

The image shows a park scene viewed through a stone archway. In the foreground, a pond with a brick-lined edge and a black metal railing is visible. The water reflects the sky and trees. In the middle ground, a wooden bench sits on a grassy bank next to a path that leads into a wooded area. The trees have autumn foliage in shades of green, yellow, and orange. The sky is blue with some white clouds. The archway through which the scene is viewed is made of light-colored stone with darker spots.

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Redbridge Open Space Study

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1 Introduction

Background

- 1.1 The London Borough of Redbridge (LBR) commissioned LUC to undertake an assessment of the Borough's open space. Forming part of the evidence base to inform the new Local Plan, the study assesses the quantity, accessibility, quality and value of open spaces within the Borough and makes recommendations on levels and mechanisms of future provision based on projected population growth. It also takes into account the findings of recent LBR studies on playing pitch provision within the Borough.
- 1.2 LBR's Local Development Framework (LDF) was adopted in 2008. Since then the Government has published its National Planning Policy Framework (NPPF) and the Mayor of London has published a new London Plan and subsequent Alterations. As required by the NPPF, the Borough's new Local Plan, covering the period 2015-2030, will be based on up-to-date and relevant evidence about the economic, social and environmental characteristics and prospects of the area (i.e. including open space, sport and recreation facilities). The Pre-Submission Local Plan includes several draft policies which relate to open space, including:
 - LP34 Managing and Protecting the Borough's Green Belt and Metropolitan Land
 - LP35 Protecting and Enhancing Open Space
 - LP36 Allotments and Local Produce
 - LP37 Green Infrastructure and Blue Ribbon Network
 - LP38 Protecting Trees and Enhancing the Landscape
 - LP39 Nature Conservation and Biodiversity
 - LP40 Burial Space
- 1.3 The London Plan (2015) proposes a minimum housing target of 16,845 new homes within Redbridge, to be delivered between 2015 and 2030. The annual target for housing delivery is at least 1,123 new homes per year. This level of housing delivery will increase pressure on the Borough's open space resource, and requires a detailed and up-to-date understanding of the current provision of open space within the Borough, and how it serves the existing and potential future population.
- 1.4 The study has been undertaken in line with national guidance on planning for open space and health infrastructure, provided in the National Planning Practice Guidance, and the Mayor of London's guidance on preparing open space studies in London. More detail on the policy context for this study is provided below.

Study aims and objectives

1.5 The overall aims of this study are to:

- Provide a robust assessment of needs and deficiencies in open space in order to inform policies within the emerging Redbridge Local Plan; and
- To establish local provision standards and create an up-to-date evidence base which can be maintained to aid implementation of policies and the provision of open space during the plan period of 2015-2030.

1.6 The objectives are to:

- Evaluate the quantity, quality, value and accessibility of open space for all areas of the borough.
- Identify any specific needs or deficiencies in the borough now and in the future.
- Determine the impact on deficiency of increasing population growth in the Ilford and Crossrail areas.
- Identify how new development should address existing open space deficiencies in the Borough.
- Assess the level of need in all areas of the borough based upon a number of objective demographic and socio-economic indicators.
- Identify mechanisms to meet future needs including recommendations for appropriate, locally-derived standards of provision by new development.
- Provide a robust and comprehensive evidence base to underpin the development and implementation of detailed planning policies, and facilitate the future management of open space and recreational assets.
- Provide information to justify the collection of developer contributions and provide information to help inform the spending of Community Infrastructure Levy (CIL).
- Provide an updated set of maps to support the study and aid in the interpretation of the findings.

1.7 This report sets out the findings of the study and provides recommendations for how open space deficiencies could be addressed. This evidence will be utilised by LBR in highlighting areas for investment in the creation or enhancement of open space, and will provide justification for any levy or contribution from new development in the Borough.

National, regional and local framework

1.8 This section outlines the key national and regional policies that have influenced the approach to this study. These should be considered when interpreting the study's findings for the purpose of the Redbridge Local Plan. A summary of the relevant policy context is provided in **Appendix 1**.

Approach to open space assessment

1.9 The National Planning Policy Framework (NPPF) includes a specific requirement for planning policy 'to be based on a robust and up to date assessment of the needs for open space, sports and recreation facilities and opportunities for new provision' (para. 73). This study, combined with the findings of the Playing Pitch Strategy (see text box on page 7), provides that evidence base for the purpose of the Redbridge Local Plan.

Loss or replacement of open space

1.10 The NPPF (para. 74) sets out the only circumstances in which an open space can be developed for different uses. It clarifies that existing open space should not be built on unless:

- an assessment has been undertaken which has clearly shown the open space to be surplus to requirements; or
 - the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or
 - the development is for alternative sports and recreational provision, the needs for which clearly outweigh the loss.
- 1.11 In the Redbridge context, open spaces can only be lost if an equal or better open space can be provided elsewhere within the local catchment area (London Plan, policy 7.18), although this definition of the term 'local catchment area' is left for the boroughs to determine.
- 1.12 Policy LP35 of the emerging Redbridge Local Plan (Pre-Submission Draft) states that The Council will protect *"All Open Space and Play Space in the borough, as identified on the Policies Map, by resisting inappropriate development unless:*
- *The proposal is supportive of and ancillary to the purpose of that open space; and*
 - *The proposal is to enhance the quality or accessibility of the open space."*

New development

- 1.13 The London Plan states that areas of open space deficiency should be identified, and new open space areas are to be provided in places that are likely to experience substantial development – however they must conform to Green Infrastructure (GI) strategies and deliver multiple benefits (Policy 7.18). In the case of Redbridge, reference should be made to the All London Green Grid, which provides guidance on the functions and benefits that well-managed open space can deliver, and defines the GGA2 Epping Forest and Roding Valley Partnership Area, which includes Redbridge. The London Plan also supports development proposals that strengthen links between public spaces and parks (Policy 7.5).
- 1.14 The Redbridge Local Plan (Pre-Submission Draft) commits to maintaining the supply of open space in the Borough, by *"seeking on-site provision of publicly accessible open space, particularly in major new developments in areas of deficiency."* (Policy LP35). In addition, Policy LP29 defines the provision of private or communal amenity space within new residential developments.

Delivering multifunctional open space

- 1.15 The management of Redbridge's open space resource could increase the Boroughs contribution to the London-wide target of increasing green surface area by 5% by 2030 and a further 5% by 2050 (Policy 5.1). The importance of multifunctional open space is recognised by the draft Redbridge Local Plan, which highlights that GI is vital to quality of life in the Borough, and notes the importance of *"Working with adjoining boroughs and partners to improve linkages to the borough's regionally significant open spaces at Epping Forest, Fairlop Country Park, Hainault Country Park and the Roding Valley."* (Policy LP37). In addition to this, the recommendations of the All London Green Grid and 'Natural Capital' the recent report of the GLA's London GI Task Force should also be followed.

Protecting, maintaining and enhancing open space

- 1.16 The NPPF provides a mechanism by which local authorities can protect some open spaces under a 'Local Green Space' designation (paras.76-77), and provides high level criteria for such a designation. In addition, the London Plan states that Local Plan preparation should support the creation, protection and enhancement of GI and open spaces GI and open spaces should be optimised for both their environmental and social qualities (Policy 2.18).
- 1.17 To be in line with the London Plan, any new housing developments in Redbridge should incorporate:
- open spaces that meet the needs of local people, including the elderly and children (Policy 3.5);
 - areas for children's formal and informal play which should reflect the predicted child population of the scheme and future needs (Policy 3.6).

Play

- 1.18 There is no specific policy on play space within the Redbridge Local Plan (Pre-Submission Draft), however the support of proposals which include new play facilities is encouraged in Policy LP35. The policy also commits to the Mayor's SPG on Providing for Children and Young People's Play and Informal Recreation.
- 1.19 The London Borough of Redbridge Planning Obligations SPD (2008) recognises that parts of Redbridge are deficient in access to open space, and outlines the role of planning contributions from development to address this. When allocating investment in play space within the Borough, reference should be made to the findings of this study which outlines where there is scope for investment, or deficiency exists.

Allotments

- 1.20 Policy LP36 on Allotments (from the Pre- Submission Draft Local Plan) promotes investment and improvement to existing allotments, and highlights the intention to work with "partners and local communities to identify sites with potential for local food growing and gardening projects". This indicates that there is demand for food growing within the Borough, which is supported by the feedback received through public consultation as part of this study, where nearly 20% of respondents who completed the allotment-related questions expressed an interest in being an allotment holder, or to get involved in food growing (See **Section 3**).

Green Belt

- 1.21 The Redbridge Local Plan (Pre-Submission Draft) Policy LP34 commits to managing and protecting the Green Belt and Metropolitan Open Land within the Borough, as defined in the Policies Map.

Relevant local strategies

- 1.22 As well as relevant national and regional policy documents, the following key LBR documents have informed the preparation of this report:
- Redbridge Green Belt Review (2016)
 - Redbridge Play Strategy (2007- 2012)
 - Playing Pitch Strategy (2016)
 - Alternative Playing Pitch Site Assessment (2016)
 - Allotment Strategy (2009-2012)
- 1.23 The Playing Pitch Strategy documents are summarised in the boxes below, as these provide important context in relation to Oakfield Playing Fields and Ford Sports Ground.

Redbridge Playing Pitch Strategy (2016)

The Redbridge Playing Pitch Strategy identifies the quality and quantity of existing playing pitches for different sports, and the need for new playing pitches during 2015-2030.

The Playing Pitch Strategy is part of the evidence base for the emerging Local Plan. The Strategy has been prepared in the context of the allocation of Oakfield and Ford Sports Ground as 'Development Opportunity Sites' and the Strategy helps to ensure that the Council has a robust up to date assessment on this issue (in accordance with the NPPF, paragraph 73).

The Redbridge Playing Pitch Strategy makes the following statements in regard to Oakfield Playing Fields and Ford Sports Ground:

"The playing pitches at Oakfield are of higher quality compared to pitches that are of a poorer quality elsewhere in the Borough. However, if Oakfield was to be re-developed a feasibility study would need to be undertaken to identify if replacement pitches and ancillary facilities could be provided at Forest Road and Hainault Recreation Ground to include 3G rubber crumb facilities. The feasibility study would need to have full consultation with stakeholders.

Should Ford Sports Ground be re-developed then a feasibility study should also be undertaken to consider if sufficient space is available for the required playing pitches at sites including Seven Kings Park, Land above Seven Kings Park and part of Ford Sports Ground. The feasibility study should also address 3G pitch facilities because this would reduce the need for grass pitches and the appropriate ancillary facilities required to replace Ford Sports Ground. In addition a feasibility study should be undertaken to identify if sites including Cranbrook School Playing Fields could be brought into community use and assist in the replacement of pitches at Oakfield if required."

Redbridge Alternative Playing Pitch Site Assessment (2016)

The Alternative Playing Pitch Site Assessment (2016) built on the findings of the original Playing Pitch Strategy as above, and considered the potential for replacement of the playing pitches to be lost through the development of Oakfield and Ford Sports Ground, at alternative locations within the Borough. It highlighted the following sites as offering potential alternative provision:

- Forest Road
- Goodmayes Park Extension (Recreation Ground)
- Hainault Recreation Ground
- Land South of Billet Road
- Seven Kings Park (including the land to the north)

It should be noted that the replacement of lost playing pitch and sports provision will not address the informal uses of Oakfield, which will also be lost if the site is allocated for development. As such, any development at this location should integrate good quality informal open space, to mitigate the loss that will result from the redevelopment of this site.

The Redbridge context

- 1.24 Redbridge is one of London's greenest boroughs, comprising extensive Green Belt land (37% of total land area) to the north-east.
- 1.25 More than 40% of the Borough is open space, including Hainault Forest Country Park, Roding Valley Park, Fairlop Waters Country Park, Valentines Park, and around 120 hectares of countryside. The Borough supports 35 Sites of Importance for Nature Conservation (SINCs). Of these, five are Sites of Metropolitan Importance, 20 are of Borough Importance, and the remaining ten are of Local Importance.
- 1.26 **Figure 1.1** shows the relevant planning designations that affect open space within the Borough.

Current and future population

- 1.27 LBR's population, as recorded in the 2011 Census, is shown in **Table 1.1**. This table additionally shows the projected population for each Analysis Area in 2030, based on the GLA 2014 short term migration trend scenario projections at ward level. These figures have been rounded to the nearest 100 for presentation as per the requirements of the GLA.

Analysis area	Total population 2011	Total population 2030 (rounded to nearest 100)	% increase in total population	Child population 2011 (0-15 years)	Child population 2030 (0-15 years) rounded to nearest 100	% increase in child population
Barkingside	65646	84700	29%	14303	16900	18%
Gants Hill and Crossrail Corridor	85702	115000	34%	20542	28100	37%
Ilford	45333	64300	42%	12103	17900	48%
South Woodford	82289	97800	19%	15910	19300	21%
Redbridge	278970	361800	30%	62858	82100	31%

Table 1.1 Current and projected population by Analysis Area

- 1.28 **Table 1.1** shows that Gants Hill and Crossrail Corridor and Ilford will experience the biggest growth in terms of total percentage increase on the current population. Of particular significance for this study is the big increase in child population in these areas. **Figure 1.2** shows the population density of the borough as recorded in the 2011 census.

Socio-economic deprivation

- 1.29 A review of the latest Indices of Deprivation (IMD)¹ data reveals that most wards in Redbridge have a good to average 'living environment'. Shown on **Figure 1.3**, this criterion measures both the indoor living environment (quality of housing) and the outdoor living environment (levels of road accidents and air quality). There are however a few pockets of very high living environment deprivation (amongst the worst in England), notably in within the Aldborough, Valentines and Clementswood wards. LBR will benefit from the Mayors fund to create Low Emission Neighbourhoods across eight London Boroughs. Coming into effect in 2019, the Ilford Garden Junction Low Emission Neighbourhood proposal includes a green barrier between the road and pavement to reduce pedestrians' exposure to fumes, plus other road restrictions.
- 1.30 Health is also good in comparison to the national average; however there are a few pockets of health deprivation, particularly within Hainault, Loxford and a small pocket within Roding ward. This indicator is measured through an assessment of the risk of premature death and the impairment of quality of life through physical and mental illness, and is shown in **Figure 1.4**.

¹ DCLG (2015) Indices of Multiple Deprivation

- 1.31 Public Health England note that about 19.3% of children live in poverty. In Year 6, 22.7% of children are classified as obese which is worse than the England average. Similarly, in 2012, 20.5% of adults were classified as obese.² There is a high incidence of recorded diabetes – above the national figure.
- 1.32 The over-arching IMD scores take into account the health and living environment criteria listed above, alongside the following domains: income, employment, education, crime and barriers to housing and services. As illustrated in **Figure 1.5**, Redbridge wards generally receive a good to average overall score, although there are a few notable pockets of deprivation in the following wards: Hainault, Roding, Fullwell, Valentines, Seven Kings, Clementswood and Loxford. Hainault and parts of Fullwell are also amongst the most deprived in England. Overall, the west of the borough has lower levels of deprivation than the east and south. A notable exception to this is parts of Bridge and Roding wards which have high levels of deprivation. The south of the borough is relatively deprived.

Housing and Private Gardens Profile

- 1.33 Census data from 2011 makes it possible to use housing type as a proxy for the proportion of households which are unlikely to have access to a private garden. For the purposes of the census, housing type is differentiated into the following three main categories:
- Whole house or bungalow (including detached, semi-detached and terraced);
 - Flat, maisonette or apartment (including purpose built flats, converted or shared houses and flats within commercial properties); and
 - Caravans or other mobile or temporary structure.
- 1.34 For the purpose of this assessment we have worked on the assumption that most whole houses and bungalows will have access to a private garden, with other housing types deemed not to have access to a private garden.
- 1.35 68% of all households in Redbridge are either whole houses or bungalows. 32% are flats, maisonettes, apartments, caravans or other mobile structures and by inference are less likely to have access to a private garden. **Figure 1.6** shows the percentage of households unlikely to have access to a garden. Ilford town centre has a high proportion of these types of households as well as the corridor running along the A1199 through Monkams, Church End and Snaresbrook wards.

Planned development

- 1.36 Redbridge has a minimum annual target of 1,123 new homes to be built each year, until 2030.
- 1.37 The Council has identified five 'locations which are capable of accommodating balanced growth', which they have defined as 'Investment Areas' (**Figure 1.7**). Development within these Investment Areas has the potential to include some open space enhancement.
- Ilford Investment Area (6000 new homes planned): Ilford is the largest town centre in Redbridge and its potential for growth is highlighted in the London Plan.
 - Crossrail Corridor Investment Area (4700 new homes planned): This area is located in the south of the Borough where population growth is most rapid.
 - Gants Hill Investment Area (500 new homes planned): A significant number of regeneration projects have already started to transform the town centre.
 - South Woodford Investment Area (700 new homes planned): Development within this Investment Area includes proposals for High Street and public realm improvements.
 - Barkingside Investment Area (1400 new homes planned): Regeneration is already underway at this location, and includes the construction of a new Town Square.

