

**NAZEING - OPEN SPACE AUDIT****MAY 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	Middle Street Allotment	Middle Street, Bumbles Green	0.98	Nazeing Parish Council



Middle Street Allotment, Site AT1

### **MIDDLE STREET ALLOTMENT (AT1)**

- 2.0** Situated to the west of Bumbles Green to the south of the parish, this allotment can be accessed west of Middle Street. The main entrance is largely hidden from view by dense hedgerows, and Middle Street itself is subject to a speed limit change from 30mph to 40mph directly opposite the main entrance. Visitors and passers by must be cautious, in case a car suddenly appears and slows down to enter the site.
- 2.1** The entrance is secured by a good quality metal gate, through which allotment users can access a small grassy area used as a car park, with space for approximately five vehicles. From this car park a gravel track continues through the middle of the site, almost up to its western perimeter. The large number of at least 20 allotment plots are clearly demarcated, and

one area just to the north of the main entrance is dominated by dense trees and shrubs.

- 2.2** The site is bordered by a perimeter of dense hedgerows and medium sized trees, which effectively screen it from external view, and help to provide a peaceful scenic environment. Overall this allotment is clean, tidy and very well maintained. It would be helpful to install a sign at the main entrance, however.

### **ISSUES AND QUESTIONS**

- This is the only recognised allotment in the parish.
- Nazeing Parish Council has not indicated a demand for further provision within the parish.
- This is most likely due to the rural nature of the parish and the relatively small local population.
- The existing site entrance is partially hidden, and located on a relatively fast road, making it potentially dangerous to use. This entrance should therefore be made more obvious from the road.
- The site is clean and tidy, and is clearly well maintained.
- The site perimeter is secure, and its main entrance has a strong gate.

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

<b>Site Number</b>	<b>Site Name</b>	<b>Address</b>	<b>Area (Hectares)</b>	<b>Ownership</b>
CG1	All Saints Church	Betts Lane	1.06	Diocese of Chelmsford



All Saints Church, Site CG1

#### **ALL SAINTS CHURCH (CG1)**

- 3.0** All Saints Church lies towards the end of the cul-de-sac road known as Betts Lane, near the north east corner of the parish. The churchyard is a clean, tidy and attractive site at the top of a hill, offering some long ranging views of the surrounding landscape. At the same time, the site is largely hidden from view by a perimeter of tall bushes and trees, with the exception of the southern border which offers views down towards Nazeing village. The main entrance, an attractive slated lych gate, is to the south west, and has a signpost. The nearby large gravel surfaced area, at the end of Betts Lane, offers space for vehicles to turn around, as well as parking for approximately 15 cars.
- 3.1** A hard surfaced footpath runs from the lych gate to the church itself, towards the north of the churchyard. This pathway links into a network of further footpaths within the site, but particularly to the south, where the majority of graves are located. The northern half the site is dominated by a significant number of trees, which very much add to the overall visual amenity. Plenty of

seats have been provided, allowing visitors to rest and enjoy the attractive churchyard and the countryside beyond.

### **ISSUES AND QUESTIONS**

- This is the only churchyard in the parish.
- The site is accessible, and offers a good number of parking spaces.
- Its location, on the top of a hill, provides some very attractive views, which can be glimpsed through the dense perimeter vegetation.
- The site is clean, tidy and very well maintained.
- The churchyard is well signposted, and offers plenty of seats for visitors.

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

<b>Site Number</b>	<b>Site Name</b>	<b>Address</b>	<b>Area (Hectares)</b>	<b>Ownership</b>
FP1	Nazeing Common Cricket Club	Nazeing Common, Nazeing	1.68	Privately Owned
FP2	Nazeing Leisure Centre	Nazeing Common, Bumbles Green	1.49	Nazeing Parish Council

### **NAZEING COMMON CRICKET CLUB (FP1)**

- 4.0** Situated to the north east of the parish, close to the boundary with Roydon, and within the area known as Nazeingwood Common, this cricket club can be accessed via a short gravel track off Nazeing Common. The gravel track leads directly into a gravel surfaced car park, with space for 12 to 15 vehicles. There is evidence that cars are often parked on the perimeter of the cricket pitch itself, to the north west corner of the site.
- 4.1** The majority of the area is taken up by the cricket pitch, with three practice nets to the south west corner. In front of the car park, to the north east and facing the pitch, is the clubhouse, comprising of a row of three separate buildings. The site is predominantly open in the nature, apart from the dense vegetation along its northern perimeter, and the trees spread along the boundaries. Through gaps in the vegetation, visitors can glimpse views out onto Nazeingwood Common.



