

Green Open Spaces Protection Epping Parish September 2021

Green Open Spaces Protection: Green Infrastructure audit			
Epping			
Local Green Space assessment			
<p>Epping Parish has a large number of important green spaces, which should be protected for the community long-term.</p> <p>Not only are these vital to people's health and wellbeing, they provide excellent alternative natural green space from Epping Forest, which helps with air quality, supports the overuse of any one site, helps mitigate against overuse of Epping Forest and supports the key principles of health and wellbeing.</p> <p>Section A: refers to Open Green Spaces which are owned or managed by Epping Town Council.</p> <p>Section B: refers to Open Green Spaces which are owned or managed by Epping Town Council but with other statutory protection.</p> <p>Section C: refers to Open Green Spaces which are owned or managed by others.</p> <p>*Designated Green Space</p> <p>* Important Green Space with other statutory protection</p> <p>*Important Open Green Space</p>			

Section A

Land owned/managed by Epping Town Council

Site name & Grid reference	1) Stonards Hill recreation ground CM16 4QE TL 46474 02552		
Owner/Leaseholder	Epping Town Council (O)		
Description and purpose	Multi-use recreation ground, gifted to the people of Epping, by the Silley family. To be held in trust by Epping Town Council.		
Quality of facilities	Playground – well used Outdoor gym – under 3 years old Outdoor table tennis table – under 3 years old Tennis courts (2) – refurbished 2020 Football pitches (5) – well maintained and licenced Petanque piste – good facility, under refurbishment tender at the moment.		
Additional comments			
Statutory designation/protection	Protected by covenants Owned by Epping Town Council		
NPPF Criteria	Close to the community it serves	Demonstrably special to local community (beauty, historic significance, recreational value, tranquillity, wildlife or other)	Local in character and not extensive tract
	Yes	<ul style="list-style-type: none"> • Extremely well used • Bordered by multiple green spaces • Enormous recreational value • Huge ecological and habitat value 	Yes

<https://gridreferencefinder.com/>

<https://gridreferencefinder.com/#gr=TL4647402552|TL s 46474 s 02552|1>

Site name & Grid reference	2) Lower Swaines recreation ground CM16 5ER TL 45409 02289		
Owner/Leaseholder	Epping Town Council (L)		
Description and purpose	Recreation ground, surrounded by forest. Natural space to support neighbouring houses and estate. Near Primary School and Secondary School.		
Quality of facilities	Playground – to be refurbished Trim trail – to be refurbished Basketball goal – well used		
Additional comments	Direct access onto woods/forest (owned by City of London Corporation). Undulating land.		
Statutory designation/protection	Held on a long lease until 2061.		
NPPF Criteria	Close to the community it serves	Demonstrably special to local community (beauty, historic significance, recreational value, tranquillity, wildlife or other)	Local in character and not extensive tract
	Yes	<ul style="list-style-type: none"> • Extremely well used • Bordered by multiple green spaces • Enormous recreational value • Huge ecological and habitat value 	Yes

<https://gridreferencefinder.com/#gr=TL4540902289|TL s 45409 s 02289|1>

Site name & Grid reference	3) Frampton Road recreation ground CM16 6RP TL 46084 03134		
Owner/Leaseholder	Epping Town Council (L)		
Description and purpose	Recreation ground with multiple uses.		
Quality of facilities	Playground – refurbished 2017 Outdoor gym equipment – 2017 Football pitch – licenced for matches Also used as a training pitch		
Additional comments	Serves neighbouring houses Supports Lindsey Street Community Association (community space) adjoining the land Surrounded by farmers' fields.		
Statutory designation/protection	None known.		
NPPF Criteria	Close to the community it serves	Demonstrably special to local community (beauty, historic significance, recreational value, tranquillity, wildlife or other)	Local in character and not extensive tract
	Yes	<ul style="list-style-type: none"> • Well used by local community • Bordered by fields • Recreational value • Ecological and habitat value 	Yes

