



**EPPING FOREST DISTRICT COUNCIL:**

**OPEN SPACE STRATEGY**

**FINAL REPORT  
NOVEMBER 2017**



## EPPING FOREST DISTRICT COUNCIL OPEN SPACE STRATEGY

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## EPPING FOREST DISTRICT COUNCIL OPEN SPACE STRATEGY

### 1. INTRODUCTION

- 1.1. Open space facilities can make a very positive contribution to emotional and physical well-being, by ensuring that towns and villages are attractive places to live and work in. They are also a key contributing factor in providing adequate opportunities for people to maintain healthy lifestyles.
- 1.2. Epping Forest District Council is in the process of finalising its Local Plan for the period up to 2033. A comprehensive, robust and up-to-date evidence base is necessary in relation to open space provision in order to inform the Local Plan. An Open Space Strategy has therefore been commissioned by the Council, covering the period of the Local Plan, up to and including 2033. This approach has been endorsed by Sport England and sits alongside the Playing Pitch Strategy and Built Facility Strategy that have been undertaken in parallel to this study.
- 1.3. To provide Epping Forest District Council with a clear and robust Open Space Strategy, using a comprehensive evidence gathering process, this report provides:
  - An audit and assessment using a number of relevant open space typologies;
  - An analysis of long term requirements in terms of quality, quantity and accessibility so that future provision meets local need;
  - An identification of deficits and surpluses; and
  - A clear set of recommendations and actions, at both a local authority and settlement level.
- 1.4. Given the length of the strategy and the potential for changing open space requirements following the issue of this strategy, it is noted that Local Plan policies and strategies will need to be flexible enough to respond to updating of this evidence base throughout the Plan period.



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### 2. METHODOLOGY

#### OVERALL AIM OF THE STUDY

- 2.1. The aim of this study is to provide a robust evidence base in order to aid policies and the provision of open spaces during the Local Plan period.
- 2.2. This study will:
- Provide a clear assessment of the current provision of open space in terms of quality, quantity and accessibility;
  - Identify existing surpluses and deficits;
  - Identify projected surpluses and deficits at the end of the Local Plan period in 2033; and
  - Set out proposals for improving the quality, quantity and accessibility of open space in areas shown to be deficient.

#### STUDY STRUCTURE

- 2.3. The methodology for the study is outlined in Table 2.1, with further information provided in the following sections.

Table 2.1: Methodology

STEPS	DETAIL
<b>Step 1: Identifying Local Needs</b>	<ul style="list-style-type: none"> <li>• Review existing strategies and policies, and their effectiveness</li> <li>• Consultation with members.</li> </ul>
<b>Step 2: Audit of Local Provision</b>	<ul style="list-style-type: none"> <li>• Carry out quality audit of open space in accordance with typologies</li> </ul>
<b>Step 3: Set Provision Standards</b>	<ul style="list-style-type: none"> <li>• Determine quality standards</li> <li>• Determine Quantity Standards</li> <li>• Determine accessibility standards</li> <li>• Determine constraints (minimum size standards, etc.)</li> </ul>
<b>Step 4: Apply the Provision Standards</b>	<ul style="list-style-type: none"> <li>• Identify population levels</li> <li>• Identify qualitative issues</li> <li>• Identify relative surpluses and deficits in relation to quantity and accessibility</li> <li>• Identify local opportunities for improvement.</li> </ul>
<b>Step 5: Recommendations</b>	<ul style="list-style-type: none"> <li>• Protecting existing provision</li> <li>• Meeting deficiencies</li> <li>• Findings by settlement area.</li> </ul>

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### STUDY PROCESS

#### STEP 1: IDENTIFYING LOCAL NEEDS

- 2.4. Relevant national and local policies and strategies were reviewed in order to establish the context for the study. These included the Epping Forest District Local Plan 2011 - 2033, and the Epping Forest District Council Open Space, Sport and Recreation Assessment (2012).
- 2.5. Consultation was carried out with Parish and Town Councils in the form of a structured online questionnaire and a workshop. This explored observations relating to quantity, quality and accessibility of open space in the District, and perceived needs and demands

#### STEP 2: AUDIT OF PROVISION

- 2.6. A physical audit of all open spaces accessible to the public was conducted. This included accessible open spaces managed by other land managers, including the Corporation of London, and the Lee Valley Regional Park Authority. The audit covers all forms of open space, with all indoor sports facilities, outdoor sports and playing pitches covered in separate studies.
- 2.7. All significant and accessible open spaces were included in the study, with the exception of very small sites below a threshold size of 0.2 ha. This is in accordance with guidance contained in PPG17. All forms of open space were audited using the typologies described in Section 5.
- 2.8. Sites exhibiting clear evidence of frequent public use were audited regardless of whether formal access arrangements exist.

#### STEPS 3 AND 4: SETTING AND APPLYING PROVISION STANDARDS

- 2.9. Local provision standards were set using three key parameters. It should be noted that there is not one single guidance document or set of guidelines that assesses all open space and provides a clear and consistent framework for analysis. As a result of this, a combination of existing guidelines and national standards have been referenced, ensuring the study is undertaken using a pragmatic and proven process.
- 2.10. The key parameters of quality, quantity and accessibility have been identified and referenced throughout the document.
  - **Quality** standards have been devised based on national “Green Flag” criteria;
  - **Quantity** standards were devised using Fields in Trust guidelines,<sup>1</sup> and in the case of Allotments, by the Thorpe Report 1999. These standards are expressed in terms of hectares per 1,000 people. Population levels are those provided by the Office for National Statistics (ONS) Mid-Year Population Estimate (MYE) for the period of the Local Plan (2017 and 2033), as outlined in the West Essex and East Hertfordshire SHMA. Full details of standards used are shown in Section 3;

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<sup>1</sup> “Guidance for Outdoor Sport and Play: Beyond the Six Acre Standard,” Fields in Trust, October 2015

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- **Accessibility** standards are also detailed in Section 3, and are expressed as walking distance from dwellings. The results using the open space categories contained in the typology were mapped and shown by settlement. These are based on Fields in Trust standards published in November 2015.

### STEP 5: RECOMMENDATIONS

2.11. This section highlights high level findings in the following areas:

- Key themes in provision across the typologies;
- Break-down of findings by settlement;
- Indicative priorities for the retention and improvement of open spaces.

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### 3. STRATEGIC OVERVIEW

#### NATIONAL PLANNING POLICY FRAMEWORK

- 3.1. The National Planning Policy Framework (NPPF) requires local planning authorities to define policies that will enable communities to access high quality open spaces.
- 3.2. Paragraph 73 is particularly relevant because it states that planning policies should be based on robust and up-to-date assessment of the need for open space facilities and opportunities for new provision. These assessments should identify where provision is adequate or whether there is any shortfall in terms of quality or quantity. Information obtained should be used to determine what open space provision is required.
- 3.3. Since the adoption of the NPPF there have been major changes to national policy. An open space assessment was previously conducted using Planning Policy Guidance Note 17 (PPG17) however this has been omitted from the new national policy framework. The government has not published any guidance to replace PPG17 however there is a clear reference to the principles and ideology established by PPG17 in the new guidance.

#### PLANNING POLICY GUIDANCE NOTE 17

- 3.4. The Government issued planning policy guidelines for local authorities in the form of Planning Policy Guidance Note 17 (PPG 17) and Companion Guide to PPG17: Assessing Needs and Opportunities.
- 3.5. In accordance with PPG17 this study consists of five steps:
  - Identifying local needs;
  - Auditing local provision;
  - Setting provision standards;
  - Applying provision standards;
  - Drafting policies.
- 3.6. PPG17 identified a typology of open spaces, and recommended that this (or a local variation) should be used when conducting assessments. This approach has been adopted for this study, and is detailed in Section 5.

#### NATURAL ENGLAND ACCESSIBLE NATURAL GREENSPACE STANDARD

- 3.7. In the early 1990's Natural England set out guidance standards to improve access to natural greenspace for people living in towns and cities. This Accessible Natural Greenspace Standard (ANGSt) recommended that there should be an accessible natural greenspace in four minimum size bands available within set distances of their home. It also recommended that there should be a minimum of one hectare of statutory Local Nature Reserves per thousand population.
- 3.8. This guidance was used extensively by local authorities, but has since been superseded by a new standard produced by Fields in Trust, and shown in Table 3.2. It has therefore not been used in this study.

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### FIELDS IN TRUST REVIEW OF STANDARDS FOR OPEN SPACE

- 3.9. Local authorities have traditionally used the National Playing Field Association’s “6 Acre Standard.” Recommendations on Outdoor Playing Space were first formulated in 1925, soon after the Association’s formation. This helped ensure that every man, woman and child in Great Britain should have the opportunity of participating in outdoor recreational activity within a reasonable distance of home during leisure hours.
- 3.10. The National Playing Field Association has since been superseded by Fields in Trust (FIT). FIT has conducted research which has indicated that 81% of local planning authorities express quantity standards for open space as “hectares per 1,000 population.” This has enabled comparison across England and Wales, and is the most widely used metric for open space standards.
- 3.11. New guidance was produced in 2015<sup>2</sup> following extensive research, and recommended quantity and accessibility standards for a number of open space types.
- 3.12. These standards have been used as a basis for assessing open spaces in this study.

### DRAFT LOCAL PLAN: KEY STRATEGIC POLICIES

- 3.13. Epping Forest District Council is currently preparing their new Local Plan for the District covering the period 2011-2033. The Local Plan will set out a vision and framework for the District, outlining the spatial strategy for addressing housing need, site allocations and new policies on housing, economy, infrastructure, transport and sustainability. The Local Plan is due to be submitted to the Planning Inspectorate in 2018. This study will make up part of the Council’s evidence base on open space to support the new Local Plan.
- 3.14. This report has taken note of the proposed site allocations in the Draft Local Plan. Where necessary, some commentary has been included in the individual typology analysis around the key issues influencing the approach to open spaces in that settlement.
- 3.15. There are a number of policies which are relevant to the development of the study, and the setting of quality standards. These are shown in Table 3.1.

**Table 3.1: Draft Local Plan Policies Relating to Open Space**

DRAFT POLICY	CONTENTS
<b>Draft Policy SP4</b>	Development proposals for allocations and Strategic Masterplans must provide generous, well connected and biodiversity green space; extend, enhance and reinforce strategic green infrastructure and public open space; ensure that development enhances the natural environment; and conserve and positively enhance key landscapes, habitats and biodiversity
<b>Draft Policy SP6</b>	The Council will protect the natural environment, enhance its quality and extend access; conserve, enhance and develop a multifunctional countryside; and extend, maintain and enhance the green infrastructure network
<b>Draft Policy DM1</b>	Development should seek net biodiversity gain; protect and enhance habitats and biodiversity; mitigate adverse impacts where unavoidable by mitigation, compensation and offsetting; resist the loss of irreplaceable habitats; and seek survey information and site assessment if protected species or habitats are impacted by development
<b>Draft Policy DM3</b>	The Council will expect all development proposals to conserve and enhance the Epping Forest SAC and the Lee Valley SPA, and the green links between them
<b>Draft Policy DM4</b>	Additional development on the Epping Forest SAC will involve the provision of Suitable Accessible Natural Green Spaces and

<sup>2</sup> “Guidance for Outdoor Sport and Play: Beyond the Six Acre Standard,” Fields in Trust, October 2015



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DRAFT POLICY	CONTENTS
	Corridors (SANGSC)
<b>Draft Policy DM5</b>	Development proposals must retain or enhance green infrastructure, incorporate green assets or space, enhance green infrastructure networks and provide and retain trees and/or open spaces within built up areas. Evidence must be provided to demonstrate retention, protection and provision of trees, landscape features or habitats
<b>Draft Policy DM6: Designated and Undesignated Open Spaces</b>	The presumption is that development proposals will be expected to provide open space, or links to it.
<b>Draft Policy DM16: Sustainable Drainage Systems</b>	These will be expected to maximise biodiversity and local amenity benefits
<b>Places policies</b>	These include visions for individual settlements, and set out site allocations. They are a platform for ensuring adequate standards for future open space provision and the enhancement of green linkages

### EPPING FOREST OPEN SPACE, SPORT AND RECREATION ASSESSMENT

3.16. This study will supersede the findings of the previous Open Space, Sport and Recreation Assessment,<sup>3</sup> which was found to be out of date and not sufficiently robust by Sport England in the most recent Regulation 18 consultation. Key characteristics of the previous study are as follows:

- Quality standards use a set of criteria based on the internationally recognised “Green Flag” standard of excellence for open spaces;
- The Assessment used a typology which only partially conformed to that used for national open space quantity and accessibility guidelines;
- Consultation included a stakeholder group workshop, but did not specifically target Town and Parish councils as major landowners and managers of open space in the District;
- The quality audit of individual open spaces was a desktop study building on the in-house audit of 2009;
- Quantity standards were set using a comparison with three other comparator local authorities, but did not relate to recommended national standards (e.g. Fields in Trust);
- Quantity standards in some cases were set at levels which did not closely relate to these comparator local authorities;
- “Informal Recreation Ground” and “Managed Open Space” designations are not sufficiently differentiated, and the use of the more generally recognised “Amenity Greenspace” typology would have been less confusing and easier to relate to the recommended PPG17 designation;
- It is difficult to justify widely dissimilar standards for existing communities and new developments, as proposed in the Assessment (e.g. the recommended standard for “Woodland including Semi-Natural Open Space, Epping Forest and buffer lands was set at 31.1. ha/1,000 population (the existing level of provision), and 8.45 ha/1,000 population in new developments);
- One accessibility standard was set for all types of equipped play, without acknowledgement of the need for different walking distance standards for LAPs, LEAPs and NEAPs.

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<sup>3</sup> “Epping Forest Open Space, Sport and Recreation Assessment,” The Landscape Group, June 2012

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### THORPE REPORT INTO ALLOTMENTS

- 3.17. There is no Fields in Trust or other nationally recognised guideline for quantity and accessibility standards in relation to allotments.
- 3.18. However, the Thorpe Report arising from the Departmental Committee of Inquiry into Allotments, 1969, made 44 major recommendations. One was a recommendation that the standard level of provision should be **0.2 ha per 1,000 population**. This is widely used as an appropriate standard for benchmarking the provision of allotments.

### GREATER LONDON AUTHORITY ACCESSIBILITY STANDARDS

- 3.19. The PPG17 Companion Guide states that: “Distance thresholds are a very useful planning tool, especially when used in association with a Geographical Information System (GIS). For example, it is possible to identify the percentage of households within a distance threshold of any particular provision or to compare possible locations for new provision to determine which will be the most effective.” However, it did not define what the standards should be. In addition, although Fields in Trust have defined some accessibility standards, neither it nor any other recognised national body have defined accessibility standards for Allotments or Cemeteries.
- 3.20. The Greater London Authority has defined a set of parameters for accessibility giving thresholds for open space sites of local through to regional significance. This has been applied to Allotments and to Cemetery and Burial Grounds in Epping Forest District, and is comparable in terms of walking distances in other categories. Cemetery and Burial Ground sites have been included because of their potential value as areas of informal outdoor recreation. Sites in Epping Forest District in these categories are of local significance, and therefore correspond to a catchment guideline of **400m from dwellings**.

### QUALITY STANDARDS

- 3.21. Quality standards are those based on the Green Flag Award. This is the benchmark national standard for publicly accessible parks and greenspaces in the United Kingdom. The following criteria were used for evaluation:
- **Cleanliness and maintenance.** This includes a number of factors including vandalism and graffiti, litter, dog fouling, noise, equipment and maintenance. Because of its importance it carries a 15% weighting;
  - **Welcome.** Including entrances, heritage and history, landscaping, interpretation and lighting. It is weighted by 15%;
  - **Security and safety.** Includes boundaries, equipment, surfaces, roads/footpaths, buildings and trees. Also weighted by 15%;
  - **Landscape.** Planting, tree cover, habitats, and grass areas. Weighted by 10%;
  - **Climate change adaptation.** Biodiversity, natural drainage, green corridors and shade. Weighted by 5%;
  - **Ancillary facilities.** Footpaths, toilets, seating, catering, parking, and litter bins. Weighted 10%;
  - **Site access scoring assessment – general.** Entrance to site, roads, paths and cycleway access, and disabled access. Weighted 15%;
  - **Site access scoring assessment – transport.** Cycleway access, walking access, and public transport access. Weighted 10%;
  - Site access scoring assessment - information and signage. Clear, appropriate, and adequate. Weighted 5%.

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- 3.22. Each of the individual factors was marked out of 5, where 5 represents “very good,” and 1 represents “very poor.” An average was taken over each of the criteria, and the weighted score expressed as a percentage. The percentage bands are:
- Very poor: 0% - 20%
  - Poor: 21% - 40%
  - Average: 41% - 60%
  - Good: 61% - 80%
  - Very good: 81% - 100%.
- 3.23. Tables containing details of individual sites in all typologies are shown at Appendix 2. Results are shown for each of the criteria, and an overall percentage score is also provided.

### QUANTITY AND ACCESSIBILITY STANDARDS DEFINED FOR CURRENT OPEN SPACE ASSESSMENT

- 3.24. It is important to view the results of the quantitative and accessibility results in context. In particular, the quantitative results, giving values in ha/1,000 population against the Fields in Trust guidelines, are not absolute standards and are primarily intended to benchmark provision to form a platform of analysis. Neither are they applied in relation to the many and varied local factors which affect accessibility to open space within individual local government boundaries (e.g. within a district or metropolitan borough).
- 3.25. In practice, results vary markedly. It is highly unusual for local authorities to meet provision guidelines in every category. It is more usual for there to be over or under-provision in a number of the categories. It is therefore important to see the results in context. Nevertheless, it is useful to identify areas in which the District can aspire to seek improvement.
- 3.26. Quantity and accessibility standards used in this study have drawn on the evidence base provided in this section. A description of, and justification for these standards is contained in Table 3.2.
- 3.27. Population figures used within this study are for the years 2017 and 2033. These are based on a study which was jointly commissioned by West Essex (Epping Forest, Harlow and Uttlesford) to undertake a Strategic Housing Market Assessment. This study serves to identify the functional Housing Market Area and establish the Objectively Assessed Need for housing<sup>4</sup>. The purpose of the study is to support the local authorities in objectively assessing and evidencing the need for housing (both market and affordable) and to provide other evidence to inform local policies, plans and decision making.

