

THEYDON GARNON – 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

ISSUES AND QUESTIONS

- There are no allotments located within Theydon Garnon.
- According to the Theydon Garnon Parish Council, there have been no approaches for allotment provision within the parish.
- The lack of demand for such facilities is largely down to the small local population and the fact that most homes in the parish contain adequate amounts of private amenity space for such activities.

CHAPTER 3 - CEMETERIES AND GRAVEYARDS

| Site Number | Site Name | Address | Area (Hectares) | Ownership |
|--------------------|-------------------|------------------------------------|------------------------|-------------------------------------|
| CG1 | All Saints Church | Coopersale Lane, Theydon Garnon | 0.82 | Theydon Garnon Parish Council |



All Saints Church, Site CG1

ALL SAINTS CHURCH (CG1)

- 3.0** Located on a turn off from Coopersale Lane, to the west of Hobbs Cross Farm, this is a peaceful and secluded site entirely surrounded by open countryside. Given its very rural location, it is only realistically accessible for those members of the public who have access to vehicles. With this in mind, CG1 has a medium-sized gravel car park to the east, which could comfortably accommodate at least twenty vehicles.
- 3.1** The site itself has a perimeter of wooden fencing, coupled with a number of well maintained hedgerows. The fencing appears slightly run down in places, particularly towards the main entrance, where it has begun to collapse and thus requires repair. The same may also be said for the wooden main entrance gate, which is very worn and will need to be repaired or replaced in the near future. The main entrance is clearly marked with smart signage in a good condition.

- 3.2** A well surfaced pathway leads to the entrance of the church itself. This facilitates easy access within the area for wheelchair users and those with pushchairs, and furthermore is a key feature of the site in itself. A number of grassy tracks can also be seen around the site, leading to a number of smaller openings onto the surrounding farmland, as well as Hillair, the large manor house adjacent to the south.
- 3.3** The vast majority of the site is grassland, with a variety of tree species encircling much of the perimeter, and dominating specific areas particularly to the south and south west. These, coupled with the large number of graves which are positioned throughout much of the site, very much add to the beauty and stillness of the site. An improvement that could be made, however, would be the addition of seating, to enable users to enjoy the attractive scenery.

ISSUES AND QUESTIONS

- This is a very pleasant site, which appears well maintained, and offers excellent views of the surrounding countryside.
- Its accessibility is very good, thanks to the large car park, and the well surfaced pathway suitable for wheelchairs and pushchairs.
- The perimeter fencing towards the front of the site, as well as the wooden main entrance gate, need to be repaired or replaced as they both appear very worn.
- The site would also be improved through the provision of some wooden seating, which would enable visitors to make the most of the attractive visual features on offer.

CHAPTER 4 – FORMAL PLAYING PITCHES

| Site Number | Site Name | Address | Area (Hectares) | Ownership |
|--------------------|--------------------|----------------------------|------------------------|------------------|
| FP1 | Gaynes Park Estate | Banks Lane, Theydon Garnon | 45.98 | Privately Owned |

GAYNES PARK ESTATE (FP1)

- 4.0** Located along a track to the north of Banks Lane, this estate was historically home to one of the UK's leading polo clubs, until 1935 when the pitches fell into disrepair. In 2006 however, the fields were refurbished in recognition that Gaynes Park had become one of the leading wedding venues in Essex. Perched on top of a hill surrounded by forest land, the estate now periodically hosts polo matches, the most recent of these being The Duke of Essex Polo Trophy between England and Argentina in July 2009.

ISSUES AND QUESTIONS

- Despite the presence of formal playing pitches in Theydon Garnon, these are only used exclusively for polo and are hence infrequently used.
- Theydon Garnon Parish Council does not believe there to be a local demand for further provision of this type of open space provision.
- This is likely due to the rural location and the small local population of the parish.
- Residents who wish to access such facilities require access to their own vehicle or public transport.
- The closest facilities of this type are located in Epping, Theydon Bois, Lambourne and North Weald parishes.

CHAPTER 5 – ALTERNATIVE SITES FOR SPORT AND RECREATION

| Site Number | Site Name | Address | Area (Hectares) | Ownership |
|--------------------|-------------------------|-------------------------------------|------------------------|------------------|
| AS1 | Hobbs Cross Golf Centre | Hobbs Cross Road, Theydon Garnon | 40.46 | Privately Owned |
| AS2 | Hobbs Cross Farm | Hobbs Cross Road, Theydon Garnon | 17.00 | Privately Owned |

HOBBS CROSS GOLF CENTRE (AS1)

- 5.0** Found to the east of Hobbs Cross Road, and lying partly in both Theydon Mount and Theydon Garnon parishes, this golf course is less than ten minutes away from the junction between the M25 and the M11. Unlike many other golfing facilities, the centre does not rely on membership, and instead is open for use by all. The site offers a nine hole par 3 course, a nine hole par 35 course, a practice range, a putting green and a golf school training centre, all of which are immaculately presented.



