

CHIGWELL – OPEN SPACE AUDIT**APRIL 2009****CONTENTS**

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CHAPTER 1- INTRODUCTION

1.0 The audit process, described in this report, is designed to generate comparative information on different sites across the district for the following purposes:

- to provide an overview of the quality and value of spaces and facilities within each of the district's parishes;
- to influence the production of new planning policies essential in determining planning applications, guiding new development and resolving conflicts of demand or use; and
- to enable the Council to demonstrate a continuous improvement in the quality of open spaces, sport and recreational facilities in its district.

1.1 It is believed that all areas of open space, formal recreational space, and sports facilities have been identified by the audit. These have been surveyed and assessed, and conclusions reached on their value to the local community and the environment of the district.

1.2 For convenience the audit is split into the following categories, although it is recognised that some of these allow for a range of uses:

- allotments (AT);
- cemeteries and graveyards (CG);
- formal playing pitches (FP);
- alternative sites for sport (AS) ;
- informal recreation grounds (RG);
- children's playgrounds (CY);
- indoor facilities for high levels of use (IF);
- community centres and village halls (CV);
- managed open space with public access (MO);
- semi-natural open space and woodland with public access (SO);

CHAPTER 2 - ALLOTMENTS

Site Number	Site Name	Address	Area (Hectares)	Ownership
AT1	Fencepiece Road Allotment	Fencepiece Road, Chigwell	0.33	Epping Forest District Council
AT2	Gravel Lane Allotment	Gravel Lane, Chigwell Row	0.42	Chigwell Parish Council
AT3	Vicarage Lane Allotment	Vicarage Lane, Chigwell	0.94	Privately Owned

FENCEPIECE ROAD ALLOTMENT (AT1)

- 2.0** Located to the north east and south east of the junction between Fencepiece Road and Limes Avenue, this site is divided into two sections which run along the north and south sides of Limes Avenue. Both sites can be reached on foot easily, however users wishing to drive to them must park on one of the surrounding residential streets, as no on-site car parking is provided.
- 2.1** Both sites are surrounded by wire mesh fencing, with some screening provided by a number of hedgerows and bushes. This screening has been enhanced by several substantial pampas grasses on the attractive green verges running down either side of Limes Avenue. Facing away from the roadside, each site backs onto residential properties. Both halves of the allotment have wooden fencing here, along with shrubs and small trees, which help to distinguish the halves.
- 2.2** According to Chigwell Town Council, all of the plots in both halves are allocated, but there are a number of areas which are overgrown on both halves, particularly to the east of both. This is largely due to plot owners not tending to their designated plots and as a result, the Parish Council has set up its own audit of allotments which will ensure that plots are either tended appropriately or reallocated as necessary. These unused plots however detract only slightly from the overall appearance of both sites which remain attractive in the main. The only other issue to mention is the small amount of horticultural rubbish which has been left to the east of the site, lying to the north of Fencepiece Road which is being addressed by the Parish Council.

GRAVEL LANE ALLOTMENT (AT2)

- 2.3** Situated adjacent to the east of the junction of Pudding Lane and Gravel Lane, this allotment borders residential areas to the south and east, and Chigwell Row Nursery to the north. Its accessibility is good, with two entrances located to the north west, off Gravel Lane. The first of these is in the form of a wooden kissing gate which allows pedestrian access onto the site. The second is a metal gate which allows vehicle access onto a wide path, which runs through the site, almost as far the southern border. This gate is kept chained up when no plot owners are on the site, with each plot owner

having their own key. The allotments are surrounded by wooden and wire mesh fencing, which appears to be in good condition, although much of it is obscured by the dense hedgerows, bushes and trees which also enclose the vast majority of the site.

- 2.4** The allotment itself appears to be in an adequate condition, and is reasonably pleasant in appearance with the sites wild flower area in particular adding to the overall amenity value of the site. The small shed to the north appears to be in use, but seems rather run down, whilst around half of the site appears to be untended and will be addressed by the Parish Council's Allotment Audit. One issue the Parish Council is addressing is the horticultural and other waste. This includes broken glass, which forms a potential safety hazard.



Gravel Lane Allotment, Site AT2

VICARAGE LANE ALLOTMENT (AT3)

- 2.5** Situated to the east of Vicarage Road, opposite its junction with Meadow Way, this site is accessible via a small non-gated gap in the hedgerow which runs alongside the eastern verge of Vicarage Lane. Suitable only for pedestrian access, a small dirt path screened from view by vegetation then leads south before entering into the allotment itself. The site is very well concealed from external view which adds significantly to its overall security. Within the allotment itself, a significant proportion of the site appears to be unused which has led to it becoming rather overgrown. Those plots which are in use however appear to be very well kept and are clean, neat and tidy. The site does not offer any signage however it is possible that such signage on

Vicarage Lane would highlight the presence of the site to outsiders and increase the risk of people trespassing onto the site.



Vicarage Lane Allotment, Site AT3

ISSUES AND QUESTIONS

- All three allotments in the parish appear to be in good use, however there are still some plots in all three sites which are not regularly maintained.
- Where plots have not been used they have become overgrown, and have in some cases attracted horticultural and other waste such as in Gravel Lane Allotment (AT2). This issue will be tackled by Chigwell Parish Council's allotment audit.
- Horticultural composters and litter bins as a suggestion could be introduced to all of these sites to try to reduce any future potential problems. This will be considered by the Parish Council.
- Users of Fencepiece Road Allotment (AT1) must park on the surrounding residential street network if they choose to drive to the site.
- Similarly, those wishing to access Vicarage Lane Allotment can only do so on foot, parking their cars on Meadow Way.
- Chigwell Parish Council has indicated that there is an appropriate distribution of allotments (one in each of the 3 wards) in the parish.