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<sup>4</sup> “West Essex and East Hertfordshire Housing Strategic Market Assessment,” Opinion Research Services, September 2015

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**Table 3.2: Quantity and Accessibility Standards Defined for Open Space Assessment**

OPEN SPACE TYPE	QUANTITY GUIDELINE (HECTARES PER 1,000 POPULATION)	WALKING GUIDELINE (WALKING DISTANCE: METRES FROM DWELLINGS)	JUSTIFICATION
<b>Amenity Greenspace</b>	0.6	480m	Fields in Trust standards.
<b>Parks and Gardens</b>	0.8	710m	Fields in Trust standard. No other national standard available.
<b>Natural/Semi Natural Greenspaces</b>	1.8	720m	Fields in Trust standard which supersedes ANGSt standard.
<b>Provision for Children and Young People</b>	0.25	LAPs – 100m LEAPs – 400m NEAPS – 1,000m	Quantity and accessibility guidelines are latest Fields in Trust standards.
<b>Allotments</b>	0.2	400m	Thorpe report quantity standard more realistic than Open Space Assessment 2012. GLA standard used for accessibility
<b>Cemeteries and Graveyards</b>	N/A	400m	No accepted national standards for quantity. GLA standard used for accessibility

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### 4. CONSULTATION

#### ONLINE SURVEY

- 4.1. An online survey was distributed to all Town and Parish councils to explore perceptions of quality, quantity and accessibility, and to seek views on potential improvements which could be made to open spaces in the District. A summary of the questions and responses is included below;

#### *How important do you think it is to have green spaces for people's mental, emotional and physical health near to where they live?*

- 4.2. Nearly all respondents considered green spaces in the area to be very important for the following reasons:
- Evidence from Public Health England, the Parliamentary Office for Science and Technology, Natural England, the Landmark Trust and other bodies substantiates the claim that open space is particularly beneficial in areas of high deprivation, and where there are health inequalities;
  - Open spaces provide opportunities for formal activities as well as pursuits such as walking and jogging;
  - There is increasing evidence that loss of Green Space within densely populated areas increase risks to physical and mental wellbeing;
  - Crowded communities are known to have anti-social behaviour and mental health issues are more common;
  - Protection and enhancement of green spaces, and particularly their inclusion in housing development, is of primary importance;
  - Access to open countryside, for informal leisure activities, is of key importance to residents, in particular, access to public footpaths, and permissive rights of way, through open fields on the perimeter of the built settlement.

#### *How would you rate the quality of open space in your area? What issues need to be addressed?*

- 4.3. The following responses were received in relation to quality:
- Parks and Gardens recorded a range of responses from Parishes and Town Councils from “excellent” to “below average.” Some Parishes recorded that they had no Parks and Gardens provision, therefore the answer was “not applicable.”;
  - Natural/Semi-Natural Greenspace was perceived to be of high quality, either “excellent” or “good.” One Parish commented that they were only “average.”;
  - The picture relating to Amenity Greenspace drew a range of responses. Half of respondents perceived them to be “excellent” or “good.” However, the other half viewed them as “average” or “below average.”;
  - Facilities for Children and Young People drew a negative response. Nine of the 11 Parishes which returned responses view such facilities as “below average” or “average.”;
  - Most Parishes view Allotments as “good” or “excellent” in terms of quality;
  - Accessible Countryside was regarded by most respondents as “excellent” or “good.”;

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- Most Cemeteries were perceived to be of either “good” or “excellent” quality, although two Parishes felt that they were “average,” one that they were “below average,” and one that they were “poor”;

### *How would you rate the adequacy of open space, in terms of quantity and accessibility, in your area?*

4.4. Quantity and accessibility issues were recorded as follows:

- Parks and Gardens were viewed differently in relation to adequacy of provision. Three Parishes stated that they had no provision of this type. Three considered provision in terms of quality and accessibility to be either “excellent” or “good,” and four as either “average” or “poor”;
- Natural/Semi-Natural Greenspaces were seen to be well provided. Three thought they were “excellent,” and four “good.” Three considered provision to be “average,” and only one “below average”;
- Amenity Greenspaces were perceived by four as “good” in terms of supply. Four Parishes thought supply was “average.” Ongar stated that they were “poor”;
- Facilities for Children and Young People were not generally perceived a well-supplied. Only one Parish thought supply was “good.” Three felt they were “average,” and five “below average.” One felt provision was “poor,” and one stated that there was no provision;
- Accessible Countryside was viewed as “excellent” or “good” by five Parishes. Four considered it “average,” and one “below average.” It was considered that access to the countryside was hindered by the limited number of footpaths and bridleways;
- Allotments were generally perceived to be “excellent,” or “good.” Four considered supply to be “average” or “below average.” One Parish had no provision;
- Responses to the accessibility and quantity of accessible countryside were that five felt that they were “excellent” or “good,” four “average,” and one “below average”;
- Cemeteries were perceived as generally “below average” or “poor.” Two had no cemetery space. Two stated that supply was “average,” and only three that it was “good” or “excellent”;
- The provision of Civic Spaces was viewed negatively. Four Parishes stated that they had no such spaces. Four felt that supply was “average.” Three stated that supply was “good”;
- There was concern about the potential loss of open space to development;

### *What improvements would you like to see to open spaces in your area?*

4.5. The following requests for improvements were suggested:

- Many respondents were looking for more information boards and more welcoming entrances;
- Landscaping to increase the welcome offered to open spaces was considered important;
- Better Access (footpaths, etc.) in open spaces such as Public Parks and Gardens and Natural and Semi Natural Greenspaces;

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- More seating featured heavily in responses;
- Need to identify different socio-economic groups to assess their access to open space;
- Better Maintenance (litter removal, etc.) was mentioned by many respondents;
- There was a significant degree of comment about the need to preserve and enhance open space, and in particular to improve green infrastructure links, including the network of public footpaths and permissive rights of way in countryside areas;

### CONSULTATION WORKSHOP

- 4.6. In addition to the online survey, a structured workshop was held on 18 May 2017, to which all Parishes were invited. Invitees were divided geographically to include west, south and east areas of the District. These do not equate exactly to those settlements shown in section 6, but provide a useful separation to reflect different physical characteristics in relation to open space provision across the three geographical areas.
- 4.7. Settlements corresponded to these areas as follows:
- **East** (North Weald Bassett, Ongar, Epping, Theydon Bois);
  - **South** (Chigwell, Loughton and Buckhurst Hill);
  - **West** (Waltham Abbey, Roydon, Nazeing, Sheering).
- 4.8. Responses received in each of the three areas are summarised as follows:

### EAST AREA

#### *How important do you think it is to have green spaces for people's mental, emotional and physical health near to where they live?*

- 4.9. Respondents considered green spaces in the area to be very important for the following reasons:
- There is a perception of the district as very "green" and defined by open spaces such as Epping Forest;
  - Many people wish to use the benefits of the road and rail network to commute to work whilst enjoying the benefits of living in a green area;
  - Open spaces are particularly important for educational uses, and are used by schools for sport and learning about nature;
  - Trees are particularly important in the green infrastructure;
  - There is concern that green space is being lost;

#### *How would you rate the quality of open space in your area? What issues need to be addressed?*

- 4.10. The suggestions raised by Councillors in addressing the quality of open spaces were:
- The number of dog walkers in the District is high, necessitating good access to open space. This impacts on the use and quality of open spaces;

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- The design of estates needs to be improved to improve landscaping, which should maintain the rural feel of the District. It should also mirror the nature of surrounding settlements;
- Housing design needs to contain more green space, and to be more open;
- Ownership of open spaces can present a barrier to good management;
- Fly-tipping is bad, and the problem needs to be tackled;
- Areas for wildlife are important, and need to be increased.

### *How would you rate the adequacy of open space, in terms of quantity and accessibility, in your area?*

4.11. Perceived quantity and accessibility issues are as follows:

- There is a shortage of burial space in some areas;
- Allotments do not generally have waiting lists;
- A Green Corridor is needed from one end of Ongar to another;
- There is a perceived need for Amenity Greenspace.

### *What improvements would you like to see to open spaces in your area?*

4.12. The Councillors felt that the following improvements could be of value:

- Outdoor gym facilities;
- Better design of new development integrated with surrounding green spaces;
- Petanque provision should be considered;
- The development plan for Ongar Cemetery needs to be implemented;
- There is a rolling programme of playground improvements that needs to be delivered.

## SOUTH AREA

### *How important do you think it is to have green spaces for people's mental, emotional and physical health near to where they live?*

4.13. Respondents considered importance to be "immense." Responses received were as follows:

- The nearer green space is to dense centres of population, the better;
- Open space has a high social value, and allow people to mix. This is especially true of the older population;
- Proximity to open space is very important, particularly in high density areas such as Chigwell;



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- Green space needs to be “on the doorstep.”;
- People value Epping Forest because of its “green” character;
- There are wider social benefits;
- Older people benefit from green space.

### *How would you rate the quality of open space in your area? What issues need to be addressed?*

4.14. Responses were as follows:

- Many green spaces are “municipal greensward” - unrelieved mown lawn area;
- Only the edges of Epping Forest are heavily used because of a perception that it is unsafe. People often get lost in the Forest because of poor mobile phone reception. Also, opinions have been swayed by some instances of suspicious behaviour and one case of sexual assault;
- Open space is dominated by open grassland, with a lack of more informal landscape types (e.g. tree planting, meadow, etc.) to enhance biodiversity. This type of landscape needs to be introduced, but with the following caveats:
  - It should not crowd out areas for informal sports activity;
  - Planting can be expensive to manage;
  - The “GROW” project in Loughton is effective;
  - The design of many open spaces could be improved;
- There are antisocial behaviour problems in the poorer areas of Chigwell. These may be improved by the implementation of the Chigwell Neighbourhood Plan.

### *How would you rate the adequacy of open space, in terms of quantity and accessibility, in your area?*

4.15. In terms of accessibility and quantity:

- It has been suggested that there should be more “pocket parks” as this is something that is not currently provided;
- An integrated network of green routeways would be useful to improve connectivity for walking and cycling. There are no cycle routes in Loughton;
- There is a good supply of Amenity Greenspace;
- Provision of allotments is at about the correct level;
- There is a perception that it has been necessary to fight to preserve existing open space;
- More “green corridors” are needed.

## EPPING FOREST DISTRICT COUNCIL OPEN SPACE STRATEGY

### *What improvements would you like to see to open spaces in your area?*

4.16. The following responses in terms of improvements were recorded as follows:

- Physical welfare equipment (outdoor gyms, etc.);
- The use of equipment for recreation such as outdoor gym would be useful;
- Extra tree planting;
- Preservation and planting of hedges for wildlife;
- Better bridleways – existing bridle paths are frequently unusable;
- Waymarking and interpretative signage is poor;
- Playground safety is poor in places;
- The perceived safety of open spaces should be improved, including the talking of antisocial behaviour in playgrounds;

### WEST AREA

### *How important do you think it is to have green spaces for people's mental, emotional and physical health near to where they live?*

4.17. Responses were as follows:

- Open space is “Terribly important because of over-population”;
- Helps people to “de-stress”;
- Open space is important in the “commuter zone”;
- Footpaths and bridleways are well used and valued by the community.

### *How would you rate the quality of open space in your area? What issues need to be addressed?*

4.18. Perceived qualitative issues raised drew the following responses:

- Footpaths (County function) are in poor condition;
- Car parking causes damage to open spaces;
- Facilities are generally well-kept. However, there is a funding issue, with limited funds in Parish council budgets for annual maintenance. An example is in Epping Upland, where the Parish Council inherited a children's playground. It would cost almost the entire budget to replace the equipment as and when required;
- There have been conflicts between cyclists and walkers in open space;

## EPPING FOREST DISTRICT COUNCIL OPEN SPACE STRATEGY

- The quality of provision of village greens varies. An example is the village green at Roydon. This has few facilities, and would benefit from a sign to give people a sense of place, and improved seating;
- Open spaces are sometimes used for drinking and drug dealing;
- Nazeing Common is very much loved, but is ploughed annually, stopping it from being used for many activities.

### *How would you rate the adequacy of open space, in terms of quantity and accessibility, in your area?*

4.19. The following responses were received in relation to quantity and accessibility:

- Compromised because travelling from west to east is very difficult;
- There is good access to Epping Forest from this area of the district;
- The value of the “blue assets” is high. Many are provided in the Lee Valley Regional Park;
- There is a shortage of burial space in Waltham Abbey;
- There is a shortage of Local Nature Reserves;
- The area is crisscrossed with bridle paths and footpaths. However, there are problems associated with proximity to roads with no parking provision, making their use dangerous. Many footpaths do not link up with each other;
- Connectivity is compromised by a lack of connectivity from the east to west of the District;
- Many open spaces are in private ownership, reducing their use for outdoor recreation.

### *What improvements would you like to see to open spaces in your area?*

4.20. Responses relating to improvements were recorded as follows:

- Greater funding for children’s play facilities;
- More car parking facilities;
- Green corridors are needed to pull existing open space together;
- Larger parks are needed in the District. Open space typically takes the form of countryside or green belt;

4.21. Responses to the consultation exercise have been considered in relation to qualitative issues relating to open space provision in the District. They have also been considered in relation to the quantitative distribution of open space by type and have been used in setting recommendations for open space provision in Epping Forest District.

## 5. DEFINITION OF OPEN SPACE TYPOLOGIES

5.1. Open space categories used in this study are as follows:

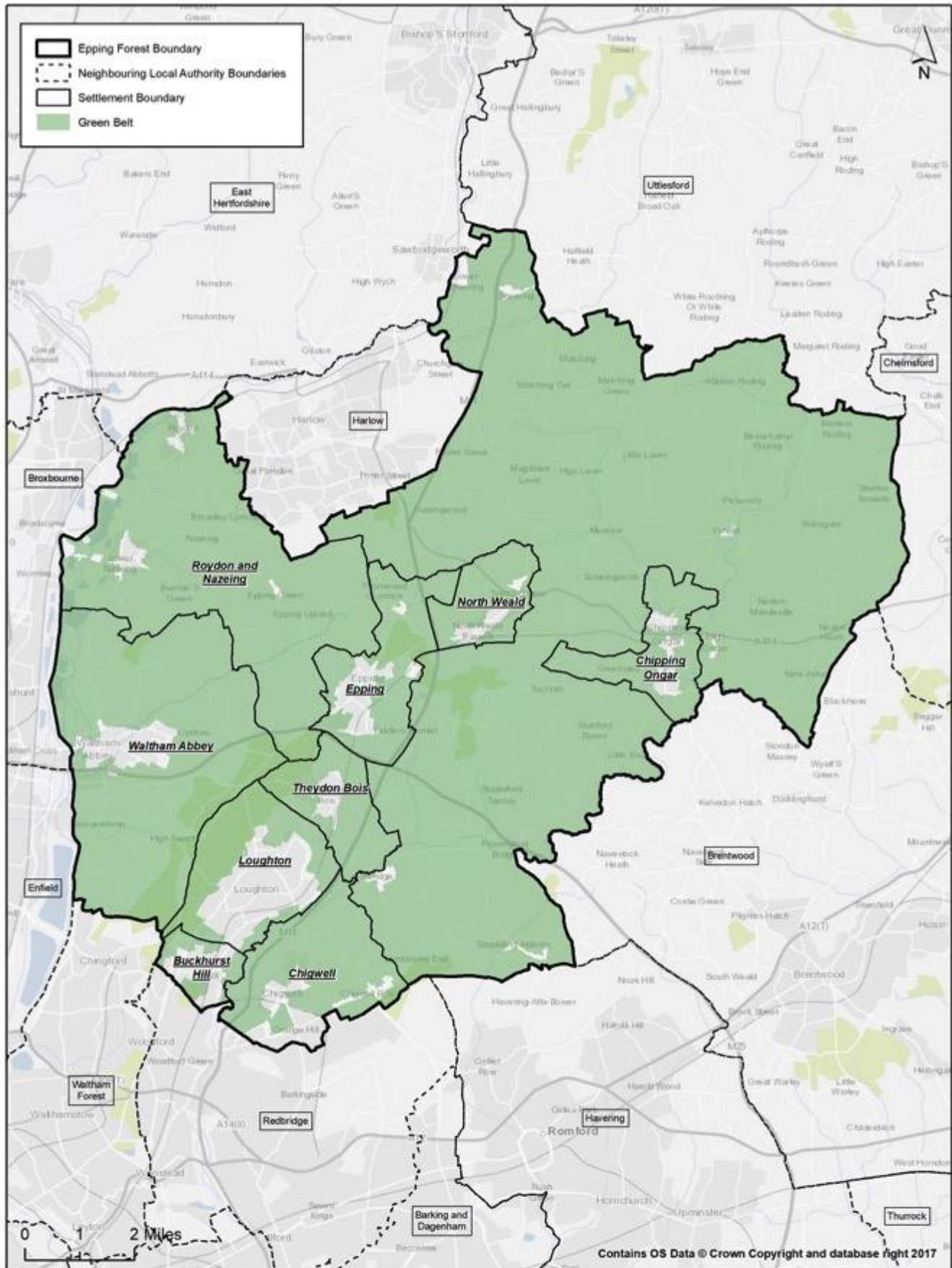
- **Public Parks and Gardens** - including urban parks, country parks and formal gardens. Usually include a wide range of activities, and may include other typologies (e.g. Provision for Children and Young People and Natural and Semi Natural Greenspaces). Very often includes formal elements of provision such as ornamental lawn, herbaceous border or rose garden
- **Natural and Semi-Natural Greenspace** - including woodland, urban forestry, scrub, grasslands, open access land wetlands and derelict open land. Maintenance is usually informal, but may include elements of intervention such as coppicing for the long-term health and natural balance of woodland, flail cutting of meadow to increase biodiversity, and clearance of water habitats
- **Amenity Greenspace** (most commonly, but not exclusively in housing areas) - including informal recreation spaces (private or open to the public), roadside verges, greenspaces in and around housing and other premises e.g. hospitals, schools and colleges, industrial and business premises and village greens. May include other typologies, most frequently Provision for Children and Young People
- **Provision for Children and Young People** - including play areas, areas for wheeled play, including skateboarding, outdoor kick about areas, and other less formal areas (e.g. 'hanging out' areas, teenage shelters). May include different aspects of play such as natural or "green" play, or "iplay" to incorporate information technology elements to stimulate greater usage
- **Allotments and community gardens** - a statutory allotment is defined as having an area not exceeding 1,000sq meters. Allotments are generally for the growing of food crops. Community Gardens are generally more informal, and may include "garden" landscapes for outdoor relaxation
- **Cemeteries and churchyards** – quiet contemplation and burial of the dead, often linked to the promotion of wildlife conservation and biodiversity. Can take the form of formal cemeteries or graveyards around churches.

## 6. SETTLEMENT AREAS

- 6.1. In order to fully reflect quantity and accessibility standards at a local level, analysis has been carried out by settlement. For the purposes of this study nine settlement areas have been analysed. These are:
- Epping
  - Loughton
  - Waltham Abbey
  - Chipping Ongar
  - Buckhurst Hill
  - North Weald Bassett
  - Chigwell
  - Theydon Bois
  - Roydon and Nazeing.
- 6.2. Whilst Roydon and Nazeing have traditionally been treated as separate settlements, they are small in size and closely located, meaning that there are overlapping open space accessibility catchments. They have therefore been joined for the purposes of this study.
- 6.3. A map indicating the location of these settlement areas is shown at figure 6.1. This contains a brief description of each of these settlement areas which were chosen because they cover the main towns, villages and hamlets in the District of Epping Forest.

