggled financially due to a decline in local bookings caused primarily by increased local competition'.

St. Martin's Church Rooms	'The church contains a main hall which is available for community groups and private bookings ranging from private functions to local meetings to local activities such as those for mothers and babies, and elderly residents'.
St. James's Church Rooms	'The hall is used largely in conjunction with church events such as local charity events and meetings but is also used by local youth groups and a mums and toddlers group'.
United Reform Church Hall	'This site also offers two halls in conjunction with the church. Both halls are available for public and private functions ranging from church events, to children's birthday parties to local public meetings'.
St. Christopher's Hall	'The hall has been used for meetings and events as well as catering for various activity classes such as yoga. The site is in need of major refurbishment. The short term status of the hall is uncertain as an ongoing dispute over the ownership of the site means that it may close in the not too distant future'.
Roydon Village Hall	'Activities which take place here include fitness classes and yoga sessions. It is a very well used facility which is fully booked on a routine basis. The site is in very good condition and well maintained'.
St. Peter's Church Hall	'The hall is used by external groups for a variety of different events including dancing clubs, church festivals and music concerts'.
Parma Room	'Adjoining the United Reform Church, this suite is used by some local groups. The hall is part of an extension, added to the church within the last 5 years and is therefore still in very good condition'.
Toot Hill Village Hall	'The hall is extremely well used despite the fact that it is very small and in urgent need of refurbishment. Stanford Rivers Parish Council is keen to upgrade the facilities, particularly the toilets and kitchen which have not been improved since they were first built in the 1970s'.
Stapleford Abbotts Village Hall	'The hall appears to be in good condition and is very well maintained. It is used for a variety of different activities including indoor bowls, badminton, keep fit and pre-school clubs as well as a variety of societies.
Theydon Bois Village Hall	Built in 2001, this is one of the largest village halls in the district and is clean, tidy and very well maintained. A variety of sports and activities are run at the site including indoor bowls, badminton, keep fit, yoga and country dancing'.
Theydon Bois Scout Hut	'The site is very well maintained, is used by a range of community groups in addition to the Scouts and looks to be in very good condition'.
Theydon Bois Youth Centre	'The former youth centre was purchased by the Parish Council in 2010 to develop it into a community facility'.
St. Mary's Church Hall	'The hall is used by a wide variety of groups, including a karate club'.
Waltham Abbey Town Hall	'This is one of largest buildings of its type in the district and is used for a wide variety of events and meetings and activities'.
Ninefields Community Centre	'This is a good sized and well used local community centre. The town council has identified that the building is in need of refurbishment, but in the meantime the centre remains in use for variety of activities including dance, boxing, judo and the Abbey Youth football team, the local team who use the adjacent pitches'
Town Mead Sports & Social Club	This relatively small hall is used for a variety of activities including karate lessons, dancing and singing events. The site appears to be in decent condition and is well maintained. The quantity and quality of the nearby parking facilities are also worthy of note'.
Willingale Village Hall	'The hall is well maintained, offering excellent facilities all of which are relatively new and in excellent condition'.

- 4.111 Effective catchment: It is clear from the patterns of use described in the parish councils' audit that most use of village and community halls comes from the immediate locality and it has therefore been assumed that users will have a journey time of 10 minutes or less. Given the references to car park provision at many facilities, it has been assumed that most users will drive.

- 4.112 Patterns of provision: A map showing the location of village and community halls in Epping Forest with their 10 minute drive time catchments is below. It shows that the entire population of the district is within 10 minutes' drive of the nearest hall.

*Figure 4.16: Village and community halls with accessibility catchments*



4.113 Local standard of provision: Based on the evidence above, the following local standard of provision was set:

<b>Proposed Standard</b>	<b>Justification</b>
One community/village hall per 2,900 people.	<ul style="list-style-type: none"> <li>Existing levels of provision equate to one hall per 2,907 people - <i>Epping Forest Quantitative Audit</i> (2012).</li> <li>The only comparative data from Uttlesford has a much higher per capita rate of provision than Epping Forest (one hall per 1,426 people). - <i>Epping Forest Quantitative Audit</i> (2012).</li> <li>Whilst levels of local provision are lower than Uttlesford, there is no evidence of frustrated demand for halls in Epping Forest, therefore a standard equivalent to the current figure would be appropriate. - <i>Epping Forest Quantitative Audit</i> (2012).</li> </ul>
All aspects of all halls rate 'average' or better.	The audit by parish councils for the most part identified good quality, well-maintained halls in the district, although problems were noted with four facilities. - <i>Parish Councils' Qualitative Audit</i> (2010).
The whole population within 10 minutes' drive of the nearest community/village hall.	'As a minimum, all villages should have access to an indoor facility within the village that can cater for recreational activities in which different age groups can participate'. - <i>Essex Sports Facilities Strategy 2007 - 2020</i> (2008).
All new/extended halls to comply with Sport England recommended dimensions (18m x 10m x 6.1m).	<ul style="list-style-type: none"> <li>A hall with dimensions of 18m x 10m x 6.1m (equivalent to one badminton court) is capable of accommodating a range of indoor sports to recreational standard. - <i>Village and Community Halls Design Guidance</i> (2005).</li> <li>All new community centres/village halls should include 1-2 badminton courts with correct hall height, lighting and court dimensions. - <i>Essex Sports Facilities Strategy 2007 - 2020</i> (2008).</li> </ul>