Potential loss of sports facilities at Oakfield Playing Fields and Ford Sports Ground

- 1.38 As part of the emerging Local Plan process, a Green Belt Review was completed. This identified parcels of land which are no longer serving the purposes of Green Belt (as defined in the NPPF).

² file:///C:/Users/manson%20d/Downloads/HealthProfile2015Redbridge00BC.pdf

Following this review, potential Development Opportunity Sites (DOS) have been identified, which could meet the housing needs and infrastructure demands of the Borough.

- 1.39 Oakfield Playing Fields and the Ford Sports Ground are defined as DOSs and LBR is proposing the development of these sites for housing and other uses. This will result in a loss of open space provision within Redbridge. Our audit has indicated that:
- The sport pitches are only accessible by hire through the Leisure Centre or the Jack Carter pavilion. However access is available for walking and informal use; and that
 - Ford Sports Ground has limited access and is managed for employees of Ford.
- 1.40 However, the loss of these sites would result in an overall reduction in the provision of open space and facilities for sports, and in a permanent reduction in the total amount of open space in Redbridge from 2215ha to 2174ha. The NPPF states that the loss of these sites is only acceptable if it is replaced by equivalent or better provision, in terms of quality and quantity, in a suitable location.
- 1.41 There is scope to mitigate the impact of this loss of facilities through the following options:
- Ensuring that provision of an equal or improved quality is provided within the planned development at these sites.
 - Creating alternative provision at an alternative site within the same catchment.
- 1.42 The scope for creating alternative facilities at a nearby site is covered by the Alternative Playing Pitch Site Assessment (2016), which indicates that there are a number of options available for creating off site provision. For the purposes of the Alternative Playing Pitch Site Assessment, a 2.5km radius was considered an appropriate distance for defining 'within the same catchment'.
- 1.43 In either of these scenarios, funding should be provided through the new development planned at the site, in order to both mitigate the impact of the development, in the form of lost open space, and to create the infrastructure needed to support the new communities which will be created. This study informs the options for mitigating this loss of sports facilities through analysing existing provision, deficiencies and surplus of open space across the catchment and the wider Borough.
- 1.44 The Redbridge Local Plan (Pre-Submission Draft, 2015) allocates the provisional number of new homes to the areas proposed for removal from the open space network and the Green Belt. These housing allocations are included within the Investment Areas allocations identified above, as follows:
- Land at Billet Road: 1100 new homes planned (Crossrail Corridor)
 - Ford Sports Ground: 850 new homes planned (Crossrail Corridor)
 - Oakfield: 600 new homes planned (Barkingside)
 - King George and Goodmayes Hospitals: 500 new homes planned (Crossrail Corridor)

2 Methodology

- 2.1 The method for this assessment reflects the requirements of the NPPF and draws on the quality evaluation guidelines developed through the Green Flag Award initiative. The method is informed by the Mayor’s Guidance on the preparation of open space studies and is aligned to the six step process suggested. The approach incorporates six broad tasks, which are outlined in **Table 2.1**, below.

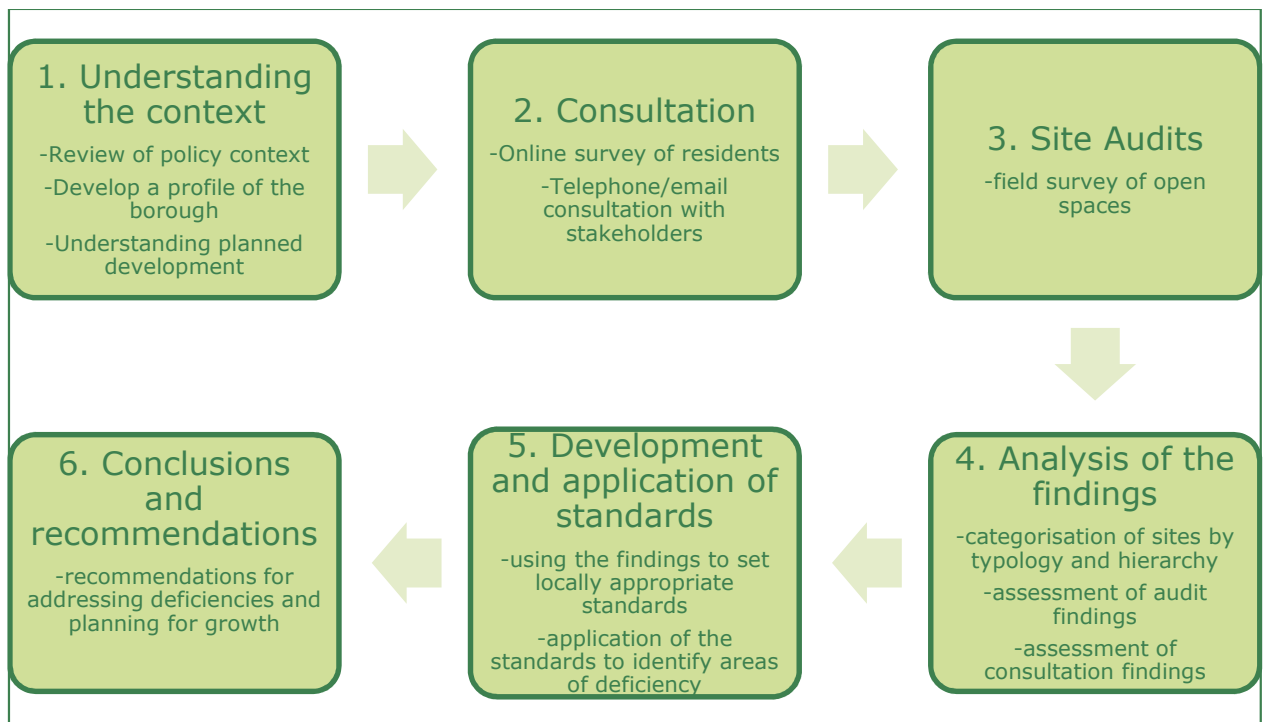


Table 2.1: Study method

Steps 1 and 2: Understanding the context and consultation

- 2.2 The ‘need’ for open space was assessed by reviewing current population patterns, the socio-economic deprivation index, demographic indicators, and future development and population forecasts. Baseline information on open space in the Borough was obtained from LBR from the 2012 Open Space Study.
- 2.3 A review of national, regional and local policy and guidance was completed, and this has been interpreted in terms of the relevance to the study (See **Section 1**).
- 2.4 The Mayor’s guidance recommends taking an inclusive approach to understanding demand and need. Community consultation is a useful way to inform the evidence base on need and demand including:
- Local people’s attitudes to existing provision.
 - Local expectations and needs which are currently ‘invisible’ because there is no current provision.
 - A qualitative ‘vision’ for the type of open space facilities communities want to see in their areas.

- 2.5 An online public survey was identified as the best approach to gathering the public's views (See **Section 3**). This covered topics such as parks used most frequently, users' satisfaction with current provision, modes of travel to parks and open spaces and distances travelled. Over 500 responses were gathered in the four week period that the survey was live.
- 2.6 A number of internal and external stakeholders who are involved in the maintenance and management of elements of Redbridge's open spaces were consulted (See **Section 3**). In order to comply with the Duty to Cooperate, consultation also included active engagement with neighbouring authorities. Information on the open space standards of neighbouring boroughs was gathered to understand the extent of provision in those boroughs.
- 2.7 Information gathered during the community consultation stage has been analysed to understand the community's demands and preferences.
- 2.8 For the purposes of this assessment, the Borough has been divided into four Analysis Areas that align with the Investment Areas shown in **Figure 2.1**.

Step 3: The audit

- 2.9 An audit of current provision was undertaken gathering detailed information on all open spaces in Redbridge with the exception of:
- Golf courses and school sports fields (totalling 346 hectares) as these do not provide a publically accessible open space role, and were included in the Playing Pitch Strategy.
 - Agricultural land (totalling 570 hectares) as this does not provide publicly accessible open space for recreation.
 - PDSA Cemetery and Water Works Open Space (4 hectares) as the former is only accessible to those who have pets buried in the cemetery and the latter is completely fenced off.
- 2.10 The audit was undertaken using GIS-enabled tablets for data collection. An audit form was agreed, based around the Green Flag Award Assessment criteria, which enables detailed data to be gathered on each site, which can then be scored for both quality and value. The form provided an effective way of gathering information about sites, enabling benchmarks to be established, and finally measuring the success of sites against those benchmarks. The key themes are similar to the themes used in the 2012 assessment. A GIS-linked database (a geodatabase) was created to capture and collate survey data.
- 2.11 The analysis presented in this report focuses on the **140 sites** that do not fall into the above categories (See **Section 3**). Detailed audit forms can be found in **Appendix 2**.

Step 4: Analysis of findings

- 2.12 An assessment of the existing quantity of provision has been provided for the whole of the borough and an assessment for each Analysis Area. This was based on an amount of open space per 1,000 head of population.
- 2.13 The analysis differentiates between different levels of site access to enable an assessment of the levels of provision per head of publicly accessible open space. The provision per head was then compared to provision in surrounding boroughs (where current data is available). In addition to the exceptions listed in paragraph 2.9 above, sites primarily used for private hire did not form part of this analysis; since they do not represent 'publically accessible open space.'
- 2.14 Review of the consultation results then took place, to see if the local perception is that there is sufficient quantity of open space within the borough, or not.
- 2.15 The quantity figures are presented and analysed, alongside information on the existing and future population within the borough. This highlights the relative provision in each Analysis Area and establishes whether there is a spatial variance in provision across the borough. Future population figures have been used to establish the net reduction in open space provision per head as a result

of population growth. Information on the locations of planned housing growth has also informed this analysis (See **Section 3**).

Categorisation of sites

Open space typologies

- 2.16 Whilst many spaces will serve a variety of functions, it is helpful to categorise open spaces by their 'primary' typology, to enable assessment and analysis. The results of the open space audit will be used to develop provision standards by typology for Redbridge.
- 2.17 The open space categories are set out in **Table 2.1** below, and shown on **Figure 3.1**. These reflect the Mayor of London's guidance on Open Space Strategies³. Within these typologies, there is potential for secondary typologies to exist. For example, many Parks and Gardens will contain play areas for children, or outdoor sports pitches. These secondary typologies have been identified and are taken into account when analysing each of the primary typologies. **Figure 3.1** additionally shows the location of agricultural land in the borough.

Type of open space	Primary purpose
A. Parks and gardens	Accessible, high quality opportunities for informal recreation and community events. More multi-functional than other open space, offering space for quiet relaxation as well as a range of amenities and activities for visitors. In particular parks and gardens often include children's play, youth and/or outdoor sports facilities.
B. Natural and semi-natural green space	Wildlife conservation, biodiversity and environmental education awareness.
C. Green corridor	Walking, cycling or horse riding, whether for leisure purposes or travel, and opportunities for wildlife migration.
D. Amenity Green Space	Opportunities for informal activities close to home or work. Amenity Green Spaces provide a less formal green space experience than parks and gardens, and generally provides fewer habitats
E. Allotments	Opportunities for those people who wish to do so to grow their own produce as part of the long term promotion of sustainability, health and social inclusion.
F. Cemeteries and Churchyards	Quiet contemplation and burial of the dead, often linked to the promotion of wildlife conservation and biodiversity.
G. Civic Space	Providing a setting for civic buildings and community events.
H. Provision for Children/ Young People	Areas designed primarily for play and social interaction involving children and young people, such as equipped play areas, ball courts, skateboard areas and teenage shelters.
I. Outdoor Sports Provision	Participation in outdoor sports, such as pitch sports, tennis, bowls, athletics, or countryside and water sports.

Table 2.1: Open space typology

- 2.18 There are a large number of sites which have provision for children/young people (category H) and outdoor sports provision (category I), they are considered to provide 'secondary' provision (e.g. within parks and gardens or within amenity spaces). Four standalone children's play areas are included within the study.

³ CABE Space/Mayor of London (2009) Open Space Strategies – Best Practice Guidance

- 2.19 This study includes brief descriptions of the types of sports facilities found within other open spaces. The findings of an earlier Playing Pitch Assessment have also been taken into account in considering the recommendations arising from this study. Furthermore, the findings of the Alternative Playing Pitch Site Assessment have also been considered.

The London open space hierarchy

- 2.20 It is helpful to categorise open space by size, as this influences the functions it can provide to a community, as well as the distance that people are likely to travel to use it. Having reviewed the size and features of the open spaces in Redbridge, it was considered that hierarchical levels identified in the London Mayor's Guidance for open space strategies are appropriate for the Borough, and these are shown in figures 4.2-4.5. Small sites and Pocket parks have been combined into a 'small local' level as shown below:

- 1 Metropolitan sites (60-400ha)
- 2 District sites (20-60ha)
- 3 Local sites (2-20ha)
- 4 Small local sites (<2ha)

Step 5: Development and application of standards

- 2.21 This step draws together the information from the site audits and the consultation to develop locally appropriate standards for the quantity, quality, value and accessibility of open space in Redbridge (See **Section 4**).
- 2.22 In order to review the distribution and accessibility of sites, a set of maps was produced, to identify accessibility catchments, and potential areas of deficiency to open space. The catchment buffers are guided by the standards set out in the Mayor's guidance. This mapping exercise highlighted the extent to which parts of Redbridge are deficient in access to public open space.
- 2.23 To assess the provision, each site was given a quality score and a value score, on the basis of the audits and agreed scoring methodology.
- 2.24 Using the ideal of a known 'good quality' and 'well valued' site within the borough, and an expectation of what facilities local residents may reasonably expect within a certain type of site, a 'quality benchmark score' and a 'value benchmark score' were proposed.
- 2.25 The range of scores was mapped so that it is possible to identify any areas of the borough that have pockets of relatively low scoring sites. The results were overlain with the catchment maps developed in the previous task to gain a better understanding of the quality of provision that is enjoyed by residents and visitors.
- 2.26 This reflects the approach recommended in "Assessing needs and opportunities: a companion guide to PPG17" (the method of which is still utilised when assessing open space provision, in the absence of new national guidance) , and enables the assessment to identify:
- Spaces or facilities which should be given the highest level of protection.
 - Spaces which would benefit from enhancement.
 - Spaces which may no longer be needed for their present purpose.

Step 6: Conclusions and recommendations

- 2.27 This final stage involved the translation of the findings of the assessment into priorities and principles for future policy within the emerging the Local Plan (See **Section 5**).
- 2.28 The study provides robust justification for the policy approach to open space facilities. An understanding of deficiency and need generated by the study in terms of quantity, quality/value and accessibility is fundamental to informing policy.

2.29 The recommendations focus on:

- Priorities for management and investment
- Delivery mechanisms
- The implications of the loss of playing pitches at Oakfield and Ford Sports Ground.

3 Findings

Current provision

- 3.1 Following the assignment of a primary typology and hierarchy to each of the sites, **Table 3.1** summarises the quantity of provision by typology and hierarchy within the Borough. **Table 3.2** summarises the provision by typology in each Analysis Area (in hectares). **Figure 3.1** shows the names and Site IDs for each of these sites.

Primary typology	Hierarchy	Area (ha)
Parks and gardens	Metropolitan	289.09
Parks and gardens	District	52.44
Parks and gardens	Local	113.61
Parks and gardens	Small Local/Pocket	10.03
Natural and semi-natural greenspace	Metropolitan	263.32
Natural and semi-natural greenspace	Local	70.70
Natural and semi-natural greenspace	Small Local/Pocket	1.15
Green corridor	Local	135.97
Amenity greenspace	Small Local/Pocket	30.52
Allotments	N/A	57.28
Cemeteries and churchyards	N/A	30.60
Civic space	N/A	0.18
Provision for children and young people	N/A	1.19
Outdoor sports facilities	N/A	587.48
Agricultural land	N/A	571.47
Total		2215.04

Table 3.1 Open space by hierarchy in Redbridge

Primary typology	Barkingside	Gants Hill and Crossrail Corridor	Ilford	South Woodford	Redbridge
Parks and gardens	201.58	118.25	9.98	135.37	465.17
Natural and semi-natural greenspace	93.99			241.18	335.17
Green corridor				135.97	135.97
Amenity greenspace	2.81	14.10	0.45	13.17	30.52
Allotments	11.54	21.95	2.33	21.46	57.28
Cemeteries and churchyards	25.54		3.86	1.20	30.60
Civic space			0.18		0.18
Provision for children and young people	0.54	0.14		0.51	1.19
Outdoor sports facilities	315.35	91.68	22.12	158.33	587.48
Agricultural land	569.72			1.75	571.47
All typologies	1221.07	246.11	38.93	708.94	2215.04

Table 3.2 Summary of current provision of all open space

- 3.2 There is additional provision for children and young people found within other primary typologies and this will be considered in detail later in this section. Similarly with outdoor sports, this table shows where an outdoor sport is the primary typology. There are additional sports facilities found within other typologies.
- 3.3 Ford Sports Ground is located in Gants Hill and Crossrail Corridor Analysis Area and Oakfield Playing Field is located in Barkingside Analysis Area.
- 3.4 Of the above sites, not all of the provision is accessible to the public. For the purposes of this assessment, sites categorised as publicly accessible are those that are freely accessible or those that are accessible with opening hours restrictions. Sites are considered to be 'not publicly accessible' if they have other restrictions on access or are completely closed to the public. An example of such a site would be Ford Sports Ground.
- 3.5 For the purposes of this assessment, sites that have been omitted from the audit process include:
- Golf courses and school sports fields (totalling 346 hectares) as these do not provide a publically accessible open space role, and were included in the Playing Pitch Strategy.
 - Agricultural land (totalling 570 hectares) as this does not provide publicly accessible open space for recreation – this includes land at Billet Road proposed for release from the Green Belt.
 - PDSA Cemetery and Water Works Open Space (4 hectares) as the former is only accessible to those who have pets buried in the cemetery and the latter is completely fenced off.
- 3.6 **Table 3.3** shows the quantity of open space audited for this study and its accessibility.