Nazeing Common Cricket Club, Site FP1



## **NAZEING LEISURE CENTRE (FP2)**

- 4.2** Nazeing Leisure Centre lies to the south of Bumbles Green, close to the parish border with Waltham Abbey. Vehicle access is via a signposted entrance to the south of Nazeing Common. From here a hard surfaced track leads along the western perimeter, leading to a small hard surfaced car park in the south eastern corner of the site. There is a small clubhouse / changing room adjacent to the car park. This building is screened by trees on all but its northern side, and is largely hidden from view. The remainder of the site is surrounded by low hedgerows and some smaller trees, allowing views of the open countryside to the south.
- 4.3** The main part of the site is a relatively large area of grassland, with a single football pitch on it. A wooden fence, in good condition, separates this area of mown grassland from the entrance road along the eastern perimeter which provides car with access to the car park. There is a children's playground (see site CY1) to the north west corner of the site, with its own pedestrian entrance to the north off Nazeing Common. 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.



Nazeing Leisure Centre, Site FP2



## **ISSUES AND QUESTIONS**

- There is a good range of provision for this type of open space within the parish given its rural location.
- Both sites appear to be well maintained and are clean, tidy and clear of any noticeable vandalism.
- There would appear to be a need for a larger car park at Nazeing Common Cricket Club (FP1) given that cars often park on the grass during match days.
- Nazeing Leisure Centre (FP2) does not provide any seating, litter bins or dog waste bins.
- Whilst there is no indication that dogs are not allowed on Nazeing Leisure Centre (FP1), young children using this site should be supervised by an adult to ensure their safety.

## **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	Nazeing Golf Course	Middle Street, Bumbles Green	66.63	Privately Owned
AS2	Broxbourne Rowing Club	Old Nazeing Road, Keyzers Estate	0.59	Privately Owned
AS3	Holyfield Lake	Stubbins Hall Lane	86.64	Lee Valley Regional Park Authority

### **NAZEING GOLF COURSE (AS1)**

- 5.0** This 18 hole golf course lies between Nazeing, to the east, and Lower Nazeing, to the west. It can be accessed via a turn off from Middle Street, linking to the B194, which in turn is near the M25. The site is set in very well maintained parkland, and includes a 6,617 yard, par 72 golf course, as well as a driving range, chipping practice area, putting green and clubhouse. Parking is available for up to 100 vehicles.

### **BROXBOURNE ROWING CLUB (AS2)**

- 5.1** This site lies close to the western parish border with Hertfordshire, and is accessed via Old Nazeing Road. Broxbourne Rowing Club was founded in 1847, and has since this date has used the river Lea, which runs directly adjacent, to the west. The club caters for all rowing abilities, from absolute beginners to those wishing to compete in regional competitions, and has large veteran and junior sections. The site is well screened from external view by a perimeter of tall trees to the east. Beyond the river to the west of the site, further trees and shrubs screen it from view, creating a very peaceful setting.

### **HOLYFIELD LAKE (AS3)**

- 5.2** Located two miles north of Waltham Abbey town, and within the Lee Valley Regional Park, Holyfield Lake is large open expanse of water, set in an attractive surrounding rural landscape. It is predominantly used by Fishers Green Sailing Club and Holyfield Fishery. Fishers Green Sailing club caters for both dinghy sailing and sailboarding. Membership is available to the general public.

## **ISSUES AND QUESTIONS**

- Given the rural nature of the parish there appears to be a good amount of provision for alternative sites for sport within the parish.
- The range of facilities on offer is also particularly worthy of note.
- All of these sites are set in attractive locations and do not detract from their local surroundings.
- Sites such as these provide locals with an excellent opportunity to enjoy the local countryside whilst engage in recreational activities and are therefore highly beneficial.