CHAPTER 3 - CEMETERIES AND GRAVEYARDS

Site Number	Site Name	Address	Area (Hectares)	Ownership
CG1	Chigwell Cemetery	Froghall Lane Chigwell	2.16	Chigwell Parish Council
CG2	St Mary's Church	Roding Lane, Chigwell Village	0.94	Chigwell Parish Council
CG3	All Saints Church	Romford Road, Chigwell Row	0.95	Chelmsford Diocese



Chigwell Cemetery, Site CG1

CHIGWELL CEMETERY (CG1)

- 3.0** Situated at the end of Froghall Lane, which splits off from Manor Road, Chigwell Cemetery is by far the largest area of burial space in the parish. Pedestrian access can be gained from Manor Road. This access is shared with vehicular traffic.
- 3.1** There are three car parks on the site. The first is the main vehicle entrance to the east, and the second is just south of the centre. More recently a third car park has now been established up towards the north of the cemetery to assist mourners and visitors to the traditional section of the site. The central car park is largely screened from view by trees and bushes. A small storage warehouse can be found just north of the centre, whilst to the north east corner there is the cemetery's main reception building. A no-through road with

two turning circles along it runs through the centre of the cemetery, enabling vehicles, as well as pedestrians, to move easily throughout the area.

- 3.2** The cemetery is divided into twelve individual burial plot areas, by a variety of attractive trees and bushes, which add to the visual amenity of the site. Much of the perimeter meanwhile is screened by trees and bushes. Where no screening is present, the attractive countryside surroundings are visible. The site is clean, tidy, very appealing and well looked after, whilst the floral arrangements on and around many of the graves add significantly to its beauty. There are a sufficient number of bins and seats available, whilst the various information signs located by entrance and elsewhere around the site are clear, enlightening and in good condition.

ST MARY'S CHURCH (CG2)

- 3.3** Located in Chigwell Village to the west of the of the junction between High Road and Roding Way, this is an attractive well maintained site which is dominated by attractive trees and other vegetation, particularly to the north. The church itself lies to the south east corner of the site directly overlooking the road junction and is accessible by four separate pathways which all converge at its main entrance. Through these hard surfaced pathways, site users can also easily access the village hall and local war memorial which both sit to the south west of the site. From the church's main entrance way a further gravel surfaced track offers access up to the most northerly parts of the churchyard. The site appears to be very clean and tidy and is well signed at its main entrances. Although not all of the sites entrances are gated, this detracts little from the overall impression of the site which is peaceful and enclosing despite its presence near a main road.

ALL SAINTS CHURCH (CG3)

- 3.4** Located to the east of Romford Road between Glebelands and All Saints Close, this unorthodox shaped site is home to All Saints Church and All Saints House, two buildings which are both locally listed. Access to the site is available from Romford Road, however this road is a dual carriage way and as a result access into and out of the site is only available onto the southbound carriageway. The sites perimeter is predominantly made up of dense hedgerows and trees which effectively screen much of the site from view. Another perimeter fence made up of hedgerows and trees then divides the site into two sections from east to west, separating the church from the hall.
- 3.5** The northern section of the site, containing All Saints Church is dominated by various shrubs and trees with only its eastern section being more open in nature. The southern section of the site is similarly dominated by trees which predominantly places it in shade but without detracting from its overall appearance. Access within the site is made possible via a network of mainly hard surfaced pathways whilst car parking is available in the southern section of the site for approximately fifteen vehicles.



All Saints Church, Site CG3

ISSUES AND QUESTIONS

- All of these sites are attractive, clean, tidy and immaculately presented.
- There is ample well-presented seating, and litter bins, present in all sites where necessary.
- All three sites are well screened from the roadside, but open enough elsewhere to allow users to enjoy the excellent countryside views where viable.
- Disabled access around the sites is good, with a network of hard standing paths allowing easy access for those with push chairs and wheel chair users in all three sites
- Both Chigwell Cemetery (CG1) and All Saints Church (CG3) provide adequate parking facilities.
- St Mary's Church (CG2) offers no car parking directly onsite however the privately owned hall next door offers car parking which visitors to the site can use.
- Chigwell Parish Council indicates that there is adequate burial spaces in Chigwell Cemetery (CG1) for the next 25 years.

CHAPTER 4 - FORMAL PLAYING PITCHES

Site Number	Site Name	Address	Area (Hectares)	Ownership
FP1	Land to the south of Copperfield	Copperfield, Chigwell	2.56	Epping Forest District Council
FP2	Fives and Heronians Cricket Club	Green Lane, Chigwell	1.32	Privately Owned
FP3	Old Loughtonians Hockey Club	Luxborough Lane, Chigwell	3.30	Privately Owned
FP4	Metropolitan Police, Chigwell Sports Club	High Road, Chigwell	19.33	Privately Owned
FP5	Chigwell Row Recreation Ground	Lambourne Road, Chigwell	5.99	Epping Forest District Council



Land to the south of Copperfield, Site FP1

LAND TO THE SOUTH OF COPPERFIELD (FP1)

- 4.0** Located between Copperfield and Limes Farm County Primary School, this site is primarily open green space. Part of it, however, has been landscaped to form a football pitch which is used by both members of the public and by the school itself. The remainder of the site is characterised by its sloping nature, particularly to the east and south east. There are a number of young trees spread evenly around the northern, eastern and south eastern perimeters, which add to the visual amenity. One issue regards the

reasonably high amounts of litter and dog excrement which are present. This issue is exacerbated further by the fact that all of the bins along the site's border with Copperfield have been badly vandalised and are in need of replacement.



Fives and Heronians Cricket Club, Site FP2

FIVES AND HERONIANS CRICKET CLUB (FP2)

- 4.1 This site is located to the north of Green Lane, which adjoins the A113 just to the north of Chigwell village. The site is dominated by a grass pitch, with the club house and small car park by the main entrance to the west. A number of practice nets are found to the south, whilst a small scoring pavillion is situated to the north. The site is clearly very well looked after, and is pleasant in appearance. This is particularly due to the trees and bushes which surround the entire perimeter, giving it a notably secluded feel.

OLD LOUGHTONIANS HOCKEY CLUB (FP3)

- 4.2 This site is located along Luxborough Lane, to the west of the parish, and boasts some of the finest hockey facilities in the area. It offers two main pitches and a mini pitch, all of which are floodlit and are complemented by nine changing rooms, an on-site hockey shop and a large pavillion. The site and all its facilities are clearly very well maintained, and cater for all ages and abilities.



Old Loughtonians Hockey Club, Site FP3

METROPOLITAN POLICE, CHIGWELL SPORTS CLUB (FP4)

- 4.3** This sports club is situated to the south west of the junction between High Road and Roding Lane. At its centre lies Chigwell Hall, a Grade II listed building, which acts as the clubhouse as well as an ideal location for various indoor events. Around Chigwell Hall, amongst the attractive grounds and surrounding woodland, are a range of pitches and facilities for a vast number of activities including football, rugby, tennis and petanque. The site offers good accessibility and can be reached by car, bus or train, with Chigwell bus and underground station only a short walk to the south.