Typology	Accessible (ha)	Not publicly accessible (ha)
Parks and gardens	465.17	0.00
Natural and semi-natural greenspace	329.19	5.98
Green corridor	135.97	0.00
Amenity greenspace	26.59	1.57
Allotments	0.00	57.28
Cemeteries and churchyards	22.79	7.82
Civic space	0.18	0.00
Provision for children and young people (as a primary typology)	1.19	0.00
Outdoor sports facilities	108.39	133.09*
Redbridge	1089.47	205.74

Table 3.3 Summary of accessibility of audited sites

*Of this total of 'not publicly accessible' outdoor sports facilities, Oakfield School Sports Centre, Ford Sports Ground and the West Ham United Academy Sports Ground, South of Billet Road constitute 37.3ha.

3.7 **Table 3.4** shows how the publicly accessible open spaces are distributed between the four Analysis Areas used for this assessment.

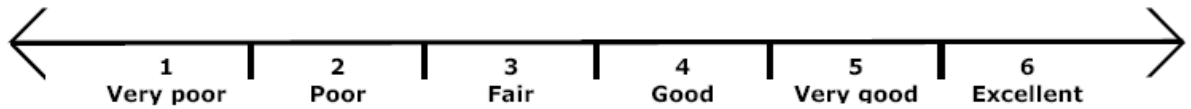
Primary typology	Barkingside	Gants Hill and Crossrail Corridor	Iford	South Woodford	Total
Parks and gardens	201.58	118.25	9.98	135.37	465.17
Natural and semi-natural greenspace	88.39			240.80	329.19
Green corridor				135.97	135.97
Amenity greenspace	2.81	12.18		11.60	26.59
<i>Allotments (restricted access, but included)</i>	11.54	21.95	2.33	21.46	57.28
Cemeteries and churchyards	18.12		3.86	0.80	22.79
Civic space			0.18		0.18
Provision for children and young people	0.54	0.14		0.51	1.19
Outdoor sports facilities	44.14	33.63		30.62	108.39
Redbridge	367.12	186.14	16.36	577.13	1146.75

Table 3.4 Quantity of publicly accessible open space by Analysis Area

Characteristics of current provision

Open space and allotments

3.8 This section highlights key quality and value audit findings against the Green Flag themes. For each question in the audit, a score of 1 -6 was given by the assessor.



3.9 **Figure 3.2** shows the spread of scores for audit Question A1: A welcoming place.

3.10 Parks and gardens provide a wide range of amenities and features for the public and therefore are expected to provide appropriate welcoming information boards and supplementary advisory information. This supports the results below indicating higher scoring welcoming sites and a broad range of scores. For example Valentines Park represented good welcoming features; this may be attributed to the Heritage Lottery Funded restoration project of the site which requires consideration of the green flag award criteria.

3.11 Notably, allotments and amenity greenspaces have a large proportion of 'fair' scores and this may be due to the presence of some signage, but it was found these lacked local and general information and were generally of a weathered appearance.

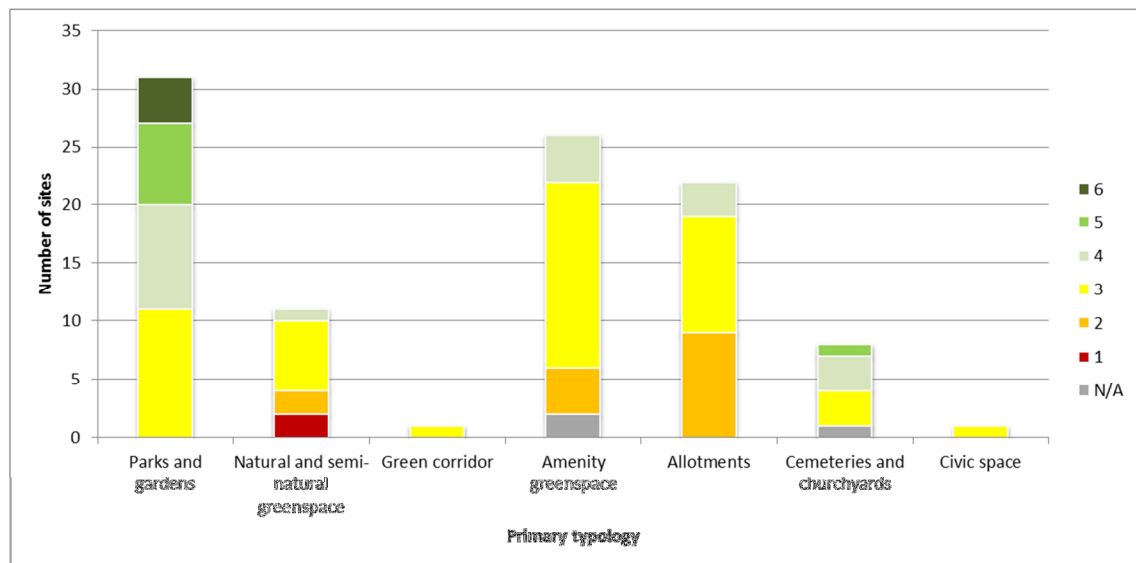


Figure 3.2: Scores for Question A1: A welcoming place

A welcoming place



Welcoming signage and entrances at Valentines Park (a quality exemplar site)



Lacklustre and faded signage at Hainault Road Allotment

- 3.12 **Figure 3.3** shows the spread of scores for audit question A2: Good and safe access.
- 3.13 Parks and gardens due to their varied landscape and features require careful consideration and compliance with the Equality Act (2010). This therefore explains why a large proportion of sites achieved a 'good' score. Cemeteries and churchyards also achieved higher scores as by their nature they are required to have good safe access, including for elderly and disabled visitors. A proportion of 'poor' to 'fair' scores were identified at allotments. This would be due in part to the lack of general public access and infrastructure maintenance given its use for growing produce and varied plot holders/managers. Similarly a clear range of 'poor' to 'fair' scores were identified for natural and semi-natural greenspace including Chestnut Walk Pond with restricted access.

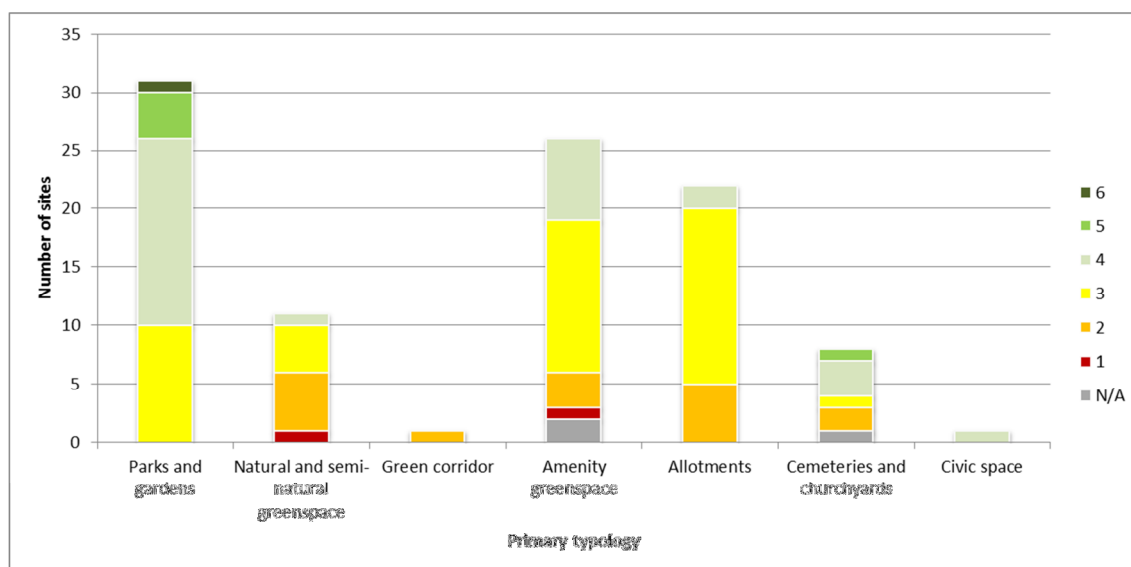


Figure 3.3: Scores for Question A2: Good and safe access

- 3.14 **Figure 3.4** shows the spread of scores for audit question B6: Safe equipment and facilities.
- 3.15 Most typologies achieved a large proportion of 'fair' scores and above for safe equipment and facilities; the exception being natural and semi-natural greenspace. There are increased levels of 'very poor' scores particularly for parks and gardens, natural and semi-natural greenspace and amenity greenspace. No sites achieved an 'excellent' score for this Green Flag theme. These results may be indicative of population pressures resulting in vandalism and budget cuts affecting site maintenance.

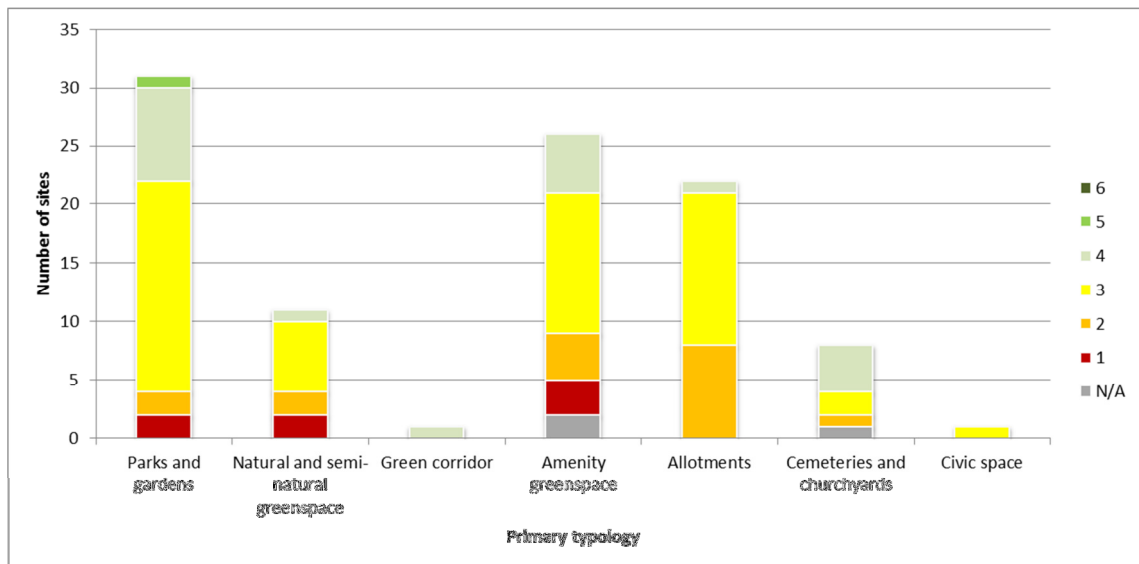


Figure 3.4: Scores for Question B6: Safe equipment and facilities

3.16 **Figure 3.5** shows the spread of scores for audit question B10: Quality of facilities.

3.17 Most typologies achieved a large proportion of 'fair' scores and above for quality of facilities. Similar to safe equipment and facilities there are increased levels of 'very poor' scores particularly for parks and gardens, natural and semi-natural greenspace and amenity greenspace. No sites achieved an 'excellent' score for this Green Flag theme. These results may be indicative of population pressures resulting in vandalism and budget cuts affecting the quality of site infrastructure maintenance.

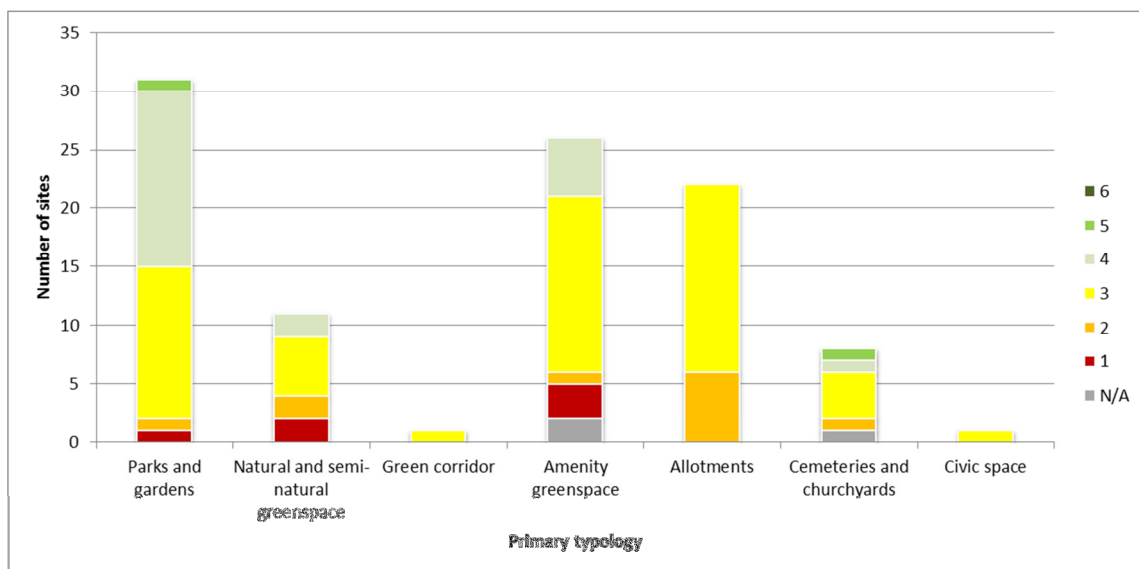


Figure 3.5: Scores for Question B10: Quality of facilities

Quality of facilities



Provision of appropriate emergency equipment at Fairlop Waters Country Park



Degraded surfacing at Barkingside Cemetery

3.18 **Figure 3.6** shows the spread of scores for audit question C12: Grounds maintenance and horticulture.

3.19 Grounds maintenance and horticulture largely achieved a score within the range of 'fair' to 'poor' for most sites. As would be expected parks and gardens and amenity greenspaces achieved a higher proportion of good scores attributed to the larger proportion of ornamental and display planting. It was evident that budget restrictions may have affected the quality of maintenance due to reduced frequency of visits and lack of new and replacement planting.

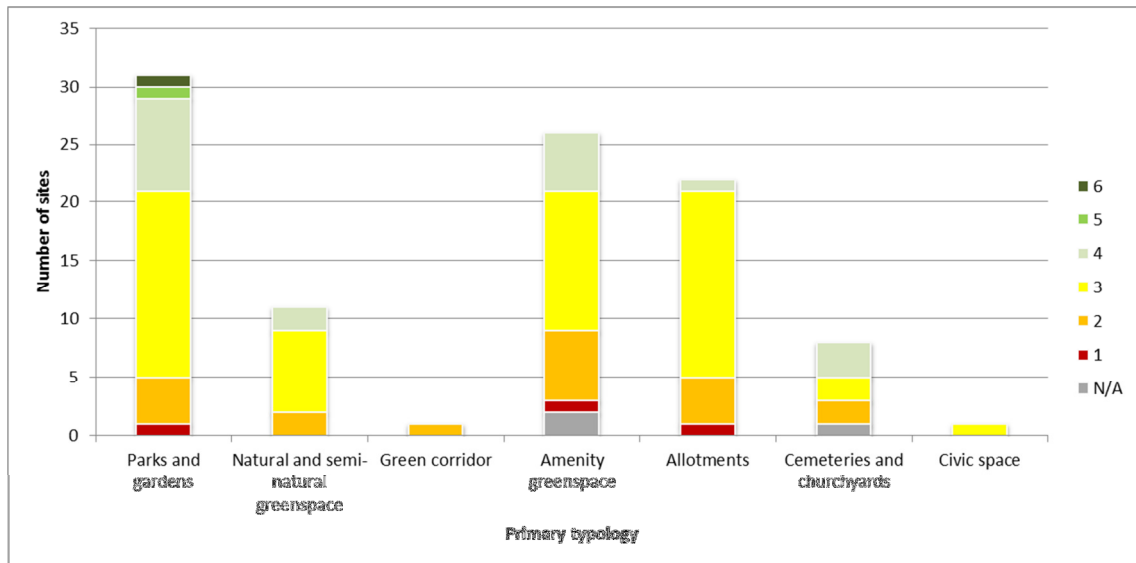


Figure 3.6: Scores for Question C12: Grounds maintenance and horticulture

Grounds maintenance and horticulture



Clean and generally well maintained site at the War Memorial Gardens



Accumulation of litter at Benton Road Allotments

3.20 **Figure 3.7** shows the spread of scores for audit question D14: Environmental sustainability.