<https://gridreferencefinder.com/#gr=TL4608403134|TL s 46084 s 03134|1>

Site name & Grid reference	4) Ivy Chimneys recreation ground CM16 4EP TL 45683 01002		
Owner/Leaseholder	Epping Town Council (O)		
Description and purpose	Recreation ground with children's playground, basketball goal and zip wire.		
Quality of facilities	Playground – refurbished 2016 Zip wire, basketball goal		
Additional comments	Undulating land at the back. Neighbours additional green space and Ivy Chimney's Primary School. On busy main residential road, so provides a vital, safe, green space.		
Statutory designation/protection	None. Title Absolute held by Epping Town Council.		
NPPF Criteria	Close to the community it serves	Demonstrably special to local community (beauty, historic significance, recreational value, tranquillity, wildlife or other)	Local in character and not extensive tract
	Yes	<ul style="list-style-type: none"> • Well used by local community • Recreational value • Bordered by a green space • Ecological and habitat value 	Yes

<https://gridreferencefinder.com/#gr=TL4568301002|TL s 45683 s 01002|1>

Site name & Grid reference	5) Brook Road recreation ground (Flux's Lane) CM16 7PF TL 46295 00473 and (Brook Road) CM16 7BT TL 46178 00909		
Owner/Leaseholder	Epping Town Council (L)		
Description and purpose	Sports field. Used for football training and miscellaneous outdoor exercise and activities. Close to Coopersale Hall School and 1st Theydon Garnon Scout Hut.		
Quality of facilities	Football pitch training venue.		
Additional comments	Neighbouring by green space and farm fields.		
Statutory designation/protection	None. Leased to Epping Town Council.		
NPPF Criteria	Close to the community it serves	Demonstrably special to local community (beauty, historic significance, recreational value, tranquillity, wildlife or other)	Local in character and not extensive tract
	Yes	<ul style="list-style-type: none"> • Recreational value Bordered by additional green space • Ecological and habitat value 	Yes

<https://gridreferencefinder.com/#gr=TL4629500473|TL s 46295 s 00473|1>

<https://gridreferencefinder.com/#gr=TL4617800909|TL s 46178 s 00909|1>

Site name & Grid reference	6) Parklands, Coopersale CM16 7RG TL 47751 02849		
Owner/Leaseholder	Epping Town Council (L)		
Description and purpose	Children's playground on a central green surrounded by houses.		
Quality of facilities	Playground refurbished 2018		
Additional comments	On a central green surrounded by a housing estate. Close to Coopersale & Theydon Garnon Primary School Borders forest.		
Statutory designation/protection	None known.		
NPPF Criteria	Close to the community it serves	Demonstrably special to local community (beauty, historic significance, recreational value, tranquillity, wildlife or other)	Local in character and not extensive tract
	Yes	<ul style="list-style-type: none"> • Recreational value Bordered by additional green space • Ecological and habitat value 	Yes

<https://gridreferencefinder.com/#gr=TL4775102849|TL s 47751 s 02849|1>

Site name & Grid reference	7) Lovelocks Meadow CM16 5DX TL 45727 02613		
Owner/Leaseholder	Epping Town Council (O)		
Description and purpose	Wild meadow, forming a green buffer between housing and fields.		
Quality of facilities	Wild meadow with wonderful views over the landscape.		
Additional comments	Purpose: protected buffer land. Neighbours houses. Neighbours City of London fields and farm fields.		
Statutory designation/protection	Owned by Epping Town Council. Protective covenants (joint with COL) on usage.		
NPPF Criteria	Close to the community it serves	Demonstrably special to local community (beauty, historic significance, recreational value, tranquillity, wildlife or other)	Local in character and not extensive tract
	Yes	<ul style="list-style-type: none"> • Recreational value in terms of walking • Bordered by multiple fields and green space • Enormous ecological and habitat value, in terms of flora and fauna 	Yes

https://gridreferencefinder.com/#gr=TL4572702613|TL_s_45727_s_02613|1

Section B

Land owned/managed by Epping Town Council.