CHIGWELL ROW RECREATION GROUND (FP5)

- 4.4** Situated to the south of the junction between Romford Road and Lambourne Road, this site is one of the largest open spaces in the district which is free to use. It's very accessible, and can be reached on foot, by car or via the local public bus service. A variety of entrances are available either from Lodge Close, Lambourne Road and Romford Road to the west, north west, and north east respectively, as well as from Chigwell Row Wood to the south. Two car parks are also provided, one to the south of the junction between Lodge Close and Lambourne Road, and one along Romford Road to the north east.
- 4.5** The site is predominantly open amenity green space with a variety of trees of differing ages spread throughout. It also directly adjoins Chigwell Row Wood, which can be accessed via a network of footpaths which join the two sites

together. To the north, the site is screened from roadside view by a range of dense hedgerows and trees which form its perimeter, and which add to the visual amenity.

- 4.6** To the north west there is a fairly small but deep pond, which presents a potential danger, particularly towards unsupervised young children. The pond is however clearly signposted, warning members of the public not to swim in it. Excellent signage can be found throughout the site, which is both informative and in good condition. There are also a large number of dog waste bins, litter bins and seating provided, the majority of which are in good repair.
- 4.7** The site provides a wide range of facilities of outstanding quality, including a hard court multi-use games area, four tennis courts, a children's playground and a large amount of informal grass space, which doubles up to form a number of football pitches. One issue which may need tackling, however, is the small amount of vandalism which has taken place, through which some of the younger trees have been deliberately snapped in two. The only other issue regards the small amount of 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.



Chigwell Row Recreation Ground, Site FP5

ISSUES AND QUESTIONS

- There is an excellent amount and variety of sites with formal playing pitches in the parish.
- Many of the sites are particularly secluded, making them especially attractive, which in turn significantly increases their amenity value. A good example of this is Fives and Heronians Cricket Club (FP2).
- The level of accessibility for outdoor sports facilities within the parish is generally good, although some of the sites would be difficult to find for the first time given their secluded locations. Fives and Heronians Cricket Club (FP2) again is a particularly good example.
- The majority of outdoor sports facilities are very clean, tidy, and are maintained to a high standard. The only exception to this is the Land south of Copperfield (FP1), which suffers from reasonably high levels of litter and dog excrement.
- There is little evidence of graffiti throughout the sites, although some incidences were found in Chigwell Row Recreation Ground (FP5).
- Evidence of vandalism at the time of auditing was also found on a number of sites, namely Land south of Copperfield (FP1), where the litter bins have been badly vandalised, and Chigwell Row Recreation Ground (FP5), where some of the younger trees have been deliberately vandalised.
- Given the excellent levels of provision already available not to mention the further provision located in neighbouring parishes such as Loughton and Buckhurst Hill, the local parish council does not believe there to be a demand for further provision of this type of facility within the parish.

CHAPTER 5 – ALTERNATIVE SITES FOR SPORT

Site Number	Site Name	Address	Area (Hectares)	Ownership
AS1	Chigwell Golf Course	High Road, Chigwell	39.63	Privately Owned
AS2	Woolston Manor Golf Course	Abridge Road, Chigwell	57.18	Privately Owned
AS3	Chigwell Row Camp Site	Lambourne Road, Chigwell Row	19.35	Privately Owned
AS4	Chigwell Tennis Club	Grange Crescent, Chigwell	0.31	Privately Owned
AS5	Chigwell Riding Trust	High Road, Chigwell	6.18	Privately Owned
AS6	Top Golf	Abridge Road, Chigwell	4.16	Privately Owned

CHIGWELL GOLF COURSE (AS1)

- 5.0** This site can be found to the south of Chigwell underground station, and is surrounded to the northwest, southwest, south and east by High Road, Forest Lane, Manor Road and Hainault Road respectively. It is home to Chigwell Golf Club, and boasts an attractive eighteen hole golf course, practice bays and putting ground, all of which are well maintained.

WOOLSTON MANOR GOLF COURSE (AS2)

- 5.1** Located close to the parish border with Loughton, this site is reached via a turn off to the north of Abridge Road. It offers an attractive and relatively new eighteen hole golf course, as well as a twenty four bay driving range, which are both kept to a high standard.

CHIGWELL ROW CAMP SITE (AS3)

- 5.2** Situated to the north of Chigwell Row village, this site is near the A112, on the border of Hainault Forest and Country Park. It is predominantly grassland, offering a safe and spacious environment for children to take part in the wide range of on-site activities available. These include turfboarding, archery, pedal karts, grass sledging, abseiling, a splash pool and orienteering.

CHIGWELL TENNIS CLUB (AS4)

- 5.3** This site is located directly adjacent to the south west of Grange Hill underground station and can be accessed by car, or on foot, from Grange Crescent. There is a small car park to the north. 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 RIDING TRUST (AS5)

- 5.4** Established in 1958 by Mrs Norah Jacques under the original name 'Pony Riding for Paralysis' this site was built in its current location in 1964 and is found at the end of a westerly turn off from High Road near Chigwell Village. The site is especially set up as a riding centre for disabled people and comprises of an indoor riding school and brick stables as well as a number of the surrounding fields.

TOPGOLF (AS6)

- 5.5** Located adjacent to the north east of Woolston Manor Golf Course (AS2) along Abridge Road, this site is home to Topgolf 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 socialising facilities this site is frequently used by locals and visitors alike.



Top Golf, Site AS6

ISSUES AND QUESTIONS

- There is a good level of provision of alternative sites for sport within the parish.
- All sites are well maintained and in condition and appear to be well used by members of the public.
- In addition to this, Chigwell Row Recreation Ground (FP5) provides further alternative facilities in the way of a hard court multi-use games area, four tennis courts.
- As with the majority of alternative sites for sport, all of the sites within Chigwell parish are privately owned and require users to have membership in order to use them.
- Given the already good level of provision for this type of site, the local parish council does not believe there to be a demand currently for further provision within the parish.