# EPHING FOREST DISTRICT COUNCIL OPEN SPACE STRATEGY

Figure 6.1: Location of Key Settlement Areas in the District



Major settlements in Epping Forest



## EPPING FOREST DISTRICT COUNCIL OPEN SPACE STRATEGY

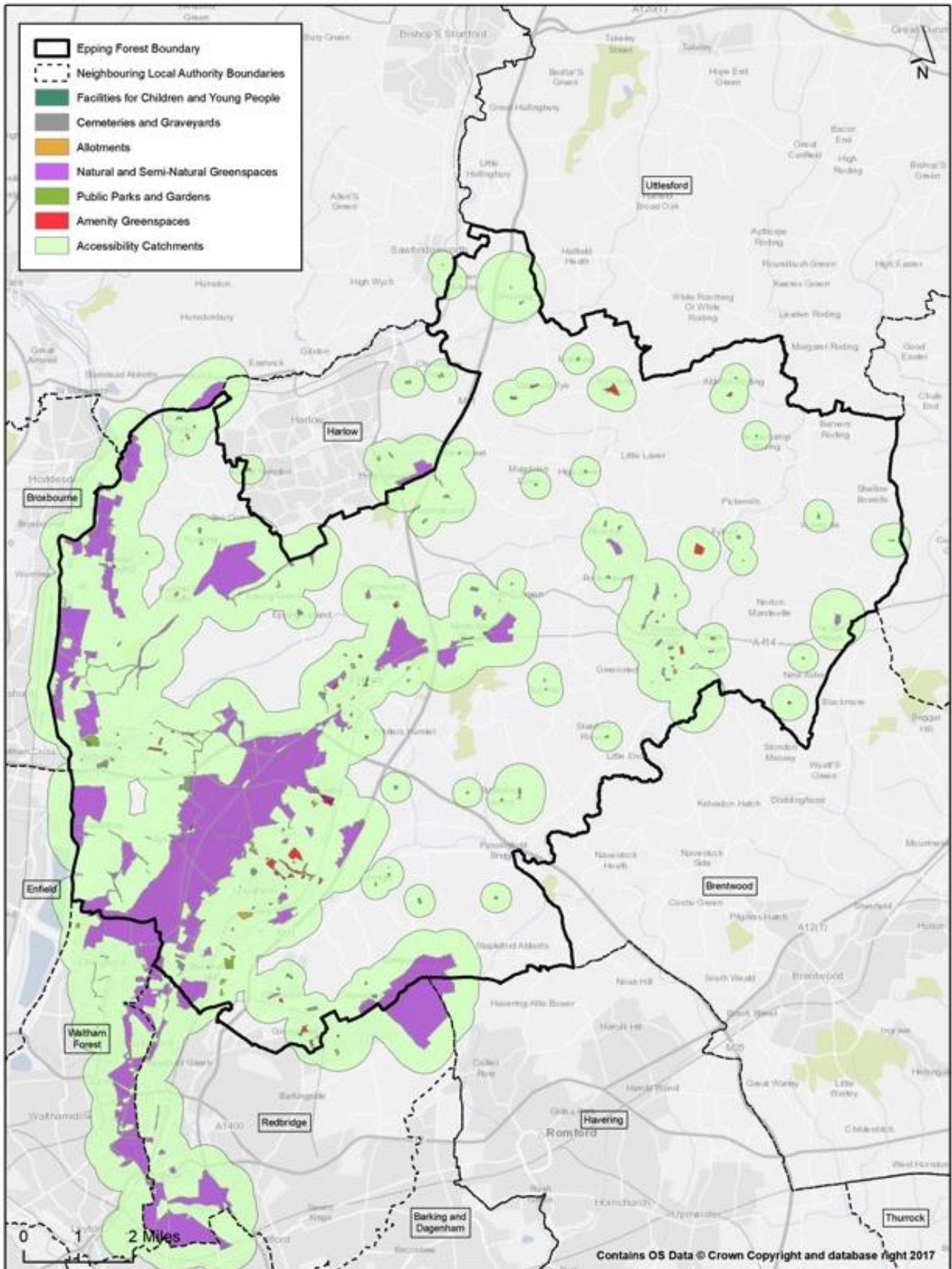
**Table 6.1: Brief Description of Study Settlement Areas**

SETTLEMENT	DESCRIPTION
<b>Epping</b>	The Epping settlement area has excellent access to Natural and Semi-Natural Greenspace, being bordered by Epping Forest to the north and west. It is well provided with Allotments, but has a shortage of Public Parks and Gardens and Amenity Greenspace.
<b>Loughton</b>	Loughton has excellent access to Natural and Semi-Natural Greenspace at Epping Forest and Roding Valley Meadows as well as some more local open spaces of this type. An upgrading of facilities is required to provide a Public Park for this settlement. Access to Amenity Greenspace and Allotments is good. Facilities for young people and children are more limited. Burial space is also limited.
<b>Waltham Abbey</b>	Waltham Abbey has excellent access to Natural and Semi-Natural Greenspace at both Epping Forest and Lea Valley Country Park. Residents have access to Abbey Gardens, but there is a shortfall in terms of Amenity Greenspace. Access to Provision for Children and Young People is lower than national guidelines. Allotment provision is a little low in the town, but there is ample provision in nearby Loughton. More burial space is needed to meet future need.
<b>Chipping Ongar</b>	There will be a requirement for more local areas of Natural and Semi-Natural Greenspace towards the end of the Local Plan period. As with most settlements, there is a need for a Public Park or Garden. There is a small shortfall in Amenity Greenspace provision. Allotment supply is adequate. More play facilities are also needed. The supply of burial spaces is below average in Chipping Ongar.
<b>Buckhurst Hill</b>	Buckhurst Hill is surrounded by Green Belt to the east, north and west. Epping Forest lies to the south and west. There are a number of local wildlife sites and managed open spaces in the village. There is an adequate supply of allotments, but no access to a formal park and limited access to amenity greenspace. Residents would benefit from an upgrading of the facilities at Roding Valley Recreation Ground to provide access to a multi-functional park. Access to play facilities is limited.
<b>North Weald Bassett</b>	Access to Natural and Semi-Natural Greenspace is excellent. There are Local Wildlife Sites around the periphery. North Weald Bassett contains a number of managed open spaces, but will need to maintain levels of Amenity Greenspace as the population increases, but no access to a park, and limited access to Facilities for Young People and Children. Allotment provision is adequate at present.
<b>Chigwell</b>	The urban area of Chigwell is surrounded by Green Belt. There is no public park and limited access to equipped play, but there are a significant number of managed open spaces and a high quality cemetery and churchyards. Access to Amenity Greenspace is limited. There is an adequate supply of Allotments. Chigwell Cemetery has sufficient burial space for the next 25 years.
<b>Theydon Bois</b>	Natural and Semi-Natural Greenspace is readily accessible. Green Belt lies to the south and west of the settlement. Epping Forest lies to the west, and there are a number of wildlife areas surrounding Theydon Bois. Residents have access to a village green. Equipped play space is limited, but there is good provision of Amenity Greenspace and Allotments.
<b>Roydon and Nazeing</b>	Roydon and Nazeing are encircled by the Green Belt. There is good access to the surrounding countryside by a strong network of Rights of Way. Provision of equipped play areas is limited, although there are a number of managed open spaces within both Roydon and Nazeing, and good access to outdoor leisure facilities in the nearby town of Harlow, including Public Parks and Gardens.

6.4. The spread of open spaces across the District is shown in figure 2. This shows that overall coverage of open space of all types is excellent. Access particularly to Epping Forest and the Lea Valley Country Park in the west and centre of the District coupled with other forms of provision and access to the wider countryside means that residents of Epping Forest District have relatively easy access to a range of outdoor recreational facilities.

# EPHING FOREST DISTRICT COUNCIL OPEN SPACE STRATEGY

Figure 6.2: Spread of Open Space of All Types Across the District



Open Space by type in Epping Forest





## EPPING FOREST DISTRICT COUNCIL OPEN SPACE STRATEGY

### 7. AMENITY GREENSPACE

- 7.1. This section outlines issues relating to the Amenity Greenspace typology. Analysis is carried out using the PPG17 designations<sup>5</sup> of quality, quantity and accessibility.

#### QUALITY

- 7.2. There are 70 listed Amenity Greenspaces throughout the District. 57% were in “average” condition. 43% were in “good” condition. Two were “poor.”
- 7.3. Many of these sites are relatively large, and provide attractive landscaped areas on the street scene which can also be used for informal recreation. There are, however, a number of quality issues:
- Overall standards of maintenance and provision vary according to where sites are located. Some Parish or Town Councils for example are obviously sufficiently resourced to maintain such areas to a high standard, whilst others are less well-resourced, or appear to place a lower priority on such areas;
  - Grass cutting standards are only average in terms of mowing frequency. Many had lawn areas which had not been cut for several weeks, making them appear untidy, and representing a potential trip hazard;
  - They are usually limited in offering welcoming signage. What signs there are often consist of prohibitions which, whilst important, are not encouraging to visitors. In a number of cases there was obvious local interest which would contribute to creating a “sense of place” for those living in the area;
  - Ancillary facilities are limited. Many lack litter bins, which appears to encourage an increase in littering, and are also deficient in the provision of appropriate seating. Some benches lack arms, making them difficult to use by the less able-bodied;
  - Some softening in terms of additional tree and meadow planting would improve amenity value, enhance biodiversity, and increase the availability of shade.
- 7.4. Details of Amenity Greenspace by settlement are shown in Appendix 1. Analysis of these sites indicates that there is one Amenity Greenspace in Buckhurst Hill, which is a Green Walk. The site scored relatively poorly at the time of audit in relation to cleanliness and maintenance standards. There are four Amenity Greenspaces in the settlement of Chigwell. Three obtained a rating of “good,” and one (Manor Road) as average. Chipping Ongar has four Amenity Greenspaces. Quality standards varied. Two sites were “good,” one “average,” and one (Onslow Gardens) was “poor.” There was no interpretation at this site, no ancillary facilities (e.g. seating or litter bins), and poor landscaping. There were 12 sites in the town of Epping. The only significant issues were a lack of seating and litter bins at The Centre Avenue and Western Avenue sites. Six of the sites were “good” and six were “average.” There were 19 sites in Loughton. Eight of the sites were “good” and 11 were “average.” A key issue at many of the sites was poor access, which was particularly difficult for the disabled or less able-bodied. Roydon and Nazeing had five sites. Two were “good,” and three “average.” The only significant issue was a lack of signage in some cases (e.g. at Roydon Allotment Orchard, which was generally “good.”) The two sites in North Weald Bassett were “average.” Epping Way in North Weald would benefit from seating. Theydon Bois had two sites. Both were in “good” condition,

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<sup>5</sup> Whilst PPG17 has been superseded, its content is still considered relevant

## EPPING FOREST DISTRICT COUNCIL OPEN SPACE STRATEGY

with no major issues. Two sites in Waltham Abbey were “good,” two were “average,” and Winter’s Way was poor, with no signage, no seating, and poor access.

### QUANTITY

- 7.5. The total area of Amenity Greenspace throughout the District is approximately 75 hectares, with sites of 0.2 ha or above in size included for the purposes of calculation. Further quantitative analysis is shown in Appendix 2.
- 7.6. This currently equates almost exactly in terms of supply with the FIT national guideline of 0.6 ha/1,000 population. Therefore, using the standard as a benchmark, the District has good provision of this typology. It would be necessary to ensure that growing populations are provided with more Amenity Greenspace if this guideline standard was to be maintained. This is because of the projected increase in population by the end of the Local Plan period, and would amount to an additional 18 ha. This needs to be mitigated against the presence of large areas of accessible countryside and other typologies of open space in the district. In particular, Natural and Semi-Natural Greenspace does provide an abundance of outdoor recreational space for the needs of residents and visitors.
- 7.7. Further analysis by settlement is also shown in Appendix 2, which shows variation against national FIT standards. Waltham Abbey, Buckhurst Hill and Roydon and Nazeing show the most marked deviation from the standard in terms of being under recommended levels. However, Loughton and Theydon Bois are significantly higher than this standard.

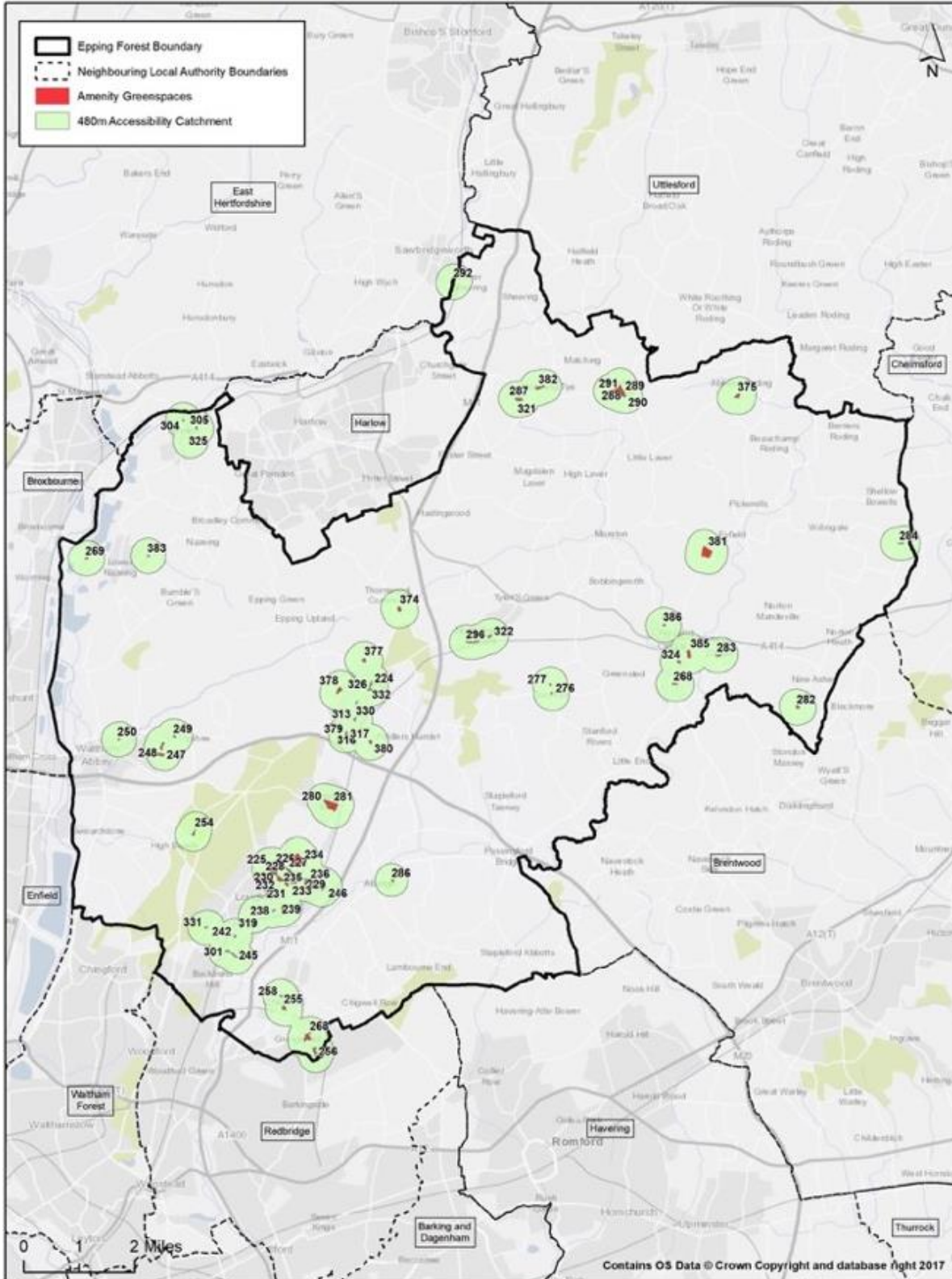
### ACCESSIBILITY

- 7.8. A map indicating the location of sites, and including surrounding catchment areas utilising the FIT standard of 480m walking distance from surrounding dwellings (6-minute walk time) is shown as figure 7.1.
- 7.9. The map illustrates that accessibility is generally good, with most major settlements covered by overlapping catchments.
- 7.10. In terms of individual settlement areas, Waltham Abbey is well provided with Amenity Greenspace to the east. Areas such as the large linear Greenspace next to the Community Hall provide excellent cover. However, there is a relative shortage in the west of the town. Buckhurst Hill is well provided to the north, but is less well-provided in the south of the settlement. Chigwell has significant areas of Amenity Greenspace to the south of Manor Road and to the east of Fencepiece Road. These are extensive and more than adequate in terms of immediately local need. Needs are well met within a close catchment area to the south of the allocations by a line of Recreation Grounds (Forest Road, Hainault, Fairlop Oak, etc). North Weald Bassett has some Amenity Greenspaces at Tylers Green.
- 7.11. Moving further West, Roydon is well provided with Amenity Greenspace however the centre of Nazeing shows a relative deficiency, although there is provision to the west and east. Outside of existing settlement areas, Amenity Greenspace usually takes the form of village greens or small areas of open space in the middle of housing areas. There will be a need to consider some additional provision as part of new development over the life of the current Local Plan. Loughton has adequate levels of Amenity Greenspace which are likely to be maintained until the end of the plan period.

## EPHING FOREST DISTRICT COUNCIL OPEN SPACE STRATEGY

7.12. In terms of allocations around Harlow, access to Amenity Greenspace in Roydon and Nazeing could be improved, making it important to consider sufficient provision for the needs of people who may live in the allocations at West Katherines and West Sumners, Latton Priory and Riddings Lane. This will also be needed for the East of Harlow site, although there are three Amenity Greenspaces at Housham Tye.

Figure 7.1: Accessibility of Amenity Greenspace using Fields in Trust walking standards



Amenity Greenspaces accessibility catchments in Epping Forest



## 8. PUBLIC PARKS AND GARDENS

### QUALITY

- 8.1. There are two open spaces which fall within the category of “Public Parks and Gardens” in Epping Forest District. Abbey Gardens is a true Public Park, with high quality maintenance standards, excellent interpretation and a good path network. It is in the settlement of Waltham Abbey, and received the highest quality rating of “very good.”
- 8.2. The Roding Valley Recreation Ground in Buckhurst Hill has a lake, children’s playground, outdoor sports pitches, and catering facilities. It received a rating of “good” as a result of the quality audit. It was well-used at the time of audit by many casual visitors and performs more as a Public Park than a Recreation Ground, hence its inclusion in this category. Although nominated as a recreation ground, it would not normally have been included within the Open Space Assessment and would have been wholly part of the Playing Pitch Assessment. However, it is considered that its range of facilities make it an ideal open space to upgrade to a true public park to cover the current and future needs of the community in Loughton, particularly if proposals contained in the Draft Local Plan are approved, and Loughton becomes a retail, education and employment hub for Epping Forest District.
- 8.3. The following key issues have been identified from the quality assessment, with further details of quality by settlement are shown in Appendix 1:
- Standards of maintenance and provision in Abbey Gardens, the site has attractive entrances, interesting interpretative signage, safe paths and boundaries, excellent access, and good footpath links to nearby natural greenspace, including an underpass to Cornhill Meadow;
  - Roding Valley Recreation Ground fulfils the requirements of a public park. However, in order to fully function in this capacity, some improvements are necessary in terms of quality and provision standards. There was a build-up of litter in some places, especially near busy entrances. More seating was necessary, especially given the size of this open space. Entrances are unwelcoming, and lack adequate signage. Interpretation of the lake and the surrounding natural and semi natural greenspace in terms of their interesting ecology would be of educational value, and would attract repeat visits. However, it has many attractive features, and was generally adequately maintained, receiving a quality score of “good” at the time of audit.

