

**LAMBOURNE - OPEN SPACE AUDIT****JUNE 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**

<b>Site Number</b>	<b>Site Name</b>	<b>Address</b>	<b>Area (Hectares)</b>	<b>Ownership</b>
AT1	London Road Allotment	London Road, Abridge, Lambourne	0.42	Privately Owned



London Road Allotment, Site AT1

### **LONDON ROAD ALLOTMENT (AT1)**

- 2.0** Lying at the end of a short turn off from London Road, this allotment is directly south of Abridge Evangelical Church, and the remains of the church hall, which has been recently demolished. The site can be reached on foot or by vehicle along the turn off from London Road, which passes a number of residential houses and the church itself, and then forms one border of the allotment. There is a gravel surfaced parking area with approximately 10 spaces to the south, which is used by allotment visitors and churchgoers.
- 2.1** The site is surrounded by dense vegetation on the other three sides, which effectively screens it from external view, giving a pleasant and secluded feel. This vegetation has, however, begun to encroach into parts of the site, particularly to the north where much of the area is inaccessible due to overgrown brambles and other shrubbery. Navigating between the allotment plots is only made possible via a network of grass paths, which are by their nature unsuitable for those with wheelchairs. The remainder of the site is very

well maintained, with no overgrown plants, and very little horticultural waste or litter.

### **ISSUES AND QUESTIONS**

- This is a relatively attractive site, which, although heavily overgrown in places, is largely maintained to a high level.
- Should there be a demand for further allotment provision then clearing the overgrown parts of the site would enable more plots to be created, although it is unclear how many would be, (possibly 10 or more).
- Those parts of the site which are in use, are clean and tidy, with hardly any litter or horticultural waste.
- The allotment is accessible by vehicle, and on foot along a well surfaced path which is suitable for those with wheelchairs or pushchairs.
- Access within the site, however, is poor, with only a network of grass paths available, which are unsuitable for wheelchair users.
- This is the only allotment within the parish.
- Lambourne Parish Council does not indicate a need for any further provision of this facility within the local area at the present time.

## **CHAPTER 3 - CEMETERIES AND GRAVEYARDS**

<b>Site Number</b>	<b>Site Name</b>	<b>Address</b>	<b>Area (Hectares)</b>	<b>Ownership</b>
CG1	St Mary and All Saints Church	Church Lane, Lambourne	1.04	Diocese of Chelmsford



St Mary and All Saints Church, Site CG1

### **ST MARY AND ALL SAINTS CHURCH (CG1)**

- 3.0** Located at the end of Church Lane, this church lies at the heart of Lambourne. It is predominantly open in character, which is further enhanced by the hedges forming the entire perimeter being kept low, allowing visitors to enjoy beautiful countryside views. No specific car park is provided, although adequate parking is available to the north, along the road. There are two main gated entrances to the churchyard, both of which are to the north. The wooden gates here do appear rather run down, and should therefore be repaired or replaced.
- 3.1** Within the churchyard, a variety of gravel tracks allow visitors to access the church, and the burial grounds to the south. These tracks are, however, rather uneven, and may be unsuitable for wheelchair users or those with pushchairs. A variety of tall trees are spread throughout, adding to the overall visual amenity. The most dominant feature of the site is the church itself; in particular its bright white spire. This site is clearly very well cared for, and offers seats and litter bins.

## **ISSUES AND QUESTIONS**

- This site is tidy, neat and very well presented.
- It is predominantly open in character, allowing visitors to enjoy the views of the surrounding countryside.
- Adequate car parking spaces are available to the north, along Church Lane.
- Accessibility within the churchyard is only available via a network of gravel tracks, which may be difficult for those with pushchairs or wheelchairs to negotiate.
- The most dominant feature is the church itself, whose bright white spire looks over the whole churchyard.
- Adequate seats and litter bins have been provided.
- The entrance gates appear run down, and are in need of repair or replacement.
- This is the only facility of its kind within the parish.
- Lambourne Parish Council does not indicate a demand for further provision of this type of facility at the present time.