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

<b>Site Number</b>	<b>Site Name</b>	<b>Address</b>	<b>Area (Hectares)</b>	<b>Ownership</b>
RG1	Hoe Lane Recreation Ground	Hoe Lane, Lower Nazeing	0.24	Nazeing Parish Council
RG2	Lower Nazeing Recreation Ground	Elizabeth Close, Lower Nazeing	0.56	Nazeing Parish Council

### **HOE LANE RECREATION GROUND (RG1)**



Hoe Lane Recreation Ground, Site RG1

- 6.0** Located to the north east of the junction between Palmers Grove and Hoe Lane, to the west of Lower Nazeing, this site is small area of well mown grassland. There is a single football goal at the centre, and a children's playground (see site CY2) to the south eastern corner. The site perimeter is a combination of wooden and wire mesh fencing, with a number of deliberate gaps. These separate the site from the roadside, making it safer for children to use. In places, however, this fencing appears to be a rather run down. This is particularly noticeable in the wire mesh fencing to the south, where there are small number of unintentional gaps through which children could run onto the road.
- 6.1** The single goal at the heart of the site appears worn, and the goal net in particular is in need of replacing. One of the main strengths of the site is its pleasant setting, with tall trees and shrubs encircling the area on three sides,

and access to an adjoining amenity green space to the west. Whilst there is no seating available, a dog waste bin has been provided towards the south west corner. The recreation ground appears to be reasonably well maintained, and is generally clean, tidy and litter free.

### **LOWER NAZEING RECREATION GROUND (RG2)**

- 6.2** Found along a small pathway to the south of Elizabeth Close, which in turn turns off Nazeing Road to the south, this is a relatively small area of grassland. It is suitable for ball games, dog walking and other forms of informal recreation. The ground is enclosed on three sides by a perimeter of tall trees and dense bushes, with the northern boundary backing onto the gardens of neighbouring residential properties. This more open perimeter very much adds to the overall visual amenity, and helps to create an area which is both peaceful and attractive.
- 6.3** Whilst the site is clearly well maintained, there is a large amount of litter present. This is perhaps exacerbated by the fact that there is only one bin, which is within the children's playground. At the time of auditing, a large amount of construction waste had been left by the main entrance. The installation of some dog waste bins would also be beneficial, as the site appears suitable for dog walking.



Lower Nazeing Recreation Ground, Site RG2

## **ISSUES AND QUESTIONS**

- There appears to be a good amount of provision for informal recreation grounds within the parish.
- In addition to this provision, Nazeing Leisure Centre (FP1) can also be used as an informal recreation ground when not in use for formal pitch sports.
- Lower Nazeing Recreation Ground (RG2) at the times of auditing appeared to have a particular issue with litter and the dumping of unwanted materials.
- Further provisions of litter bins in addition to the single bin already on the site may help to alleviate the problem.
- Some of the perimeter fencing around Hoe Lane Recreation Ground (RG1) has been damaged and is need of replacing, as is the netting for the goalposts.



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

<b>Site Number</b>	<b>Site Name</b>	<b>Address</b>	<b>Area (Hectares)</b>	<b>Ownership</b>
CY1	Nazeing Leisure Centre Playground	Nazeing Common, Bumbles Green	0.04	Nazeing Parish Council
CY2	Hoe Lane Recreation Ground Playground	Hoe Lane, Lower Nazeing	0.01	Nazeing Parish Council
CY3	Pound Close Playground	Pound Close Lower Nazeing	0.01	Nazeing Parish Council
CY4	Lower Nazeing Recreation Ground Playground	Elizabeth Close, Lower Nazeing	0.02	Nazeing Parish Council



Nazeing Leisure Centre Playground, Site CY1

### **NAZEING LEISURE CENTRE PLAYGROUND (CY1)**

- 7.0** This playground lies in the north western corner of Nazeing Leisure Centre (FP2). It is accessed from Nazeing Common via a small gap in the perimeter hedgerow, which forms the western and northern boundary to the playground. The southern and eastern perimeters are marked by wooden wire mesh fencing. There is a further entrance to the east, allowing access into Nazeing Leisure Centre. However, the entrance from Nazeing Common has no gate, and there is the possibility that dogs could run into the playground whilst young children are using it.

- 7.1 The playground itself offers a good range of children's facilities, all of which are surrounded by rubber surfacing. The remainder of the site is grassy, which although blooming with flowers in the summertime, could make it less accessible to those with wheelchairs or pushchairs, particularly in wet weather. The facilities themselves appear in good condition, and the playground as a whole provides plenty of seats and litter bins. The area is clean, tidy and free of litter and graffiti. There are no signs at either of the entrances, however.