Hobbs Cross Golf Centre, Site AS1

HOBBS CROSS FARM (AS2)

- 5.1** Situated opposite the junction between Hobbs Cross Road and Coopersale Lane, Hobbs Cross Farm is a working livestock farm. Here visitors can learn more about farming, and enjoy the 35 acres of farmland, paddocks, meadows and streams which make up the site. Children and young people, in particular,

enjoy the opportunity to interact with a variety of typical farmyard animals including sheep, pigs, cows and poultry.

ISSUES AND QUESTIONS

- These are the only alternative sites for sport and recreation in Theydon Garnon.
- Both appear to well kept, and do not have any adverse effect on the surrounding landscape.
- According to Theydon Garnon Parish Council there is no demand for any further facilities of this type within the parish.
- This is largely due to the small local population and the fact that most homes in the parish provide adequate amounts of private amenity space.

CHAPTER 6 – INFORMAL RECREATION GROUNDS

ISSUES AND QUESTIONS

- There are no informal recreation grounds located within Theydon Garnon.
- Given the very rural nature of the parish and the small local population, Theydon Garnon Parish Council does not indicate a demand for the provision of any informal recreation grounds here.
- Those wishing to access nearby sites of this type will need access to their own vehicles or public transport.
- The closest areas which offer facilities of this nature are Lambourne, Epping, and North Weald.
- Demand however is unlikely to be high given the large amount of private amenity space that most homes in the parish have.

CHAPTER 7 – CHILDREN’S PLAYGROUNDS

ISSUES AND QUESTIONS

- There is are no children’s playgrounds within Theydon Garnon.
- Theydon Garnon Parish Council has indicated that there is no demand for a facility of this type within the parish.
- This is largely due to the small local population and therefore the low numbers of children who would use such a facility.
- Local housing will also tend to provide enough private amenity space for children to use.

CHAPTER 8 - INDOOR FACILITIES FOR HIGH LEVELS OF USE

ISSUES AND QUESTIONS

- There is no indoor facilities for high levels of use within Theydon Garnon.
- Theydon Garnon Parish Council has indicated that there is no demand for a facility of this type within the parish given its very 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 hence not be sustainable if situated in such a rural location.
- Those locals 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

- There are no community centres or village halls within the parish.
- Given the very rural nature of the parish and the very small local population Theydon Garnon Parish Council does not believe there to be a demand for such a facility.
- Those wishing to seek out such a facility in a neighbouring parish would need access to private or public transport.

CHAPTER 10 - MANAGED OPEN SPACE WITH PUBLIC ACCESS

ISSUES AND QUESTIONS

- There is no specific provision of managed open space with public access within Theydon Garnon.
- Theydon Garnon Parish Council has indicated that there is no demand for any sort of facility of this type within the parish.
- The parish does however offer a number of public footpaths which locals can use to access the surrounding local countryside.

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

| Site Number | Site Name | Address | Area (Hectares) | Ownership |
|--------------------|------------------------------|--|------------------------|--|
| SO1 | Gernon Bushes Nature Reserve | Gernon Bushes Nature Reserve, Coopersale, Epping | 35.28 | Essex Wildlife Trust / Forestry Commission |
| SO2 | Epping Forest Burial Park | Kiln Road, North Weald | 25.71 | Gaynes Park Estate |

GERNON BUSHES NATURE RESERVE (SO1)

- 11.0** Located to the east of Coopersale, and found predominantly in Theydon Garnon Parish but also partly in Epping and North Weald parishes, this site is a Site of Special Scientific Interest (SSSI) and is notable for its numerous veteran trees, wet springs and bogs. Owned and managed by Essex Wildlife Trust with the help of the District Council's Countrycare team the site has undergone a wide range of access and habitat improvement projects over the last 12 years. Openly accessible to the public and at over 35 hectares in size, it is one of the largest nature reserves in the district and is home to a number of important species of plant life and various animals and birds.