Should be protected by other legislation

The Allotments Act 1928

Site name & Grid reference	8) Meadow Road allotments CM16 5BN TL 45981 02800		
Owner/Leaseholder	Epping Town Council (O)		
Description and purpose	Allotment site with 101 plots.		
Quality of facilities	Busy, well worked allotment site		
Additional comments	Waiting list.		
Statutory designation/protection	Statutory allotment site.		
NPPF Criteria	Close to the community it serves	Demonstrably special to local community (beauty, historic significance, recreational value, tranquillity, wildlife or other)	Local in character and not extensive tract
	Yes	<ul style="list-style-type: none">• Enormous health and wellbeing outdoor value• Bordered by multiple fields• Enormous ecological and habitat value, in terms of flora and fauna	Yes

https://gridreferencefinder.com/#gr=TL4598102800|TL_s_45981_s_02800|1

Land owned/managed by Epping Town Council.

Should be protected by other legislation **The Allotments Act 1928**

Site name & Grid reference	9) Lower Bury Lane allotments CM16 5EJ TL 45600 01804		
Owner/Leaseholder	Epping Town Council (O)		
Description and purpose	Allotment site with 18 plots.		
Quality of facilities	Small site, but well used.		
Additional comments	Waiting list. Neighbours additional allotment site, with a different owner.		
Statutory designation/protection	Statutory allotment site.		
NPPF Criteria	Close to the community it serves	Demonstrably special to local community (beauty, historic significance, recreational value, tranquillity, wildlife or other)	Local in character and not extensive tract
	Yes	<ul style="list-style-type: none"> • Enormous health and wellbeing outdoor value • Enormous ecological and habitat value, in terms of flora and fauna 	Yes

<https://gridreferencefinder.com/#gr=TL4560001804|TL s 45600 s 01804|1>

Land owned/managed by Epping Town Council.
 Should be protected by other legislation
Burial Act 1857

Site name & Grid reference	10) Bury Lane Cemetery CM16 5JB TL 45175 01956		
Owner/Leaseholder	Epping Town Council (O)		
Description and purpose	Cemetery for burials and ashes. Small chapel on site.		
Quality of facilities	Working cemetery. Simple chapel.		
Additional comments	Capacity: 50 years (approx). Surrounded by neighbouring fields.		
Statutory designation/protection	Statutory protection.		
NPPF Criteria	Close to the community it serves	Demonstrably special to local community (beauty, historic significance, recreational value, tranquillity, wildlife or other)	Local in character and not extensive tract
	Yes	<ul style="list-style-type: none"> • Extremely tranquil • Beautiful views over surrounding fields and countryside • Important ecological and habitat value, in terms of flora and fauna 	Yes

https://gridreferencefinder.com/#gr=TL4517501956|TL_s_45175_s_01956|1

Section C

Land owned/managed by others

Site name & Grid reference	1) Swaines Green (split into four sections). Lower Swaines = Epping Town Council (See Section A: Other 3 detailed here (Lovelocks Meadow CM16 5DX TL 45727 02613		
	Forties Field, Middle Lincolns, Lower Lincolns		
Owner/Leaseholder	City of London Corporation (O)		
Description and purpose	Protected green space.		
Quality of facilities	Hugely important in ecological and habitat terms.		
Additional comments	Protected through the City of London.		
Statutory designation/protection	Epping Forest Act 1878? Buffer land.		
NPPF Criteria	Close to the community it serves	Demonstrably special to local community (beauty, historic significance, recreational value, tranquillity, wildlife or other)	Local in character and not extensive tract
	Yes	<ul style="list-style-type: none"> • Huge ecological and habitat benefit in terms of a rich and diverse range of flora and fauna • Beautiful • Tranquil • Recreational value (walking)	Yes

https://gridreferencefinder.com/#gr=TL4563802694|Point_s_A|1

Site name & Grid reference	2) St John's School playing fields CM16 5JB TL 45175 01956		
Owner/Leaseholder	Essex County Council		
Description and purpose	School playing fields.		
Quality of facilities	Well used for sport and recreation.		
Additional comments			
Statutory designation/protection	Not known. School ground (ECC?)		
NPPF Criteria	Close to the community it serves	Demonstrably special to local community (beauty, historic significance, recreational value, tranquillity, wildlife or other)	Local in character and not extensive tract
	Yes	<ul style="list-style-type: none"> • Excellent recreational value • Countryside • Flora and fauna 	Yes