## **CHAPTER 4 - FORMAL PLAYING PITCHES**

<b>Site Number</b>	<b>Site Name</b>	<b>Address</b>	<b>Area (Hectares)</b>	<b>Ownership</b>
FP1	Abridge Cricket Club	Hoe Lane, Abridge, Lambourne	1.19	Privately Owned
FP2	Abridge Playing Field	Ongar Road, Lambourne	3.43	Lambourne Parish Council

### **ABRIDGE CRICKET CLUB (FP1)**

- 4.0** Situated just to the south of the junction between The Poplars and Hoe Lane, a large grass cricket pitch covers the vast majority of this site. The site also has a small hard surfaced car park, a club house, and a small number of outbuildings, all to the south and south west. Hoe Lane runs across the western border, with residential housing facing the remaining edges.
- 4.1** Tall trees screen the pitch to the west and east, while to the north and south a wire mesh fence forms the perimeter. A pedestrian footpath which joins Hoe Lane to Orchid Close runs across the northern border, whilst a small ditch runs along the eastern perimeter. Overall, the Cricket Club appears well cared for, clean and tidy.



Abridge Cricket Club, Site FP1

## **ABRIDGE PLAYING FIELD (FP2)**

- 4.2** This site lies along Ongar Road to the north eastern edge of Abridge. It is a large area of open grassy space, predominantly used for informal recreational purposes, which also contains a solitary football pitch. A relatively large, hard surfaced car park stands to the south, which is shared with the village hall and doctors surgery, both located in between the car park and the playing field itself.
- 4.3** A perimeter of hedgerows, with a small number of trees, maintain the open feeling here, and afford visitors pleasant countryside views. The site provides adequate seats and litter bins, and appears to be clean and well presented. However, it has no pathways around, making access more difficult for those with wheelchairs or pushchairs.



Abridge Playing Field, Site FP2

## **ISSUES AND QUESTIONS**

- Given the predominantly rural nature of the parish, and its relatively small local population, it is encouraging to see some formal playing pitch provision within the parish.
- Abridge Playing Field (FP2) currently only has one football pitch marked out on it and could accommodate a couple more if there was a local demand.



- When not in use for football, Abridge Playing Field (FP2) is fully available to the local population as an informal recreation space.
- Both sites appear in good order, are neat and clean, and have adequate car parking facilities.
- Furthermore, adequate seating and litter bins have been provided in both sites where appropriate.
- The lack of any hard surfaced paths around Abridge Playing Field (FP2) makes accessing the site difficult for wheelchair users and those with pushchairs.
- Lambourne Parish Council does not indicate a demand for provision of further facilities of this type within the local area.

## **CHAPTER 5 – ALTERNATIVE SITES FOR SPORT**

<b>Site Number</b>	<b>Site Name</b>	<b>Address</b>	<b>Area (Hectares)</b>	<b>Ownership</b>
AS1	Stapleford Aerodrome	Ongar Road, Lambourne	100.10	Privately Owned

### **STAPLEFORD AERODROME (AS1)**

- 5.0** Situated along Ongar Road, to the north east corner of Lambourne, this aerodrome is 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, they instruct pilots at all levels. Other companies onsite offer business charter services and London sightseeing trips for members of the public.

### **ISSUES AND QUESTIONS**

- This is the only alternative site for sport within the parish.
- The site however is a relatively unique recreational attractions, especially for such a rural area and consequently it attract a significant number of people into the parish from around the local area.
- Those local residents looking for other alternative sites for sport however will require their own transport or access to public transport in order to reach such in other neighbouring parishes such as Epping, Loughton and Chigwell.
- Given its rural nature and small local population, Lambourne Parish Council does not indicate a demand for the provision of any new alternative sites for sport within the parish.

## **CHAPTER 6 – INFORMAL RECREATION GROUNDS**

### **ISSUES AND QUESTIONS**

- There are no sites within Lambourne which are specifically informal recreation grounds.
- Abridge Playing Field (FP2) however offers a significant amount of informal recreation ground space which currently is not use for formal playing pitches.
- Coupled with the fact that the sports pitches are not always in use, this site therefore offers a good amount of open space suitable for locals to enjoy informal recreational activities on.
- Lambourne Parish Council therefore does not indicate a demand for further provision of this type of open space within the parish.