Hoe Lane Recreation Ground, Site CY2

### **HOE LANE RECREATION GROUND (CY2)**

- 7.2 Hoe Lane recreation ground lies to the south eastern of Hoe Lane Recreation Ground (RG1), which is itself located to the north east of the junction between Palmers Grove and Hoe Lane. This is clean and tidy site, offering a set of swings and a children's climbing frame. It is bordered by a perimeter of wire mesh fencing, which is very worn and tatty in places. The main entrance gate in particular is heavily rusted and damaged. There is at least one gap in the perimeter fencing, through which young children could run onto Hoe Lane, a relatively busy road with fast moving traffic.
- 7.3 This issue is made more dangerous by the fact that the playground is on a bend, making the visibility poor particularly when coming from the east. The children's facilities have rubber surfacing around them, and appear to be in reasonably good condition, although they are a little rusty and could do with



some repainting. A number of trees beyond the eastern perimeter overlook the site, very much adding to the pleasant setting.



Pound Close Playground, Site CY3

### **POUND CLOSE PLAYGROUND (CY3)**

- 7.4** This playground is located on a small area of amenity green space, entirely surrounded by Pound Close, The facilities, a slide and two sets of swings, are simply located amongst three mature trees, and are close to the road with no perimeter fencing around them. This could be quite dangerous, despite the fact that the road is fairly quiet.
- 7.5** The facilities available are in good condition, and have adequate rubber surfacing around them. At the time of auditing, the single litter bin near the slide appeared to have been vandalised. The sole wooden bench, to the east of the children's facilities, is in good order. Given the site's close proximity to the road, there is no need for a hard surfaced pathway. However it would be beneficial to lower the curb closest to the facilities, in order to make the site more accessible for those with pushchairs or with wheelchairs.



Lower Nazeing Recreation Ground Playground, Site CY4

### **LOWER NAZEING RECREATION GROUND PLAYGROUND (CY4)**

- 7.6** This playground lies to the south east corner of Lower Nazeing Recreation Ground (RG2), and is accessible via a short path from Elizabeth Close. It is set in a highly attractive area of enclosed open space. Security is ensured by a strong metal perimeter fence, whilst access is gained via a gated entrance to the north. There are no hard surfaced pathways leading up to the playground, however, so visitors have to cross the grass to reach the site. This could make it less accessible to those with pushchairs or those who are less mobile, particularly when the grass is wet or muddy.
- 7.7** Inside the playground itself, a number of problems are apparent. The swings have been vandalised, and only the frames remain. Also, at the time of auditing the site was particularly untidy, with quite a lot of rubbish throughout, despite the presence of a litter bin. Those children's facilities which were usable, were surrounded with a variety of surfaces, including grass and wood chipping, as well as rubber. The remainder of the playground is grassy, which again may make it harder to negotiate for those with pushchairs or wheelchairs. No seats or signs are provided. Given the largely secluded nature of the site, and the evidence of vandalism, it may be advisable to install CCTV cameras.

## **ISSUES AND QUESTIONS**

- There are quite a few children's playgrounds within the parish, given its rural nature.
- The distribution of these playgrounds is fairly even, with Lower Nazeing having the greatest proportion of sites.
- Nazeing Leisure Centre Playground (CY1) has an open entrance to the north of the site from Common Road, which could allow dogs to enter.
- None of the sites within Nazeing have appropriate signs at their main entrances.
- Pound Close Playground (CY3) lacks a perimeter fence. This makes using it potentially dangerous for young children as it sits directly by the roadside.
- Acts of vandalism are evident in both Pound Close Playground (CY3) and Lower Nazeing Recreation Ground Playground (CY4) and action is needed to prevent this from continuing.
- Lower Nazeing Recreation Ground Playground (CY4) also had a particular issue with litter at the time of auditing. The provision of further litter bins on the site is therefore suggested.
- The fencing and gate around Hoe Lane Recreation Ground (CY2) is particularly run down. Gaps need to be mended to prevent young children using the site from running onto the road.
- Accessibility to Lower Nazeing Recreation Ground Playground (CY4) and Hoe Lane Recreation Ground (CY2) would be improved by the provision of hard surfaced paths.

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

### **ISSUES AND QUESTIONS**

- There are no indoor facilities for high levels of use within Nazeing.
- Nazeing 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 areas such as Harlow and Hoddesdon 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	The Leisure Centre	Middle Street, Bumbles Green, Nazeing	0.07	Nazeing Parish Council

### **THE LEISURE CENTRE (CV1)**

**9.0** Located just north of the roundabout where Nazeing Common meets Middle Street, this is a small village hall which is nonetheless well used by the local population. The hall is often used in sync with the local playing fields at Nazeing Leisure Centre (FP1) to the south across Nazeing Common as changing room for teams playing football there. In addition to this the site is also used for a variety of other sporting activities ranging from card games to yoga. A variety of societies also use the site such as the local religious society whilst at weekends the hall is often hired out for private parties and functions.