CHAPTER 6 – INFORMAL RECREATION GROUNDS

ISSUES AND QUESTIONS

- There are no sites within Chigwell Parish which are specifically informal recreation grounds
- Whilst Chigwell Row Recreation Ground (FP5) provides a good amount of informal recreation space, this is not always available as the site is also used for formal pitch sports.
- Similarly the land to the south of Copperfield (FP1) contains a good amount of informal recreation ground space however some of this again is periodically used for formal sports activities.
- One possible explanation for the reason why there are so many privately run sites but few publicly available sites within the parish could be down to the exclusivity of the many parts of the parish and the fact that most residents are happy to pay to use such facilities.
- Chigwell Parish Council has not noted any demand for the further provision of this type of open space.

CHAPTER 7 – CHILDREN’S PLAYGROUNDS

Site Number	Site Name	Address	Area (Hectares)	Ownership
CY1	Chigwell Station Green Playground	High Road, Chigwell	0.05	Chigwell Parish Council
CY2	Limes Farm Playground	Limes Avenue, Chigwell	0.09	Epping Forest District Council
CY3	Chigwell Row Recreation Ground Playground	Lambourne Road, Chigwell Row	0.04	Epping Forest District Council



Chigwell Station Green Playground, Site CY1

CHIGWELL STATION GREEN PLAYGROUND (CY1)

- 7.0** Situated to the east of Brook Parade, this playground is located within a small piece of open amenity space known as Chigwell Station Green. There is a wide range of children's facilities present, which appear to be in good condition. There is, however, a significant amount of litter strewn, as well as evidence of graffiti. The kissing gate entrance to the playground is located to the south east corner, and has been well-maintained, as has the metal fencing which forms its perimeter.

- 7.1 There is one well-placed information sign at the entrance, which is in good condition, and adequate seating and litter bins are provided. One potential issue with the playground regards its accessibility. There are no hard standing pathways leading up to it, and whilst the surfaces around the children's facilities are covered with rubber, the rest of the playground is covered with grass, which is inconvenient for pushchair and wheelchair users to traverse, particularly during colder and wetter times of year.



Limes Farm Playground, Site CY2

LIMES FARM PLAYGROUND (CY2)

- 7.2 Located at the centre of the Limes Farm estate, this playground lies within a relatively large area of open grass space. Access can be gained by one of two entrances located to the east and west. These link to the network of hard surfaced footpaths which surround the site, making access relatively easy. Once within the playground however, these footpaths end, and the terrain changes to grass. This makes accessibility within the site particularly difficult for those with pushchairs and wheelchairs, especially near the entrances, where the ground is very muddy and uneven. The metal fencing forming the perimeter is in adequate condition, and combined with the two small information signs, provides assurance that dogs will not have access to the site.
- 7.3 Within the playground many of the facilities have been vandalised and are now unusable, whilst those remaining undamaged are very old and are in

need of removal or replacement. No seating is provided, and the two bins present are very worn. Evidence of litter and graffiti can be seen all over the playground, detracting further from its overall visual amenity, which is already relatively poor.



Chigwell Row Recreation Ground Playground (CY3)

CHIGWELL ROW RECREATION GROUND PLAYGROUND (CY3)

- 7.4** This site is located towards the centre of Chigwell Row Recreation Ground and opposite a hard court multi-use games area. Access can be gained via the network of hard-surfaced footpaths around it. The playground has one metal-gated entrance to the north, whilst the remaining perimeter boundary is adequately fenced.
- 7.5** Within the site, a series of footpaths allow wheelchair and pushchair users to have direct access to all of the facilities. There is a wide variety of amenities available, all of which are in very good condition. Adequate seating and bins are provided within the playground, which have also been well-maintained. The only issue regards the small amount of graffiti that can be seen on some of the facilities, although this does little to detract from the overall high quality and visual amenity of the area.

CHAPTER 8 – INDOOR FACILITIES FOR HIGH LEVELS OF USE

Site Number	Site Name	Address	Area (Hectares)	Ownership
IF1	David Lloyd Chigwell Club	Roding Lane, Chigwell	2.87	Privately Owned (Membership Only)
IF2	Virgin Active Health Club	Abridge Road, Chigwell	2.67	Privately Owned (Membership Only)

DAVID LLOYD CHIGWELL CLUB (IF1)

- 8.0** This site is located to the south of Roding Valley Nature Reserve, and can be accessed via a turn off heading northwards from Roding Lane, close to the parish border with Buckhurst Hill. The club provides 17 indoor and outdoor tennis courts, as well as wide range of indoor facilities including two swimming pools, gym and spa, children's area, crèche and nursery. Use of these facilities however requires membership.



Virgin Active Health Club, Site IF2

VIRGIN ACTIVE HEALTH CLUB (IF2)

- 8.1 Located in between Woolston Manor Golf Club (AS2) and Topgolf (AS6) this health club offers a wide range of facilities including a state of the art gym, beauty spa, various workout studio, outdoor swimming pool, large indoor pool, children's swimming pool and children's crèche. Use of these facilities however requires membership. The site is extremely modern and offers adequate amounts of car parking and appears to be very popular with the local population.

ISSUES AND QUESTIONS

- This is one of only five parishes in the district which provides such a facilities.
- Chigwell Parish Council does not believe there to be a demand for further provision of similar facilities given that there are similar facilities in Loughton, Waltham Abbey and towards London in the London Borough of Redbridge.

CHAPTER 9 – COMMUNITY CENTRES AND VILLAGE HALLS

Site Number	Site Name	Address	Area (Hectares)	Ownership
CV1	Limes Farm Community Centre	Limes Avenue, Grange Hill	0.14	Epping Forest District Council
CV2	Faversham Hall	Faversham Close, Chigwell Row	0.05	Epping Forest District Council
CV3	Victory Hall	Hainault Road, Chigwell	0.02	The Lewis Memorial and Victory Hall Foundation

LIMES FARM COMMUNITY CENTRE (CV1)

- 9.0** Adjacent to the west of Limes Farm County Primary School, this Hall is very well used by the local community for a variety of activities including various mother and baby activities run in conjunction with other events at Limes Farm Children’s Centre, Seniors Club, and various sports clubs. The hall is also available for hire and is used for a variety of parties and functions including birthdays, wedding receptions, charity events and formal meetings. The hall appears to be well maintained and is clean, tidy and free from any noticeable vandalism.