## **CHAPTER 7 – CHILDREN’S PLAYGROUNDS**

<b>Site Number</b>	<b>Site Name</b>	<b>Address</b>	<b>Area (Hectares)</b>	<b>Ownership</b>
CY1	Pancroft Playground	Pancroft, Abridge	0.02	Lambourne Parish Council
CY2	Abridge Village Hall Playground	Ongar Road, Abridge	0.03	Epping Forest District Council



Abridge Playground, Site CY1

### **PANCROFT PLAYGROUND (CY1)**

- 7.0** Situated on a small piece of amenity green space, this playground is entirely surrounded by a road, with an array of residential housing beyond. A good range of facilities are provided here, for a variety of ages. The play equipment all seems to be in good repair, although at the time of audit there was some evidence of graffiti and litter, despite the presence of litter bins. The playground is not surrounded by any type of fencing. The provision of a firm perimeter would help to prevent young children from venturing onto the road, and also prevent them from coming into close contact with dogs.
- 7.1** Some of the playground’s positive features include the hard surfaced areas provided, and the rubber flooring around the children’s facilities. Access for wheelchair users and those with pushchairs is facilitated by the hard surfaced footpath which adjoins the site from the north. A single, pleasant, medium

sized tree stands at the northern perimeter, greatly adding to the overall charm of the playground.

### **ABRIDGE VILLAGE HALL PLAYGROUND (CY2)**

- 7.2** Situated along Ongar Road opposite Lambourne End Outdoor Centre (AS2) and close to the junction with New Farm Drive, this playground was only installed in mid 2009. Predominantly surfaced by grass, the playground offers access via a hard surfaced pathway which runs up to the playgrounds main entrance to the south. A wooden bench located within the playground similarly is surrounded by some hard surfacing. During the colder and wetter times of year however, this playground may be harder to access, muddy and a potential slip hazard.
- 7.3** The facilities within the playground are new, in very good condition and offer a wide array of children's equipment. The site is clean, tidy, well signed and is effectively secured by a wooden perimeter fence which surrounds the whole site. Adequate seating and litter bin facilities are also provided in what is overall a very well maintained site which nicely adds to the local open space provision.



Abridge Village Hall Playground, Site CY2

## **ISSUES AND QUESTIONS**

- With the recent provision of Abridge Village Hall Playground (CY2), there are now two playgrounds in the parish.
- Both sites offer a good range of children's facilities, all in good or excellent condition.
- Pancroft Playground (CY1) is well surfaced, making it easily accessible to those with wheelchairs or pushchairs.
- Abridge Village Hall Playground (CY2) however is predominantly surfaced by grass which may make it harder to access during the colder wetter months.
- The play equipment on both sites are adequately surfaced.
- The lack of a perimeter fence at Pancroft Playground (CY1), could be addressed to increase security and safety for users.
- There is evidence of graffiti and litter at Pancroft Playground (CY1), despite the presence of litter bins.
- Pancroft Playground (CY1) does not provide any signs.
- There appears to be no further demand for further playground provision within the parish.

## **CHAPTER 8 - INDOOR FACILITIES FOR HIGH LEVELS OF USE**

### **ISSUES AND QUESTIONS**

- There are no indoor facilities for high levels of use within Lambourne and the local parish council has indicated that there is no demand for a facility of this type within the parish given its rural nature and small local population.
- Such a facility would require large turnover in terms of use in order for it to be profitable and would not be sustainable if situated in such a rural location.
- Those residents wishing to access indoor facilities for high levels of use will need access to personal transportation or local public transport to reach neighbouring parishes such as Chipping Ongar, Epping and Loughton where such facilities are provided.

## **CHAPTER 9 – COMMUNITY CENTRES AND VILLAGE HALLS**

<b>Site Number</b>	<b>Site Name</b>	<b>Address</b>	<b>Area (Hectares)</b>	<b>Ownership</b>
CV1	Abridge Village Hall	Ongar Road, Lambourne	0.07	Lambourne Parish Council
CV2	Lambourne End Parish Room	New Road, Lambourne End	0.04	Lambourne Parish Council
CV3	Lambourne End Outdoor Centre	Manor Road, Lambourne End, Lambourne	24.48	Privately Owned

### **ABRIDGE VILLAGE HALL (CV1)**

- 9.0** Situated towards to the north eastern edge of Abridge along Ongar Road, this is a large, attractive well maintained site which adjoins the doctors surgery and faces out onto Abridge Playing Field (FP2). 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. The site is also the location of parish meetings and is available for hire to external users.