### QUANTITY

- 8.4. The total area of Public Parks and Gardens, which includes both sites, is 41 hectares. More detailed analysis is shown at Appendix 2.
- 8.5. The level of provision is below that recommended by the FIT guideline of 0.8 ha/1,000 population.
- 8.6. The levels of quantitative provision must be balanced against the presence of large areas of accessible countryside and other typologies of open space in the district. In particular, the provision of Natural and Semi-Natural Greenspace does provide an abundance of outdoor recreational space for the needs of residents and visitors. An analysis by settlement is also shown at Appendix 2.
- 8.7. Residents of Waltham Abbey have access to Abbey Gardens, which meets half the quantity guideline standard set by FIT. Buckhurst Hill has access to Roding Valley Recreation Ground, which has the basic characteristics of a public park. This means that the settlement achieves nearly 60% of the FIT quantitative standard. Other settlements have no access to Public Parks and Gardens.

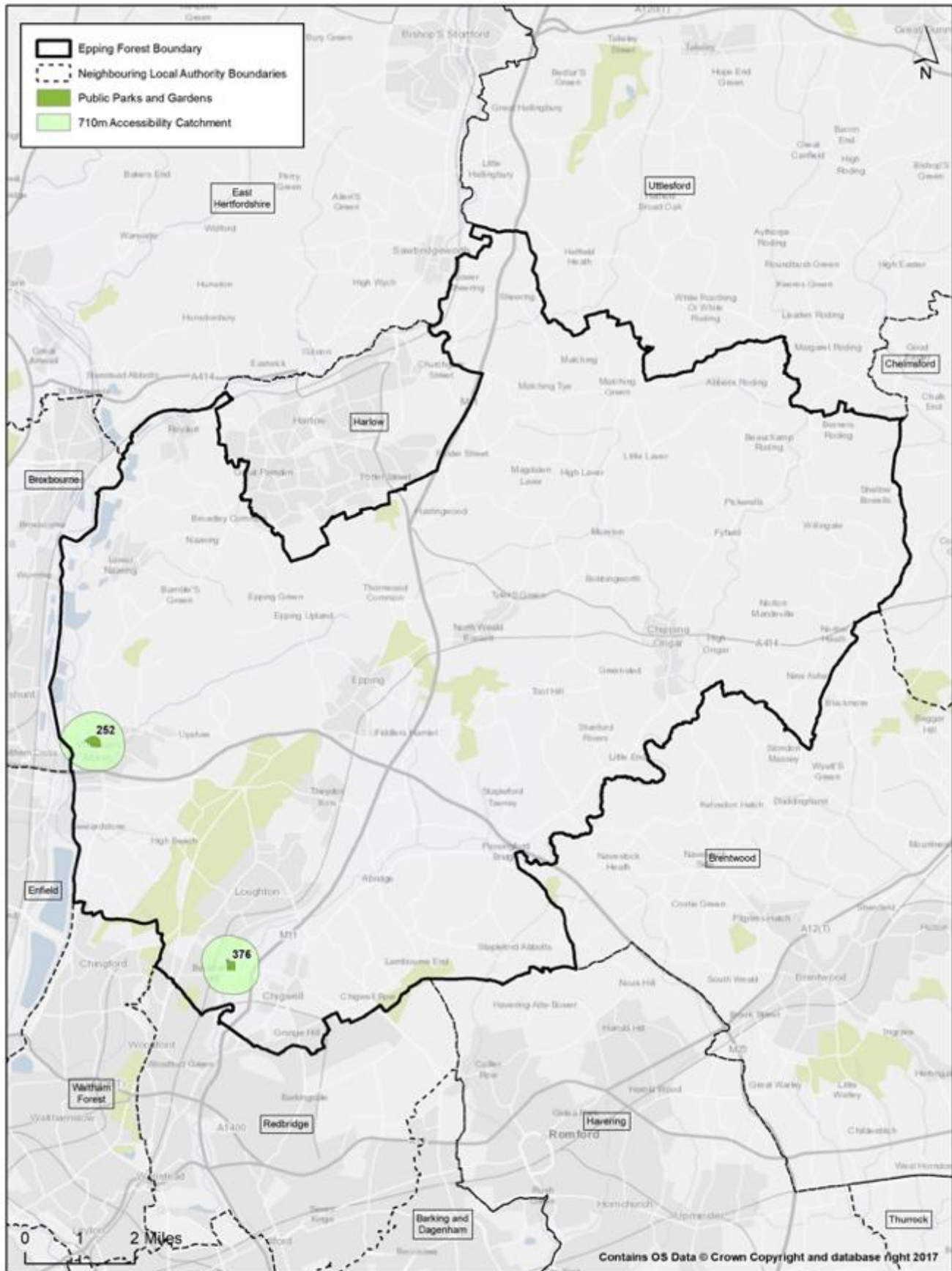
## EPPING FOREST DISTRICT COUNCIL OPEN SPACE STRATEGY

### ACCESSIBILITY

- 8.8. A map indicating the location of sites, and including surrounding catchment areas utilising the FIT standard of 710m (10-minute walking distance from surrounding dwellings) is shown as figure 8.1. Harlow is outside of the study area, so accessibility to its Public Parks and Gardens is not indicated. However, there are excellent facilities accessible to Epping Forest District residents in Harlow Town Park and the Gibberd Garden. Accessibility to the surrounding catchments at Waltham Abbey and Roding Valley to these two sites is good because of their size.
- 8.9. There are some larger settlement areas in the District which would benefit from the provision of a multi-purpose Public Park and Garden. In particular, these include the town of Loughton with its large population, and in view of the growth envisaged in the proposed allocation areas in the town. This need is partially met by Roding Valley Recreation Ground, which, if upgraded to include multi-purpose facilities, would fulfil the function of a Public Park and Garden for residents. Upgrading of the Roding Valley Recreation Ground would also serve Buckhurst Hill.
- 8.10. Chigwell would also benefit from the provision of a Public Park and Garden, which may also attract increased numbers of people to the town if allocations are improved and implemented. Chigwell Row Recreation Area could be upgraded to meet this need. Epping also has no provision of this type, however there are a number of open spaces that could be upgraded to give the community access to a truly multi-functional open space within the town. These include a 1.6 ha site, which forms part of a development on Tower Hill in Epping. In addition, there is an open space owned by Epping Town Council near Ivy Chimneys Road. Either could be upgraded to meet the need for such a facility.
- 8.11. Chipping Ongar does not have a Public Park and Garden. Provision in these towns and settlements would also serve outlying rural areas, including Theydon Bois, North Weald Bassett, and other rural areas. The proximity of Roydon and Nazeing to Harlow provides the local population with a range of Public Park and Garden provision in the town. There are no Public Parks and Gardens in this part of Epping District however future residents of the proposed allocations around Harlow will have ample access to Harlow Town Park and the Gibberd Garden.

# EPHING FOREST DISTRICT COUNCIL OPEN SPACE STRATEGY

Figure 8.1: Accessibility of Public Parks and Gardens using Fields in Trust walking standards



Public Parks and Gardens accessibility catchments in Epping Forest



## 9. PROVISION FOR CHILDREN AND YOUNG PEOPLE

### QUALITY

- 9.1. There are 44 sites defined as provision for Children and Young People (CYP) in Epping Forest District. 43% of sites are of only “average” quality, however a slightly higher percentage are “good.” One site (at Trapps Hill) was “very good” while four of the sites were found to be in “poor” condition. Such sites are normally equipped with a range of play equipment, which can vary from simple “rockers” and other small items for toddlers; slides, swings, climbing frames and other, larger, items; and more adventurous equipment such “zip wires.” Some also include “outdoor gym” equipment, which uses body weight for resistance. These attract people of all ages and abilities.
- 9.2. Most CYP facilities in the District are surrounded by a metal railing or wooden fence to increase security and stop entry by poorly supervised dogs. Areas surrounding equipment are also included, including “kickabout” provision and picnic tables. Some are managed by Town and Parish councils, whilst others are managed by the Lee Valley Regional Park Authority.
- 9.3. The following key issues have been identified, which are supported by detailed analysis by settlement, shown in Appendix 1:
- Standards of maintenance and provision varied significantly between one provider and another;
  - Maintenance of grass areas surrounding equipment varied. Some sites had been well cut at frequent intervals, whilst others were cut on a reduced mowing frequency;
  - Security and safety includes play equipment, surfacing to reduce fall impact, and surrounding railings and fencing. In general, this was good or adequate, although some rubber tile or rubber surfacing was in need of repair or replacement;
  - Many sites lacked information signage, or included only prohibitive instruction, making them feel unwelcoming;
  - Landscaping was largely absent, although many were set on the edge of open spaces with nearby trees providing some shade;
  - Many contained exciting and stimulating equipment. Others contained equipment which had more limited play value.
- 9.4. There are three sites in Buckhurst Hill. The LEAP at Kings Place was “good,” with no problems. The NEAP and LEAP at Roding Valley Recreation Ground were “average.” The welcome was limited with poor signage and no landscaping, and there was little shade for users or guardians. There were two LEAPS and a LAP in Chigwell, all three of which were rated as “good.” The LAP on the High Street at Chipping Ongar was “good” and the other LAP, and the LEAP on Greensted Road were “average.” There was little to welcome potential users, with inadequate signage and landscaping. Epping had six sites, two of which were “good,” three “average,” and the LEAP at Lower Swaines was “poor.” Lower Swaines was a long way from the entrance, and therefore difficult to access, particularly for the disabled. Signage was poor, and the site was unwelcoming.
- 9.5. Loughton had five LEAPs. Three were “average,” but Thaxted Road was “good” and Traps Hill was the only facility in the District which was “very good,” with outstanding equipment, excellent levels of safety, excellent access, including car parking facilities, and good signage. North Weald Bassett has a LAP and a LEAP. One was “average,” and one “good”, while the Weald Common site would have been “very good” had it provided landscaping and better ancillary facilities, such as improved seating.

## EPPING FOREST DISTRICT COUNCIL OPEN SPACE STRATEGY

- 9.6. Theydon Bois has one LEAP, which was “good,” with no problems. Waltham Abbey has six sites, four of which were “good,” and two “average.” Town Meads and Honey Lane lacked signage. There are four sites at Roydon and Nazeing, two of which were “average,” and two were “poor.” The main problems were a total lack of signage and poor access.

### QUANTITY

- 9.7. The total area of Provision for Children and Young People, which includes 44 sites, is nearly 5 hectares. Further analysis is shown at Appendix 2.
- 9.8. The level of provision is below that recommended by the FIT guideline of 0.25 ha/1,000 population of equipped play facilities.
- 9.9. It is likely that part of the reason for the relative shortfall of play facilities in the District is that they are often fairly small in area with tight boundaries surrounding play equipment. Play facilities in the form of less formal areas, and of “kickabout” provision need to be included in the vicinity of equipped play facilities. This would increase the area and provided opportunities for play for children and young people. It will be particularly important to ensure that sufficient play space is included in new development to account for a growing population through the Local Plan period. Further analysis is shown at Appendix 2, relating to the projected future need.
- 9.10. This indicates that all settlements fall below the FIT standard of 0.25 ha/1,000 population. Whilst a number of settlements contain between three and six sites each, the amount of space dedicated to play is relatively low.

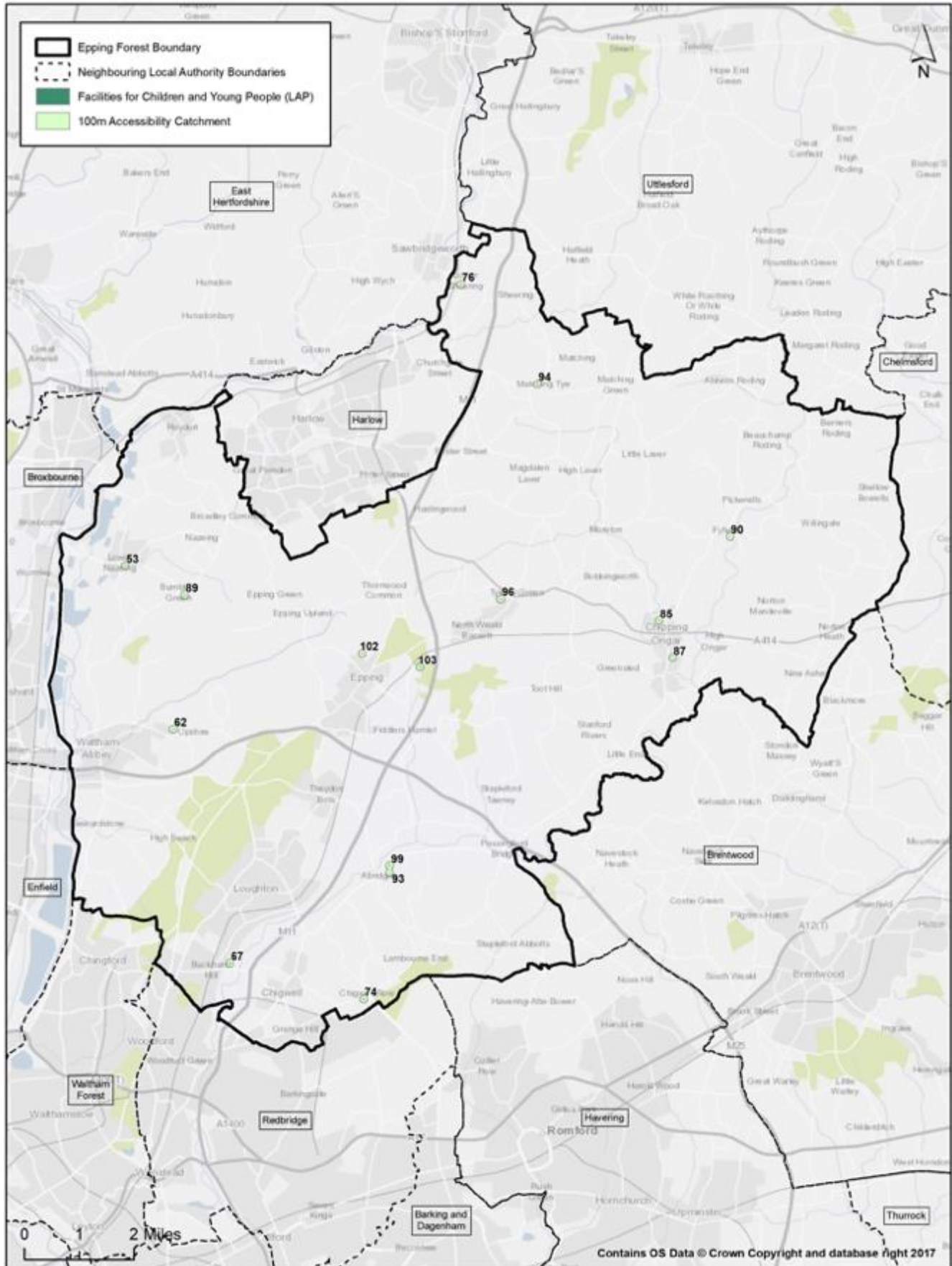
### ACCESSIBILITY

- 9.11. Maps indicating accessibility to, and locations of, Provision for Children and Young People are shown as figures 9.1, 9.2, and 9.3. These indicate catchments as defined by Fields in Trust in relation to walking distance from dwellings, and are as follows:
- Local Areas for Play (LAPs) aimed at very young children: 100m;
  - Locally Equipped Areas for Play (LEAPs) aimed at children who can go out to play independently: 400m; and
  - Neighbourhood Equipped Areas for Play (NEAPs) aimed at older children: 1,000m.
- 9.12. In relation to Epping, there is a NEAP for Children and Young People adjacent to Ivy Chimneys Road. There are LAPs and LEAPs at Stonards Hill, Swaines Road and Frampton Road. However, access to play facilities in the town can only be described as “average,” and some additional provision would be desirable. In Loughton, there are LEAPs at Westall Road, Rectory Lane, Colebrook Lane and Traps Hill. Provision is therefore average, but it should be noted that there are no NEAPs. Improvements may include an upgrading of Roding Valley Recreation Ground, which could include better play facilities, and would help to meet accessibility needs in Loughton, and in future the increased populations which may result from proposed site allocations contained in the Local Plan.
- 9.13. Chipping Ongar has a number of LAPs, but has no large sites for play. There is a shortage of Facilities for Young People and Children within Chigwell. However, there is a NEAP in the London Borough of Redbridge (Manford Way) which goes some way to meeting this shortfall. In Buckhurst, although there are no large Facilities for Children and Young People, there are four LEAPs and LAPs. There are two LAPs and a LEAP in Roydon and Nazeing. Residents do, however, have access to larger play sites in Harlow. Outside of the settlements, more play facilities should be considered, especially in the east of the District where there is a shortage of facilities. This is important in relation to all categories (LAPs, LEAPs and NEAPs). Local facilities (LAPs and LEAPs) will need to be provided for new residents in the proposed Harlow allocations in future. However, there are good facilities in the town of Harlow which will contribute towards meeting these needs.