FAVERSHAM HALL (CV2)

- 9.1** Situated at the end of Faversham Close, directly adjacent to the east of Chigwell Row Campsite (AS3), Faversham Hall forms part of sheltered housing estate specially designed for elderly and retired locals on along Faversham Close. The facilities found within the hall such as a laundry parlour are therefore used especially for residents and the hall itself is used as a meeting place for locals. In addition to its primary function the hall is also used for a variety of charity events and meetings and is also used as a local polling station. The hall appears to be in good condition, and is clean tidy and well maintained in line with its important role for the neighbouring community.

VICTORY HALL (CV3)

- 9.2** This hall is owned by The Lewis Memorial and Victory Hall Foundation and is located just to the east of the junction between Hainault Road and High Road. In addition to being the base of the Chigwell Parish Council, the site is also used for a variety of functions including local quiz evenings, charity events, and formal meetings. The hall is also used by a number of clubs and societies for activities ranging from dancing to drama productions.

ISSUES AND QUESTIONS

- All three of these sites are very well used for a variety of different events and activities by their local communities.
- The distribution of the sites is particularly evenly spread across the parish.
- Whilst all sites appear to be in high demand Chigwell Parish Council has not indicated that demand for the use of these sites is enough to warrant thinking about having an additional site of this type in the parish.
- All three sites appear to be in good condition and are well maintained by their retrospective local communities.

CHAPTER 10 – MANAGED OPEN SPACE WITH PUBLIC ACCESS

Site Number	Site Name	Address	Area (Hectares)	Ownership
MO1	Chigwell Station Green	High Road, Chigwell	0.85	Chigwell Parish Council
MO2	Land encompassing Victory Hall Offices	Hainault Road, Chigwell	0.14	Chigwell Parish Council
MO3	Land surrounded by Lee Grove	Lee Grove, Chigwell	0.26	Chigwell Parish Council
MO4	Land surrounded by St Marys Way	St Marys Way, Chigwell	0.14	Chigwell Parish Council
MO5	Land east of the junction between Manor Road and Tomswood Road	Manor Road, Chigwell	0.13	Chigwell Parish Council
MO6	Land east of the junction between Manor Road and Hainault Road	Manor Road, Chigwell	0.13	Epping Forest District Council
MO7	Land Surrounded by Limes Avenue	Limes Avenue, Chigwell	0.05	Epping Forest District Council
MO8	Land to the east of Limes Avenue	Limes Avenue Chigwell	1.17	Epping Forest District Council
MO9	Land to the north of Copperfield	Copperfield, Chigwell	2.54	Epping Forest District Council
MO10	Land south of the junction between Manor Road and Millwall Crescent	Millwall Crescent, Chigwell	0.08	Epping Forest District Council
MO11	Land Surrounded by Brook Rise	Brook Rise, Chigwell	0.16	Chigwell Parish Council

CHIGWELL STATION GREEN (MO1)

10.0 Located to the north east of the junction between Station Road and High Road, opposite Brook Parade, this site is medium-sized piece of open amenity green space. Chigwell Station Green Playground is located to the north. The sites northern and eastern perimeters are heavily covered with trees and hedgerows, providing some screening to the residential houses which back onto them. Along the southern and western perimeters the trees and hedgerows are more widely spaced, but add just as much to the overall visual amenity, which is very attractive. One particularly pleasant feature of the site are the two planted areas with ornamental rocks named the Millennium Gardens situated to the west of the site.

- 10.1** Further to the seating and litter bins provided in the playground itself, two picnic tables are provided just to the south of the site, as well as an additional litter bin to the south west. The site has benefitted from the installation of two additional litter bins by the picnic tables, as there is often a significant amount of litter present there. There is a dog waste bin present on the site, although it has been placed on the fencing of the playground. This raises a potential risk of the danger of dogs and young children coming into close contact with each other.



Chigwell Station Green, Site MO1

LAND ENCOMPASSING VICTORY HALL OFFICES (MO2)

- 10.2** Found just to the west of the junction between High Road and Hainault Road, this site is a piece of amenity open space dominated by small and medium sized trees, particularly towards the south. It is pleasant in appearance and appears clean, tidy and in good condition. An internal path leading from Hainault Road provides a route for members of the public to access Chigwell Library, which lies to the east. The site appears to be generally in good condition, and is well maintained.

LAND SURROUNDED BY LEE GROVE (MO3)

- 10.3** This is a small piece of amenity green space entirely surrounded by a network of roads. It borders Chigwell Rise to the south, and is surrounded by Lee Grove on the remaining three sides. It is predominantly grass land, with fifteen

trees and a number of planted areas spread all over, adding significantly to its visual amenity. Two metal benches can be found to the south, facing Chigwell Rise, although no bins have been provided with them. Overall, the site is clean, tidy, smart in appearance, and evidently very well looked after.



Land surrounded by Lee Grove, Site MO3

LAND SURROUNDED BY ST MARY'S WAY (MO4)

- 10.4** Located to the west of the junction between St Mary's Way and Emmaus Way, this site is an area of amenity green space, surrounded on three sides by St Mary's Way. Only its north western boundary, which faces onto residential housing, and an area on the south west perimeter, where a small number of garages are located, are not bordered by this road.
- 10.5** The site itself is predominantly grass, with seven large trees spread along its south eastern and north eastern boundaries. A footpath cuts across the southern corner, enabling pedestrians to take a small shortcut when walking across it. The site appears to be well maintained and is striking in appearance. One issue regards the two bins towards the north east of the site which have been vandalised and have since been removed. The dog waste bin also found around this part of the site however is in a good condition.

LAND EAST OF THE JUNCTION BETWEEN MANOR ROAD AND TOMSWOOD ROAD (MO5)

- 10.6** This is a very attractive small piece of wooded amenity green space. To the west, there are a couple of planted flower beds which very much add to the visual amenity of the site. Close to these, just to the south of the site, is a metal bench and litter bin, both of which appear to be in good condition. The only small issue with the site relates to the small amount of rubbish which can be found there, despite the presence of the bin.