### **ISSUES AND QUESTIONS**

- This is the only facility of its type within the parish.
- There is arguably a need for the provision of another facility as Lower Nazeing does not have its own facility of this type.
- Despite being relatively small, the existing hall in the parish appears to be well used and is well maintained by those who use it.

## **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 to the north of Nazeing Road	Nazeing Road, Lower Nazeing	0.05	Epping Forest District Council
MO2	Land to the south east of Nazeing Road and St Leonards Road	St Leonards Road, Lower Nazeing	0.15	Epping Forest District Council
MO3	Land surrounded by Pond Close	Pond Close, Lower Nazeing	0.08	Epping Forest District Council
MO4	Land to the west of Hoe Lane Recreation Ground	Hoe Lane, Lower Nazeing	0.15	District Forest District Council
MO5	Land surrounded by Old Nazeing Road	Old Nazeing Road, Lower Nazeing	0.32	Epping Forest District Council

### **LAND TO THE NORTH OF NAZEING ROAD (MO1)**

- 10.0** Situated to the north of Nazeing Road, opposite its junction with Elizabeth Close, this site is a small area of amenity green space. The well kept grassland has a number of bushes and various sized trees running along its centre. A concrete bench and litter bin have been provided, both of which appear to be in good condition. The site is clearly very well looked after, and is free of any litter or vandalism.



Land to the North of Nazeing Road, Site MO1

### **LAND TO THE SOUTH EAST OF NAZEING ROAD AND ST LEONARDS ROAD (MO2)**

- 10.1** This grassy area amenity green space holds a variety of trees, including some that have been recently planted in the northern part. A pedestrian footpath runs from north to south close to the western perimeter, which leads onto Hyde Mead to the south, and Middle Street to the north. A small wooded area marks the northern perimeter, whilst local residential properties back onto the site to the east. A single wooden bench lies towards the north, which seems to be in good order. Overall this a well maintained site, which is clean, tidy and free from rubbish.



Land to the South East of Nazeing Road and St Leonards Road, Site MO2

### **LAND SURROUNDED BY POND CLOSE (MO3)**

- 10.2** This small area of green space is entirely encircled by Pound Close. It has a few pieces of children's play equipment (See CY3) in the northern part, set between three large trees. The site appears generally well kept, and is clean, tidy and litter free. The dustbin by the children's play facilities has been vandalised, however, and is in need of repair or replacement. Two concrete bollards to the south have been knocked over by a vehicle, and need to be repaired. Furthermore, the section of the curb here has come loose, and needs to be fixed. This site is clearly used by children, but given its proximity to a road, young visitors using the play equipment should ideally be accompanied by an adult.



### **LAND TO THE WEST OF HOE LAND RECREATION GROUND (MO4)**

- 10.3** Lying to the west of Hoe Lane Recreation Ground, this site is an area of predominantly grassy amenity space, which appears to be clean and tidy. To the south western corner, an area of gravel with space for approximately six vehicles is used by as a car park by local residents. To the north east, a large tree overlooks the site, which, in conjunction with the trees close to the southern border, very much add to the attractive local setting. Given the small size of this site, coupled with the fact that it has no perimeter fencing, and its location next to a recreation ground, it is not really suitable for anything other than dog walking, and as a local visual amenity.



Land to the south of the Junction between Old Nazeing Road and Nazeing New Road, Site MO5

### **LAND TO THE SOUTH OF THE JUNCTION BETWEEN OLD NAZEING ROAD AND NAZEING NEW ROAD (MO5)**

- 10.4** This site is a relatively large area of amenity green space, and is mostly grassland, with a number of medium sized bushes and trees spread throughout. The entire site is encircled by roads, except towards the east where it is bordered by the Nazeing Meads flood relief channel. A perimeter of wooden fencing secures the area, with entrances to the east and west. There are many wooden benches available, but no litter bins. Neither are there any hard surfaced footpaths, which may make the site harder to access for those with pushchairs or wheelchairs users, particularly during colder and wetter

months. Despite the lack of bins, however, the site remains litter free and is clearly very well maintained.

