

**THEYDON MOUNT – 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**

### **ISSUES AND QUESTIONS**

- There are no allotments located within Theydon Mount Parish.
- According to the local 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**

<b>Site Number</b>	<b>Site Name</b>	<b>Address</b>	<b>Area (Hectares)</b>	<b>Ownership</b>
CG1	St Michael's Church	Mount Road, Theydon Mount	0.35	Theydon Mount Parish Council



St Michael's Church, Site CG1

### **ST MICHAEL'S CHURCH (CG1)**

- 3.0** Located along Mount Road towards the south of the parish, this small churchyard is entirely surrounded by open countryside. Given its very rural location, access to the site is only realistically possible to those with vehicles. Upon reaching the site, visitors may park their cars on the surfaced car parking area directly to the north, which can accommodate approximately twenty vehicles.
- 3.1** Access to the car park, however, is only available if the metal entrance gate is left unlocked. Otherwise visitors must park by the roadside, where there is much less space and there is the potential danger of fast moving traffic passing by. Entrance into the churchyard itself is by way of a hard surfaced path adjoining the car park. This pathway runs from the entrance around the western side of the church, towards the main church door. Access for wheelchair users and those with pushchairs is therefore good.

**3.2** Of remainder of the site, the vast majority appears to be predominantly open in nature, and is dominated by well kept grass. The perimeter facing the road is defined by spiked metal fencing, whilst the remaining borders are marked out with shrubs and hedgerows surrounding the majority of the site. A number of trees are also located throughout, particularly to the north east and south west, which add to the overall visual amenity. The churchyard, is very clean, tidy and in good order. It does, however, lack any seating for visitors.

### **ISSUES AND QUESTIONS**

- This is a neat, tidy and attractive site, which offers views of the open countryside which surrounds it.
- This churchyard is at the heart of a very rural parish, and thus affords visitors very peaceful setting.
- The only small issue regards the lack of seating, which although is not vital, would give visitors the option to enjoy the attractive surrounding local views in comfort.
- The site's internal accessibility is very good, especially given its very rural nature.

## **CHAPTER 4 – FORMAL PLAYING PITCHES**

### **ISSUES AND QUESTIONS**

- There are no formal playing pitches within Theydon Mount Parish.
- The parish council has not observed any demand for the provision of such a facility in the parish.
- Given the very rural nature of the parish, and its small residential population, this lack of demand is not surprising.
- Those who seek to engage in pitch sports will therefore need to travel to neighbouring parishes such as Epping, Lambourne or North Weald.

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

<b>Site Number</b>	<b>Site Name</b>	<b>Address</b>	<b>Area (Hectares)</b>	<b>Ownership</b>
AS1	Hobbs Cross Golf Centre	Hobbs Cross Road, Theydon Mount	40.46	Privately Owned
AS2	Abridge Golf and Country Club	Epping Lane, Theydon Mount	61.52	Privately Owned



Hobbs Cross Golf Centre, Site AS1

### **HOBBS CROSS GOLF CENTRE (AS1)**

- 5.0** Situated 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 regards itself as a public feature, which is open to 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.

### **ABRIDGE GOLF AND COUNTRY CLUB (AS2)**

- 5.1** This course, located towards the south of the parish, can be accessed from Epping Lane, which runs along its southern perimeter. Attractive in appearance, and with nearly fifty years of history and tradition behind it, this

site appears very well maintained. Amongst its notable range of facilities are an eighteen hole golf course and extensive golf practice areas.  
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### **ISSUES AND QUESTIONS**

- The two golf courses are the only sporting facilities available in the parish and both appear to be well kept.
- Despite the presence of these alternative sites for sport in the parish, there is still very little recreation space in the parish, especially those which cater for children and young people.
- Given the very rural nature of the parish and its very small population it is not surprising however that the local parish council have not identified any demand for further facilities of this variety within the parish.
- Residents wishing to access similar facilities will need their own vehicles or to have access to public transport in order to reach further facilities in neighbouring parishes.



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

### **ISSUES AND QUESTIONS**

- There are no informal recreation grounds within the parish.
- Given the location of the parish, neighbouring parishes with adequate amounts of provision such as North Weald and Epping, there does not appear to be a demand for further informal areas of recreational space within Theydon Mount.
- Residents of the parish therefore need their own vehicles or to have access to public transport in order to access these facilities.
- Given the very rural nature of the parish, the few houses which have been built here are usually accompanied by large plots of land therefore providing most residents with adequate amounts of private amenity space.

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

### **ISSUES AND QUESTIONS**

- There are no children’s playgrounds within Theydon Mount Parish.
- Again, given the location of the parish close to other parishes where provision of this type of open space is available, such as North Weald and Epping, and the typically large plot sizes of the homes here, there does not appear to be a demand for any particular type of facility for children and young people 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 Theydon Mount.
- The parish council has indicated that there is no demand for a facility of this type within the parish given its small population.
- Such a facility would require large turnover in terms of use in order for it to be financially sustainable and this is highly unlikely given the very rural nature of this parish.
- 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 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 with the closest available facility located within Theydon Bois parish.
- The parish council does not indicate any demand for a facility of this type in the parish.
- This is due to the fact that the parish is very small and therefore there is only a very small local population who would use such a facility.