https://gridreferencefinder.com/#gr=TL4517501956|TL_s_45175_s_01956|1

Site name & Grid reference	3) Epping Tennis, Cricket & Bowls Clubs CM16 5HA TL 45403 01752		
Owner/Leaseholder	Lands Improvement Holdings (Developer)*		
Description and purpose	Land used by 3 popular sports clubs.		
Quality of facilities	Good facilities.		
Additional comments			
Statutory designation/protection	None known.		
NPPF Criteria	Close to the community it serves	Demonstrably special to local community (beauty, historic significance, recreational value, tranquillity, wildlife or other)	Local in character and not extensive tract
	Yes	<ul style="list-style-type: none"> • Excellent recreational value • Ecological and habitat value 	Yes

<https://gridreferencefinder.com/#gr=TL4540301752|TL s 45403 s 01752|1>

Site name & Grid reference	4) Epping Foresters Cricket Club CM16 4DH TL 44727 01177		
Owner/Leaseholder	City of London Corporation		
Description and purpose	Land used by popular sports club.		
Quality of facilities	Good facilities.		
Additional comments			
Statutory designation/protection	Epping Forest Act 1878.		
NPPF Criteria	Close to the community it serves	Demonstrably special to local community (beauty, historic significance, recreational value, tranquillity, wildlife or other)	Local in character and not extensive tract
	Yes	<ul style="list-style-type: none"> • Excellent recreational value • Ecological and habitat value 	Yes

https://gridreferencefinder.com/#gr=TL4472701177|TL_s_44727_s_01177|1

Site name & Grid reference	5) Coopersale Cricket Club, CM16 7QX TL 47748 02758		
Owner/Leaseholder	Chisenhale-Marsh Estates Company (Developer)*		
Description and purpose	Land used by popular sports club.		
Quality of facilities	Good facilities.		
Additional comments			
Statutory designation/protection	None known.		
NPPF Criteria	Close to the community it serves	Demonstrably special to local community (beauty, historic significance, recreational value, tranquillity, wildlife or other)	Local in character and not extensive tract
	Yes	<ul style="list-style-type: none"> • Excellent recreational value • Ecological and habitat value 	Yes

https://gridreferencefinder.com/#gr=TL4774802758|TL_s_47748_s_02758|1

Site name & Grid reference	6) Old Pastures, Stonards Hill, CM16 4QJ TL 50574 14000 TL 46755 02389		
Owner/Leaseholder	Croudace Homes (Developer)*		
Description and purpose	Open green space. Used by walkers, dog walkers, sledgers, etc. (CAG Sledging is also a cricketing term - deliberately insulting or verbally intimidating the opposing player)		
Quality of facilities	Undulating land, neighbouring woods. Popular green space used by residents.		
Additional comments			
Statutory designation/protection	None known.		
NPPF Criteria	Close to the community it serves	Demonstrably special to local community (beauty, historic significance, recreational value, tranquillity, wildlife or other)	Local in character and not extensive tract
	Yes	<ul style="list-style-type: none"> • Huge ecological and habitat benefit in terms of a rich and diverse range of flora and fauna • Beautiful • Tranquil • Recreational value (walking) 	Yes

<https://gridreferencefinder.com/#gr=TL4675502389|Points A|1>

CAG See 'The Big Freeze' (1963) 9'33" Cine film Old Pastures feature in the first 2 minutes.

<https://www.youtube.com/watch?v=DalYSIRU4rQ> The montage below shows where the film relates to the Old Pastures area today

Can we revisit the documents from 2014?
 These shown 30 plus years of community use.
 The respondents gave names and address.

Protecting pastures old

A bid has been launched to protect a popular part of the green belt from development.

Epping Town Council has applied to designate Old Pastures in Stonards Hill as common land to ensure the public can use it.

The application was made to Essex County Council after 170 households backed the move.