### **ISSUES AND QUESTIONS**

- All of these sites are attractive, and add to the visual amenity of the local areas they are situated in.
- None of the sites are suitable for anything more than informal recreation, given their small sizes, and close proximity to roads.
- Those sites which are large enough to warrant having litter bins or seats provided, such as the Land to the South of the Junction Between Old Nazeing Road and Nazeing New Road (MO5) and the Land to the North of Nazeing Road (MO1), do provide these facilities. These appear to be in good condition.
- The only exception to this, perhaps, is at Land to the South of the Junction Between Old Nazeing Road and Nazeing New Road (MO5). Providing a litter bin here would help to ensure that the site remains clean and tidy.
- The litter bin, roadside bollard and kerb at The Land Surrounded by Pond Close (MO3) all require repair, if this has not already been done since the time of auditing.
- If the Land to the West of Hoe Lane Recreation Ground (MO4) was ever to be used in conjunction with the recreation ground itself, then it would need to be appropriately fenced.
- The provision of a hard surface pathway at the Land to the South of the Junction Between Old Nazeing Road and Nazeing New Road (MO5) would make the site more accessible, especially for those who are less mobile.

## **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	Nazeing Meads	Meadgate Road, Roydon	91.73	Lee Valley Regional Park
SO2	Nazeingwood Common	Nazeing Common, Nazeing	184.00	Privately Owned
SO3	Clayton Hill	Nazeing Road, Lower Nazeing	38.58	Lee Valley Regional Park Authority
SO4	Rushey Mead	Crownfield, Keyzers Estate	14.22	Lee Valley Regional Park Authority
SO5	Dobbs Weir	Dobb's Weir Road, Roydon	5.02	Lee Valley Regional Park
SO6	Nazeing Triangle Local Nature Reserve	Back Lane, Nazeing	0.64	Epping Forest District Council
SO7	Former Broxbourne Airfield	Nursery Road, Lower Nazeing	13.88	Privately Owned
SO8	Green Lane	Green Lane, Lower Nazeing	4.76	Lee Valley Regional Park Authority

### **NAZEING MEADS (SO1)**

- 11.0** Nazeing Meads lie predominantly within Nazeing parish, apart from a relatively small section to the north which falls into Roydon parish. Nazeing Meads consists of three large lagoons, wildflower meadows and a section of the Regional Park Pathway, which runs through it. This pathway heads from Nazeing Road to Meadgate Road, and is due to be extended within the next few years to join Clayton Hill from the south and the River Lee Navigation from the north.
- 11.1** Popular with visitors for informal recreation, the site connects with a variety of other areas of the Lee Valley Regional Park, offering a circular route around the lakes with mown grass paths suitable for both walking and cycling. The lagoons, meanwhile, are well used by a variety of sailing and fishing clubs. The southern end of the site was once an airfield, was then turned into gravel pits, and was subsequently used as landfill along with the rest of the site. Today, much of the area is grazed upon by cattle, in order to encourage the wildflowers that now grow here. The three lagoons meanwhile, formerly gravel pits, are now open for fishing.

### **NAZEINGWOOD COMMON (SO2)**

- 11.2** At approximately 185 hectares in size, this is a particularly large site which dominates the eastern part of the parish. It is a combination of pastoral land, some areas used for growing crops such as wheat, barley and roots, and a



large quantity of grassland. Originally a part of Waltham Forest, the Common was subsequently deforested for pasture in the 13<sup>th</sup> century. Up until 1940 the Common was still used for grazing as well as for recreational purposes, especially for playing golf. During the Second World War, the land was ploughed and used for growing food, as part the war effort. Today, all of these uses continue in some form, apart from golfing. There is now a separate golf club directly to the west (Nazeing Golf Club). The north western corner of the of the Common now hosts Nazeingwood Cricket Club.



Nazeingwood Common, Site SO2

### **CLAYTON HILL (SO3)**

- 11.3** This site is located at the north eastern corner of the Lee Valley Country Park, in the southern part of the parish. It is mostly mown amenity grassland, with a small lake to the north, and some scattered wildflower meadows. SO3 is a popular picnic spot, and ideal for informal recreation, offering superb views of parts of the Lee Valley. The Regional Park Pathway runs through Nazeing Meads to the north, from Nazeing Road to Meadgate Road, and will to be extended within the next few years to join Clayton Hill in the future. This was confirmed at the end of January 2009, when it was announced by the site owners, the Lee Valley Regional Park Authority, that the site would benefit from £120,000 worth of improvements, partly funded by a grant from DEFRA's (Department for Environment, Food and Rural Affairs) Aggregate Levy Sustainability Fund.