### **LAMBOURNE END PARISH ROOM (CV2)**

- 9.1** Situated in between residential housing along New Road in Lambourne End, this is a small but popular site which adequately serves the local community. The hall is very modern in appearance and appears to be in very good condition and 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 which clearly demonstrate just how diversely used the site is.

### **LAMBOURNE END OUTDOOR CENTRE (CV3)**

- 9.2** This farm site is designed to provide high quality personal development experiences. It focuses primarily (but not exclusively) on residents of east and north London, Essex and Hertfordshire, and intends that skills learnt here will influence the development of communities in these locations. The Centre is being developed as an inclusive resource, particularly welcoming to young people, and offering a range of informal education programmes and training which can improve social skills, self esteem, communication, responsibility and confidence.
- 9.3** The site offers a wide range of facilities to help build young people's sense of achievement through team building activities, outdoor pursuits, practical work, and art and crafts. These opportunities include mountain biking, archery, a



ropes course, an outdoor swimming pool, orienteering and climbing, as well as other off site activities.

- 9.4** This site also houses a working farm which caters for a variety of livestock, including some rare breeds. The farm work has a hands on philosophy, so that visitors can learn about farming issues, animal husbandry, crop management, natural environment, conservation and horticulture. The Centre also has a large campsite for groups of up to 150 people, as well as 7 residential dormitory units offering between 1 and 12 beds per room.

### **ISSUES AND QUESTIONS**

- With two village halls and an Outdoor Farm Centre located within the parish, Lambourne Parish Council is satisfied with the amount of local provision for this type of facility.
- All sites are in very good condition, are very well maintained and cater for a variety of different needs for different people.
- Lambourne Parish Council does not anticipate a need for a further facility in the near future given the adequate provision the parish already has despite it being predominantly rural.

## **CHAPTER 10 - MANAGED OPEN SPACE WITH PUBLIC ACCESS**

<b>Site Number</b>	<b>Site Name</b>	<b>Address</b>	<b>Area (Hectares)</b>	<b>Ownership</b>
MO1	Land surrounded by Pancroft	Pancroft, Abridge, Lambourne	0.33	Lambourne Parish Council



Land Surrounded by Pancroft, Site MO1

### **LAND SURROUNDED BY PANCROFT (MO1)**

**10.0** Located to the east of Abridge, this area of amenity green space is home to a playground, with a single tree to the north. It appears relatively tidy and clean, although some litter lies around the playground. Seating, litter bins and dog waste bins have all been installed, and all appear in good repair. The close proximity to the roadside, albeit one which is relatively quiet, does mean that it is not ideally suited to young children, unless accompanied by an adult.

### **ISSUES AND QUESTIONS**

- This is a relatively plain piece of amenity green space, dominated by a reasonably large tree to the north.
- It offers ample seats, dog waste bins and litter bins.
- Despite this, there is still evidence of litter, particularly around the playground.

- Given its small size, and location between several roads, this area of land is not ideal for unaccompanied children.
- This is the only audited area of managed open space within Lambourne however a variety of public footpaths and bridleways offer further opportunities to explore the local countryside.

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

<b>Site Number</b>	<b>Site Name</b>	<b>Address</b>	<b>Area (Hectares)</b>	<b>Ownership</b>
SO1	Hainault Forest Country Park	Manor Road, Lambourne	Around 136 across region	The Woodland Trust