# EPHING FOREST DISTRICT COUNCIL OPEN SPACE STRATEGY

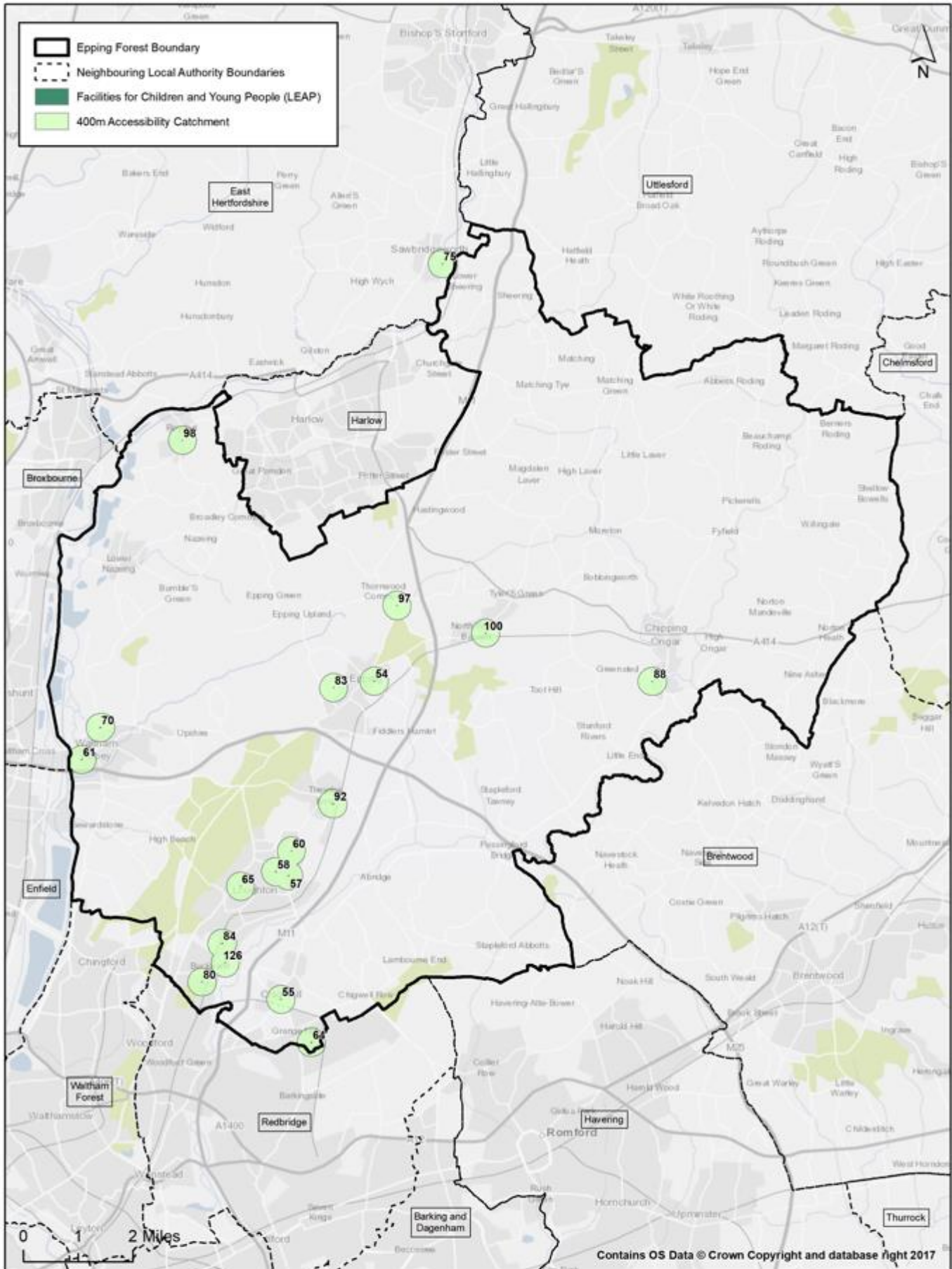
Figure 9.1: Accessibility to LAPs using Fields in Trust Walking Standards



**Facilities for Children and Young People (LAP) accessibility catchments in Epping Forest**



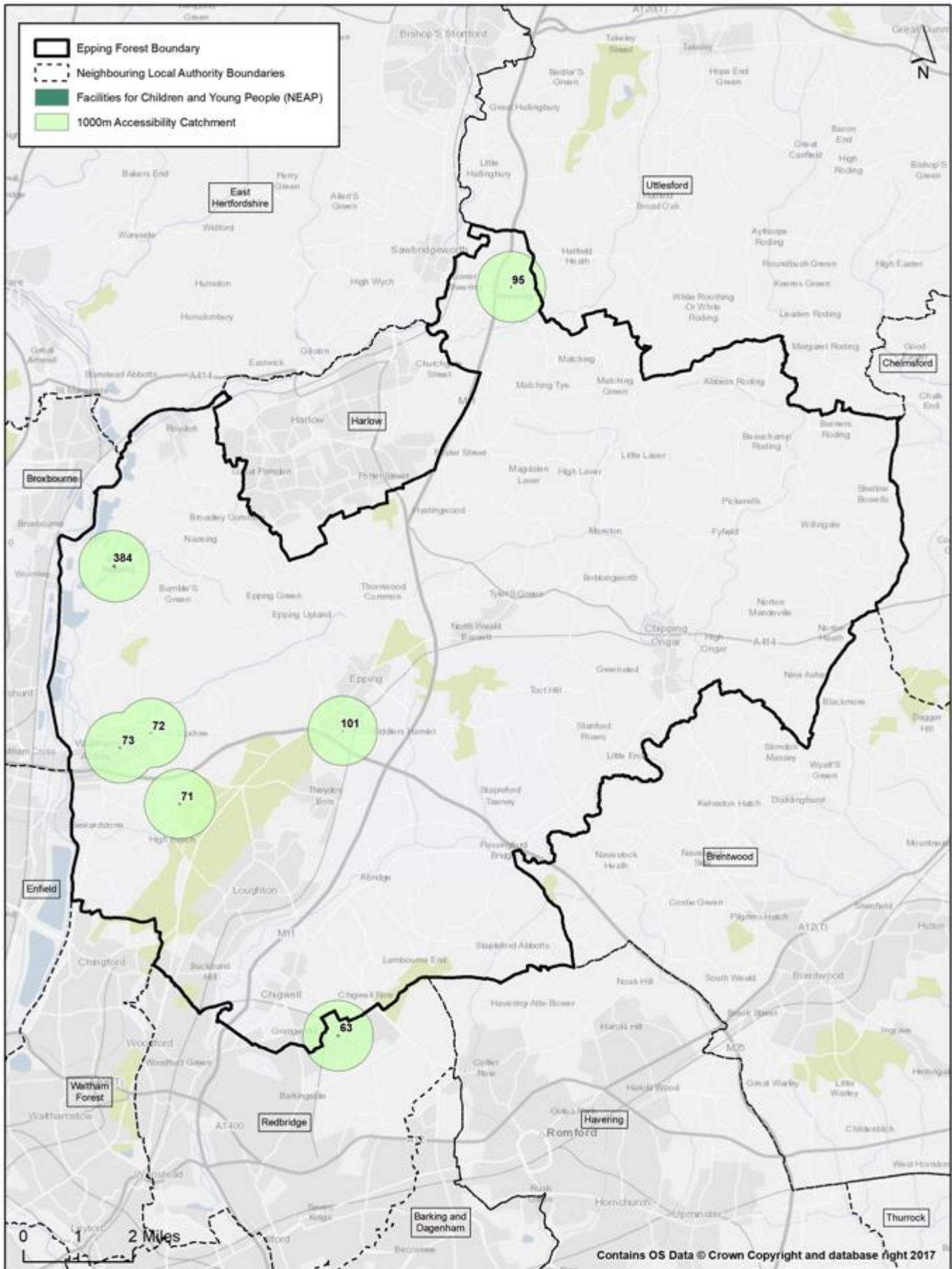
# EPHING FOREST DISTRICT COUNCIL OPEN SPACE STRATEGY



**Facilities for Children and Young People (LEAP) accessibility catchments in Epping Forest**



# EPHING FOREST DISTRICT COUNCIL OPEN SPACE STRATEGY



**Facilities for Children and Young People (NEAP) accessibility catchments in Epping Forest**



## 10. NATURAL AND SEMI-NATURAL GREENSPACE

### QUALITY

- 10.1. This category includes areas of woodland, meadow, or other natural or semi-natural open space. The most significant is Epping Forest, which is the largest open space in London, and which straddles the border between London and Essex. It is approximately 19 kilometres long from north to south, and up to 4 kilometres wide. It is a Site of Special Scientific Interest as well as a Special Conservation Area, and it provides a range of high quality facilities for residents of the District. Epping Forest District is also fortunate in having access to extensive land holdings open to the public and managed by the Lee Valley Regional Parks Authority in the west of the District, and a number of woodlands and commons managed by the District Council and other landowners. Most sites were well-maintained and well-resourced at the time of audit. A large percentage of the land area which they occupy consists of Epping Forest and various parts of the Lee Valley Regional Park. There are 38 locations (although in fact Epping Forest and the Lee Valley Regional Park contain many individual smaller sites which are not separately listed). 63% of sites are in “good” condition, and 29% were “very good.” Many had excellent standards of maintenance, varied landscapes and habitats, and a rich biodiversity. Where quality was to a “poor” standard, this was generally at those sites which consisted of isolated patches of woodland or meadow.
- 10.2. There are some areas where quality could be improved:
- In some of these areas there was little to advertise their presence, and entrances were hard to find. This creates an unwelcoming environment;
  - Some sites were isolated, and lacking in any form of parking facilities, including bicycle parking, making access difficult;
  - Because some areas (particularly in the larger sites such as Epping Forest) are relatively neglected and have poor mobile telephone reception, fear of crime or antisocial behaviour reduces the likelihood of visits;
  - Some sites have fascinating local or natural history which is not interpreted. At such sites signage would be useful, and could even be linked by the additional of quick response codes to an informative website.
- 10.3. There is notably good access to Epping Forest for the settlements of Buckhurst Hill, Epping, Theydon Bois and Loughton. This was rated “very good,” with high standards of interpretation, generally good access, including parking facilities, and outstanding environmental and biodiversity value. In Buckhurst Hill, Linders Field is within the settlement and was rated “good” and had no significant quality issues. Appendix 1 depicts quality by settlement.
- 10.4. There are five sites in Chigwell. Two were “good,” and two were “average.” High Meadow at Trotwood was “poor” because of poor standards of maintenance, poor access, and poor signage. Chipping Ongar has five sites of which three were “average,” one was “poor,” and one was “good.” Access was an issue at four of the sites and none had particularly good seating or other ancillary facilities, and all apart from the site adjacent to the High Street had poor signage. Epping has five sites, one of which is access to Epping Forest. Of the other sites, three were “average,” and the site at Thornwood Common was “good.” Of the average sites, poor signage was a particular problem, as was access and an absence of seating.
- 10.5. Loughton residents have excellent access to Epping Forest. It also has seven other sites in this typology, three of which were “good,” and four “average.” Signage was poor at some sites. North Weald Bassett has six sites. Three were “average,” one was “good,” and the sites at Epping Road, North Weald and Gains Ride, Coopersale were “very good”. None of the average sites had signage. Theydon Bois has an area of woodland ranked as

## EPPING FOREST DISTRICT COUNCIL OPEN SPACE STRATEGY

“good,” and residents also have access to Epping Forest. Waltham Abbey has 14 sites. Only one (Fishers Green) was “average” while four were “good” and the rest “very good.” Most of the sites are managed by Lee Valley Regional Park.

- 10.6. Roydon and Nazeing have access to 22 sites, many managed by the Lee Valley Regional Park Authority. These were generally “good.” Only four sites were “average,” including problems with signage and access.

### QUANTITY

- 10.7. The total area of Natural and Semi-Natural Greenspaces is well over 4,000 ha. Much of this area is covered by Epping Forest within, and just outside the District, and therefore readily accessible to residents. It also encompasses large areas managed by the Lee Valley Regional Park Authority. There are also a significant number of smaller sites covering the District. Further analysis is shown at Appendix 2.
- 10.8. The level of provision is below that recommended by the FIT guideline of 1.8 ha/1,000 population.
- 10.9. The area of available Natural and Semi-Natural Greenspace is ample when compared to the national guideline. It must, however, be acknowledged that a large part of the land area has a catchment well beyond the District boundary, and draws visitors from across London, Essex, and even further afield. The results of the quantitative analysis must also be seen in relation to all types of open space provision, some of which are below the FIT benchmark standard in the District, and are thus partially offset by the generous access supplied to residents and visitors to this type of open space. Access is extremely high to Epping Forest alone, with over 50% of visits happening at least weekly in frequency, and the total number of visits exceeding 4 million per annum.<sup>6</sup>
- 10.10. An analysis by settlement is also shown at Appendix 2. There is a slight, but not significant, shortfall against FIT guidelines in Chipping Ongar. All other settlements are well in excess of this guideline. All areas of the District have ready access to Epping Forest.

### ACCESSIBILITY

- 10.11. A map indicating the location of sites, and including surrounding catchment areas utilising the FIT standard of 720m (approximately 10-minute walking distance from surrounding dwellings) is shown as figure 10.1.
- 10.12. Provision to Natural and Semi-Natural Greenspace is excellent in the south and centre of the District owing to the location of the Lee Valley Regional Park and Epping Forest. For example, it is excellent in Epping town, as it is bordered by Epping Forest to the north and west. It also has access to smaller areas of Natural Greenspace at Lower Swaines, Theydon Road and Buttercross Lane. Loughton is served by The Roding Valley Meadows, which provide an excellent facility with good quality provision, with additional provision at Borders Lane. Loughton borders Epping Forest to the west and north. This is also of significance in relation to the site allocations proposed in the Local Plan. The Green Ride and Clay Ride run through Epping Forest at this point, and so will be accessible within the Fields in Trust catchment for Natural and Semi-Natural Greenspace. The mean distance from the centre of the allocation appears to be no more than 0.7 km from the Forest. Provision of Natural and Semi-Natural Greenspace is excellent in Waltham Abbey. There are excellent facilities in Cornhill Meadow, Hall Marsh Scrape, and other parts of the Lee Valley Country Park to the north, while Epping Forest is readily accessible to the east.

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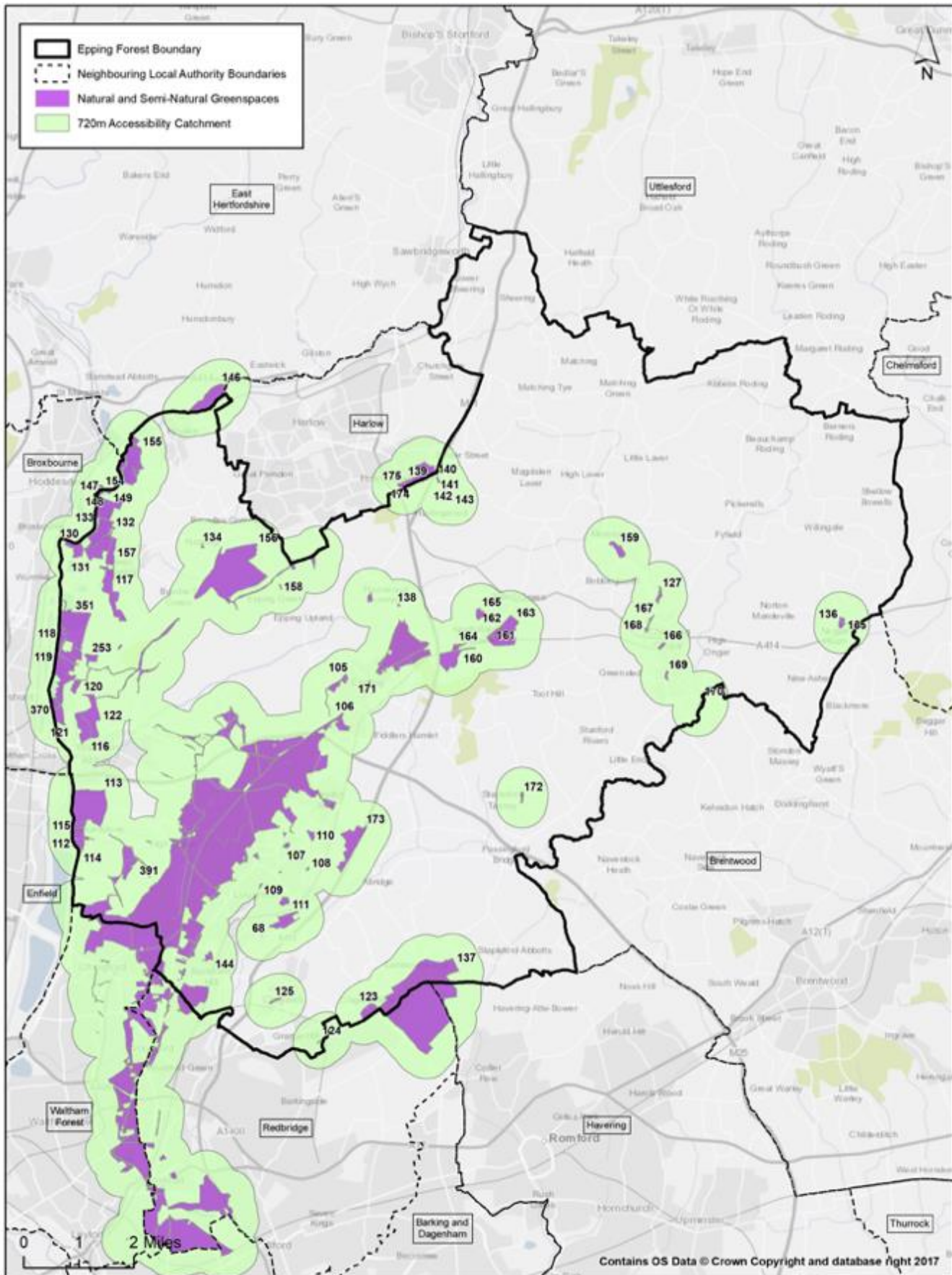
<sup>6</sup> “Epping Forest Visitor Survey 2014,” City of London Corporation

**EPPING FOREST DISTRICT COUNCIL OPEN SPACE STRATEGY**

- 10.13. Provision is also adequate in the settlement of Chipping Ongar, with seven sites including overlapping catchments serving the town. There is also access to adjoining countryside. Accessibility is good in Chigwell. Although this is limited to Barnaby Way in the town, there is ready access to Epping Forest in the west, and Hainault Forest in the east. In Buckhurst Hill, accessibility is excellent. Buckhurst Hill is bordered by Epping Forest, and there are additional facilities at Barnaby Way and Linders Field.
- 10.14. Provision in North Weald Bassett is provided in the form of fairly sizeable areas to the north and east of Bassett Road. There is access to surrounding countryside for outdoor recreation in the area. Theydon Bois lies on the edge of Epping Forest, and so is well-served with Natural and Semi-Natural Greenspace. There is also a large area of public woodland at Theydon Bois. Local communities have excellent access in Roydon and Nazeing. They lie on the edge of the Lee Valley Country Park, and the area includes the extensive Nazeing Common. In comparison, there is a relative shortage of Natural and Semi-Natural Greenspace to the east of the District. However, local communities have ready access to walks and countryside areas suitable for a range of outdoor recreational pursuits.
- 10.15. In terms of the Harlow allocations, there is significant access to sites in the Lee Valley Country Park to the west, and also to local sites at Potter Street and Mill Street to the east. Epping Forest provides ample access to the south. However, greenways to link the new allocation areas to these spaces, and to open spaces in Harlow will need to be created.

# EPPING FOREST DISTRICT COUNCIL OPEN SPACE STRATEGY

Figure 10.1: Accessibility to Natural and Semi-Natural Greenspace Using Fields in Trust Walking Standards



Natural and Semi-Natural Greenspaces accessibility catchments in Epping Forest



## 11. ALLOTMENTS

### QUALITY

- 11.1. There are a significant number (45) of allotment sites for an area the size of Epping Forest District. Most are of the traditional type consisting of half-sized (125m<sup>2</sup>) plots managed for the growing of food crops (vegetables and fruit). Most are managed by Town and Parish councils, but a few are controlled by community groups where the remit is wider, and contains elements of outdoor recreation (floral displays, seating areas, etc.) Nearly 65% were “average” in relation to the national “norm” for allotment sites. 29% were in “good” condition and three were “poor.”
- 11.2. Qualitative issues identified during the study are shown below, with Appendix 1 providing further detail by settlement:
- Many sites were so anonymous that they were very difficult to locate. This would be less of a problem if occupancy rates were at maximum. However, many are unwelcoming, and are unlikely to attract new ploholders;
  - Signage was poor in most cases, and lacked a welcome, location name, contact details, or information about the site;
  - Boundaries were very poor at some sites, and were either missing or badly damaged or neglected. This reduces security and presents an untidy appearance, particularly in more urban areas;
  - Allotment sites score well, as did those in the District, in terms of environmental considerations. They have a wide diversity of often heritage species unavailable on the market, and thus are important in increasing the gene pool. They are free-draining, and reduce the risk of flash flooding in vulnerable areas;
  - Many sites had a lot of empty plots, presenting an unsightly and neglected appearance;
  - Facilities were often modest. This included basic equipment for ploholders such as water taps and parking. Few had benches or litter bins.
- 11.3. Buckhurst Hill has access to five sites. All were “average,” with poor signage, however they were all well maintained. Chigwell has three sites, all of which were “average.” The sites at Lime Avenue had no signage and access was poor at all three. Chipping Ongar also has three sites, all of which were “average”. Those at Moreton Road had no signage. Epping has six sites, three of which were “good.” The site at Coopersale was “average.” The sites at Lindsey Street and at High Road/Theydon Road were “poor,” and presented as almost derelict.
- 11.4. Loughton has four sites and only Stony Path was “average” with the other three sites identified as “good.” North Weald Basset has two sites on both sites of North Weald. These were “average” and were unwelcoming. Tylers Green was “poor,” with no signage, poor perimeter security, and poor access. Theydon Bois has one “average” site with no signage. Waltham Abbey has three “average” sites. Access was poor and entrances unwelcoming. Nazeing and Roydon has three sites. Two were “average,” but Roydon Allotments were “good”. None had good signage.