LAND EAST OF THE JUNCTION BETWEEN MANOR ROAD AND HAINAULT ROAD (MO6)

- 10.7** This is another very attractive piece of amenity green space, and is entirely surrounded by Manor Road. A small car park is located towards the north, for residents who live opposite. The site is largely made up of grass land, with a significant number of large and attractive trees dotted about, as well as a very attractive commemorative garden towards the centre. Two metal benches have been installed towards the south, however no bins have been provided with them. The main issue with this site regards its location, very close to two particularly busy roads. Users must take care to avoid this potential hazard.



Land east of the junction between Manor Road and Hainault Road, Site MO7

LAND SURROUNDED BY LIMES AVENUE (MO7)

- 10.8** Located opposite the junction between Limes Avenue and Regency Close, this site is entirely surrounded by Limes Avenue and its lay-by. It is largely grass land, with twelve large trees evenly dispersed throughout. It is a smart site which is clearly very well kept. However, the grassy edges around its perimeter are being degraded by vehicles being parked there.



Land Surrounded By Limes Avenue, Site MO7

LAND TO THE EAST OF LIMES AVENUE (MO8)

- 10.9** Located directly south of FP1, Land to the south of Copperfield, this is a relatively large area of amenity green space, with Limes Farm Playground (CY2) located at its centre. This site is predominantly grass land, and is relatively uneven, although it can be negotiated easily through the use of the network of hard-surfaced paths. A number of small and medium-sized trees and shrubs are present, particularly around the site's perimeter, which very much add to the pleasing visual amenity of the site.
- 10.10** Another dominant feature, located to the south, is the fairly large concrete area, with no apparent function. It is covered with litter and broken glass, and there is also evidence that large fires have been lit there. Other issues with the site regard the lack of seating provided throughout, and the evidence of litter and dog fouling, despite the presence of a number of litter bins and a dog-waste bin.

LAND TO THE NORTH OF COPPERFIELD (MO9)

- 10.11** Situated between Copperfield and Manor Road, and adjacent to the north of FP1, this site is a large piece of amenity green space. The site slopes downwards from north to south, and is at its steepest towards the south west. This makes using the footpath leading to it from Limes Avenue or using the footbridge to the other side of the road, a more strenuous task, particularly for wheelchair and pushchair users. A footpath with a lower gradient of incline is, however, available along the eastern perimeter of the site, running between Manor Road and Copperfield.
- 10.12** Around its northern and southern boundaries, this site is open in nature. To the east and west it faces onto houses, although the western perimeter is largely screened from view of these houses by the presence of medium and large sized trees and dense hedgerows. A small segment to the north east, north of the houses and south of Manor Road, is also screened from roadside view by dense hedgerows and a number of medium sized trees.
- 10.13** The site appears to be well looked after, and is eye-catching. There are however a number of issues to be raised. The first of these regards the lack of dog-waste bins, whilst the installation of more litter bins may also be beneficial. Two potential hazards which users should be made aware of when accessing the site are the two very busy roads to the north and south, and the presence of a large open drainage hole just east of the western pathway towards the centre. Adequate protective fencing has been put in to combat these dangers, but site users should still remain vigilant.



Land south of the junction between Manor Road and Millwall Crescent, Site MO10

**LAND SOUTH OF THE JUNCTION BETWEEN MANOR ROAD AND
MILLWALL CRESCENT (MO10)**

10.14 This site sits directly to the east of the north east corner of MO9. Access between the two is facilitated by a small gap in the dense bushes and trees, which otherwise separate them. To the south, the site faces residential housing, whilst the remaining sides border the surrounding road network. This site appears to be very well looked after. It boasts a number of flowerbeds and small trees, which add significantly to its visual amenity. To the east and north east, it is bordered by a small metal fence, which is rather rusty and worn, and should be considered for replacement or removal. To the north, meanwhile, are a bench and litter bin which appear to be in fair condition.

LAND SURROUNDED BY BROOK RISE (MO11)

10.15 This is an attractive area of amenity green space, which is clean and tidy, and is clearly very well preserved. It is entirely surrounded by Brook Rise, with houses situated beyond the road. It is predominantly grass land, featuring a significant quantity of medium sized trees and bushes.



Land Surrounded By Brook Rise, Site MO11

ISSUES AND QUESTIONS

- The vast majority of sites are clean, tidy and contain relatively little graffiti and litter.
- The two main exceptions to this rule are Land to the east of Limes Avenue (MO8), and Chigwell Station Green (MO1), which both seem to have particular problems with litter.
- The issue of frequent littering on Chigwell Station Green (MO1) has already been identified by the Local Parish Council and measure to tackle this issue have been put in place.
- The vast majority of the sites which are large enough to warrant the presence of seating, litter bins and dog waste bins, have them.
- The only exceptions to this are site, Land to the east of Limes Avenue (MO8), which does not provide any seating, Land Surrounded by Lee Grove (MO3), Land east of the junction between Manor Road and Hainault Road (MO6), which do not provide any litter bins, and Land to the north of Copperfield (MO9), which does not provide any dog-waste bins. These issues have been considered by the local parish council.
- There is evidence of vehicles undercutting the grassy edges of the Land surrounded by Limes Avenue (MO8).
- The Land east of the junction between Manor Road and Hainault Road (MO7) and the Land surrounded by Lee Grove (MO3), are relatively small and open areas located next to very busy roads with fast moving traffic. Their positions form a potential hazard to any users.
- The accessibility of all the sites, in particular the larger ones, is very good, with hard standing footpaths allowing easy access through and around them for wheelchair and pushchair users. Good examples include the Land to the east of Limes Avenue (MO3), and the Land to the north of Copperfield (MO9).
- Chigwell Parish Council recognises that further managed open space with public access is required in the south of the parish. They believe an appropriate site would be Hill Farm, situated close to West Hatch School in Chigwell High Road, which is owned by Essex County Council.

CHAPTER 11 - WOODLAND AND SEMI-NATURAL OPEN SPACE WITH PUBLIC ACCESS

Site Number	Site Name	Address	Area (Hectares)	Ownership
SO1	Chigwell Row Wood	Lambourne Road, Chigwell Row	13.45	Epping Forest District Council
SO2	Land between Brook Way and Barnaby Way	Brook Way, Chigwell	1.82	Chigwell Parish Council
SO3	Land to the east of Copperfield	Copperfield, Chigwell	0.83	Epping Forest District Council
SO4	Roding Valley Nature Reserve	Roding Lane, Chigwell	58.25	Epping Forest District Council
SO5	Hainault Forest Country Park	Numerous sites across region	Around 136 across region	The Woodland Trust



Chigwell Row Wood, Site SO1

CHIGWELL ROW WOOD (SO1)

11.0 This attractive site sits adjacent to the south of Chigwell Row Recreation Ground, and is the largest area of publicly accessible forest land in the parish. It can be accessed via a number of pathways which run between the

recreation ground and Brocket Way, to the south of the site. Car parking is available to the north east along Romford Road, a path from which leads directly into the wood.