4.114 Applying the standard: The results of applying the standard are as follows:

<b>Assessed criterion</b>	<b>Assessed position</b>
Current provision	43 village/community halls.
Current needs	<ul style="list-style-type: none"> <li>No quantitative deficiency.</li> <li>Qualitative improvements require at Lopping Hall (Loughton), Moreton Village Hall, St. Christopher's Hall (Roydon) and Toot Hill Village Hall.</li> <li>No accessibility deficiency.</li> </ul>
Future needs	<ul style="list-style-type: none"> <li>6 additional village/community halls.</li> <li>All aspects of quality above average.</li> <li>Within 10 minutes' drive of new developments.</li> </ul>
Total future needs	49 village/community halls.

#### **Summary of sports facility needs**

4.115 The table below summarises the current and future sports facility needs:

<b>Type of provision</b>	<b>Provision in 2012</b>	<b>Needs in 2012</b>	<b>Extra needs in 2033</b>	<b>Total needs in 2033</b>
Sports halls	6	6	1	7
Swimming pools	5	5	0.7	5.7
Athletics tracks	0	0	0	0
Synthetic turf pitches	5	5	1	6
Indoor bowling greens	7 rinks	7 rinks	1 rink	8 rinks
Outdoor bowling greens	7	7	1	8
Indoor tennis courts	11	11	1	12

Outdoor tennis courts	53	53	7	60
Squash courts	11	11	2	13
Golf courses	12	12	1.5	13.5
Golf driving ranges	7	7	1	8
Health and fitness facilities	12	12	2	14
Equestrian facilities	12	12	2	14
Airfields	3	3	0	3
Shooting facilities	5	5	0	5
Village and community halls	43	43	6	49

## 5 Open space, sport and recreation planning policy considerations

### *Introduction*

5.1 This section examines the considerations that Epping Forest District Council will take into account in finalising open space, sport and recreation policies in the Local Development Framework.

### *Vision*

5.2 The vision for open space, sport and recreation in Epping Forest district was developed in partnership with key stakeholders through the stakeholder workshop. The vision is 'to provide, safeguard and develop a safe, well-designed and sustainable network of open spaces, sports facilities and pitches that contribute to creating a healthier community whilst being fun for all sections of the community'.

### *General policy considerations*

5.3 In support of the vision, a number of general policies have been developed in consultation with local stakeholders and taking account of the specific physical, demographic and strategic context of Epping Forest district, and these are in turn reflected in the assessment of open space, sport and recreation provision in the strategy.

5.4 National Planning Policy Framework: Local planning policies reflect the provisions of the National Planning Policy Framework (2012) in particular the stipulations that:

5.4.1 'Planning policies should be based on robust and up-to-date assessments of the needs for open space, sports and recreation facilities and opportunities for new provision. The assessments should identify specific needs and quantitative or qualitative deficits or surpluses of open space, sports and recreational facilities in the local area. Information gained from the assessments should be used to determine what open space, sports and recreational provision is required'.

5.4.2 'Existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless:

5.4.2.1 An assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or

- The loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or
- The development is for alternative sports and recreational provision, the needs for which clearly outweigh the loss'.

5.5 Locally derived standards of provision: The standards of provision proposed in the open space, sport and recreation assessment are based upon a detailed assessment of local needs. This has involved:

5.5.1 Benchmarking levels of provision in Epping Forest against those of its geographical neighbouring authorities and also against a range of demographically comparable areas.

5.5.2 Consulting with local stakeholders to seek their views on the current adequacy of provision.

5.5.3 Setting a district wide standard based upon the above evidence base.

5.6 Minimum standards of provision: The standards of provision for open space, sport and recreation should be regarded as the minimum levels required to meet existing needs. This means that it will be appropriate to:

5.6.1 Seek higher levels of provision in appropriate circumstances where opportunities permit it.

5.6.2 Regularly review and amend the standards as needs, like increased rates of physical activity, evolve over time.

- 5.7 **Existing and new developments:** In some of the urban parts of the district, opportunities for meeting identified deficiencies in open spaces are limited by the absence of possibilities in such built-up areas. Similarly, in some rural areas where most land is in private ownership, securing public access to open spaces may not be possible. However, the opportunities presented by new residential developments may offer the flexibility to achieve enhanced levels of open space provision, recognising that the current standards represent an assessment of the minimum amounts that are needed.
- 5.8 **Provision relating to new developments:** The following principles will apply:
- 5.8.1 All new dwellings should contribute towards the provision of open space, sport and recreation. For smaller developments where on-site provision is not achievable, a financial contribution will be sought from developers towards the creation or improvement of provision elsewhere, where appropriate schemes can be identified within the defined catchment.
- 5.8.2 The precise nature, composition and size of provision in new developments will be determined in relation to the overall size of the development and with reference to the minimum standards of provision.
- 5.9 **Community involvement:** In determining the precise nature of new and improved greenspace in each locality, Epping Forest District Council will:
- 5.9.1 Consult with those with a specific interest in the use of the greenspace (such as young people with play provision), to ensure that wherever possible the new provision meets their needs.
- 5.9.2 Involve town and parish councils in confirming local needs and the optimum way of meeting them, both in terms of additional provision and its ongoing management.

#### ***Open space policy considerations***

- 5.10 **'Surplus' provision:** In some instances the application of standards produces an apparent 'surplus' of open space provision. However, this should not be interpreted as signifying that the 'surplus' could be disposed of because:
- 5.10.1 The standards against which the 'surplus' was assessed are the minimum that are required to meet current local needs. Local concentrations of existing demand and future increases in greenspace usage will both inflate the amount of provision needed to levels well above the minimum stipulation.
- 5.10.2 An apparent 'surplus' in one form of open space will often compensate for shortfalls in other types of provision locally.
- 5.10.3 Some of the larger areas of open space serve wider than local needs, with usage catchments well beyond the immediate boundaries of the parish or ward in which they are located. Sites in Epping Forest and the Lee Valley Regional Park are good cases in point. In such cases, it is clearly inappropriate to assess the adequacy of provision solely in relation to the size of the local population.
- 5.11 **Multi-functionality:** The form of assessment adopted categorises open spaces in relation to their primary function only. The advantage of this is that there is no 'double counting' of sites, but the disadvantage is that the multi-functional nature of many sites is downplayed. As an example, an area designated as a playing pitch may be used for its primary function for only 1.5 hours per week and as amenity greenspace for the remainder of the time, but the latter function will not be included in the formal assessment.

#### ***Sports facility policy considerations***

- 5.12 **External supply and demand:** Because of the relatively large catchment size of most types of sports facility, the relatively long distances that many users are prepared to travel means that demand for some facilities is exported to neighbouring areas, whilst in other instances additional demand will be imported. In the case of Epping Forest district, two distinct trends can be discerned:
- 5.13 **Exported demand:** With no synthetic athletics tracks in the district, all demand from within Epping Forest is met by facilities in neighbouring areas.

- 5.14 **Imported demand:** Levels of provision of indoor tennis courts, golf courses and driving ranges, equestrian facilities, shooting facilities and airfields in Epping Forest are all way above the median for the comparator areas, which indicates that they are catering for significant levels of demand from outside the district. With the exception of indoor tennis, all these types of facility depend directly or indirectly on the availability of open space, a commodity that is generally in short supply in the neighbouring London boroughs.
- 5.15 Given the recreational pressures from the more urbanised neighbouring areas for access to the more space-extensive sports facilities, it is legitimate for planning policy to support levels of provision that are greater than those needed to serve the population of Epping Forest district alone. Equally, however, where provision of some other forms of specialist sports facility is made in neighbouring areas and meets the needs of Epping Forest residents, there is no compelling case for making additional provision within the district.
- Playing pitch policy considerations***
- 5.16 **The Playing Pitch Model:** Sport England's Playing Pitch Model (PPM) comprises a useful preliminary basis for assessing the adequacy of pitch provision, but its raw outputs provide only a partial picture of local need. For this reason, the PPM outputs have been used to inform the production of local minimum standards of provision for each type of pitch, which incorporate other factors such as displaced and latent demand.
- 5.17 **Pitch space allocations:** In addition to the dimensions of the playing surface as stipulated by the governing bodies of the pitch sports, together with the recommended safety 'run-off' areas, the area stipulated for new pitches in the district will normally allow for the direction of each pitch to be rotated or moved laterally, to change the areas of highest wear each season.
- 5.18 **'Surplus' provision:** In some instances the application of standards produces an apparent 'surplus' of pitches. However, this should not be interpreted as signifying that the 'surplus' could be disposed of because:
- 5.18.1 The standards against which the 'surplus' was assessed are the minimum that are required to meet current local needs. Local concentrations of existing demand and future increases in population will both inflate the number of pitches needed to levels well above the minimum stipulation.
- 5.18.2 Deficiencies in one type of pitch provision can be addressed by converting pitches of a type for which a surplus has been identified.