3.21 Most typologies had a broad distribution of scores for environmental sustainability although most were scored as being 'good' and above. It was identified that many of the open spaces provided an important role amongst development. It is clear parks and gardens, natural and semi-natural greenspace and green corridors achieved a larger proportion of excellent scores, possibly due to their buffering role and careful consideration of ecological issues at a proportion of sites.

Environmental sustainability



On site composting area at the War Memorial Gardens



A lack of recycling materials and utilising trees and dead wood at Crucible Park

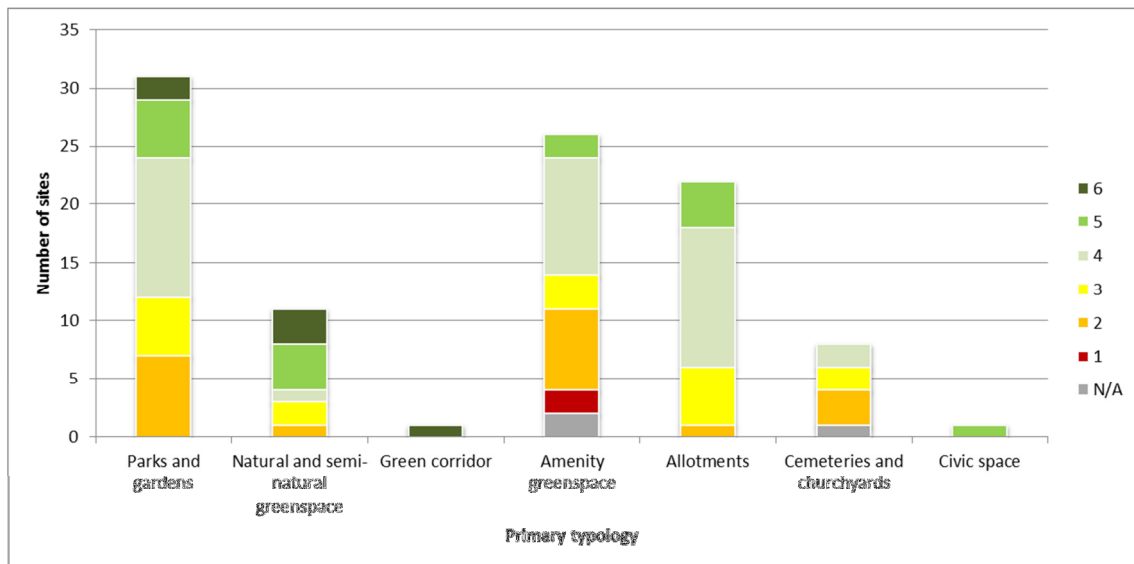


Figure 3.7: Scores for Question D14: Environmental sustainability

3.22 **Figure 3.8** shows the spread of scores for audit question E17: Conservation of natural features, wild fauna and flora.

3.23 Parks and gardens and natural and semi-natural greenspaces achieved higher scores up to 'excellent' for conservation of natural features, wild fauna and flora. This would be as expected due to their management with consideration of ecological issues. Most typologies achieved a large proportion of 'fair' scores.

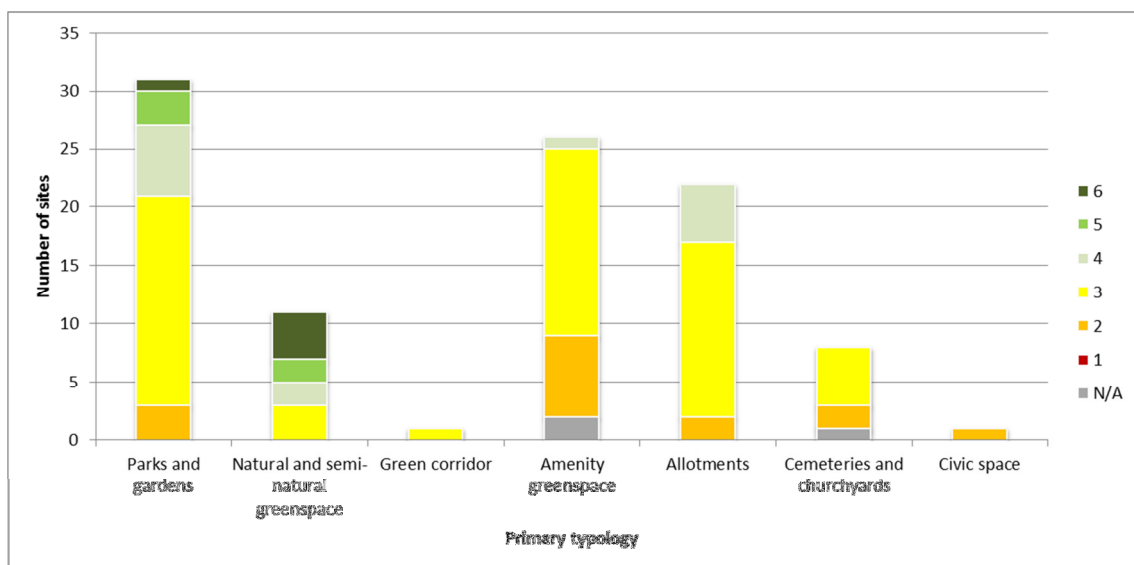


Figure 3.8: Scores for Question E17: Conservation of natural features, wild fauna and flora

3.24 **Figure 3.9** shows the spread of scores for audit question E18: Conservation of landscape features.

3.25 Most typologies achieved a large proportion of 'fair' scores and above for conservation of landscape features. Scores of 'poor' and below are identified within the parks and gardens, amenity green space and allotments typologies. No sites achieved an 'excellent' score for this Green Flag theme. These results may be indicative of budget cuts limiting recommended landscape conservation at some sites.

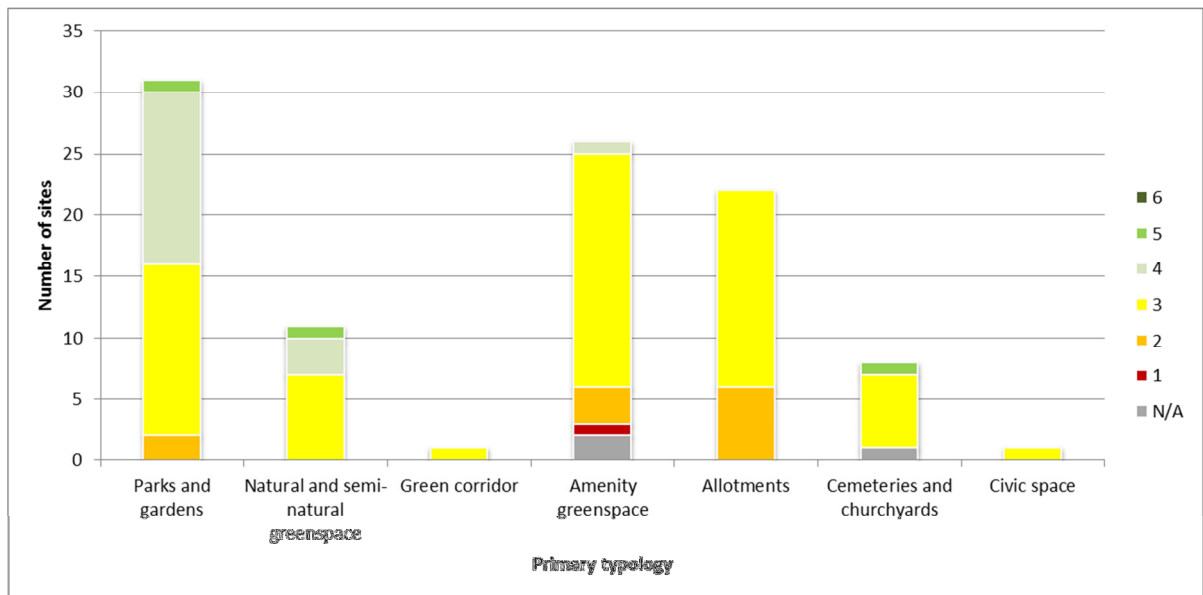


Figure 3.9: Scores for Question E18: Conservation of landscape features

Conservation of landscape features



Restored heritage features at Valentines Park (a quality exemplar site)



Damage to Art Deco influenced structure at Barkingside Cemetery

3.26 A 'Friends of' group was identified for seven of the audited sites. These are:

- Valentines Park (Site ID 31)
- Elmhurst Gardens (Site ID 92)
- Goodmayes Park (Site ID 42)
- South Park (Site ID 56)
- Hainault Forest Country Park (Site ID 176)
- Wanstead Park (Site ID 149)
- War Memorial Gardens (Site ID 1)

3.27 In addition, there was evidence of community involvement in a number of other sites including:

- Clayhall Park (Site ID 25)
- Fairlop Water Country Park (Site ID 179)
- Chadwell Millennium Green (Site ID 19)

Community involvement and provision of information



Local information boards at Fairlop Waters Country Park



Lack of local information and faded signage at Vicarage Lane South Allotments



Educational and events regularly promoted at Valentines Park (a quality exemplar site)



Lack of information and weathered signage at Crucible Park

Play provision

- 3.28 Of the sites that have been audited, 31 sites included play equipment. Four sites have a primary typology of 'Provision for children and young people'. The rest of the equipped play provision is found with other typologies as shown in **Table 3.5** and shown on **Figure 3.10**.

Typology		Number of sites with play provision
A	Parks and gardens	19
B	Natural and semi-natural greenspace	2
C	Green corridor	1
D	Amenity green space	1
H	Provision for children and young people	4
I	Outdoor sports facilities	4
Total		31

Table 3.5: Equipped play provision by primary typology

- 3.29 Play provision was found to cater for children of all ages and offer a wide range of activities as set out in **Table 3.6**. There is slightly less provision for children aged 11+ years.

Primary typology	Playable space	Site ID	Site name	Under 5's	5-11's	Over 11's	Balancing	Rocking	Climbing	Sliding	Social play	Swinging	Rotating	Jumping	Viewing	Counting	Touching
A	Neighbourhood playable space	50	Loxford Park	*	*	*	*	*	*	*	*	*	*		*		*
A	Neighbourhood playable space	45	Manford Way Open Space	*	*	*	*	*	*	*	*	*	*		*		
A	Neighbourhood playable space	78	Crucible Park	*	*	*		*	*	*	*	*	*		*		*
A	Neighbourhood playable space	301	Benton Play Park	*	*	*	*				*	*		*			
A	Neighbourhood playable space	179	Fairlop Waters Country Park	*	*	*	*		*	*	*	*		*	*		*
A	Neighbourhood playable space	176	Hainault Forest Country Park	*	*	*	*		*	*	*				*		
A	Neighbourhood playable space	51	Uphall Recreation Ground	*	*	*		*	*	*	*	*	*	*	*	*	*
A	Local playable space	36	The Square	*	*			*	*	*	*	*			*		*
A	Neighbourhood playable space	20	Churchfield Recreation Ground	*	*	*	*	*	*	*	*	*	*		*	*	*
A	Neighbourhood playable space	56	South Park	*	*	*		*	*	*	*	*	*		*	*	*
A	Local playable space	42	Goodmayes Park		*			*	*	*	*	*	*		*		
A	Local playable space	157	Ray Park	*	*		*	*	*	*	*	*	*	*			*
A	Neighbourhood playable space	103	Queen Elizabeth II Field Barkingside Recreation Ground	*	*	*	*	*	*	*	*	*	*		*		*
	Neighbourhood playable space	114	Seven Kings Park	*	*	*	*	*	*	*	*	*	*	*	*		
A	Neighbourhood playable space	25	Clayhall Park	*	*	*	*	*	*	*	*	*	*	*	*	*	*
A	Local playable space	92	Elmhurst Gardens	*	*			*	*	*	*	*	*	*	*	*	*
A	Local playable space	104	Christchurch Green	*	*		*	*	*	*	*	*	*		*		

Primary typology	Playable space	Site ID	Site name	Under 5's	5-11's	Over 11's	Balancing	Rocking	Climbing	Sliding	Social play	Swinging	Rotating	Jumping	Viewing	Counting	Touching
A	Local playable space	31	Valentines Park	*	*		*	*	*	*	*	*			*		*
A	Local playable space	81	Westwood Road Recreation Ground		*		*	*	*	*	*	*	*		*		
B	Local playable space	150	Wanstead Flats	*	*		*	*	*	*		*			*		
B	Neighbourhood playable space	182	Claybury Park	*	*	*	*	*	*	*	*	*		*	*		*
C	Local playable space	160	Roding Valley (including Onslow Gardens and Lechmere Avenue)	*	*		*		*	*		*	*				
D	Neighbourhood playable space	191	Oaks Lane Open Space	*	*	*	*	*	*	*	*	*	*	*	*		*
H	Local playable space	76	Rose Avenue Play Area	*	*			*	*	*		*	*				
H	Local playable space	35	Charles Church Walk play area and grounds		*			*	*	*		*	*		*		
H	Local playable space	48	Brocket Way Open Space	*	*		*		*	*	*	*	*		*		
H	Local playable space	7	Martley Drive, Play Area	*	*		*		*	*	*	*		*	*		*
I	Local playable space	79	Barley Lane Recreation Ground	*	*		*	*	*	*	*	*	*		*		
I	Neighbourhood playable space	170	Hainault Recreation Ground	*	*	*	*	*	*	*	*	*	*		*	*	
I	Neighbourhood playable space	171	Forest Road Recreation Ground		*	*	*					*					
I	Neighbourhood playable space	146	Redbridge Recreation Ground	*	*	*	*	*	*	*	*	*		*			

Table 3.6 Range of ages and play activities catered for

3.30 **Table 3.7** shows how these playable spaces are distributed between the Analysis Areas. As can be seen, this indicates a lack of such provision in Ilford.

Analysis Area	Neighbourhood playable space	Local playable space	Total
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Analysis Area	Neighbourhood playable space	Local playable space	Total
Barkingside	8	3	11
Gants Hill and Crossrail Corridor	4	5	9
Ilford	2		2
South Woodford	3	6	9
Redbridge	17	14	31

Table 3.7 Number of play facilities in each Analysis Area

- 3.31 Further provision for play on site was found in 20 of the sites audited. **Table 3.8** shows the range of some of the other facilities available to children and young people in Redbridge.

Typology		MUGA	Rebound wall	Skateboarding ramp	Youth shelter
A	Parks and gardens	5	2	2	1
B	Natural and semi-natural greenspace				
H	Provision for children and young people	1			
I	Outdoor sports facilities	2		2	
	Total	8	2	4	1

Table 3.8 Other play provision by primary typology

- 3.32 Whilst some play sites have previously benefitted from investment using Department for Children Schools and Families grant, site audits indicated a number of play sites have scope for further enhancement. This includes:
- Roding Valley (Site ID 160)
 - Claybury Park (Site 182)
 - Hainault Recreation Ground (Site ID 170)
 - Forest Road Recreation Ground (Site ID 171)
 - Churchfield Recreation Ground (Site ID 20)
 - Manford Way (Site ID 45)
 - Loxford Park (Site ID 50)
 - Hainault Forest Country Park (Site ID 176)
 - South Park (Site ID 56)
 - Clayhall Park (Site ID 25)
 - Goodmayes Park (Site ID 42)
 - Rose Avenue Play Area (Site ID 76)
 - Crucible Park (Site ID 78)
- 3.33 In particular, some sites were highlighted as specifically having potential for more natural play – including:
- Charles Church Walk play areas and grounds (Site ID 35)
 - Entrance to Wanstead Park Recreation Ground (Site ID 32)
 - The Green (Site ID 14)

- Little Heath (Site ID 116)
- Chadwell Millenium Green (Site ID 19)
- Valentines Park (Site ID 31)
- Winston Way Open Space (Site ID 28)
- Tennis Club Chadwell Heath (Site ID 129)

Sport

- 3.34 Over and above the sites with a primary typology of outdoor sports facilities, a number of sports facilities were found within other sites. Almost all of these facilities are located in parks and gardens and include:
- Football pitches
 - Cricket pitches
 - Outdoor bowls
 - Golf
 - Other – including tennis, basketball, green gyms, equestrian facilities
- 3.35 All sites that have a primary typology of outdoor sports facilities or sites of another typology that have sporting provision are shown in **Figure 3.11**.
- 3.36 The Playing Pitch Strategy (2016) has identified that some existing facilities in Redbridge are of poor or standard quality and are not able to cope with current or future demand. In addition to new facility provision, the strategy identifies qualitative improvements required to improve existing facilities to enable facilities to cope with increased usage from population growth.

Multi-functionality

- 3.37 As part of the audit, surveyors identified where there was potential to enhance (or develop new) functions. The full results for each site can be found in the site proformas included in **Appendix 2**. **Figures 3.12 to 3.16** show the results spatially, identifying sites that could be made more multi-functional against the following themes:
- Water attenuation
 - Reduce air pollution
 - Reduce noise pollution
 - Biodiversity/wildlife enhancements (see **Figure 3.12**)
 - Cultural heritage (see **Figure 3.13**)
 - Visual enhancement
 - Space for people/informal recreation (see **Figure 3.14**)
 - Play (see **Figure 3.15**)
 - Food growing (see **Figure 3.16**)
 - Separation function

Summary of findings from open space audit

- 3.38 The audit of the publicly accessible open spaces in Redbridge identified the following issues and opportunities:
- The greatest quantity of publicly accessible open space falls within the parks and gardens typology covering an area of 465.17 ha. This is closely followed by natural and semi-natural green spaces which cover an area of 329.19 ha.