LAND BETWEEN BROOK WAY AND BARNABY WAY (SO2)

- 11.1** This is a relatively large linear site which runs from east to west between Brook Way and Barnaby Way. Chigwell Brook runs through the centre. Many dense shrubs trees of various sizes are present along the roadside verges. The perimeter of the site is formed from well maintained grass land, which adds further to SO2's overall charm. A number of signs are found on these grassy perimeters, request vehicles not to drive on the grass.



Land between Brook Way and Barnaby Way, Site SO2

LAND TO THE EAST OF COPPERFIELD (SO3)

- 11.2** Situated between High Meadows and Trotwood, this relatively attractive site is a linear piece of dense woodland, running from Copperfield to the west, continuing eastwards beyond the parish boundary into the London Borough of Redbridge. To the north it borders the residential houses and garages of High Meadows, whilst to the south it backs onto two large car parks used by the residents of Trotwood. A small footpath runs to the north west, allowing residents access to High Meadows from Copperfield.

RODING VALLEY NATURE RESERVE (SO4)

- 11.3** Located in between Roding Valley Playing Fields and the M11 motorway, this site is the largest surviving area of traditionally managed river-valley habitat in Essex. It covers areas in both Chigwell and Loughton parishes. The Nature Reserve forms part of the Roding Valley Recreation Ground, and can be accessed via number of entrances on the Loughton side of the river. The main car park serving the site is located next to the David Lloyd Chigwell Club on Roding Lane.
- 11.4** The Reserve follows the River Roding for approximately one and a half miles between Chigwell Lane and Roding Lane. Along this path a variety of flower-rich, unimproved, wet and dry hay meadows, bounded by thick hedgerows, may be observed. A small amount of scrub, secondary woodland and tree plantation also follow this route . The site is home to a number of important local species of bird and plant, and it has been managed in a traditional way since it gained Local Nature Reserve status in 1986. It is accessible throughout the year, offering a one mile linear track, enabling wheelchair access onto part of the site. All kissing gates present have been adapted to accommodate wheelchairs and bicycles.

HAINAULT FOREST (SO5)

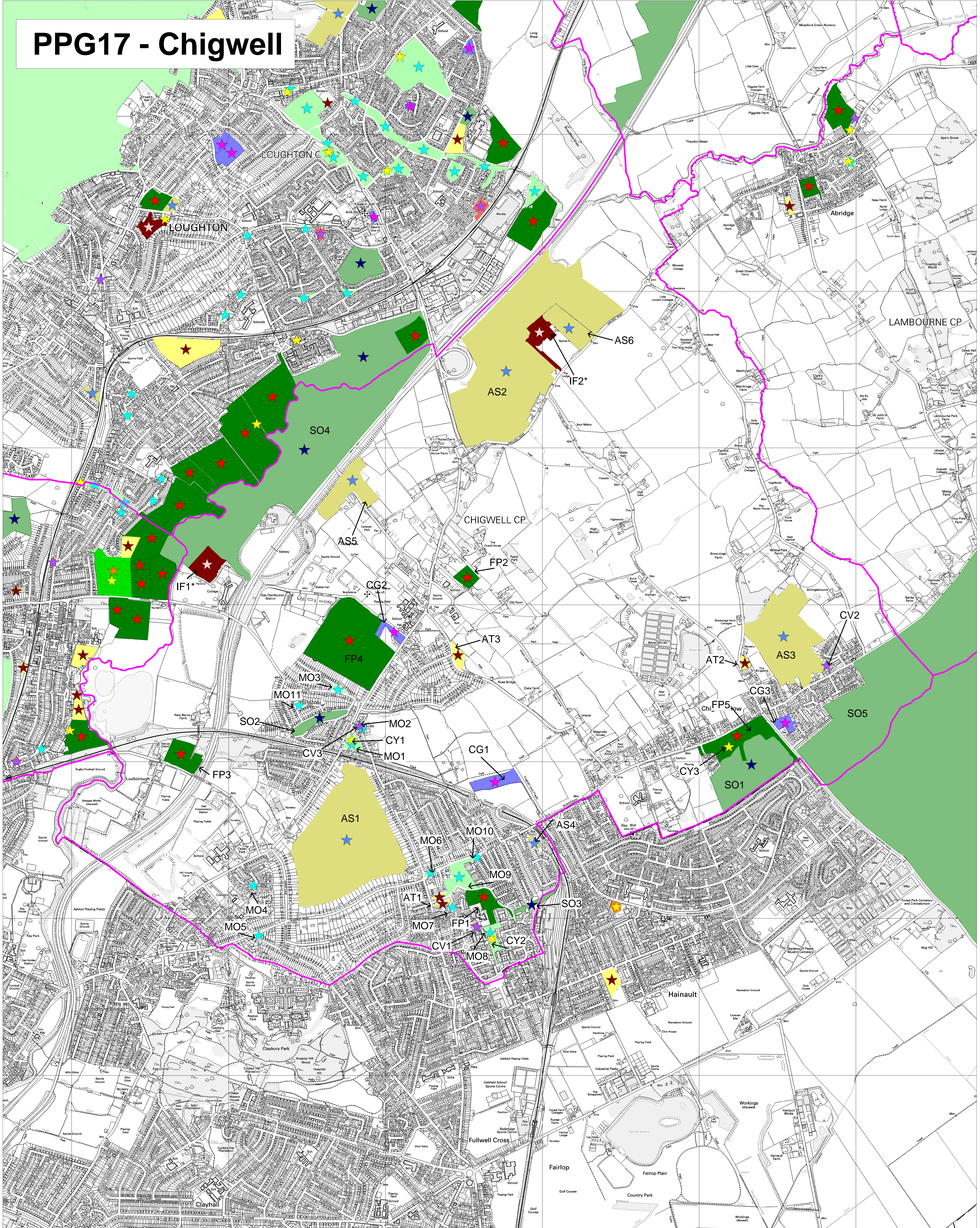
- 11.5** This site is one of the remaining sections of the former Forest of Essex, of which Epping Forest is another example. It begins towards the south east of the parish, and continues into the London Borough of Redbridge to the south as well as into Lambourne and a number of parishes beyond Epping Forest District to the north. The whole area totals 325 hectares, including roughly 100 hectares of rough pasture, Hainault Forest Golf Club, a large lake, and a farm. It is now managed by The Woodland Trust and the London Borough of Redbridge, and is designated as a Site of Special Scientific Interest (SSSI).