### QUANTITY

- 11.5. The total area of Allotments, which includes 45 sites, is 36 hectares. Further analysis is shown in Appendix 2.
- 11.6. There is no Fields in Trust guideline for allotments. However, the Thorpe Report arising from the Departmental Committee of Inquiry into Allotments, 1969, made 44 major recommendations. One was a recommendation that the standard level of provision should be 0.2 ha per 1,000 population.



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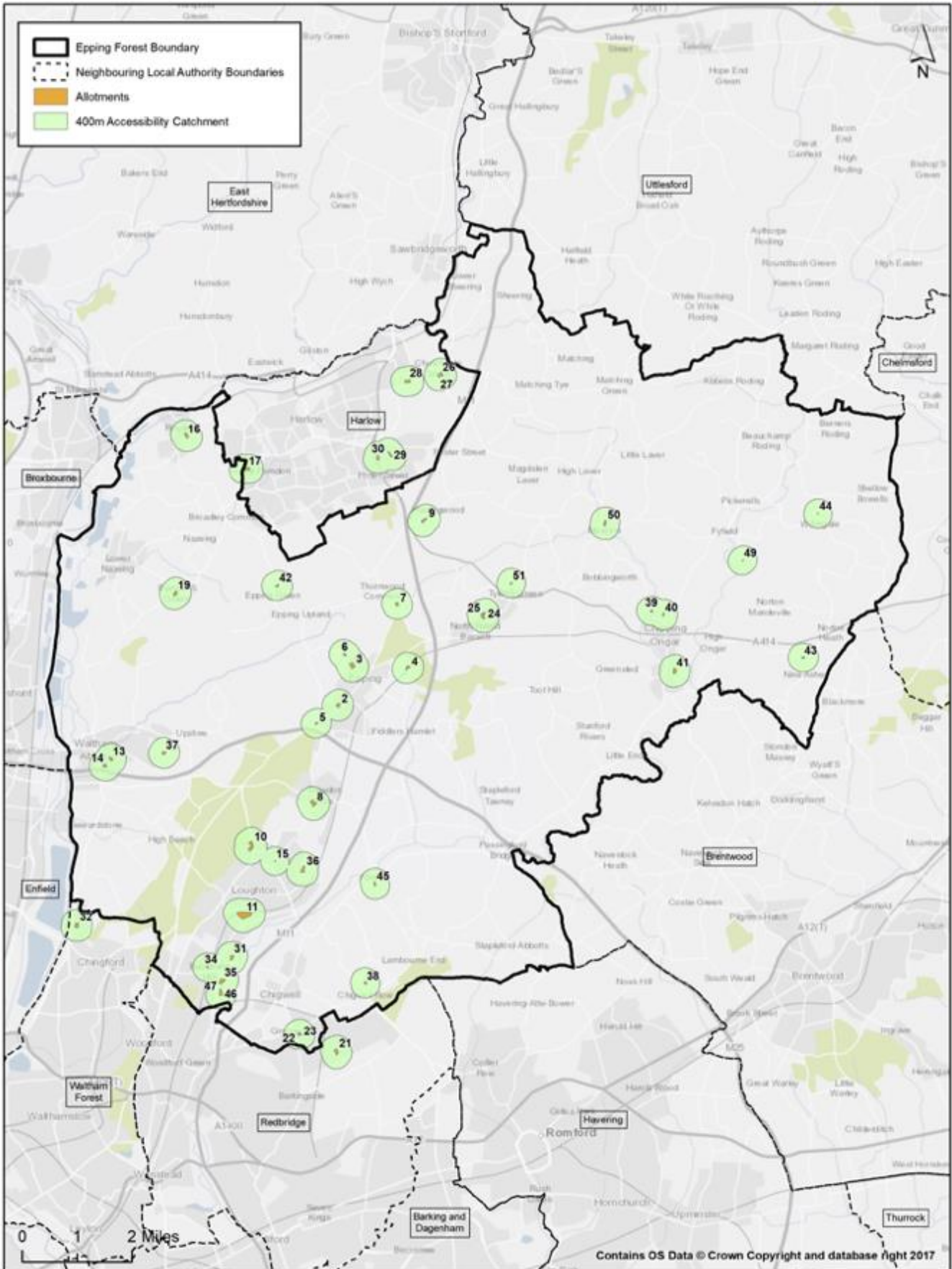
- 11.7. When compared with this standard, the supply of Allotments in the District is more than sufficient. This is true currently as well as at the end of the Local Plan period in 2033. This would appear to be substantiated by the audit, which revealed significant degree of under-cultivation, and from the consultation findings.
- 11.8. An analysis by settlement is shown at Appendix 2. With the exception of Waltham Abbey and Chigwell, all settlements have higher than the standard recommended in the Thorpe Report for Allotment provision. Chipping Ongar and North Weald Bassett have about guideline standard, but move from a slight excess to a slight reduction against standard by 2033.

### ACCESSIBILITY

- 11.1. There is no Fields in Trust standard for accessibility in relation to Allotments. However, Greater London Authority guidelines for Allotments of local significance (all in Epping Forest District are only of local significance in terms of size) indicate a standard of 400 m (approximately a 5-minute walk).
- 11.9. A map indicating the location of sites is shown as figure 11.1. In terms of access to settlement areas, there are several allotment sites in and around Epping. Many are under-utilised, with a significant number of vacant plots. It is not considered necessary or desirable to increase the quantity of provision. There are several allotment sites in and around Loughton. No further provision is required. There are three allotment sites in Waltham Abbey, which are sufficient in terms of provision. There is allotment provision in Chipping Ongar on both sides of the Moreton Road, and at Stanley Place. There is allotment provision at four sites in Chigwell. There are four allotment sites in Buckhurst Hill, as well as four to the north in Loughton. There is no need for further provision. The area is well-served with Allotment provision in both North Weald Bassett and Tylers Green. In the settlement area of Roydon and Nazeing, there is adequate allotment provision in Roydon, Bumbles Green, Epping Green to the east, and at Great Farndon (Harlow). There is no general shortage of allotment provision in other rural settlements around the District. Harlow is bordered with Allotment sites within Epping District to the south and west. There are also nearby sites in Harlow (Katherines, Churchgate Street, Old Harlow and Potter Street). No further provision is necessary.

# EPHING FOREST DISTRICT COUNCIL OPEN SPACE STRATEGY

Figure 11.1: Accessibility of Allotments using GLA standards



Allotments accessibility catchments in Epping Forest



## 12. CEMETERIES AND CHURCHYARDS

### QUALITY

- 12.1. This analysis consists of Parish or town cemetery sites, or prominent churchyard burial sites. Most are suitable for passive outdoor recreational purposes (e.g. walking, picnicking, et.), and usually have fine heritage and local interest value. Epping Forest is fairly unique in having a network of churches and burial grounds of great historic value, including Waltham Abbey Church, with many interesting features. 60% of these sites were kept in “good” condition, were generally clean and free from litter and graffiti, and were well looked after in the case of the state of the memorials, many of them very old. The rest were “average,” but two were “very good.” There were no “poor” or “very poor” sites.
- 12.2. Key qualitative issues have been identified below, with detailed results by settlement included within Appendix 1:
- Many churchyards in Epping District have fascinating historical and heritage value. One is the oldest wooden church in the United Kingdom, another contains the grave of Octavia Hill, the founder of the National Trust. This information is often poorly interpreted with on-site information, or not alluded to at all. Better interpretation is needed at sites in this category to create a sense of place for residents, to encourage tourism, and to provide valuable outdoor recreational activities on sites which are usually very poorly visited. Some sites have leaning memorials which may need regular attention to avoid a potential risk of hazard;
  - Some churchyards in particular have areas of wild flowers, meadow or tree planting which are invaluable sources of biodiversity, particularly in urban areas. However, this is rare, and could be extended by agreement with the managing agent (church authorities, town or Parish councils);
  - A significant number have no facilities such as benches or litter bins.
- 12.3. St John’s Churchyard at Buckhurst Hill was “good” in terms of quality. Chigwell has three sites. Two are “good.” Chigwell Cemetery is “very good,” with excellent seating, interpretation, access and maintenance. Chipping Ongar has three sites, all of them “good.” Epping has two sites. Bury Lane, Epping, was “good” while Coopersale was “average,” with seating identified as being inadequate. Loughton has four sites, two of which were “average,” and two “good.” Signage was poor at Trinity Church and St Nicholas. North Weald Bassett has St Andrews Church, which was “good,” and Tylers Green, which was “very good.” Access and maintenance were particularly good. Theydon Bois has two sites, both of which were “good” at the time of the audit. Waltham Abbey has five sites. The two “average” sites (Garden Cemetery and Holy Cross Burial Ground) both had poor signage. Waltham Abbey Church, Church of the Holy Innocents, and the Jewish Cemetery all had “good” ratings. Nazeing and Roydon has four sites. The two at Epping Upland are “average,” and had poor interpretation. The other two were “good.”

### QUANTITY

- 12.4. There are no defined guidelines in terms of quantitative standards for Cemeteries and Churchyards. Any standard would be hindered by the different types of cemeteries and churchyards encountered, including:
- Churchyards which are still accepting burials;
  - Cemeteries which are still open for burial;
  - Churchyards which are redundant;

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- Cemeteries which are full;
- Woodland burial.

12.5. Any standard would also need to differentiate between the primary purpose of a cemetery or churchyard (i.e. for burial), and its purpose for informal recreation.

### ACCESSIBILITY

12.6. A map indicating the location of sites, and including surrounding catchment areas utilising the GLA standard of 400m is shown as figure 12.1.

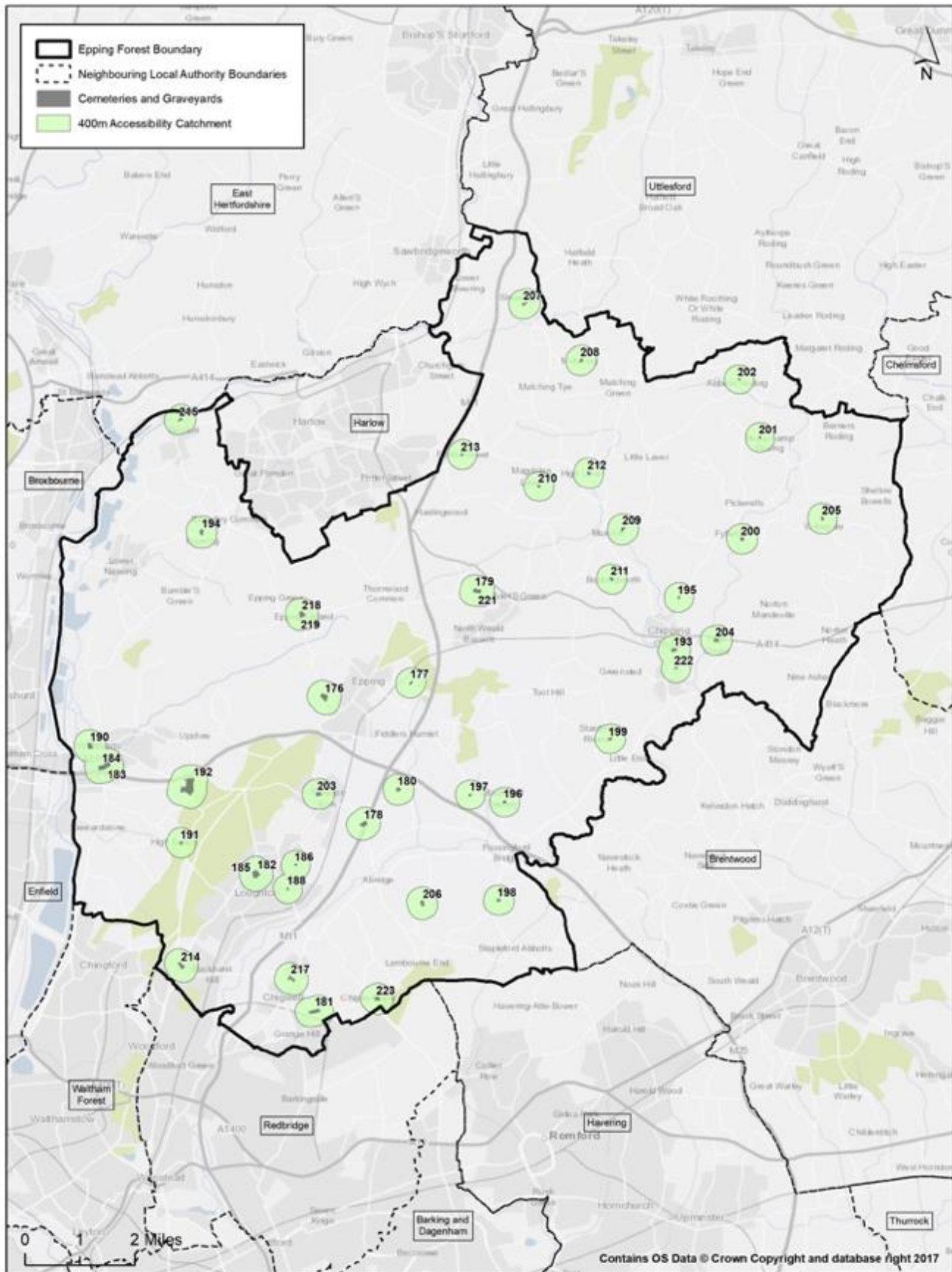
12.7. It should be noted that the standard is for the purposes access to outdoor recreation, and does not relate to available burial space, for which there is no recognised standard.

12.8. It should be noted that the results of consultation indicate that there are some shortages in relation to available burial space:

- There were only a few plots remaining for the burial of ashes in Loughton, although the Town Council had a site allocated as a possible future cemetery;
- Waltham Abbey, where the Town Council stated that they were in urgent need of more burial space;
- Chigwell Cemetery was reported as having a life of 25 years;
- The supply of burial spaces was reported by “below average” at Ongar.

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Figure 12.1: Accessibility of Cemeteries and Burial Grounds Using GLA Walking Standards for Outdoor Recreation



Cemeteries and Graveyards accessibility catchments in Epping Forest



## 13. CONCLUSIONS AND RECOMMENDATIONS

### EVIDENCE BASE

- 13.1. This assessment provides a robust evidence base on which to base decisions and inform the Infrastructure Delivery Plan. It supersedes the Epping Forest Open Space, Sport and Recreation Assessment of 2012. This section sets out general conclusions and settlement level recommendations based on the findings of this report. As outlined in the methodology and strategic overview:
- 13.2. **Qualitative** audits were carried out using a typology based on recommendations contained in PPG17, and using national Green Flag Award criteria. A full audit of sites was conducted to supersede the desktop audit used in the 2012 Assessment and sites were analysed at a settlement as well as a District-wide level.
- 13.3. **Quantity** standards are those recommended by Fields in Trust in its latest “Guidance for Outdoor Sport and Play,” published in November 2015. These are more aspirational than those previously recommended in the Open Space, Sport and Recreation Assessment. As no nationally recognised FIT standard has been devised for Allotments, the recommendations of the Thorpe Report, 1999 were used. All standards were also applied at a settlement and District level. The 2012 audit considered equipped play, but did not differentiate between sites of varying size and levels of provision. Provision for Children and Young People was considered in this Assessment in relation to LAPs, LEAPs and NEAPs.
- 13.4. **Accessibility** standards are those recommended in the 2015 FIT guidelines. No standards exist for Allotments and Cemeteries and Churchyards, therefore a GLA standard has been applied to accessibility maps. Accessibility standards were analysed across the District and by settlement. Provision for Children and Young People was mapped for LAPs, LEAPs and NEAPs.
- 13.5. An overview of proposed allocations for key settlements was undertaken and consultation was broadened to include a full survey of all Town and Parish councils and a combined workshop, as well as other key stakeholders. The information gained through the above approach has fed into the analysis contained in this chapter.

### RECOMMENDATIONS BY TYPOLOGY

#### AMENITY GREENSPACE SUMMARY

- 13.6. In terms of **Amenity Greenspace**, most sites lack welcoming and informative signage. Few have areas of informal landscape such as meadow planting or clumps of trees which would enhance biodiversity. In many sites, the provision of additional seating and litter bins would be an advantage. There is opportunity in the south of the District for sites to provide further Amenity Greenspaces to bolster the provision of this typology. Efforts should be made to link Amenity Greenspaces to other types of provision in the district as well as seeking to consolidate provision of this typology.
- 13.7. Current levels of Amenity Greenspace are at 94% of FIT guideline levels across the District. There are moderate shortfalls across a number of settlements, although Loughton and Theydon Bois have in excess of the guideline figure of 0.6 ha/1,000 population. It will be necessary to consider the creation of new areas of Amenity Greenspace in the light of population increases to the end of the plan period in 2033.
- 13.8. The recommendations below are based on the findings of the report set out in Section 7.

## EPPING FOREST DISTRICT COUNCIL OPEN SPACE STRATEGY

### RECOMMENDATIONS – AMENITY GREENSPACE

**Recommendation 1:** Additional provision should be considered in the south of Buckhurst Hill to meet the shortfall.

**Recommendation 2:** Provision and enhancement of Amenity Greenspace should be made on new residential sites in Chigwell.

**Recommendation 3:** There is a shortage of provision in the west of Waltham Abbey, and more Amenity Greenspace should be provided.

**Recommendation 4:** The centre of Nazeing is deficient in provision of Amenity Greenspace. Additional provision should be considered to meet this shortfall.

**Recommendation 5:** Provision is currently sufficient in the town of Epping. Further provision or improvement of links to provision will be required during the plan period to take account of the anticipated rise in population.

**Recommendation 6:** The level and quality of Amenity Greenspace should be monitored in Loughton.

**Recommendation 7:** Provision is currently sufficient in Chipping Ongar at present. Further provision or improvement of links to provision will be required during the plan period to take account of the anticipated increase in population.

**Recommendation 8:** Provision of Amenity Greenspace should be made on new sites in North Weald Bassett.

**Recommendation 9:** Improvements should be made to meet the shortfalls in quality in individual settlements as outlined in Section 7, particularly around the provision of interpretative signage where there is interesting local heritage and history in order to enhance a “sense of place.” Additional seating is needed at many sites. Finally, softening of the landscape with natural planting should be used to improve and enhance biodiversity.

### PUBLIC PARKS AND GARDENS SUMMARY

13.9. There are only two Public Parks and Gardens in the District – Abbey Gardens and Roding Valley Recreation Ground.

13.10. The total area of both sites is 41 hectares. This is below the benchmark guideline set by FIT, which equates to over 100 ha for the current population of the District, and over 120 ha by 2033. Abbey Gardens is a high quality open space providing excellent facilities in the settlement of Waltham Abbey. Roding Valley Recreation Ground needs upgrading to fully fulfil its role as a park for Buckhurst Hill, and in light of proposed allocations in the south of the District. There are opportunities to improve provision to provide more parks and garden type space, to give a better spread of this typology across the District, balanced with accessibility to other typologies and the level of appropriateness of Parks and Gardens in a District such as Epping Forest.