- The least amount of publicly accessible open space falls within the civic space typology 0.18 ha. Provision for children and young people site (where this is the primary typology) covers an area of 1.19 ha.
- The Analysis Areas of South Woodford and Barkingside contain the greatest quantity of publicly accessible open space with 577.13 ha and 367.12 ha respectively.
- Park and gardens are considered to have the greatest number of open spaces which achieve 'good', 'very good' or 'excellent' scores for questions against the Green Flag Award's A welcoming place criteria. However a large proportion of allotment sites and amenity green spaces received 'fair' scores against the criteria.
- Parks and gardens have the largest number of sites which achieve a score of 'good' or higher when assessing against the Green Flag Criteria for good safe access. However allotments and natural and semi-natural green spaces received the greatest number of sites which received scores of 'fair' or 'poor' for good safe access.
- Quality of facilities and grounds maintenance were identified as being an issue with the largest proportion of sites across all typologies being scored as 'fair'.
- In general open spaces across all typologies achieve scores of 'good' or higher for environmental sustainability. However open spaces are performing less well against criteria for conservation of natural features, wild fauna and flora and conservation of landscape features.
- The greatest number of play facilities in Redbridge is contained within Barkingside (11 sites), Gants Hill and Crossrail Corridor (9 sites) and South Woodford (9 sites) Analysis Areas. Ilford Analysis Area contains just 2 sites offering play facilities.

Summary of feedback from public consultation

3.39 Public consultation was undertaken through online consultation via a web service called 'SurveyMonkey'. Paper copies were also made available if requested. The scope of this questionnaire covered the frequency of use, perceived value and satisfaction with the quality and quantity of open spaces in the Borough. Questions on specialist open space provision such as allotments and play were also included. In addition, a confidential section on the profile of the respondent was included, to enable us to ensure that the survey captured responses from a reasonable sample of the Redbridge population. A full copy of the responses is included in **Appendix 3**.

Respondents

- The survey was live for four weeks and there were 527 responses, of which: 45% male, 55% female.
- There were no responses from under 24's. **Figure 3.17** shows the age categories of the respondents. The survey has not managed to capture the views of younger residents of Redbridge directly, but it is expected that their needs will have been captured via their parents' responses with regards to play and youth facilities.

Q24 Age band

Answered: 481 Skipped: 46

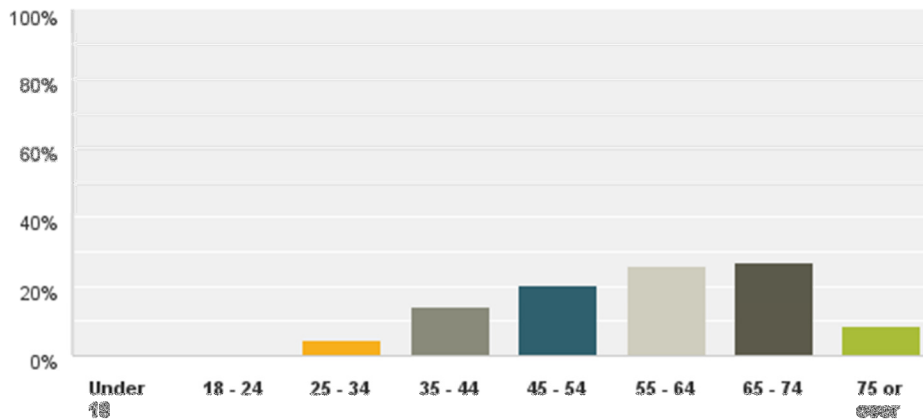


Figure 3.17: Age of respondents

- 10% consider themselves to have a condition/disability that would limit their daily activities, 85% do not.
- Whilst there were responses from people of a number of ethnicities, 81% consider themselves White British, 4% any other white background, 2% White Irish and 7% prefer not to say.

Headline findings

Amount of open space

- 80% of respondents are very or fairly satisfied with the amount of open space in Redbridge.
- **Figure 3.18** shows the distribution of survey respondents based on their satisfaction with the amount of open space in the borough. Of all those who expressed dissatisfaction with the amount of open space, the majority of them are in the western wards of the borough. However, there are also large numbers satisfied respondents in these wards.

Quality of open space

- 79% of respondents are very or fairly satisfied with the quality of open space in Redbridge.
- Sites are used mainly for relaxation/contemplation, exercise and to observe wildlife.
- 74% are happy with the facilities in their local park or open space.
- **Figure 3.19** shows the distribution of survey respondents based on their satisfaction with the quality of open space in the borough. Similar to the response about quantity of open space, more residents in the western wards of the borough expressed dissatisfaction in the quality of open spaces. However, there are also large numbers satisfied respondents in these wards.

Accessibility to open space

- 69% of users are travelling on foot to their local park or open space.
- Over 80% are able to reach their local park or open space within 15 minutes. 89% tend to agree or strongly agree that there is a park or open space within easy walking distance of their home.
- The most popular open spaces named in the survey were Wanstead Park, Valentines Park and Christchurch Green.

Play

- 71% travel by foot to their local play facilities, with 56% within 10 minutes of their local facilities.
- A relatively large number (18%) take over 15 minutes to travel to their nearest play facilities.
- Satisfaction in terms of the amount of play facilities reduces for the older age categories with 25% dissatisfied about the amount of facilities for 11+ year olds as shown in **Figure 3.20**.

Q21 Overall, how satisfied are you with the amount and quality of equipped play facilities in Redbridge?

Answered: 297 Skipped: 239

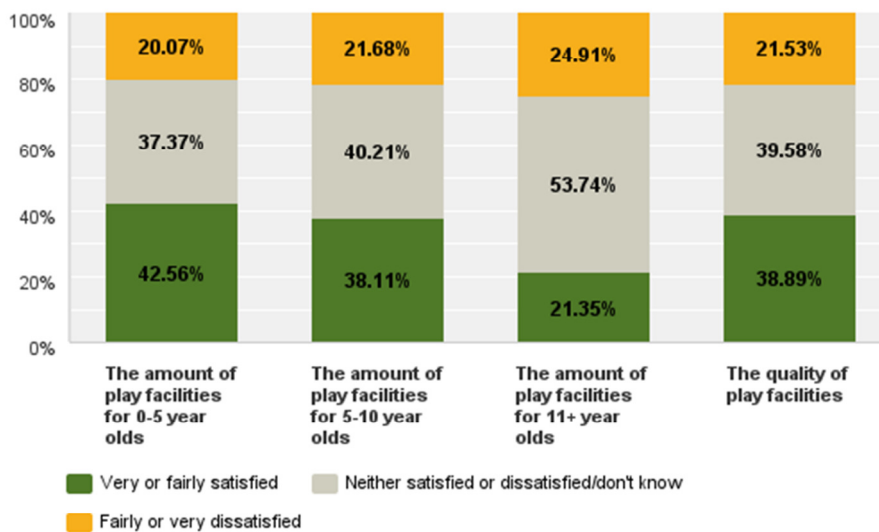


Figure 3.20: Satisfaction with play facilities

- 39% of respondents use equipped play facilities in Redbridge and of those, 55% use them at least once a week.

Allotments

- 13% of respondents are allotment users (in Redbridge) and 20% expressed a desire to be allotment users despite not being on a waiting list.

New provision

- When asked if they thought that new provision was needed, the highest number of respondents showed a preference for new natural and semi-natural green spaces, with large numbers also selecting parks and gardens and green corridors.

3.40 In summary, the majority of respondents are very or fairly satisfied with the amount and quality of open space in Redbridge with most residents agreeing that there is a park or open space within easy walking distance of their home.

Summary of feedback from stakeholder consultation

3.41 The stakeholder consultation focussed on the targeted consultation of a number of internal and external stakeholders who are involved in the maintenance and management of elements of Redbridge's open spaces. One or more representatives of the following teams and organisations were contacted through this study:

London Borough of Redbridge:

- Open space managers
- Allotments team
- Play space team

Voluntary groups:

- Parks Forum

Neighbouring authorities:

- Representatives of the London boroughs of Barking and Dagenham, Havering, Newham and Waltham Forest, plus Epping Forest District Council.

Scope of stakeholder consultation

3.42 Representatives of the organisations listed above were consulted via email and telephone. The focus of consultation with each of the groups outlined above was as follows:

London Borough of Redbridge

- Current open space deficiency
- Quality of open space
- The key management and maintenance issues, and how these are expected to change in the next 5 years
- Initiatives underway to enhance or increase provision of green space

Parks Forum

- The value and potential value of open spaces to the local community
- Initiatives led by the Parks Forum or its partners to enhance specific parks in the Borough
- Any other enhancements you would like to see delivered as a priority in the next 5 years

Neighbouring Authorities

- The open spaces within neighbouring boroughs that are utilised by Redbridge residents
- The open spaces within Redbridge that residents of neighbouring boroughs also utilise
- Plans to create enhance or reduce the amount or quality of open spaces
- Open space quality provision issues that require cross-boundary partnership

3.43 In addition to some detailed feedback from the open space managers within London Borough of Redbridge and Vision Redbridge Culture and Leisure, responses were received from the organisations listed below, and full details of the comments received are provided as **Appendix 4**:

- London Borough of Barking and Dagenham
- London Borough of Newham
- London Borough of Waltham Forest
- Epping Forest District Council

3.44 The headline findings from this consultation are outlined below:

- There is limited provision of play space in the western part of the Borough. This is due in part to the lack of play space provision within the open spaces which are managed by the City of London.
- There is a general deficiency in play space provision across the Borough.
- There is limited access to informal open space and nature in the south of the Borough.

- Initiatives are underway to invest in the Borough's open spaces, including a new visitor facility at Hainault Forest Country Park (dependent on funding) and an improved play area at Christchurch Green.
- The 'Riding the Roding' project will create a new cycle path along the Roding Valley.
- The Borough aspires to continue to improve play facilities, but this is threatened by ongoing budget cuts. Redbridge does not have a dedicated capital investment programme for parks, which is evident in many other London boroughs.
- Many of Redbridge's open spaces are used by residents of neighbouring boroughs, including:
 - Wanstead Flats
 - Wanstead Park
 - River Roding
 - Loxford Park
 - Goodmayes Park
 - Valentines Park
 - Hainault Forest
 - Fairlop Waters
 - Claybury Park
- Popular destinations for Redbridge residents are likely to include:
 - Epping Forest (particularly High Beech, Connaught Water, Queen Elizabeth's Hunting Lodge) (Epping Forest)
 - Plashet Park (Newham)
 - Highams Park (Waltham Forest)
 - Walthamstow Wetland (Waltham Forest)

4 Development and application of standards

- 4.1 This section recommends open space provision standards. These were defined through review of the existing provision of open space, alongside the comments received through public consultation, as well as consideration of nationally recognised provision standards, and those adopted by neighbouring boroughs. There are three types of open space standard:
- **Accessibility:** The maximum distance residents should be required to travel to use an open space of a specific typology
 - **Quantity:** The provision (measured in m² or hectares) of each open space typology which should be provided as a minimum per 1000 population
 - **Quality and Value:** The quality of the open space provided in each typology, assessed using the Green Flag criteria. The value of the open space provided in each typology.
- 4.2 Benchmarking was undertaken as part of the analysis to ensure that the proposed open space standards for Redbridge are feasible, and promote a similar approach to that applied elsewhere. A summary of the review of standards in neighbouring authorities can be found in **Appendix 5**.
- 4.3 There is some variation between London Boroughs, but the majority conform to the Mayor of London's Open Space Strategies: Best practice guidance⁴ and suggested distance thresholds. There is greater variation between quantity and accessibility standards.
- 4.4 Rather than develop a quantity standard for each typology, it is considered appropriate to consider the following typologies together when setting a quantity standard for **public open space** provision:
- Typology A: Parks and gardens
 - Typology B: Natural and semi-natural green space
 - Typology D: Amenity green space
- 4.5 No quantity or accessibility standards have been proposed for cemeteries and churchyards. This reflects the fact that proximity is not considered to be a requirement of this open space type. Similarly, no quantity or accessibility standard is proposed for civic spaces. There is only one green corridor in the Borough (Roding Valley). Whilst it is not normally considered necessary to develop an accessibility standard for green corridors (reflecting the purpose of green corridors as access routes, rather than a destination to which residents should have good access), in this case, stakeholder consultation has highlighted that this site is being used as a destination site and therefore does warrant a catchment.
- 4.6 A quantity standard has been developed for allotments and play provision. A quantity standard has not been developed for outdoor sports facilities as these have been developed as part of the Playing Pitch Strategy in line with Sport England Guidance.
- 4.7 In order to assess the performance of open spaces in terms of quality and value, the following factors have informed the standards:
- Key characteristics expected of spaces within the different typologies and levels of the hierarchy.
 - High quality and/or high value sites within Redbridge which provide a 'benchmark' against which to assess sites.
 - Ensuring standards are set at such a level to be aspirational, yet achievable based on existing quality and value.

⁴ The Mayor of London/CABE Space, 2008. Open Space Strategies: Best Practice Guidance. Greater London Authority: London

Quality assessment

- 4.8 As part of the site audit, each site was assessed for quality against the Green Flag criteria, and the condition of the various components of a site rated as good, fair or poor. This assessment was then transposed through a scoring system into a quality score. In order to develop a quality standard which is appropriate for the type and function of open spaces in Redbridge, the existing quality of provision was reviewed by typology and the associated hierarchy level. Through reviewing the range of quality scores it was possible to form a quality threshold score, i.e. a minimum level of quality which should be achieved at any open space. A threshold score has been defined for each level of the hierarchy reflecting the ideal score scenario for a good quality site.

Value assessment

- 4.9 Value is fundamentally different from quality; a space can be valued for a range of reasons even if it is of low quality. As set out in PPG17 Companion Guide, 'value' mainly relates to the following:
- **Context:** e.g. an easily accessible space is higher value than one that is inaccessible to potential users, equally the value of a space may diminish if it is immediately adjacent to several others which provides the same function.
 - **Level and type of use:** the primary purpose and associated use of a space can increase its value - well used spaces are of high value to people, similarly spaces with diverse habitats can be well used by wildlife and can be interpreted as having a higher value.
 - **Wider benefits:** i.e. the benefits a space generates for people, biodiversity and the wider environment including the following –landscape, ecological, education, social inclusion and health benefit, cultural and heritage, amenity benefits, 'sense of place' and economic benefits.
- 4.10 The site audit included information to be evaluated as part of the value assessments such as the value of play spaces, the presence of community facilities and the biodiversity value of habitats. The relevant audit information was reviewed to develop a value threshold score specific to the different types of open space in Redbridge. A list of key characteristics was developed which could be expected of sites of a particular typology and at a particular level of the hierarchy.

Setting benchmark standards for quality and value

- 4.11 In order to assess the sites consistently the audit forms were scored. The scores for each site were separated into factors that relate to quality and value. As set out in the PPG17 Companion Guide "quality and value are fundamentally different and can be completely unrelated". For example, an open space may be of high quality but if it is not accessible it is of little value, while if an open space is poor quality but has a wide range of facilities it is potentially of high value.
- 4.12 When assessing scored sites, it should be noted that the scoring varies according to the complexity of the site as well as the condition of the site which limits the extent to which one should directly compare scores across different types of space. In essence this means that the quality score for a good quality park or garden will differ from that of a good quality amenity green space, reflecting the different provision that can be expected within each.
- 4.13 The value and quality scoring can be reviewed by total score or by the audit themes (linked to the Green Flag criteria). Each site was audited using a standard form with scores allocated to relevant criteria. A full list of the open space audited through this study is contained within **Appendix 6**.
- 4.14 Each site has therefore been rated with a combined quality and value band using the format of +/- symbols to annotate each band (i.e. high quality/ high value is shown as ++, high quality/ low value is shown as +-). **Table 4.1** below suggests the future management approach to open spaces within each band.