- 11.4** The planned works include the installation of floating islands on the lake, to provide safe roosts and nesting for water birds, and a new viewing platform giving visitors views across the lake. A new footpath will also be laid down, enabling better access into the site through the woodland. This woodland will also be extended in places with new planting planned, in conjunction with new picnic tables and benches throughout, as well as the new access linking the site to the Regional Park Pathway.

#### **RUSHEY MEAD (SO4)**

- 11.5** Rushey Mead lies to the south west of Nazeing parish. It is a relatively small and peaceful site, mainly of secondary woodland, with patches of meadow grassland throughout, and a small picnic area at the centre. Located alongside the River Lee, it offers easy links to the River Lee towpath and is ideally placed to be included in walks around the Lee Valley area.

#### **DOBBS WEIR (SO5)**

- 11.6** Situated in the south western corner of the parish, this site is a collection of highly attractive areas of open green space next to the River Lee Navigation, which are predominantly used for informal recreation. The site is also commonly used for fishing, and is also a good place to start and end leisure walks, given its good access into a number of neighbouring sites. These include Nazeing Meads / Carthagea, Admirals Walk Lake and Glen Faba which are all nearby. Boat and barge moorings are available on the River Lee Navigation near to Dobb's Weir Café, whilst the weir pool is home to one of the country's oldest manual weirs, which were formerly used to control water levels in the Navigation.
- 11.7** The site generally has good access, with hard surfaced paths on all areas except the 'Island Site'. This area is near the car park, opposite the Fish and Eels Pub, on the opposite bank to the River Lee Navigation. Car parking is fairly restricted, with only Dobb's Weir Café and the Fish and Eels pub providing any form of car parking. A toilet block with disabled facilities, can be found opposite the car park to the Fish and Eels pub.

#### **NAZEING TRIANGLE LOCAL NATURE RESERVE (SO6)**

- 11.8** This nature reserve lies at the centre of the small hamlet of Nazeing, to the north east of the parish. It is a peaceful pond and wetland nature reserve, enclosed by a large perimeter hedgerow. It is registered as the local village green. The site is roughly triangular in shape, and is dominated by two ponds. The first is towards the centre of the site, and is relatively shallow and subject to fluctuating water levels, even drying out in particularly hot summers. There is a significant amount of vegetation around its perimeter, including a number of precious species. A second pond lies to the south west corner of the site, and is of greater depth, allowing it to hold water all year round. It is

surrounded by more mature vegetation, and receives very little light. Together these ponds provide contrasting habitats for a wide range of important species of flora and fauna.

- 11.9** The site is freely accessible to the public via a small gated entrance to the south west along Back Lane, with street parking available on the adjoining Betts Lane. Inside, a wheelchair-accessible boardwalk allows visitors to reach the centre of the reserve. The site has been under the management of Epping Forest District Council for the past 20 years, in partnership with its owners, Nazeing Parish Council. It was designated as a wildlife site, and declared a Local Nature Reserve in summer 2002.



Nazeing Triangle Local Nature Reserve, Site SO6

### **BROXBOURNE AIRFIELD (SO7)**

- 11.10** Located to the north east of the junction between Nazeing Road and Nursery Road, this site was the home of Hertfordshire & Essex Aero Club from 1931, until it was moved to Stapleford Abbots in 1953. During this time the airfield was used as a repair and maintenance depot for RAF training aircraft, and was operational during the Second World War. Whilst still accessible from Nursery Road today, the site has now reverted back to open fields, bordered by some hedgerows and trees. It holds some farm land, and some open grass space suitable for informal recreation.