13.11. The recommendations below are based on the findings of this report set out in Section 8.

## EPPING FOREST DISTRICT COUNCIL OPEN SPACE STRATEGY

### RECOMMENDATIONS – PUBLIC PARKS AND GARDENS

**Recommendation 10:** Roding Valley Recreation Ground should be upgraded to fulfil its role as a public park for Buckhurst Hill, and to meet future need in relation to proposed allocations in Loughton, Chigwell and the south of the District more widely.

**Recommendation 11:** Chigwell should look to provide a public park given its importance in terms of population and in relation to proposed allocations in the town. Consideration should be given to adapting and upgrading Chigwell Row for this purpose.

**Recommendation 12:** There is no public park or garden provision in the town of Epping and outlying communities. Consideration should be given to adapting and upgrading the 1.6 ha site which forms part of the Tower Hill development and/or the site owned by Epping Town Council near Ivy Chimneys Road to provide some of the functions of a park or garden. Given the quantum of development at North Weald Bassett, this should also be looked at as an option for potential provision for the wider area.

**Recommendation 13:** Consideration should be given to the creation of a public park in Chipping Ongar to serve the settlement and outlying areas.

**Recommendation 14:** The future needs of increased populations resulting from the proposed strategic allocations around Harlow should be carefully monitored in relation to Public Parks and Gardens and other open space typologies. Although well-served by facilities in Harlow, and by Natural and Semi-Natural Greenspace to the west and south, the need for provision should continue to be considered by the Co-Operation for Sustainable Development Member Board Group, and in conjunction with Harlow, East Hertfordshire and Uttlesford District Councils. In addition, sufficient provision should be made from the Strategic Allocation.

### PROVISION FOR CHILDREN AND YOUNG PEOPLE SUMMARY

- 13.12. **Provision for Children and Young People** equates to 44 sites around the District. Quantitative provision across the District is 5 ha. The FIT guideline for equipped play equates to over 30 ha for the District at present, rising to 38 ha by 2033. Small play areas (LAPs) are distributed through the District, but more sites are required across all settlements. Locally equipped play areas (LEAPs) are distributed around the south and centre of the District, but there is a shortfall to the north and east. Larger provision (NEAPs) is sited in the south of the District, but there is only one such facility in the centre and north. Opportunities should be taken to increase the quantity and accessibility of Provision for Children and Young People throughout the District.
- 13.13. More provision is necessary to meet growing need around the District. In particular, the east of the District needs additional facilities. This could include “kickabout” provision and areas for quieter play within open spaces surrounding equipped areas as well as new provision using FIT guidelines for new development. Upgrading is necessary where deficient in terms of quality, including better signage, replacement of rubber safety surfacing, better landscaping, and items which are exciting and stimulating (e.g. “zip wire equipment), and encourage greater play value.
- 13.14. Standards for new provision should be applied in line with FIT recommendations. These are indicated at Table 13.1. Ticks in the table indicate the need for new provision, and the term “contribution” refers to the need for an upgrading of existing facilities.



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**Table 13.1.: Recommended application of quantity benchmark guidelines – Equipped/Designated Play Space**

SCALE OF DEVELOPMENT	LOCAL AREA FOR PLAY (LAP)	LOCALLY EQUIPPED AREA FOR PLAY (LEAP)	NEIGHBOURHOOD EQUIPPED AREA FOR PLAY (NEAP)
5-10 DWELLINGS	✓		
10-200 DWELLINGS	✓	✓	
201-500 DWELLINGS	✓	✓	<b>Contribution</b>
500+ DWELLINGS	✓	✓	✓

### RECOMMENDATIONS – PROVISION FOR CHILDREN AND YOUNG PEOPLE

**Recommendation 15:** Play areas at Roding Valley Recreation Ground should be improved (in line with creating multifunctional parks and garden provision), and for increased populations arising out of implementation of proposed allocations in the south of the District.

**Recommendation 16:** The LEAP at Lower Swaines in Epping is in poor condition, and needs to be rebuilt. It should be relocated nearer the entrance to the open space if possible in order to improve access.

**Recommendation 17:** The LEAP at Greensted Road in Chipping Ongar should be upgraded and improved to provide further local children's play facilities for the community.

**Recommendation 18:** Consideration should be given to upgrading the sites at Westall Road and Rectory Lane in Loughton to meet the needs of local residents, and to meet the needs of potential increases in population resulting from the introduction of new allocations.

**Recommendation 19:** The LAP at School Green Lane in North Weald Bassett should be upgraded if possible.

**Recommendation 20:** Additional facilities should be provided in Chigwell to serve existing communities, and those which may grow as a result of the implementation of proposed allocations.

**Recommendation 21.** Consideration should be given to upgrading the facilities at Town Mead and Honey Lane in Waltham Abbey.

**Recommendation 22:** New local facilities (LAPs and LEAPs) should be considered in line with implementation of proposed strategic allocations at West Katherines, West Sumners, East of Harlow and Latton Priory around Harlow. Fields in Trust standards for the creation of LAPs LEAPs and NEAPs in new development should be applied (Table 13.1).

## EPPING FOREST DISTRICT COUNCIL OPEN SPACE STRATEGY

**Recommendation 23:** Given their poor condition, consideration should be given to upgrading all four children’s play sites in Roydon and Nazeing.

**Recommendation 24:** In accordance with findings outlined in Section 9, areas of deficiency in particular types of children’s play should be taken into account when introducing new provision: in particular of LAPs across all settlements, LEAPs in the north and east of the District, and NEAPs in the centre and north of the District.

**Recommendation 25:** Needs relating to quality and outlined in Section 9 should be met as part of an upgrade programme for Provision for Children and Young People. In particular, rubber surfacing should be repaired or replaced where necessary, signage should be provided at all play sites which is welcoming and informative, more challenging equipment should be provided at sites which have limited play value, and landscaping should be provided to make playground sites more welcoming, and to provide shade.

**Recommendation 26:** The opportunity should be taken to upgrade play areas where necessary with more exciting and stimulating play equipment (zip wires, iplay, green play, etc.).

### NATURAL AND SEMI-NATURAL GREENSPACE SUMMARY

- 13.15. **Natural and Semi-Natural Greenspace** is particularly well-supplied in the District, with Epping Forest, the Lee Valley Regional Park, and Hainault Forest providing catchments of regional significance. There is also a significant quantity of Natural and Semi-Natural Greenspace within District settlements. The total quantity exceeds 4,000 ha, many times in excess of the FIT guideline figure of 1.8 ha/1,000 population. Because of the relative shortage of provision in the east of the District, it is important that access to the countryside is improved by linking rights of way and extending green corridors. Existing large settlement areas and new allocations should also be linked by open spaces which give access to nearby communities and the surrounding countryside. The Harlow proposed Harlow allocations will have ready access to Natural and Semi-Natural Greenspace, but Greenways will be needed to be included in new development to connect them to these open spaces. While the Forest and other open spaces already provide an excellent quality in relation to this typology, future provision of this and other typologies must take account of reducing negative impacts on Epping Forest.
- 13.16. Of those not managed by landowners such as the Lee Valley Regional Park Authority or the City of London Corporation, many were hard to find, and need better entrances to welcome people to use them. They would also benefit from improved access in the form of usable pathways, and consideration for the needs of the disabled and less able-bodied. Interpretation could also be greatly improved both in relation to natural history as well as to the rich heritage and history of many sites and their surrounding areas.

### RECOMMENDATIONS – NATURAL AND SEMI-NATURAL GREENSPACE

**Recommendation 27:** Improvements should be made to entrances of Natural and Semi-Natural Greenspace sites in order to make them more welcoming and accessible. These should include informative signage and greater visibility.

**Recommendation 28:** Wherever possible, better signage should be used to increase knowledge in natural history and local heritage in order to increase the “sense of place” of residents in the District.

## EPPING FOREST DISTRICT COUNCIL OPEN SPACE STRATEGY

**Recommendation 29:** Quality improvements should be considered where required to those sites outlined for individual settlements in Section 10. These include better maintenance, access and signage at High Meadow in Chigwell; better signage, access and seating at Lower Swaines in Epping; better signage for the seven sites in Loughton; and better entrance signage at the three Bassett Road sites in North Weald Bassett.

**Recommendation 30:** Steps should be taken to retain and enhance accessible countryside, particularly in the east of the District where there is less provision of Natural and Semi-Natural Greenspace. This can be achieved by better linkages to existing walking and cycling routes, and improved waymarking.

**Recommendation 31:** Rights of Way and other footpaths should be improved and signposted in order to increase access to the countryside for pedestrians and cyclists.

**Recommendation 32:** The network of green spaces should be linked and extended in order to connect existing open space, link settlements, and provide improved wildlife habitats.

**Recommendation 33:** New proposed strategic allocations should include provision to create greenways to connect communities and existing open spaces.

### ALLOTMENTS SUMMARY

- 13.17. **Allotments** are well-provided, with 45 sites in the District. The total quantity of Allotment site land in the District is over 36 ha. This is over the benchmark standard of 0.2 ha/1,000 people set by the Thorpe Report, both for current populations, and also for the population increases predicted for 2033. Although there are some settlement areas which are on, or slightly below this benchmark, ploholders also have access to other allotment sites just outside the District in Harlow and Waltham Forest.
- 13.18. In terms of quality, some sites appear derelict, and should be improved if they are to be retained. In particular sites need to be welcoming, with attractive entrances and informative signage. Facilities for ploholders were poor in some cases, and many sites lacked basic provision such as a water supply and car parking facilities. Overall, both the findings of the audit and the consultation clearly highlighted that further provision of allotments is not required in the District. Recommendations therefore focus on encouraging further use and usability of existing allotment sites.

### RECOMMENDATIONS – ALLOTMENTS

**Recommendation 34:** Consideration should be given to rationalisation of Allotment sites where there are significant numbers of vacant plots (e.g. at Lindsey Street and High Road/Theydon Road in Epping).

**Recommendation 35:** Where there are shortages of other forms of open space, consideration should be given to adapting redundant allotments to fulfil local need (e.g. by converting redundant sites in Epping town to provide new play facilities, or to provide Amenity Greenspace to meet future need).

**Recommendation 36:** Better promotion of Allotments should be carried out in order to encourage increased usage, particularly where vacancy rates are low.

## EPPING FOREST DISTRICT COUNCIL OPEN SPACE STRATEGY

**Recommendation 37:** Existing sites should be improved for individual settlements as indicated in Section 11. These include better signage and welcoming entrances on the five sites at Buckhurst Hill; the provision of signage at Lime Avenue in Chigwell, and at Moreton Road in Chipping Ongar; signage, improved security fencing and greater access at Tylers Green in North Weald Bassett; better access and more welcoming entrances at all three sites in Waltham Abbey; and better signage at all sites in Nazeing and Roydon.

**Recommendation 38:** Where sites are well-used, they should be upgraded wherever possible to improve facilities for ploholders (better parking provision, improved water supply, better site security, etc.).

### CEMETERIES AND CHURCHYARDS SUMMARY

- 13.19. **Cemeteries and Churchyards** have no national standards or benchmarks relating to quantitative provision. An accessibility standard has been applied for the District relating to the outdoor recreational value of cemeteries and churchyards. Whilst there is no national standard in relation to the provision of burial space, comments received from the consultation exercise indicate that there are shortages of burial space to meet future need in Loughton; Waltham Abbey; Chigwell; and Ongar.
- 13.20. Cemeteries and Churchyards in the District are well-maintained, and provide a potential source of informal outdoor recreation. Many have a great deal of interest in terms of local heritage and history, and would benefit from good interpretation measures such as welcome signs or information boards.

### RECOMMENDATIONS – CEMETERIES AND CHURCHYARDS

**Recommendation 39:** Steps should be taken to work with Loughton Town Council and other stakeholders to create a new cemetery to meet the need for future burial space.

**Recommendation 40:** A review of available burial space should be conducted with Waltham Abbey Town Council and other stakeholders with a view to assessing future burial provision.

**Recommendation 41:** A review of available burial space should be conducted with Chigwell Parish Council and other stakeholders to assess future burial needs.

**Recommendation 48.** A review of available burial space should be conducted with Ongar Parish Council and other stakeholders to assess burial provision.

## EPPING FOREST DISTRICT COUNCIL OPEN SPACE STRATEGY

## 14. APPENDIX 1: QUALITATIVE RESULTS BY TYPE AND SETTLEMENT

14.1. The following tables indicate qualitative supply of open space by typology. These are outlined in paragraph 3.22. All settlements are analysed using national “Green Flag” guidelines for high quality open spaces.

14.2. Weighted scores for each element of the audit were combined to give a percentage score for each open space. Percentage bands are as follows:

- Very poor: 0% - 20%
- Poor: 21% - 40%
- Average: 41% - 60%
- Good: 61% - 80%
- Very good: 81% - 100%.

## AMENITY GREENSPACE

Table 1. Qualitative Analysis of Amenity Greenspace by Settlement

SETTLEMENT	SITE NUMBER	NAME	PERCENTAGE
<b>Buckhurst Hill</b>	301	Green Walk	<b>57%</b>
<b>Chigwell</b>	255	Green Walk	<b>70%</b>
	256	Chigwell Station Green	<b>61%</b>
	258	Limes Farm	<b>65%</b>
	263	Manor Road	<b>52%</b>
<b>Chipping Ongar</b>	385	Onslow Gardens	<b>30%</b>
	386	Queensway, Chipping Ongar	<b>57%</b>
	268	Long Fields, Ongar	<b>72%</b>
	324	High Street, Ongar	<b>75%</b>
<b>Epping</b>	374	Thornwood Common	<b>63%</b>
	377	Frampton Road, Epping	<b>58%</b>
	378	Lower Swaines, Epping	<b>51%</b>
	379	Ivy Chimneys Road, Epping	<b>75%</b>
	380	Brook Road, Epping	<b>57%</b>
	224	High Street/Church Hill, Epping	<b>72%</b>
	313	Broadoaks, Epping	<b>71%</b>

## EPPING FOREST DISTRICT COUNCIL OPEN SPACE STRATEGY

SETTLEMENT	SITE NUMBER	NAME	PERCENTAGE
	316	Centre Avenue N, Epping	55%
	317	Western Avenue S, Epping	55%
	326	Hemnall Street, Epping	58%
	330	Station Road, Epping	75%
	332	High Street, Hemnall Street, Epping	78%
<b>Loughton</b>			
	225	Hillyfields	64%
	226	Pyrles Lane	71%
	227	Pyrles Lane/Burney Drive	55%
	228	Burney Drive/Westfall Road	56%
	229	Burney Drive/Mannock Drive	57%
	230	Lawton Road/Conyers Way	69%
	231	Rectory Lane/Westall Road	69%
	232	Rectory Lane/Newmans Lane	65%
	233	Westall Road/Sandford Avenue	66%
	234	Jessel Drive	55%
	235	Rookwood Gardens	57%
	236	Rookwood Avenue	56%
	238	Deepdene Road	67%
	239	Colsons Road	66%
	242	Witham Close	53%
	245	Green Walk	57%
	246	Langston Road	52%
	319	The Lindens	60%
	331	Warren Hill	54%
<b>North Weald Bassett</b>			
	296	Epping Way, North Weald	58%
	322	Bassett Gardens	55%
<b>Theydon Bois</b>			
	280	Coppice Row, Theydon Bois	72%
	281	The Green, Theydon Bois	72%
<b>Waltham Abbey</b>			
	247	Linear OS by Community Centre	56%
	248	Winter's Way	39%
	249	Pick Hill	61%
	250	Thaxted Way	73%

## EPPING FOREST DISTRICT COUNCIL OPEN SPACE STRATEGY

SETTLEMENT	SITE NUMBER	NAME	PERCENTAGE
	254	High Beech	59%
<b>Roydon and Nazeing</b>	304	Royston Village Green	58%
	305	Little Brook Road	72%
	325	Roydon Allotments Orchard	63%
	383	Hoe Lane. Lower Nazeing	60%
	269	Nazeing Road/Nazeing New Road	53%

## PUBLIC PARKS AND GARDENS

Table 2. Qualitative Analysis of Public Parks and Gardens by Settlement

SETTLEMENT	SITE NUMBER	NAME	PERCENTAGE
<b>Buckhurst Hill</b>	376	Roding Valley Recreation Ground	65%
<b>Waltham Abbey</b>	252	Abbey Gardens	82%

## PROVISION FOR CHILDREN AND YOUNG PEOPLE

Table 3. Qualitative Analysis of Provision for Children and Young People by Settlement

SETTLEMENT	SITE NUMBER	NAME	PERCENTAGE
<b>Buckhurst Hill</b>	67	Roding Valley Recreation Ground	55%
	80	Kings Place	68%
	126	Roding Valley Recreation Ground	44%
<b>Chigwell</b>	74	Chigwell Row	66%
	55	Chigwell Station Green	68%
	64	Limes Farm	61%
<b>Chipping Ongar</b>	85	Chipping Ongar	51%
	87	High Street, Ongar	72%
	88	Greensted Road, Ongar	50%
<b>Epping</b>	102	Frampton Road, Epping	42%
	103	Brickfield Road, Coopersale	46%
	54	Stonards Hill, Epping	69%
	83	Lower Swaines, Epping	39%
	97	Thornwood Common	73%

## EPPING FOREST DISTRICT COUNCIL OPEN SPACE STRATEGY

SETTLEMENT	SITE NUMBER	NAME	PERCENTAGE
	101	Ivy Chimneys Road, Epping	72%
<b>Loughton</b>	57	Westall Road, Loughton	50%
	58	Rectory Lane, Loughton	53%
	60	Colebrook Lane	64%
	65	Traps Hill	84%
	84	Thaxted Road	73%
<b>North Weald Bassett</b>	96	School Green Lane, North Weald	60%
	100	Bassett Road, North Weald	62%
<b>Theydon Bois</b>	92	Poplar Row, Theydon Bois	80%
<b>Waltham Abbey</b>	70	Harold Crescent	74%
	71	Pynest Green	77%
	72	Poplar Shaw	72%
	73	Honey Lane, Waltham Abbey	53%
<b>Roydon and Nazeing</b>	53	Pound Close	49%
	89	Nazeing Common	37%
	98	Roydon Playing Fields Playground	37%
	384	Elizabeth Close, Nazeing	47%

## NATURAL AND SEMI-NATURAL GREENSPACE

Table 4. Qualitative Analysis of Natural and Semi-Natural Greenspace by Settlement

SETTLEMENT	SITE NUMBER	NAME	PERCENTAGE
<b>Buckhurst Hill</b>	144	Linders Field	76%
	391	Epping Forest	82%
<b>Chigwell</b>	111	Area adj Roding Valley Meadows	42%
	123	Chigwell Row LNR	72%
	124	High Meadow, Trotwood	33%
	125	Barnaby Way	52%
	137	Hainault Forest	80%