High quality / high Value	High quality/ Low value
++	+-
<p>These sites are considered to be best open spaces within the borough offering the greatest value and quality for the surrounding communities.</p> <p>Future management should seek to maintain the standard for these spaces and ensure they continue to meet the requirements of the communities they serve.</p> <p>Ideally all spaces should fit into this category.</p>	<p>These sites have been scored as being of high quality but of a low value.</p> <p>Wherever possible the preferred management approach to a space in the category should to enhance its value in terms of its present primary typology or purpose.</p> <p>If this is not possible, the next best policy approach is to consider whether it might be of high value if converted to some other primary purpose.</p>
Low quality/ high value	Low quality/ low value
-+	--
<p>These spaces meet or exceed the required value standard but fall below the required quality standard.</p> <p>Future management should therefore seek to enhance their quality to ensure that the open spaces are welcoming and safe for use by the local community.</p>	<p>These spaces are falling below the applicable value and quality standards and therefore their future enhancement should be considered to be the priority.</p>

Table 4.1 Quality and value matrix

Proposed standards

Open space

4.15 The proposed standards for **public open space** are set out in **Table 4.2**.

Type of standard	Proposed standard	Justification
Quantity	2.9ha/1000 people	<p>This is the current provision of publicly accessible open space in Redbridge.</p> <p>For the purposes of this calculation the following typologies contribute to open space (as described in paras 4.4 and 4.5):</p> <ul style="list-style-type: none"> • Typology A: Parks and gardens • Typology B: Natural and semi-natural green space • Typology D: Amenity green space <p>Sites that are not available for informal recreation (e.g. sports pitches only available for private use/hire), have not been included within this calculation.</p> <p>The majority of Redbridge residents felt that the quantity of open space in the borough was adequate.</p> <p>Setting the standard at this level of provision will ensure that provision should not fall below the existing quantity per 1000 population as the population grows.</p>
Accessibility	Metropolitan 3.2km District 1.2km Local 400m Small local and pocket spaces 280m	<p>Guided by GLA guidance</p> <p>Consistent with surrounding boroughs</p> <p>The majority of Redbridge residents felt that there was an open space within walking distance of their home.</p>

Type of standard	Proposed standard		Justification
Quality	Metropolitan parks and gardens	108	Example of good quality open space: Hainault Forest Country Park
	District parks and gardens	116	Example of good quality open space: Valentines Park
	Local parks and gardens	99	Example of good quality open space: South Park
	Small local/pocket parks and gardens	70	Set above quality of current sites
	Metropolitan natural and semi-natural green space	82	Example of good quality open space: Claybury Park
	Local natural and semi-natural green space	42	Example of good quality open space: Walthamstow Forest ⁵
	Small local/pocket natural and semi-natural green space	35	Example of good quality open space: Mayfair Gardens Green
	Green corridors	62	Example of good quality open space: Roding Valley
	Amenity green space	53	Example of good quality open space: Queen Victoria House Grounds
	Cemeteries and churchyards	72	Example of good quality open space: Gardens of Peace
Value	Metropolitan parks and gardens	76	Example of good value open space: Hainault Forest Country Park
	District parks and gardens	124	Example of good value open space: Valentines Park
	Local parks and gardens	83	Example of good value open space: Queen Elizabeth II Field Barkingside Recreation Ground
	Small local/pocket parks and gardens	40	Example of good value open space: Chadwell Millennium Green
	Metropolitan natural and semi-natural green space	75	Example of good value open space: Claybury Park
	Local natural and semi-natural green space	13	Example of good value open space: Hainault Lodge Nature Reserve
	Small local/pocket natural and semi-natural green space	17	Example of good value open space: Warners Pond
	Green corridors	84	Example of good value open space: Roding Valley
	Amenity green space	30	Example of good value open space: The Green
	Cemeteries and churchyards	27	Example of good value open space: Gardens of Peace

Table 4.2 Proposed open space standards for Redbridge

Allotments

4.16 The proposed standards for **allotments** are set out in **Table 4.3**.

Type of standard	Proposed standard	Justification
Quantity	0.21ha/1000 people	There is no current national standard for the quantity of allotment provision. The National Society of Allotment and Leisure Gardeners (NSALG) have suggested a national standard of 0.125 ha per 1000 population based on an average plot size of 250 square metres, however this is not referred to on the NSALG website. In 2006 the University of Derby completed a study on behalf of the Office of the Deputy Prime Minister which indicated that the average provision of allotments was then 13 plots per

⁵ Although this site is not managed by LBR it is considered to be of a good quality and therefore an appropriate benchmark standard to guide future provision.

Type of standard	Proposed standard	Justification
		1000 households. The existing provision in Redbridge is 0.21 ha/1000 population.
Accessibility	1.2km	Of the respondents who are allotment users, the majority are within 10minutes travel of their plot with an equal split between those who travel by car and those on foot.
Quality	74	Expected score for a good quality site
Value	39	Expected score for a good value site

Table 4.3 Proposed standards for allotment provision in Redbridge

4.17 The proposed standards for **play provision** are set out in **Table 4.4**.

Type of standard	Proposed standard	Justification
Quantity	Neighbourhood: 0.27 sites per 1,000 children within 12-15 age group. Local playable space: 0.29 sites per 1,000 children within 0-11 age group.	This is based on the current provision of play spaces in Redbridge. Setting the standard at this level of provision will ensure that provision should (as a minimum) not fall below the existing quantity per 1000 population as the population grows. Guided by the Mayor of London's Supplementary Planning Guidance <i>Shaping Neighbourhoods: Play and Informal Recreation</i>
Accessibility	Neighbourhood 800m Local 400m Youth 800m	Guided by the Mayor of London's Supplementary Planning Guidance <i>Shaping Neighbourhoods: Play and Informal Recreation</i>
Quality	Neighbourhood 3 Local 3 Youth 5	Expected score for a good quality site
Value	Neighbourhood 56 Local 7 Youth 1	Expected score for a good value site

Table 4.4: Proposed standards for play provision in Redbridge

Application of the proposed open space standards

4.18 The standards proposed in **Table 4.2 to 4.4** have been applied to sites in Redbridge to get an understanding of the extent to which standards are being achieved and also to determine where there are deficiencies that need to be addressed.

Quantity

4.19 **Table 4.5** shows how provision of open space reduces with an increase of population. Gants Hill and Crossrail Corridor and Ilford Analysis Areas are already well below the quantity standard in 2011 and this will be exacerbated by 2030. This is not in itself a reason to preclude development in such areas though. Instead, it will be particularly important to secure new open spaces within these areas, despite likely limited opportunities given the densely populated urban context. Innovative approaches to new open spaces such as small civic spaces, pocket parks and green corridors will therefore be needed alongside features such as balconies and green roofs; so that developments maximise opportunities for the provision of new open space. **Figure 4.1** shows the Analysis Areas that will be deficient in terms of quantity of publicly accessible open space at 2030, which are focussed in the south of the borough.

Analysis Area	Publicly accessible open space (ha)	Population 2011	Population 2030	Provision ha per 1000 people 2011	Provision ha per 1000 people 2030
Barkingside	292.77	65646	84700	4.46	3.46
Gants Hill and Crossrail Corridor	130.43	85702	115000	1.52	1.13
Iford	9.98	45333	64300	0.22	0.16
South Woodford	387.76	82289	97800	4.71	3.96
Redbridge	820.95	278970	361800	2.94	2.27

Table 4.5 Application of open space quantity standard to identify shortfall/surplus

- 4.20 The findings of the study indicate that there are existing deficiencies in both the number of allotments available for use, as well as the quality of allotments provided. None of the allotment sites included in this study were assessed as being of high quality, and many were also assessed to be low value. It should however be noted that several allotments are run by non-profit making volunteers, and despite the quality assessments made through this study, make a valued contribution towards the maintenance of important facilities in the borough. Discussions with the Borough's Allotment Officer indicate that there is also a growing demand for allotments in Redbridge, with waiting lists of up to 20 years in parts of the Borough. **Table 4.6** shows the current provision of allotments in the Borough compared to the proposed quantity standard.
- 4.21 There is work underway to reopen one of the Borough's 'reserve' allotment sites, at Wanstead Park Road allotments, within the Cranbrook Ward. This will bring 45 plots into use through Phase 1, with potential for double this amount when the allotment is fully reinstated. Whilst this will help to increase provision in the south west of the Borough, particularly the Cranbrook ward, deficiency in access to allotments will remain within the Barkingside ward, with many residents being more than 1.2km from the nearest allotment. There is scope to address this deficiency through integrating accessible community food growing space within the regeneration planned at the Barkingside Investment Area. This study has also identified open spaces with the capacity to accommodate community food growing, and may provide an opportunity to help address this deficiency.

Analysis Area	Area of allotments (ha)	Population 2011	Population 2030	Provision ha per 1000 people 2011	Provision ha per 1000 people 2030
Barkingside	11.54	65646	84700	0.18	0.14
Gants Hill and Crossrail Corridor	21.95	85702	115000	0.26	0.19
Iford	2.33	45333	64300	0.05	0.04
South Woodford	21.46	82289	97800	0.26	0.22
Redbridge	57.28	278970	361800	0.21	0.16

Table 4.6 Provision of allotments against the quantity standard

- 4.22 Provision of playable spaces in Redbridge varies within each analysis area. **Table 4.7** shows how provision of play spaces reduces with an increase population. Iford currently falls below the quantity standard for both neighbourhood and local scale provision. Barkingside fails to achieve the quantity standard for local playable spaces but achieves the standard for neighbourhood playable spaces. South Woodford achieves the quantity standard for local playable spaces.

Analysis Area	Number of sites	Population 2011	Population 2030	Playspaces per 1000 children 2011	Playspaces per 1000 children 2030
Barkingside					
Neighbourhood playable spaces (0 – 15 age group)	8	14,464	16,872	0.55	0.47
Local playable spaces (0 – 11 age group)	3	10,776	12,469	0.28	0.24
Gants Hill and Crossrail Corridor					
Neighbourhood playable spaces (0 – 15 age group)	4	20,776	28,138	0.19	0.14
Local playable spaces (0 – 11 age group)	5	15,869	21,534	0.32	0.23
Ilford					
Neighbourhood playable spaces (0– 15 age group)	2	12,233	17,882	0.16	0.11
Local playable spaces (0 – 11 age group)	0	9,709	14,192	-	-
South Woodford					
Neighbourhood playable spaces (0 – 15 age group)	3	16,089	19,253	0.19	0.16
Local playable spaces (0 – 11 age group)	6	12,164	13,553	0.49	0.44
Redbridge					
Neighbourhood playable spaces (0 – 15 age group)	17	63,561	82,144	0.27	0.21
Local playable spaces (0 – 11 age group)	14	48,518	61,749	0.29	0.23

Table 4.7 Application of play provision quantity standard to identify shortfall/surplus

Quality, value and accessibility

- 4.23 **Appendix 6** shows the full list of sites with their quality and value ratings. Application of the proposed quality, value and accessibility standards is explored at the Borough level below and for each Analysis Area in **Appendix 7**. These identify key issues and deficiencies within each area that need to be addressed. The analysis is supported by **Figures 4.2-4.8** which show deficiencies in access to open space, play and allotment provision in the Borough as well as the quality and value ratings for the sites.
- 4.24 The standards help to form the basis for redressing the quantitative and qualitative deficiencies through the planning process by highlighting where investment in existing spaces to enhance their role, or the provision of new spaces, should be focussed.
- 4.25 As a general borough-wide theme, analysis of site benchmarking highlights the presence of several low value parks and amenity spaces across the borough that could benefit from investment to improve their functionality.
- 4.26 The communities which experience some of the greatest population densities are predominantly located within the Gants Hill and Crossrail corridor, and Ilford analysis areas. Both these areas also experience the lowest quantity of public open space in the borough. Notably there is very limited provision of publicly accessible open space in south Ilford (including Valentines Ward,

Clementswood Ward and Loxford Ward). Similarly Gants Hill and Crossrail Corridor has limited open space provision, as much of what does exist is not available for informal recreational use (e.g. private sports pitches at Ford Sports Ground, agricultural land and private sports facilities south of Billet Road). Furthermore, many of these communities fall outside the catchment areas of the larger metropolitan and district scale open spaces which are located in the north and west of the borough. However, two of the largest open spaces in the area (Valentines Park and South Park) are considered to be of high quality and value.

- 4.27 South Woodford also contains clusters of neighbourhoods which are densely populated and experience high levels of Living Environment Deprivation. However the area is generally well provided for in terms of publicly accessible open space with all communities within the catchment area of a metropolitan open space and space available across the borough boundary at Epping Forest. Residents in the north of Roding Ward experience significant issues relating to population density, levels of multiple deprivation and are also unlikely to have access to a private garden. These same communities fall outside of the catchment area of local scale open spaces.
- 4.28 Barkingside has the lowest population density and the area exceeds the quantity standard for publicly accessible open spaces primarily due to the presence of Fairlop Waters Country Park and Hainault Country Park. However many of the area's residents are not within easy walking distance of a publicly accessible open space due to the lack of local scale provision, and the amount of open space that is in agricultural use.
- 4.29 Play provision throughout Redbridge is limited with no provision of doorstep playable space. Play areas are predominately located within larger open spaces (e.g. parks and gardens) and the borough's residents are not all within easy walking distance of a suitable facility. Whilst this did not emerge as a strong theme through consultation with residents, this was highlighted as an issue through stakeholder consultation and confirmed by the mapping of accessibility catchments. This is likely to be of greatest significance to families with young children who may wish to have access to more local provision.
- 4.30 The assessment on the provision of open spaces accessible to residents of Redbridge should not be constrained to the borough boundary. Significant open spaces in neighbouring boroughs such as Epping Forest and Barking Park are likely to contribute greatly to health and wellbeing of residents providing valuable opportunities for formal and informal recreation.
- 4.31 A description of the open space provision within each of the four analysis areas is discussed in **Appendix 7**. The projected population growth is likely to have a significant impact on open space provision in Redbridge. The provision of new open spaces in areas which experience the greatest levels of open space deficiency (i.e. the south of the borough) is going to be limited due to the dense urban environment which typically characterises these areas. In such instances efforts should be made to ensure existing open spaces are multifunctional and are of a good quality and high value. Attempts should be made to also ensure all sectors of the community are able to easily access open spaces through the removal of physical barriers (e.g. providing safe crossing points across roads) and ensuring open spaces are appropriately promoted. In addition, innovative approaches to new open space provision, as discussed in paragraph 4.19 will also be required.

5 Conclusions and recommendations

Key findings

Open space

- 5.1 Paragraph 3.38 summarises the availability and quality of different open space typologies in the borough. **Figure 5.1** compares existing provision with accessibility standards to show the levels of open space deficiencies within LBR. It highlights that despite being one of London's greenest boroughs, a significant proportion of the Borough's residents are deficient in access to two levels of the open space hierarchy, which can in part be explained by large areas of land that are not available for informal recreation, such as agricultural land or playing pitches only available for private hire. Deficiencies in public open space provision are not necessarily uncommon in a London context, and the vast majority of residents are within the catchment area of a metropolitan scale open space. In addition a large proportion of the Borough's residents are within the catchment area of a district scale open space. It is therefore important that these spaces are conserved and sensitively managed to ensure they are able to respond to the anticipated increase in use as well as the likely impacts of a changing climate.
- 5.2 The Borough is also surrounded by large areas of significant open spaces which contribute greatly to the open space network accessible to residents of Redbridge. Although not reflected in the mapped data for this study (as shown on Figure 5.1), these spaces are of particular importance to those communities which are located on the extremities of the borough and where there are currently deficiencies of publicly accessible open spaces in Redbridge. For example, Mayfield Ward within the south of the borough experiences the greatest deficiency in access to all levels of the hierarchy of publicly accessible open space. However it is likely Barking Park and Mayesbrook Park, both located within the London Borough of Barking and Dagenham, and of a district scale, help to alleviate some of these deficiencies. Likewise, communities located on the western boundary of the Borough, within the Wards of Church End and Snaresbrook, are deficient in access to two levels of the open space hierarchy but are adjacent to significant open spaces within the London Borough of Waltham Forest. LBR should therefore continue to work with the surrounding local authorities to ensure access to such sites is secured for use by its residents.
- 5.3 The greatest challenge will be to alleviate deficiencies within dense urban environments, particularly Chadwell, Seven Kings and Goodmayes in the south of the Borough, and Monkams and Roding Wards in the northwest of the borough. In such locations it will be vital that access to surrounding open spaces is fully promoted and any barriers to access removed/ alleviated. Attempts should also be made to increase the amount of publicly accessible open spaces available in these areas through securing opportunities brought about by proposed development. The open space standards outlined in Section 4 of this study should be used to guide the amount of open space that should be provided within a specific development.
- 5.4 The extent to which a development should be expected to contribute to open space depends on a range of factors, including the size of development, number and types of residents/ dwellings as well as the existing open space resource in and around the planned development areas.
- 5.5 As a starting point, the quantitative standards set out in Tables 4.2-4.4 can be used to establish how much open space a scheme should support. **Box 1** shows a worked example of a calculation.

Box 1: Worked example

If the dwelling mix on a residential scheme was estimated to yield a total population of 500 residents, including 200 children, the calculations for how much open space should be provided would be as follows:

- Public open space standard (2.9ha / 1000) x total number of residents (500) = 1.45ha
- Allotment standard (0.21ha / 1000) x total number of residents (500) = 0.105ha
- Neighbourhood play space for 12-15yr old standard (0.27/ 1000) x number of children (200) = 0.054 of a single play space
- Local play space for 0-11yr old standard (0.29/ 1000) x number of children (200) = 0.058 of a single play space

- 5.6 Ideally these open spaces should be provided on site, but the precise amount and breakdown of what space is required will also be influenced by matters such as scheme design, and existing levels of provision in the locality. In some instances, where small scale provision is unrealistic or unachievable, it may be more beneficial to secure financial contributions towards off-site provision, which could include investment in existing spaces to enhance their role.
- 5.7 Providing significant quantities of publicly accessible open spaces in densely populated areas will be severely limited due to the availability of land and competing land use pressures. In such areas innovative solutions to enhance the existing open space network will be required e.g. use of roof space for formal and informal recreation. Where it is not feasible to deliver new open spaces in accordance with the prescribed quantity standards set out in this study, it will be essential that any new provision is meaningful and multi-functional. Any new provision should also be complementary to alternative provision within surrounding areas.
- 5.8 Barkingside, Fairlop and Hainault Wards in the centre and north of the Borough contain a good quantity of publicly accessible open space. However many residents in this part of the Borough are not within easy walking distance of a publicly accessible open space. Development opportunities in the area should therefore seek to provide additional publically accessible open space at a local scale.