Hainault Forest Country Park, Site SO1

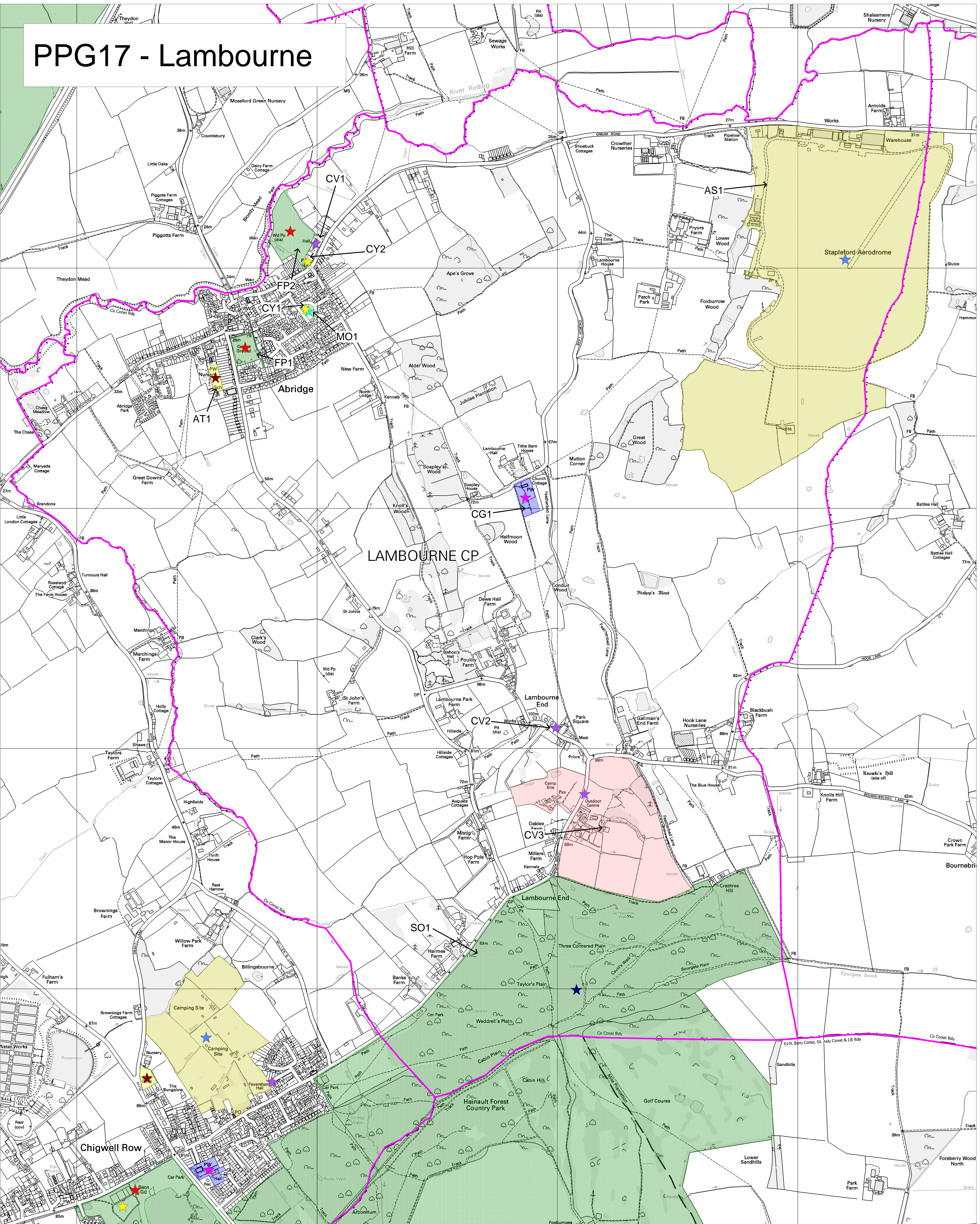
### **HAINAULT FOREST COUNTRY PARK (SO1)**

**11.0** 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 of the parish, continues into Chigwell, and into a number of parishes beyond Epping Forest District. 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**

- This site is of both regional and national importance, and affords visitors the opportunity to experience some of the district's most environmentally diverse and attractive areas of open space, which also provide important habitats for local species of flora and fauna.
- Through a wide provision of public footpaths and bridleways, residents and visitors also have the opportunity to enjoy much of the parish's rural countryside.

# PPG17 - Lambourne



Parish: Lambourne

Area: 1038 Hectares      Scale: 1:50,000 @ 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)
★	Formal Playing Pitches (FP)	★	Indoor Facilities For High Levels Of Use (IF)	★	Epping Forest
★	Alternative Sites For Sport (AS)	★	Community Centres and Village Halls (CV)	★	Parish Boundary
				★	Denotes Membership Only Facilities

Date: 4th January 2010