## EPPING FOREST DISTRICT COUNCIL OPEN SPACE STRATEGY

SETTLEMENT	SITE NUMBER	NAME	PERCENTAGE
<b>Chipping Ongar</b>	127	Moreton Road, Chipping Ongar	44%
	166	Chipping Ongar	40%
	167	Moreton Road, Chipping Ongar	44%
	169	High Street, Ongar	71%
	170	Stondon Road, Ongar	44%
<b>Epping</b>	391	Epping Forest	82%
	105	Lower Swaines, Epping	41%
	106	Theydon Road, Epping	46%
	138	Thornwood Common	70%
	171	Buttercross Lane, Epping	41%
<b>Loughton</b>	68	Roding Valley Meadows	79%
	107	Home Mead	69%
	108	Willingale Road Nature Area	55%
	109	Borders Lane, Loughton	44%
	110	Debden Rd (nr Loughton boundary)	47%
	111	Area adj Roding Valley Meadows	42%
	173	Woodland, Theydon Bois	74%
<b>North Weald Bassett</b>	391	Epping Forest	82%
	160	Gains Ride, Coopersale	94%
	161	Bassett Road N, North Weald	46%
	162	Bassett Road E, North Weald	46%
	163	Bassett Road	46%
	164	Epping Road, North Weald	86%
<b>Theydon Bois</b>	165	Church Lane, North Weald	71%
	173	Woodland, Theydon Bois	74%
<b>Waltham Abbey</b>	391	Epping Forest	82%
	112	Sewardstone Marsh	82%
	113	Gunpowder Park	88%
	114	Patty Pool Mead	82%
	115	Gunpowder Park Lakes	83%

## EPPING FOREST DISTRICT COUNCIL OPEN SPACE STRATEGY

SETTLEMENT	SITE NUMBER	NAME	PERCENTAGE
	116	Cornhill Meadow W	74%
	118	Holyfield Marsh	92%
	119	70 Acres Lake	90%
	120	Fishers Green	44%
	121	Hall Marsh Scrape	83%
	122	Cornhill Meadow E	74%
	253	Lee Valley Farms	85%
	351	Fisher's Green	66%
	370	Friday Lake	65%
<b>Roydon and Nazeing</b>	117	Clayton's Hill - Lee Valley	77%
	130	Rushymead, Nazeing Road	70%
	131	Central Lagoon	70%
	132	Nazeing Meads	68%
	133	Nazeing Meads	76%
	134	Nazeing	55%
	147	Dobbs Weir and Walkway	66%
	156	Nazeing Common	46%
	157	Nursery Road, Broxbourne	38%
	158	Epping Green	51%
	351	Fisher's Green	66%
	156	Nazeing Common	46%
	391	Epping Forest	82%
	146	River Stort Navigation	61%
	147	Dobbs Weir and Walkway	66%
	148	Dobbs Weir Woodland	63%
	149	Dobbs Weir Woodland	63%
	155	Glen Faba	51%

## ALLOTMENTS

Table 5. Qualitative Analysis of Allotments by Settlement

SETTLEMENT	SITE NUMBER	NAME	PERCENTAGE
<b>Buckhurst Hill</b>	31	Boxted Close	58%
	34	Palace Gardens	46%
	35	Lower Queens Road	60%

## EPPING FOREST DISTRICT COUNCIL OPEN SPACE STRATEGY

SETTLEMENT	SITE NUMBER	NAME	PERCENTAGE
	46	Hornbeam Close	57%
	47	Hornbeam Close	57%
<b>Chigwell</b>	22	Lime Avenue South	40%
	23	Lime Avenue North	40%
	38	Gravel Lane	58%
<b>Chipping Ongar</b>	39	Moreton Road, Chipping Ongar	38%
	40	Moreton Road E, Chipping Ongar	49%
	41	Stanley Place, Ongar	56%
<b>Epping</b>	2	Bury Road, Epping	64%
	3	Meadow Road, Epping	69%
	4	Coopersale	43%
	5	High Road/Theydon Road, Epping	27%
	6	Lindsey Street, Epping	32%
	7	Thornwood Common	70%
<b>Loughton</b>	10	Stony Path	57%
	11	Roding Road	64%
	15	Community Garden	71%
	36	Willingale Road	61%
<b>North Weald Bassett</b>	24	North Weald E	44%
	25	North Weald W	44%
	51	Tylers Green	33%
<b>Theydon Bois</b>	8	Theydon Bois	58%
<b>Waltham Abbey</b>	13	Denny Avenue	51%
	14	Capershotts	50%
	37	Longfields	46%
<b>Roydon and Nazeing</b>	19	Bumbles Green	46%
	42	Epping Green	53%
	16	Roydon Allotments	67%

## EPPING FOREST DISTRICT COUNCIL OPEN SPACE STRATEGY

## CEMETERIES AND BURIAL GROUNDS

Table 6. Qualitative Analysis of Cemeteries and Burial Grounds by Settlement

SETTLEMENT	SITE NUMBER	NAME	PERCENTAGE
<b>Buckhurst Hill</b>	214	St John's Church	<b>67%</b>
<b>Chigwell</b>	181	Chigwell Cemetery	<b>83%</b>
	217	High Road Cemetery	<b>73%</b>
	223	All Saints, Chigwell	<b>70%</b>
<b>Chipping Ongar</b>	193	Chipping Ongar	<b>57%</b>
	195	Church Lane, Chipping Ongar	<b>73%</b>
	222	Ongar	<b>60%</b>
<b>Epping</b>	176	Bury Lane, Epping	<b>71%</b>
	177	Coopersale	<b>54%</b>
<b>Loughton</b>	182	Loughton Cemetery	<b>72%</b>
	185	St John, Loughton	<b>76%</b>
	186	Trinity Church	<b>44%</b>
	188	St Nicholas	<b>55%</b>
<b>North Weald Bassett</b>	179	Tylers Green W	<b>81%</b>
	221	St Andrews, North Weald	<b>69%</b>
<b>Theydon Bois</b>	178	Abridge Road, Theydon Bois	<b>70%</b>
	203	Theydon Bois	<b>66%</b>
<b>Waltham Abbey</b>	183	Garden Cemetery	<b>49%</b>
	184	Holy Cross Burial Ground	<b>57%</b>
	190	Waltham Abbey Church	<b>77%</b>
	191	Church of the Holy Innocents	<b>74%</b>
	192	Jewish Cemetery	<b>78%</b>
<b>Roydon and Nazeing</b>	194	Nazeing	<b>73%</b>
	218	Epping Upland North	<b>53%</b>
	219	Epping Upland	<b>46%</b>

## EPPING FOREST DISTRICT COUNCIL OPEN SPACE STRATEGY

SETTLEMENT	SITE NUMBER	NAME	PERCENTAGE
	215	St Peter's, Roydon	64%

## 15. APPENDIX 2: QUANTITATIVE ASSESSMENT BY SETTLEMENT

- 15.1. The following tables indicate quantitative supply of open space by typology. Population figures are shown for years 2016 and 2033. This differs very slightly from the initial year shown for typologies across the District, which uses the year 2017, but nevertheless represent a useful picture of current and projected provision by settlement. Figures are shown for quantities within each settlement. Those shown across the District include access to sites outside the District boundary (e.g. parts of Epping Forest), and therefore represent a wider catchment area to significant open space provision.
- 15.2. All settlements are analysed using the guideline standards employed in the District-wide quality analysis in sections 7 – 12. These settlements are as follows:
- Epping
  - Loughton
  - Waltham Abbey
  - Chipping Ongar
  - Buckhurst Hill
  - North Weald Bassett
  - Chigwell
  - Theydon Bois
  - Roydon and Nazeing.
- 15.3. Standards employed are those detailed for the District-wide assessment, i.e.:
- Public Parks and Gardens: 0.8ha/1,000 population
  - Amenity Greenspace: 0.6ha/1,000 population
  - Provision for Children and Young People: 0.25ha/1,000 population
  - Natural and Semi-Natural Greenspace: 1.8ha/1,000 population
  - Allotments: 0.2ha/1,000 population
  - Cemeteries and Churchyards: not applicable.

## EPPING FOREST DISTRICT COUNCIL OPEN SPACE STRATEGY

## AMENITY GREENSPACE

Table 1. Quantitative Analysis of Amenity Greenspace Across District

GEOGRAPHICAL AREA	TOTAL NO OF SITES.	HA	POPULATION 2017	CURRENT PROVISION HA/1000	REQUIREMENT CURRENT	CURRENT DEFICIT/ OVERSUPPLY	POPULATION 2033	REQUIREMENT BY 2033	DEFICIT/ OVERSUPPLY 2033
Epping Forest District	70	74.99	132,900	0.56	79.74 ha	- 4.75 ha	154,500	92.7 ha	- 17.71 ha

Table 2. Quantitative Analysis of Amenity Greenspace by Settlement

GEOGRAPHICAL AREA	TOTAL NO OF SITES.	HA	POPULATION 2017	CURRENT PROVISION HA/1000	REQUIREMENT CURRENT	CURRENT DEFICIT/ OVERSUPPLY	POPULATION 2033	REQUIREMENT BY 2033	DEFICIT/ OVERSUPPLY 2033
Epping	12	6.98	12,504	7.5 ha	- 0.52 ha	16,413	9.85 ha	- 2.87 ha	Epping
Loughton	19	25.61	32,553	19.53 ha	+ 6.08 ha	35,950	21.57 ha	+ 4.04 ha	Loughton
Waltham Abbey	5	4.72	22,230	13.34 ha	- 8.62 ha	24,341	14.6 ha	- 9.88 ha	Waltham Abbey
Chipping Ongar	4	3.0	6,495	3.9 ha	- 0.9 ha	7,985	4.8 ha	- 1.8 ha	Chipping Ongar
Buckhurst Hill	1	0.39	11,955	7.2 ha	- 6.81 ha	12,267	7.36 ha	- 6.97 ha	Buckhurst Hill
North Weald Bassett	2	1.54	4,757	2.86 ha	- 1.32 ha	8,049	4.83 ha	- 3.29 ha	North Weald Bassett
Chigwell	4	4.84	13,841	8.3 ha	- 3.46 ha	15,253	9.15 ha	- 4.31 ha	Chigwell
Theydon Bois	2	6.52	4,239	2.54 ha	+ 3.98 ha	5,115	3.1 ha	+ 3.42 ha	Theydon Bois
Roydon and Nazeing	5	1.2	8,360	5.02 ha	- 3.82 ha	9,307	5.59 ha	- 4.47 ha	Roydon and Nazeing

## EPPING FOREST DISTRICT COUNCIL OPEN SPACE STRATEGY

## PUBLIC PARKS AND GARDENS

Table 3. Quantitative Analysis of Public Parks and Gardens

GEOGRAPHICAL AREA	TOTAL NO OF SITES.	HA	POPULATION 2017	CURRENT PROVISION HA/1000	REQUIREMENT CURRENT	CURRENT DEFICIT/ OVERSUPPLY	POPULATION 2033	REQUIREMENT BY 2033	DEFICIT/ OVERSUPPLY 2033
Epping Forest District	2	40.78	132,900	0.31	106.32 ha	- 65.54 ha	154,500	123.6 ha	- 82.82 ha

Table 4. Quantitative Analysis of Public Parks and Gardens by Settlement

GEOGRAPHICAL AREA	TOTAL NO OF SITES.	HA	POPULATION 2017	CURRENT PROVISION HA/1000	REQUIREMENT CURRENT	CURRENT DEFICIT/ OVERSUPPLY	POPULATION 2033	REQUIREMENT BY 2033	DEFICIT/ OVERSUPPLY 2033
Epping	0	0	12,504	10.0 ha	- 10.0 ha	16,413	13.12 ha	- 13.12 ha	- 13.12 ha
Loughton	0	0	32,553	26.08 ha	- 26.08 ha	35,950	28.8 ha	- 28.8 ha	- 28.8 ha
Waltham Abbey	1	8.99	22,230	17.78 ha	- 8.79 ha	24,341	19.44 ha	- 10.45 ha	- 10.45 ha
Chipping Ongar	0	0	6,495	5.2 ha	- 5.2 ha	7,985	6.4 ha	- 6.4 ha	- 6.4 ha
Buckhurst Hill	1	5.79	11,955	9.6 ha	- 3.81 ha	12,267	9.82 ha	- 4.03 ha	- 4.03 ha
North Weald Bassett	0	0	4,757	3.8 ha	- 3.8 ha	8,049	6.44	- 6.44	- 6.44
Chigwell	0	0	13,841	11.07 ha	- 11.07 ha	15,253	12.2 ha	- 12.2 ha	- 12.2 ha
Theydon Bois	0	0	4,239	3.4 ha	- 3.4 ha	5,115	4.1 ha	- 4.1 ha	- 4.1 ha
Roydon and Nazeing	0	0	8,360	6.7 ha	- 6.7 ha	9,307	7.45 ha	- 7.45 ha	- 7.45 ha



## EPPING FOREST DISTRICT COUNCIL OPEN SPACE STRATEGY

## FACILITIES FOR CHILDREN AND YOUNG PEOPLE

Table 5. Quantitative Analysis of Facilities for Children and Young People

GEOGRAPHICAL AREA	TOTAL NO OF SITES.	HA	POPULATION 2017	CURRENT PROVISION HA/1000	REQUIREMENT CURRENT	CURRENT DEFICIT/ OVERSUPPLY	POPULATION 2033	REQUIREMENT BY 2033	DEFICIT/ OVERSUPPLY 2033
Epping Forest District	44	4.82	132,900	0.04	33.23 ha	- 28.41 ha	154,500	38.63 ha	- 33.61 ha

Table 6. Quantitative Analysis of Facilities for Children and Young People by Settlement

GEOGRAPHICAL AREA	TOTAL NO OF SITES.	HA	POPULATION 2017	REQUIREMENT CURRENT	CURRENT DEFICIT/ OVERSUPPLY	POPULATION 2033	REQUIREMENT BY 2033	DEFICIT/ OVERSUPPLY 2033
Epping	6	0.32	12,504	3.13 ha	- 2.81 ha	16,413	4.1 ha	- 3.78 ha
Loughton	5	0.33	32,553	8.14 ha	- 7.8 ha	35,950	8.99 ha	- 8.66 ha
Waltham Abbey	6	0.71	22,230	5.56 ha	- 4.85 ha	24,341	6.1 ha	- 5.38 ha
Chipping Ongar	3	0.1	6,495	1.63 ha	- 1.62 ha	7,985	2.0 ha	- 1.99 ha
Buckhurst Hill	3	0.12	11,955	2.99 ha	- 1.87 ha	12,267	3.07 ha	- 2.95 ha
North Weald Bassett	2	0.08	4,757	1.19 ha	- 1.11 ha	8,049	2.01 ha	- 1.93 ha
Chigwell	3	0.18	13,841	3.46 ha	- 3.28 ha	15,253	3.81 ha	- 3.63 ha
Theydon Bois	1	0.08	4,239	1.06 ha	- 0.98 ha	5,115	1.28 ha	- 1.2 ha
Roydon and Nazeing	4	0.65	8,360	2.09 ha	- 1.44 ha	9,307	2.33 ha	- 1.68 ha

## EPPING FOREST DISTRICT COUNCIL OPEN SPACE STRATEGY

## NATURAL AND SEMI-NATURAL GREENSPACE

Table 7. Quantitative Analysis of Natural and Semi-Natural Greenspace

GEOGRAPHICAL AREA	TOTAL NO OF SITES.	HA	POPULATION 2017	CURRENT PROVISION HA/1000	REQUIREMENT CURRENT	CURRENT DEFICIT/ OVERSUPPLY	POPULATION 2033	REQUIREMENT BY 2033	DEFICIT/ OVERSUPPLY 2033
Epping Forest District	38	4,336.95	132,900	32.63	239.22 ha	+ 4,097.03 ha	154,500	278.1 ha	+ 4,058.85 ha

Table 8. Quantitative Analysis of Natural and Semi-natural greenspace by Settlement

GEOGRAPHICAL AREA	TOTAL NO OF SITES.	HA	POPULATION 2017	REQUIREMENT CURRENT	CURRENT DEFICIT/ OVERSUPPLY	POPULATION 2033	REQUIREMENT BY 2033	DEFICIT/ OVERSUPPLY 2033
Epping	5	151.88	12,504	22.5 ha	+ 129.38 ha	16,413	29.54 ha	+ 122.34 ha
Loughton	8	540.9	32,553	58.59 ha	+ 482.31 ha	35,950	64.71 ha	+ 476.19 ha
Waltham Abbey	14	1,055.69	22,230	40.01 ha	+ 1,015.68 ha	24,341	43.81 ha	+ 1,011.88 ha
Chipping Ongar	5	10.57	6,495	11.7 ha	- 1.13 ha	7,985	14.38 ha	- 3.81 ha
Buckhurst Hill	2	87.64	11,955	21.53 ha	+ 66.11 ha	12,267	22.09 ha	+ 65.55 ha
North Weald Bassett	6	55.0	4,757	8.57 ha	+ 46.43 ha	8,049	14.49 ha	+ 40.51 ha
Chigwell	5	50.92	13,841	24.91 ha	+ 26.01 ha	15,253	27.45 ha	+ 23.47 ha
Theydon Bois	2	172.46	4,239	7.63 ha	+ 164.83 ha	5,115	9.22 ha	+ 163.24 ha
Roydon and Nazeing	22	506.94	8,360	15.05 ha	+ 491.89 ha	9,307	16.76 ha	+ 490.18 ha

## EPPING FOREST DISTRICT COUNCIL OPEN SPACE STRATEGY

### ALLOTMENTS

**Table 9. Quantitative Analysis of Allotments**

GEOGRAPHICAL AREA	TOTAL NO OF SITES.	HA	POPULATION 2017	CURRENT PROVISION HA/1000	REQUIREMENT CURRENT	CURRENT DEFICIT/ OVERSUPPLY	POPULATION 2033	REQUIREMENT BY 2033	DEFICIT/ OVERSUPPLY 2033
Epping Forest District	45	36.24	132,900	0.27	26.58 ha	+ 9.66 ha	154,500	30.9 ha	+ 5.34 ha

**Table 10. Quantitative Analysis of Allotments by Settlement**

GEOGRAPHICAL AREA	TOTAL NO OF SITES.	HA	POPULATION 2017	REQUIREMENT CURRENT	CURRENT DEFICIT/ OVERSUPPLY	POPULATION 2033	REQUIREMENT BY 2033	DEFICIT/ OVERSUPPLY 2033
Epping	6	4.25	12,504	2.5 ha	+ 1.75 ha	16,413	3.28 ha	+ 0.97 ha
Loughton	4	9.06	32,553	6.51 ha	+ 2.55 ha	35,950	7.19 ha	+ 1.87 ha
Waltham Abbey	3	1.97	22,230	4.45 ha	- 2.48 ha	24,341	4.87 ha	- 2.9 ha
Chipping Ongar	3	1.47	6,495	1.3 ha	+ 0.17 ha	7,985	1.6 ha	- 0.13 ha
Buckhurst Hill	5	4.0	11,955	2.39 ha	+ 1.61 ha	12,267	2.45 ha	+ 1.55 ha
North Weald Bassett	3	1.6	4,757	0.95 ha	+ 0.65 ha	8,049	1.61 ha	- 0.01 ha
Chigwell	3	0.75	13,841	2.77 ha	- 2.02 ha	15,253	3.05 ha	- 2.3 ha
Theydon Bois	1	1.6	4,239	0.85 ha	+ 0.75 ha	5,115	1.02 ha	+ 0.58 ha
Roydon and Nazeing	3	2.32	8,360	1.67 ha	+ 0.65 ha	9,307	1.86 ha	+ 0.46 ha