Play facilities

- 5.9 Despite possessing a good quantity of open space, the west of the Borough experiences poor provision of play facilities, with large sections of the community not within walking distance of an equipped local play space. Furthermore many of the play spaces in this area fall below the required benchmarks for quality and/ or value. This is reflected in the resident survey data where satisfaction levels with play provision (quality and quantity) was lower than satisfaction levels with open space in general. Opportunities to provide play facilities within the wider open space network should be considered to address deficiency e.g. provision of natural play features within natural and semi-natural green spaces.

Allotment provision

- 5.10 Barkingside is the area most deficient in allotment provision, with many residents more than 1.2km from the nearest allotment. There is also limited access to allotment sites for residents within Ilford. Opportunities should therefore be sought to increase the number of allotment plots within the existing sites. There may also be opportunities to increase the quality of the existing provision and to ensure facilities are provided to encourage use by all sections of the community (e.g. suitable paths and raised beds).

Priorities for management/investment

- This section sets out the priorities for each analysis area. An overarching aim should be to seek a dedicated capital investment programme for parks, which is evident in many other London boroughs to help address shortages in play space.

Barkingside

- Future management should focus on providing local scale open spaces particularly in areas which experience greatest levels of deprivation together with communities which do not have access to gardens or there is no access to other open spaces. Development opportunities such as development at Oakfield should secure the provision of local open space to help alleviate public open space deficiencies.
- Opportunities should be sought to provide allotments within Barkingside.
- Improving the quality of existing open spaces (particularly Local, Small Local and Pocket open spaces) should be a priority. Particular sites requiring quality enhancements are:
 - Staggart Green North (Site ID 46)
 - Queen Elizabeth II Field Barkingside Recreation Ground (Site ID 103)
 - Barnardo's Village Gardens (Site ID 188)
 - Manford Way (Site ID 45)
 - The Square (Site ID 36)
- Strengthen green links and corridors to the south and south-west. *The East London Green Grid Framework (2008)*⁶ document, part of the All London Green Grid comprising 11 area partnerships, details key strategic green infrastructure links and corridors with opportunities to create green routes. These specifically form part of the Epping Forest/Roding Valley Green Grid Area within Redbridge.
- Mitigation for new development should seek to maintain the current quantity standards to meet the demands of an increased population. Currently the area does not have a quantity deficiency, but the Investment Area is within an area of deficiency in terms of access, so new provision of open space should seek to alleviate access deficiencies. Furthermore, other sites within this Investment Area are poor quality and this could be addressed through securing developer contributions

Gants Hill and Crossrail Corridor

- Increasing the quantity of publicly accessible open spaces within the area and improving the quality and value of existing sites should be a priority. Opportunities are likely to be limited given the densely populated urban context and as such, innovative approaches to new open spaces such as small civic spaces, pocket parks and green corridors will therefore be needed alongside features such as balconies and green roofs.
- Opportunities should be sought to ensure publicly accessible open spaces are provided within new developments. This should be a particular priority within the Crossrail Corridor Investment Area; where opportunities could include proposed development at Ford Sports Ground and land at Billet Road.
- Open spaces in areas which experience the most pronounced deficiencies (as shown in Figure 5.1) should be conserved and enhanced to ensure these sites are attractive to the surrounding communities and are able to withstand an increase in use.
- Valentines Park is the largest open space in Gants Hill and Crossrail Corridor. However many of the communities within this analysis area fall outside an appropriate walking distance. Although smaller in size, South Park and Goodmayes are therefore of great importance to the surrounding communities. Future management should therefore seek to ensure these sites

⁶ Mayor of London, 2008. East London Green Grid Framework – London Plan (Consolidated with Alterations since 2004) Supplementary Planning Guidance

are maintained to high standard and continue to provide a broad range of recreational activities. It may be necessary to enhance the infrastructure within these sites to enable them to adapt to the anticipated increase in population.

- The proposed reinstatement of an allotment site within Cranbrook Ward will help alleviate some of the deficiency in this part of the borough. Further provision may be required to respond to the anticipated increase in population.
- Ford Sports Ground is a site which is primarily managed for outdoor sport and for use by members only. There is no evidence that the open space is used by the surrounding communities for informal recreational activities with local residents likely to use the adjacent Seven Kings Park. Its loss is therefore unlikely to have significant impact on access to public open space for informal recreation. It is also possible that access to high quality public open space in this part of the borough may increase due to opportunities associated with the Investment Area.
- Seven Kings Park is the largest open space in the north-eastern section of the analysis area but falls below the required quality standard. Furthermore other open spaces within this part of the borough are of poor quality and/ or value. These open spaces should therefore be enhanced to ensure they achieve the required threshold standards for quality and value. There is potential that the enhancement of such spaces could be delivered through securing funds through the Community Infrastructure Levy and S106.

Ilford

- There is very limited provision of publicly accessible open spaces within Ilford. Opportunities to dramatically increase provision through the delivery of new open spaces will be significantly restricted by the densely populated urban environment. Alternative approaches to provision will therefore need to be considered including the use of roof spaces for gardens and recreational activities as well as and public realm enhancements including civic spaces, pocket parks. Green corridors should also be incorporated to link communities to the surrounding open space network and local transport hubs. Where appropriate, new development should also incorporate balconies.
- The appropriate management of existing open spaces should be a priority to ensure these spaces are welcoming and able to withstand any increase in use.
- There is currently a deficiency of allotments in the north Valentines Ward. It is possible this deficiency could be met by the proposed reinstatement of an additional site within the Cranbrook Ward.

South Woodford

- The area contains neighbourhoods which are densely populated and experience high levels of Living Environment Deprivation. Some of these areas also fall outside of the catchment areas of District, Local, Small Local and Pocket open spaces. Attempts should be made to improve the environment in these areas and to seek opportunities to increase open space provision.
- Communities within the far north and south of the analysis area fall outside the catchment area of an allotment site. Opportunities should therefore be sought to increase access to allotments in these areas.
- The enhancement of the river corridor and chain of open spaces forming Epping Forest offers potential to address deficiencies in strategic open space by promoting and providing access, and also provides a tool for enhancing ecological connectivity along the river.
- Ensure quality improvements are focussed in those areas with the most pronounced deficiencies (as shown in Figure 5.1).
- Seek opportunities to address accessibility and/quantitative deficiencies through future development and investment in the area. This should include provision of additional play facilities.
- Strengthen green links and corridors particularly within the backbone of South Woodford along the Roding Valley. The East London Green Grid Framework (2008) document provides

further detail. Support the 'Riding the Roding' project will create a new cycle path along the Roding Valley enhancing public access.

Delivery mechanisms

- 5.11 In light of the findings of the study, the Borough will need to carefully consider the options for mechanisms to meet future open space needs in Redbridge. The delivery of high quality open space through regeneration and new development will be integral to this, particularly as this study demonstrates that many areas with high levels of deprivation and existing deficiencies in open space are also the areas highlighted for regeneration and the housing delivery.

Funding and finance

- 5.12 The recent Heritage Lottery Fund 'State of UK Parks' report (2014) highlights the risks posed to open space and other green infrastructure assets by public sector funding cuts. To manage this risk, there will be a need for alternative funding sources for open space provision and maintenance, as well as new forms of governance. The Nesta Rethinking Parks report is a good starting point for options on alternative forms of management and income, including utilising volunteers, encouraging users and businesses to pay a small annual membership with associated benefits, or and increasing the events and activities on offer that can secure an income for management.
- 5.13 Different types and sizes of open space may lend themselves to different sources of funding and forms of management. Larger open spaces, such as metropolitan and district scale open spaces, perhaps offer greater opportunities for income generation, through supporting a programme of events and activities, than local scale provision. They may also offer greater scope to be multi-functional meaning they can be used more intensively. However smaller open spaces are often of great importance to local communities and management should seek to conserve and strengthen the diversity of open spaces in Redbridge.

Open space delivery through regeneration

- 5.14 Planning policies require implementation through the development management process. This requires a good understanding of the rationale for the policies and ways in which they can be implemented effectively. Open space should be viewed as a fundamental component of any new development. When faced with other pressing policy requirements, however, there is a risk open space attracts insufficient attention in the development management process. Where developers incorporate open space and other community facilities into their development it is not uncommon for the amount of provision or level of ambition to reduce as the planning process progresses and budgetary and other constraints appear. Often the open space that is finally delivered in new schemes does not reflect the visualisations that were submitted at the planning stage. Planning enforcement officers therefore need to ensure that schemes are properly implemented and planning conditions are fully discharged.

Review charges for some uses

- 5.15 There is scope to increase the annual levy on some users of the open space resource. One example is allotment holders, who currently pay under £50 per annum for a 5 rod plot, and an increased charge would support a greater commitment to plot maintenance by allotment holders, as well as more effective maintenance of the sites. Charges on users could be considered, potentially through creating a membership with an annual levy on users/residents/businesses. This is likely to be controversial however, and should only be considered in the absence of other options for funding parks maintenance.

Introduce a Capital Investment Programme for Redbridge Parks

- 5.16 As highlighted through the stakeholder consultation which informed this study, Redbridge does not have a dedicated capital investment programme for parks, which is evident in many other London boroughs. Producing such a programme would enable robust prioritisation of open spaces for investment, and could utilise the data gathered as part of the evidence base for this study. This could support the Borough's negotiations with developers for investment in open spaces, and

also provide better transparency, fairness and community involvement in the allocation of funds for parks and open spaces.

Partnership

Community partnership

- 5.17 The Borough could explore partnership approaches to open space management, including Community Asset Transfer by which community groups can take on ownership and maintenance of their own local space. The Localism Act (2011) provides other opportunities for the transfer of land or community assets from statutory bodies to communities, the right for communities to list land as being a community asset and then bid for it should it come up for sale and the right to reclaim underused land from the Local Council or other public bodies.

Partner with other open space managers

- 5.18 The Borough could also work with the City of London (COL) to explore options for the installation of appropriate play spaces within COL open space sites, building on the precedent where COL has worked with the London Borough of Waltham Forest to create a natural play space within one of its sites.

Cross-sector partnership

- 5.19 There is potential to increase cross-sector working within Redbride in order to achieve the shared goal of delivering healthy sustainable communities. A key partner that the Borough should approach is the Redbride Health and Well Being Board. This Board has the responsibility of allocating funding for health and well-being priorities on an annual basis, and the benefits offered by good quality open space should be promoted to this Board as a potential mechanism for delivering its objectives.

Delivering open space through new development and the Community Infrastructure Levy

- 5.20 The Community Infrastructure Levy (CIL) was introduced through the Planning Act (2008) as a capital cost payable by developers towards the cost of local and sub-regional infrastructure to support development. Open space and recreational facilities are included in the types of infrastructure that are eligible for CIL funding. The NPPF states that the CIL should 'support and incentivise new development' and encourages local authorities to test the feasibility of proposed CIL charges alongside the Local Plan. As stated in the National Planning Practice Guidance (NPPG):

"The levy can be used to increase the capacity of existing infrastructure or to repair failing existing infrastructure, if that is necessary to support development."

The London Borough of Redbride should use the findings of this study to inform where investment is targeted in the future, both in terms of on-site open space provision, and also developer contributions in the form of CIL and/ or S106. Consideration of the typology, size, and function (including scope for multi-functionality) will all be important in ensuring investment alleviates existing and future deficiencies.

- 5.21 The Council should explore the potential to secure funding through the Community Infrastructure Levy by developing a tariff for developers to contribute to GI and open space. This could contribute to both delivery of opportunities, and also to maintenance. To ensure the Borough's open spaces benefit from new development through CIL, the Council will need to determine an integrated cost per m² which all developments should contribute towards the creation and maintenance of open space.
- 5.22 The broad approach would involve the following tasks:
- Identify future GI and open space needs (in terms of enhancement and creation) based on the application of the standards set out in this report to the preferred option for development;
 - Broadly cost the necessary GI and open space investment needed;
 - Identify funding likely to be available for GI and open space;

- Identify the potential funding gap (difference between the funding required and the funding available); review the potential effect of required CIL on the economic viability of new development in the Borough;
- Quantify the approximate GI and open space tariff per household, based on the total funding gap divided by the planned number of new dwellings.

Implications of the loss of playing pitches at Oakfield and Ford Sports Ground

Oakfield Playing Fields

- 5.23 The site is located within an area where residents are likely to have access to private gardens, with low population density, is not in an area of social deprivation, although it scores quite poorly in terms of the Indices of Multiple Deprivation (IMD) Living Environment criteria, which reflects the quality of the environment in terms of both residential buildings and public realm. The site is located in an area of low flood risk.
- 5.24 The site is within the catchment area of larger open spaces (Metropolitan and District scale) and these sites are of high quality and value. Overall, it does not fall within an open space quantity deficiency area; as shown in figure 4.1. However it does fall outside of the catchment area for local provision (i.e. sites which are within 400m), as does the entire east of Fairlop Ward where the site is located. This suggests that a priority for this area should be to provide additional open spaces which provide a local function; which could be possible through planned redevelopment of the site.

Current usage

- 5.25 The open space audit has determined that the site is dominated by sport pitches and is therefore predominantly categorised as outdoor sport provision. Use of the sport pitches is either through membership or booked via the associated leisure centre. There are no facilities for informal recreation (e.g. benches or bins). However, there appears to be some desire lines in areas of long grass in the northeast of the site, and conversations with council officers suggests that the sites is used by surrounding residents for walking dogs. The site can be accessed via a public highway which extends through the heart of the site. There are no barriers preventing people accessing the grass areas managed by Redbridge Leisure Centre.

Conclusion

- 5.26 Although the site is correctly recorded as outdoor sport provision it is contributing in some way to the publicly accessible open space network at a local level. Usage of this site might reflect the deficiency in access to similar open spaces within the locality. In the event that development takes place and this site is lost, in addition to any off-site re-provision of formal playing pitches lost from the site, it would also be necessary to provide on-site multifunctional open space to both mitigate for the loss of space informally used by local residents, as well as providing for additional demand resulting from housing growth. As the primary purpose of Oakfield is for paid formal sport provision, this site has not been considered within the analysis of publicly accessible open spaces. The development of this site would therefore not affect the local standards as set out in Section 4 of this study. However new open space would need to be provided with any planned residential developments to ensure current provision levels are maintained. Furthermore, new open space provision in this location should be publicly accessible to address current deficiencies in access to open space in this area.

Ford Sports Ground

- 5.27 Ford Sports Ground is partially located within an area where many residents are unlikely to have access to private gardens, with medium to high population density. It is not in an area of social deprivation, and scores moderately well in all relevant categories of the Indices of Multiple Deprivation (IMD). The northern corner of the site is located in an area of high flood risk, and the eastern edge of the site is located in an area of moderate flood risk.

Conclusion

- 5.28 At present, Ford Sports Ground is used exclusively for formal sports and is not accessible to the public for informal use. Whilst loss of this site for development would reduce the overall provision of open space in the local area, particularly in terms of sports provision, it would not have major implications in terms of public open space provision and accessibility. As the site is directly adjacent to Seven Kings Park and sports ground, there could be potential to accommodate sports provision within the existing park, as long as this did not result in a knock-on detrimental effect on the existing informal and formal uses of that park. As the primary purpose of Ford Sport Ground is for paid members only, this site has not been considered within the analysis of publicly accessible open spaces. The development of this site would therefore not affect the local standards as set out in Section 4 of this study. However new open space would need to be provided with any planned residential developments to ensure current provision levels are maintained. Investment should also be secured to deliver improvements to the existing open space network to ensure sites are able of a high quality, a high value and are able to withstand both an increase in use and the impacts of a changing climate. In particular investment should be secured to improve the quality of Seven Kings Park which currently falls below the prescribed threshold standard for parks and gardens of this size.