Epping Forest Burial Park, Site SO1

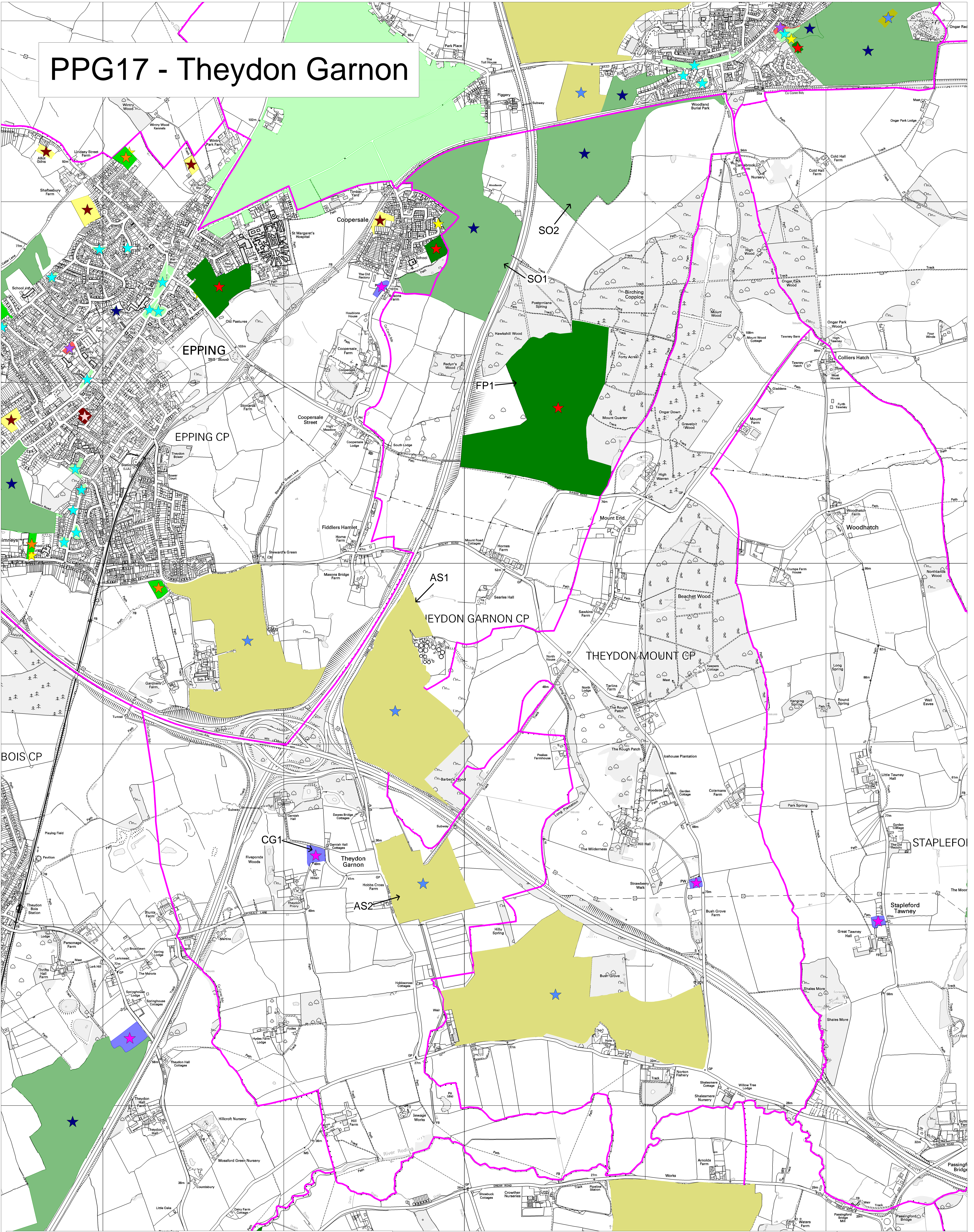
EPPING FOREST BURIAL PARK (SO2)

- 11.1** Situated predominantly within Theydon Garnon parish just to the south of North Weald village, Epping Forest Burial Park is the larger of two areas of woodland which remain of a former large ancient woodland. This woodland used to cover the local area, but was split in two by the construction of the Eastern Counties Railway Epping to Ongar Line extension.
- 11.2** The northern section of remaining woodland is now known as Roughtalley's Wood Nature Reserve (SO5), whilst this section of woodland, to the south of the railway, is privately owned by Gaynes Park Estate. It is used as the district's first green burial site. Up until the 1990's, the site was managed for commercial timber, where much of the original wood was removed and replanted with non-local species. Following the creation of the Burial Park, work is now underway with the help of the local district council's Countrycare team, to oversee the implementation of more natural species back into this woodland.

ISSUES AND QUESTIONS

- Despite the very rural nature of Theydon Garnon, there are no areas of publicly accessible woodland or semi-natural open space available in the parish.
- Epping Forest however is close by to the north west and this along with the public footpaths located in the parish itself means that there are plenty of opportunities for locals to enjoy such types of open space.

PPG17 - Theydon Garnon



Epping Forest District Council

Parish: Theydon Garnon

Area: 802 Hectares Scale: 1:65,000 @ A0

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Key

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|------------------------------------|--|--|
| ★ 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