Epping Forest District Council is developing a local plan for the

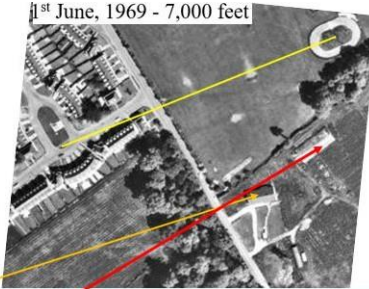
development of 10,000 homes in the district over the next 20 years and it is likely that some green belt land will be re-designated as suitable for housing.

If the town council is successful in its application, Old Pastures will be protected from building work under the Commons Act 2006.

A period of consultation will begin shortly and a decision will be made early next year.



Imagery Date: 4/10/2020



1st June, 1969 - 7,000 feet



Big Freeze Dec. 1962 - March 1963



- Epping Primary School fields

TL 45527 02567

https://gridreferencefinder.com/#gr=TL4552702567|Point_s_A|1

- Epping Golf Course

TL 46604 00803

https://gridreferencefinder.com/#gr=TL4660400803|Point_s_A|1

- Land East of Bower Hill and North of Stewards Green Road. This was Arup ref SR-0153 (land north of Stewards Green Road) – approximately 305 homes (from 2016 draft consultation) AKA 'Epping East' developer pigeon investment management <https://www.pigeon.co.uk/>

<https://www.google.com/maps/@51.6884794,0.1226678,3a,90y,324.78h,70.42t/data=!3m6!1e1!3m4!1sy9VaCWtj3b6rcVC72kAJiw!2e0!7i16384!8i8192>

This land is crossed by The Essex Way

<http://www.essexway.org.uk/>

It has been grassland within the last 10 years. This can be seen via the Google Earth App. This has a timeline facility. It gives a super open aspect from Bower Hill and the Essex Way as it approaches the town. It is used by The Orchards residents



- Stewards Green Estate. There are relatively large areas of grass between the two central blocks. It is likely that this land is still owned by the original developer.

<https://www.google.com/maps/@51.6880148,0.1182936,3a,90y,16.35h,86.94t/data=!3m6!1e1!3m4!1sv5AeBtVPocUcr1rG6fNBPw!2e0!7i13312!8i6656> and

<https://www.google.com/maps/@51.6885389,0.1192313,3a,75y,277.08h,89.26t/data=!3m6!1e1!3m4!1s4EoGuKy6p8Wzb8TOjsJwrQ!2e0!7i13312!8i6656>

- Epping Town Football Ground

TL 46740 02581 https://gridreferencefinder.com/#gr=TL4674002581|Point_s_A|1

Other land to protect

- **Coopersale Common:** land between Epping & Coopersale. City of London. Buffer land.

- **Land to west of Stonards Hill:** behind Theydon Grove

Access through Stonards Farm via this road

https://www.google.com/maps/@51.6985992,0.1230306,3a,89.9y,234.25h,77.4t/data=!3m6!1e1!3m4!1szdtW-uAluYAul_GO-iGd2w!2e0!7i16384!8i8192

The land behind Theydon Grove can be accessed via here

<https://www.google.com/maps/@51.6988362,0.1225743,3a,75y,267.74h,72.65t/data=!3m6!1e1!3m4!1sUQMGWIsZUcUJQRttZH4Aw!2e0!7i16384!8i8192> or here

https://www.google.com/maps/@51.696653,0.1155662,3a,75y,84.72h,77.53t/data=!3m6!1e1!3m4!1sNvmKOBcXaJoZx3p_gw9Q0w!2e0!7i13312!8i6656

- **Wood (Lindsey Street)**

Wintry Park Farm

- **Town Greens**

City of London Corporation

- **Residential greens:**

Western Avenue

Centre Green

CAG This area is shown in 'EFDC GREEN INFRASTRUCTURE STRATEGY DRAFT FOR CONSULTATION JUNE 2020' on Page 41 "Amenity greenspace at Centre Green, Epping"

Centre Avenue

CAG requests

Can we have a better map than

https://www.eppingtowncouncil.gov.uk/_UserFiles/Files/About%20Epping/Map%20of%20Epping.pdf

This is around 10 years out of date.

Suggest we use Google Earth Pro https://www.google.com/intl/en_uk/earth/versions/ free download and most of the town was updated in October 2020