### **GREEN LANE (SF8)**

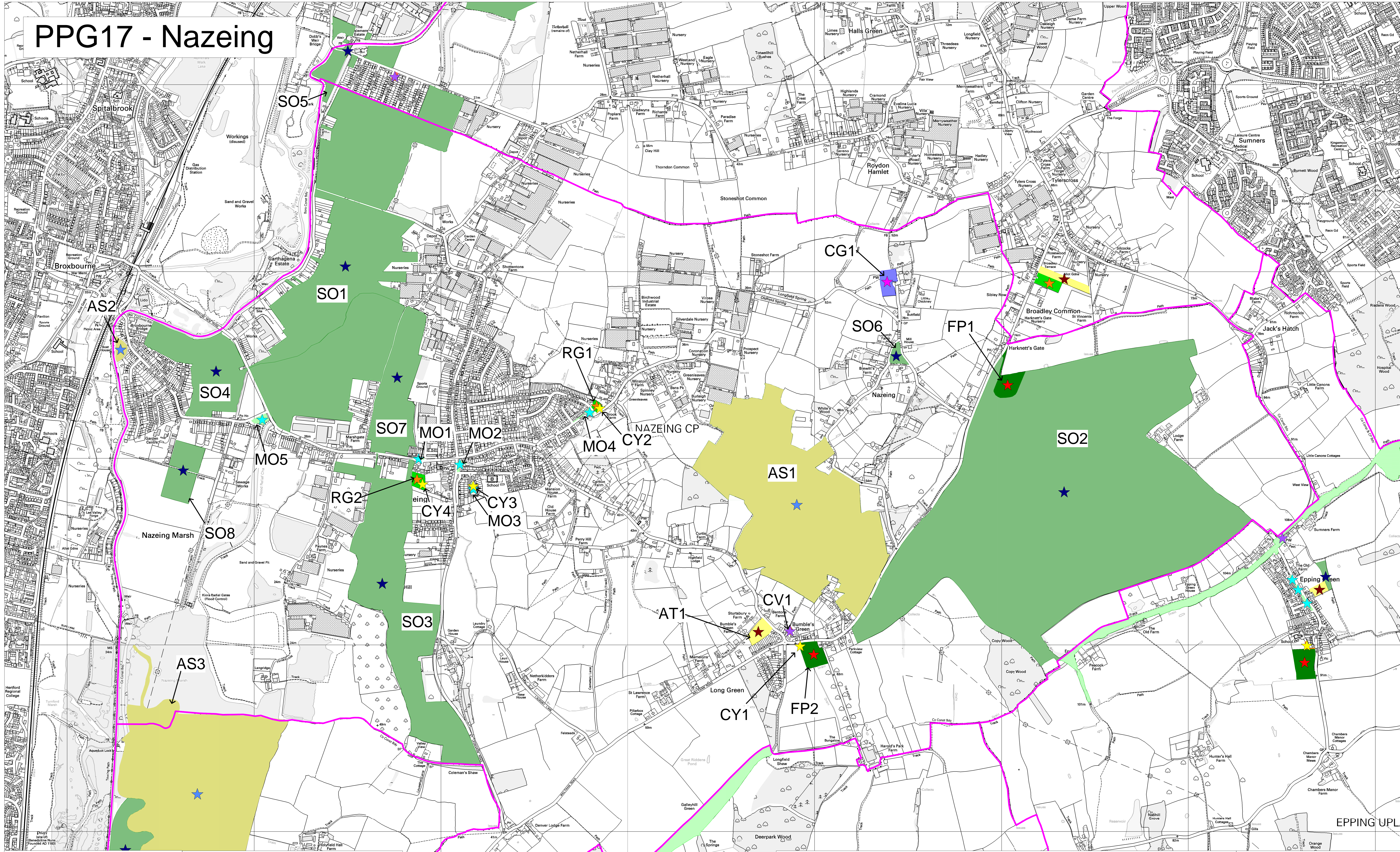
**11.11** This site lies to the west of Green Lane, to the south west of Lower Nazeing, It is within walking distance of Rushey Mead (site SO4), and forms part of the Lee Valley Regional Park. There are two small lakes, and a small hard surfaced car park with space for around 20 vehicles, accessible from Green Lane. From here a network of pedestrian footpaths encircle the perimeter of one of the lakes, offering an attractive setting to walk as well as opportunities to fish.

### **ISSUES AND QUESTIONS**

- All of the sites in this category in Nazeing, with the exception of Nazeingwood Common (SO2), are managed and maintained by the Lee Valley Regional Park Authority or Epping Forest District Council.
- All of the sites are excellent areas of open space ideally suited for informal recreation. Efforts continue to further improve accessibility, and safety, for the benefit of all users. Safety improvements are particularly concerned with children using the sites.
- These sites all provide opportunities for residents to access some of the district's most important and attractive areas of open space, which also provide important habitats for local species of flora and fauna.



# PPG17 - Nazeing




**Epping Forest District Council**

Parish: Nazeing

Area: 1639Hectares      Scale: 1:65,000 @ 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 (IF1)	Epping Forest
Alternative Sites For Sport (AS)	Community Centres and Village Halls (CV)	Parish Boundary
		Denotes Membership Only Facilities

Date: 4th January 2010