## **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 Mount.
- Given its rural nature, Theydon Mount 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.

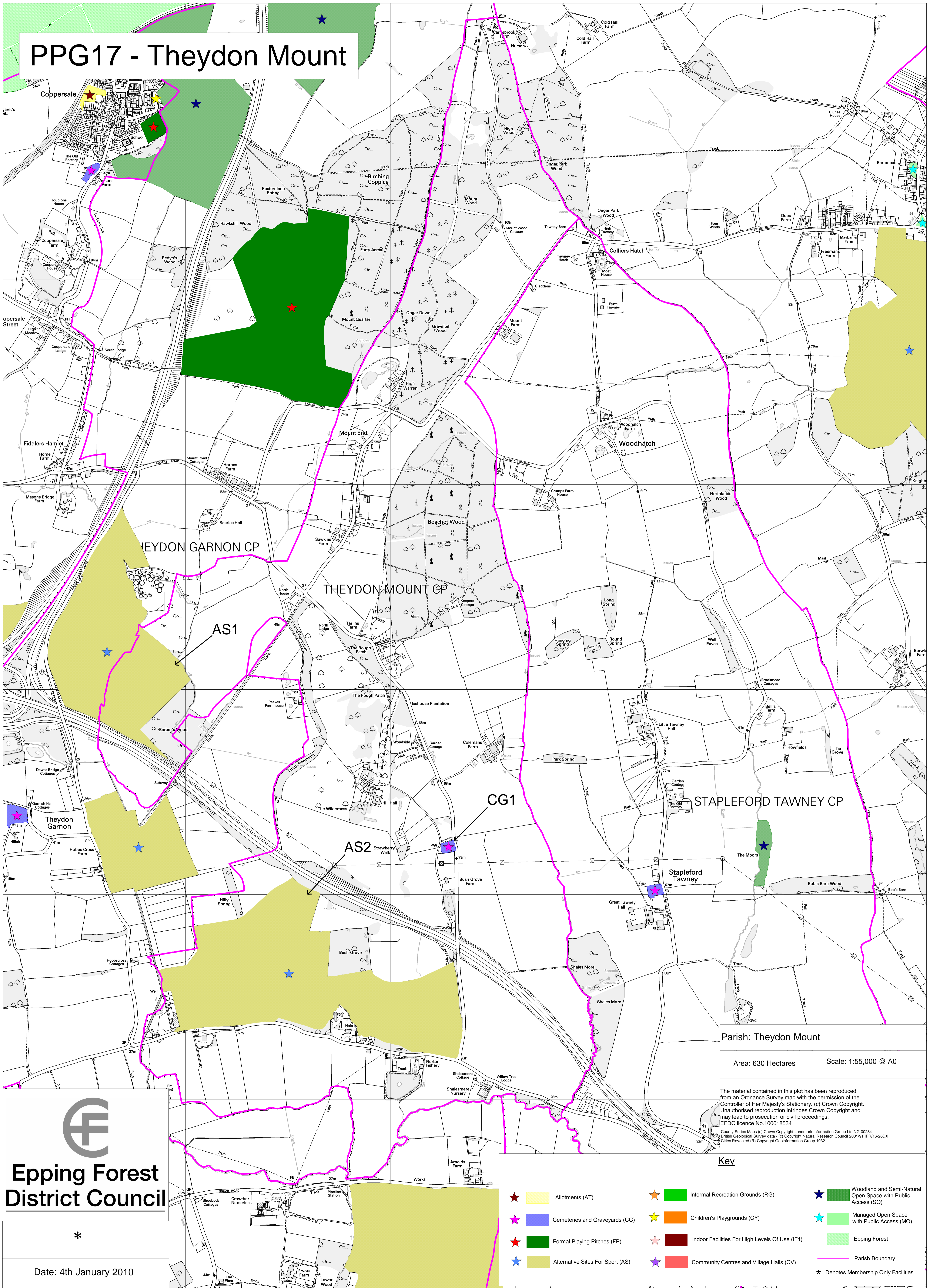
## **CHAPTER 11- WOODLAND AND SEMI-NATURAL OPEN SPACE WITH PUBLIC ACCESS**

### **ISSUES AND QUESTIONS**

- Despite the very rural nature of the Theydon Mount, there are no areas of publicly accessible woodland or semi-natural open space available.
- A number of public footpaths throughout the parish however allow locals and visitors alike access into many parts of parish and the surrounding countryside.



# PPG17 - Theydon Mount



Parish: Theydon Mount  
 Area: 630 Hectares      Scale: 1:55,000 @ 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)
  - ★ Denotes Membership Only Facilities



**Epping Forest District Council**

Date: 4th January 2010