ISSUES AND QUESTIONS

- All of the sites in question are very attractive and add to the visual amenity of their surrounding areas.
- Chigwell Row Wood (SO1) and Roding Valley Nature Reserve (SO4) are especially pretty sites, which provide important habitats for local species of flora and fauna.
- Chigwell Row Wood (SO1) and Roding Valley Nature Reserve (SO4) are particularly important to the parish, due to their large size, and the fact they are the only two sites of woodland or semi natural open space which are fully accessible to the public.
- Chigwell Row Wood (SO1) and Hainault Forest (SO5) are of particular importance, as not only are they the largest areas of publicly accessible forest land in the parish, but they are also the only fully accessible sites in this category.

- Potential users of Hill Farm (SO5) must take care when accessing this site given the fact that it is a former landfill site with relatively poor quality tracks running through it.
- The local parish council recognise that further provision of woodland and semi-natural open space is required in the south of the parish. They suggest Hill Farm, situated close to West Hatch School in High Road as a appropriate site.

PPG17 - Chigwell



Parish: Chigwell

Area: 1,563 Hectares Scale: 1:75,000 @ A0

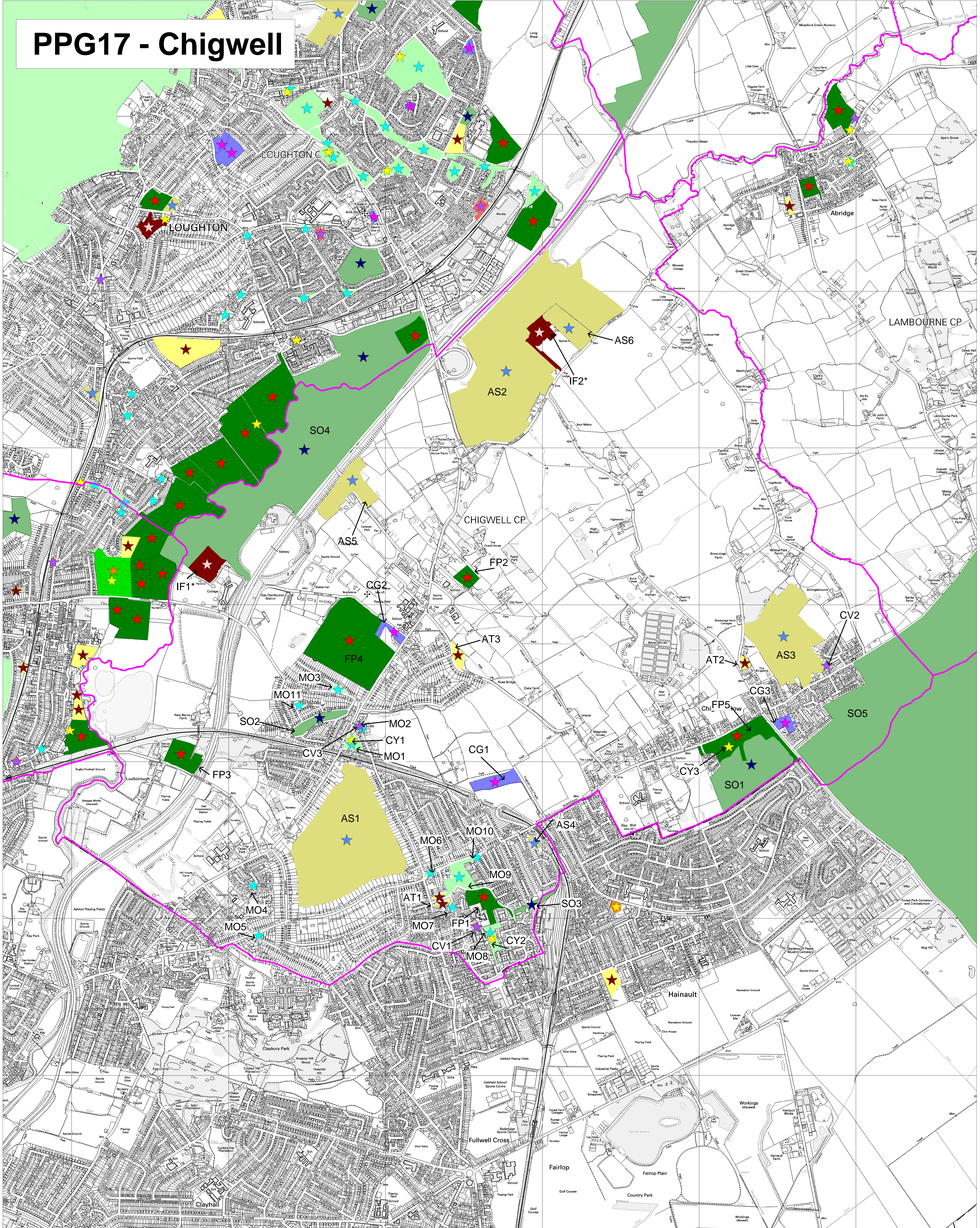
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Key	
★	Allotments (AT)
★	Informal Recreation Grounds (RG)
★	Woodland and Semi-Natural Open Space with Public Access (SO)
★	Cemeteries and Graveyards (CG)
★	Children's Playgrounds (CY)
★	Managed Open Space with Public Access (MO)
★	Epping Forest
★	Formal Playing Pitches (FP)
★	Indoor Facilities For High Levels of Use (IF1)
★	Parish Boundary
★	Alternative Sites For Sport (AS)
★	Community Centres and Village Halls (CV)
★	★ Denotes Membership Only Facilities

Date: 4th January 2010

PPG17 - Chigwell



Parish: Chigwell

Area: 1,563 Hectares Scale: 1:75,000 @ A0

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