Appendix 1
Planning policy context review

Appendix 2

Detailed site proformas

Appendix 3

Online consultation questionnaire and responses

Appendix 4
Stakeholder consultation responses

Appendix 5

Review of provision standards in neighbouring boroughs

Appendix 6

Site list with quality and value ratings

Appendix 7

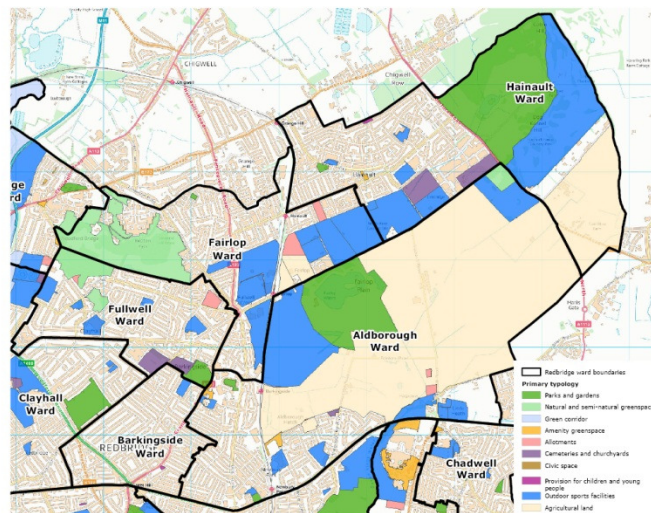
Analysis area factsheets

Factsheet 1: Barkingside

Population (2011): 65,646

Characteristics of population:

Barkingside experiences low population density with much of the area supporting less than 10 people per hectare. Population density is at its greatest in the west of the area particularly in the Wards of Barkingside (92.3 people per hectare) and Fullwell (72.8 people per hectare). The south-western corner of Aldborough Ward contains pockets of higher density neighbourhoods as do northern sections of Fairlop Ward and north-western sections of Hainault Ward. Greatest levels of deprivation are located within Fullwell Ward and Hainault Ward. Barkingside Ward contains some of the least deprived neighbourhoods in the area. Significant areas of all Wards may not have access to private gardens.



Total quantity of open space: 1,221.07 hectares (including 569.72 hectares of agricultural land)

(Including non-publicly accessible open spaces)

Quantity of open space freely accessible to public:

- Quantity in Barkingside (typologies A, B & D): 292.78 hectares
- Provision per 1,000 head of population (2011): 4.46 hectares
- Redbridge quantity standard (typologies A, B & D): 2.9 hectares per 1,000 head of population
- Quantity of deficiency/ surplus: +1.56 hectare per 1,000 head of population
- Projected population for Barkingside (2030): 84,700
- Predicted quantity of open space in 2030: 3.46 ha per 1,000 head of population. No additional open spaces will be required to achieve the Redbridge quantity standard.
- Quantity of allotments in Barkingside: 0.18 hectares per 1,000 head of population.
- Quantity standard for allotments in Redbridge: 0.21 hectares per 1,000 head of population.
- Quantity of deficiency/ surplus of allotments: -0.03 hectares per 1,000 head of population.
- Predicted quantity of allotments in 2030: 0.14 hectares per 1,000 head of population (0.07 hectares per 1,000 head of population below Redbridge quantity standard for allotments).

Accessibility to open spaces (including open spaces which have opening hours):

The entire area falls within the accessibility standards for Metropolitan open spaces. However the north-western tip of Hainault Ward and north-eastern tip of Fairlop Ward fall outside the catchment area for District open spaces. As do northern parts of Barkingside Ward and south-western sections of Aldborough Ward. Much of the area's communities fail to be within easy reach of local provision. There are no allotments provided in Barkingside Ward and residents within this area fall outside the catchment area for provision within the surrounding areas.

Quality and value of open space provision:

The Metropolitan open spaces in the area (Clayhall Park, Hainault Country Park and Fairlop Waters Country Park) all achieve or exceed the threshold standards for quality and value. However the vast majority of Local, Small Local and Pocket Parks fall below the threshold standard for quality.

Recommendations for future provision:

Although the area exceeds the quantity standard for publicly accessible open spaces, much of its residents are not within easy walking distance of provision. Future management should focus on providing local scale open spaces particularly in areas which experience greatest levels of deprivation, where residents do not have access to gardens or there is no access to other open spaces. Opportunities should also be sought to provide allotments within Barkingside Ward. Improving the quality of existing open spaces (particularly Local, Small Local and Pocket open spaces) should be a priority.

Oakfield's School Playing Field and Sport Centre

Oakfield's is divided into three areas, each under separate leases:

- **Redbridge Leisure Centre:** To the north. The area is predominantly formed by sport pitches (football and cricket). All pitches appear to be in good condition. There is no indication that the pitches are being used for informal ball games.
- **Old Parkonians:** to the south east and fenced off from rest of space. Used by clubs only.
- **Jack Carters:** football club. Located on southern portion of field leased to Redbridge Leisure Centre. Football pitch demarcated by rail. Pitch used by club members only and no sign of any unofficial use.

Characteristics of local area:

The site is located in an area where residents are likely to have access to private gardens, residents are above average on calculations of levels of deprivation and low population density. However some of the surrounding areas fall within the lowest 20-40% of Living Environment Deprivation.

The site is within the catchment area of larger open spaces (i.e. Metropolitan and District scale) and these sites are of high quality and value. However it falls outside of the catchment area for local provision (i.e. sites which are within 400m). In fact the whole of the east of Fairlop Ward falls outside the catchment of these smaller spaces. This suggests that a priority for this area should be to provide additional open spaces which provide a local function.

Current usage:

The open space audit noted that the site is dominated by sport pitches and is therefore predominantly outdoor sport provision. Use of the sport pitches is either through memberships or booking made through the leisure centre. There are no facilities for informal recreation (e.g. benches or litter and dog bins). However there appears to be some desire lines in areas of long grass in the northeast of the site and conversations with council officers suggest that the site under lease to Redbridge Leisure Centre is used by surrounding residents for walking dogs. The site can be accessed via a public highway which extends through the heart of the site. There are no barriers preventing people accessing the grass areas managed by Redbridge Leisure Centre.

Conclusion:

Although the site is correctly recorded as outdoor sport provision it is contributing in some way to the publicly accessible open space network albeit at a very local level for informal use. Usage of this site might reflect the deficiency in access to similar open spaces within the locality. Due to the formal nature of the open space it may not be appropriate to actively promote the use of the open space for informal recreational activities such as dog walking. The nearby Fairlop Waters Country Park provides opportunities for informal recreation although this open space is not in easy walking distance of the communities which surround Oakfield's School Playing Field and Sport Centre. Opportunities should therefore be sought to create alternative spaces. This should be a priority if the open space is no longer accessible at all.



Land leased to Redbridge Leisure Centre



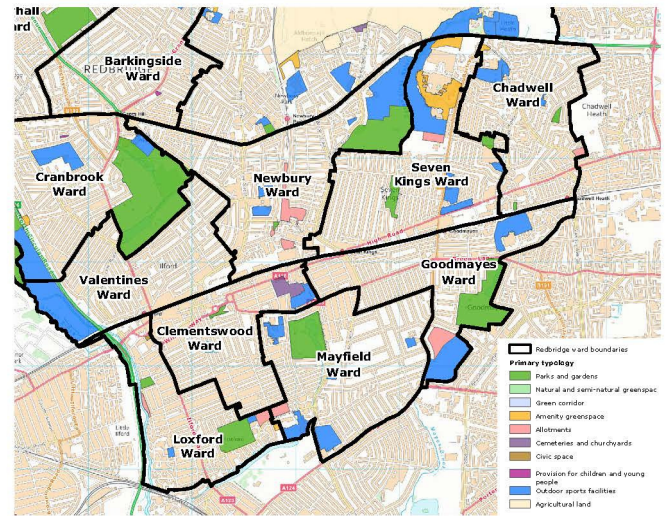
Land leased to Old Parkonians

Factsheet 2: Gants Hill and Crossrail Corridor

Population (2011): 85,702

Characteristics of population:

Gants Hill and Crossrail Corridor experiences some of the greatest concentrations of population in Redbridge. Chadwell Ward has 129.8 people per hectare, Newbury Ward 108.8 people per hectare and Mayfield Ward 104.3 people per hectare. This compares to Cranbrook Ward which has 73.4 people per hectare. Seven Kings and Goodmayes Wards contain neighbourhoods which fall within 10-20 and 20-30 percentiles of deprivation ('0' being the most deprived) in the country. The remainder of the population within the area falls predominantly within the 40-50 percentile of deprivation. Large sections of residents throughout the area are unlikely to have access to a private garden. Neighbourhoods along the A118 and national rail corridors experience high levels of Living Environment Deprivation as does a large portion of Cranbrook Ward. A northern section of Newbury Ward also experiences high levels of deprivation in terms of Living Environment.



Total quantity of open space: 246.10 hectares
(Including non-publicly accessible open spaces)

Quantity of open space freely accessible to public:

- Quantity in Gants Hill and Crossrail Corridor (typologies A, B & D): 130.43 hectares
- Provision per 1,000 head of population (2011): 1.52 hectares
- Redbridge quantity standard: 2.9 hectares per 1,000 head of population.
- Quantity of deficiency/ surplus: -1.3 hectares per 1,000 head of population.
- Projected population for Gants Hill and Crossrail Corridor (2030): 115,000
- Predicted quantity of open space in 2030: 1.13 hectare per 1,000 head of population.
- Quantity of allotments in Gants Hill and Crossrail Corridor: 0.26 hectares per 1,000 head of population.
- Quantity standard for allotments in Redbridge: 0.21 hectares per 1,000 head of population.
- Quantity of deficiency/ surplus of allotments: +0.05 hectares per 1,000 head of population.
- Predicted quantity of allotments in 2030: 0.19 hectares per 1,000 head of population (0.02 hectares per 1,000 head of population below Redbridge quantity standard for allotments)

Accessibility to open spaces:

(Including open spaces which have opening hours)

The majority of area falls within the catchment area of Metropolitan open spaces, although none of these open spaces are actually located within the analysis area. The southern neighbourhoods of Goodmayes Ward and eastern portion of Mayfield Ward are outside the catchment area for these sites. Valentines Park is the only District open space in the area which is accessible by residents in the west of the catchment area. However the eastern section of the analysis area falls outside of its catchment area. Accessibility to Local, Small Local and Pocket open spaces is also restricted although there is good accessibility in parts of Seven Kings Ward and in the north east of Newbury Ward. Southern and eastern parts of Mayfield Ward fall outside of the catchment area of all types and sizes of open space in Redbridge. However residents in these areas are likely to be served by Barking Park (owned by London Borough of Barking and Dagenham). There are no allotments provided in Cranbrook Ward and residents within this area fall outside the catchment area for provision within the surrounding areas. However Redbridge Council is in the process of re-opening a reserve allotment site adjacent to Wanstead Park Road within the Cranbrook Ward. This new provision will therefore help alleviate the deficiency of allotments in this area. The A118, North Circular and National Railway lines all impede access within the analysis area.

Quality and value of open space provision:

Valentines Park is the largest open space in the area and achieves the prescribed thresholds for quality and value. Wanstead Park is located on the western boundary of the analysis area but falls below the prescribed threshold standards for quality and value. Access to this site is also restricted due to the presence of the North Circular road. Goodmayes Park and South Park in the north of the area both achieve the required standards for quality and value. However open spaces in the north of the area all fall below the quality standard with Westwood Road Recreation Ground and Grove Road Gardens both falling below the standards for quality and value.

Recommendations for future provision:

The area experiences issues with the deprivation with many residents unlikely to have access to private gardens. Large areas of the analysis area are outside the accessibility catchment areas for open spaces and many of the open spaces fail to achieve the required standards for quality and value.

Priorities should be to increase the quantity of open spaces within the study area and improving the quality and value of existing sites. Valentines Park is the largest open space in this part of the borough, which is one of the densely populated areas in Redbridge . However many of the residents in the analysis area fall outside the catchment area of Valentines Park. Although smaller in size, South Park and Goodmayes are of significance due to limited provision of open spaces in the locality. Efforts should therefore be made to ensure these sites are able to withstand any increase in usage and maintain their quality and value. Funding streams such as Community Infrastructure Levy and s106 should therefore be secured through development to ensure open spaces are enhanced to improve their resilience to increase use. Although outside of the borough, Barking Park is of importance to the residents of Mayfield and Goodmayes Wards. Opportunities should be sought to provide allotments within Cranbrook Ward.

Ford Sport and Social Club

Ford Sport and Social Club is located within the Newbury Ward within Gants Hill and Crossrail Corridor analysis area. It is bound to the south by Seven Kings Park and to the north by the A12 Eastern Avenue. Goodmayes Hospital and associated green spaces are located on the eastern boundary with residential areas to the west. The open space is recorded as being outdoor sport provision and is only used by members of sport clubs.

Characteristics of local area:

The site is located in an areas which experiences low population densities and higher than average proportion of residents are likely to have access to private gardens. The surrounding communities are record average levels on the Indices of Multiple Deprivation and Living Environment Deprivation.

Although within the catchment area of Metropolitan open spaces, residents are not able to easily access District scale provision. Greater importance should therefore be given to the role that Seven Kings Park fulfils by providing freely accessible open space in an area which currently experiences low levels of provision. However the audit of Seven Kings Park reveals that it currently falls below the current threshold standard for quality.

Current usage:

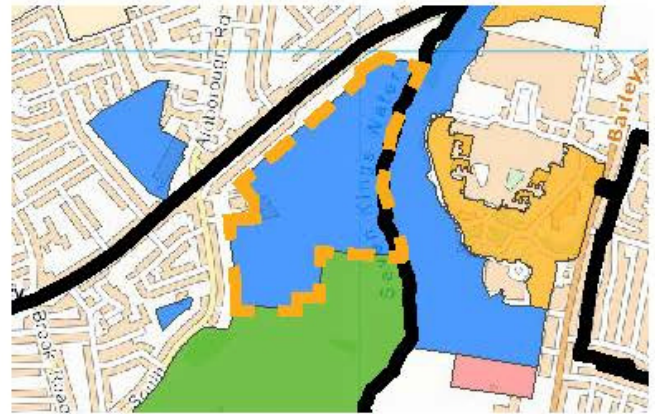
The sites is currently managed as part of the Ford Sport and Social Club and is open to members only. It contains a range of sport facilities including:

- 9 football pitches (one pitch is floodlit)
- 3 cricket squares
- 2 outdoor all weather cricket practice nets
- Grass bowls green
- 2 squash courts
- Badminton court
- Outdoor all weather floodlit training pitch
- Indoor short mat bowls

There is no evidence that the open space supports informal recreational activities (e.g. dog walking or play) with entrance signage clearly stating that the site is private property with trespassers being prosecuted.

Conclusion:

The site is recorded as being outdoor sport provision and for use by members only. There is no evidence that the open space is used by the surrounding communities for informal recreational activities with local residents likely to use the adjacent Seven Kings Park. However open space provision in this part of the borough is relatively low and of a poor quality and/ or value. Seven Kings Park has been assessed as being of a low quality. Opportunities should therefore be sought to increase the accessibility to open spaces so that all residents are with walking distance of a site. Existing open spaces should also be enhanced to ensure they achieve the required threshold standards for quality and value.



Factsheet 3: Ilford

Population (2011): 45,333

Characteristics of population:

Ilford contains the most densely populated Wards in the borough with Clementswood Ward containing 186.7 people per hectare, Loxford Ward 179.5 people per hectare and Valentines Ward 116 people per hectare. It also contains some of the most deprived areas in the borough with all Wards falling within the bottom 30 percentile. The levels of deprivation are also reflected in the Living Environment data, particularly within the Ilford Investment Area. Furthermore some communities within the Loxford and Clementswood Wards are unlikely to have access to a private garden.

Total quantity of open space: 38.48 hectares

(Including non-publicly accessible open spaces)

Quantity of open space freely accessible to public:

- Quantity in Ilford (typologies A, B & D): 9.98 hectares
- Provision per 1,000 head of population (2011): 0.22 hectares
- Redbridge quantity standard (typologies A, B & D): 2.9 hectares per 1,000 head of population
- Quantity of deficiency/ surplus: -2.68 hectares per 1,000 head of population
- Project population for Ilford (2030): 64,300
- Predicted quantity of open space in 2030: 0.16 hectares per 1,000 head of population (-2.74 hectares per 1,000 head of population below Redbridge quantity standard).
- Quantity of allotments in Ilford: 0.05 hectares per 1,000 head of population.
- Quantity standard for allotments in Redbridge: 0.21 hectares per 1,000 head of population.
- Quantity of deficiency/ surplus of allotments: -0.16 hectares per 1,000 head of population.
- Predicted quantity of allotments in 2030: 0.04 hectares per 1,000 head of population (0.17 hectares per 1,000 head of population below Redbridge quantity standard).

Accessibility to open spaces:

(Including open spaces which have opening hours)

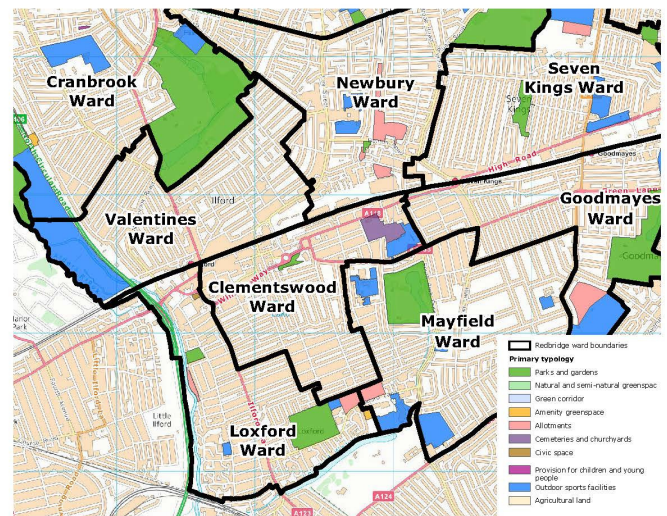
The entire area falls within a catchment area of a Metropolitan open space however access to these sites may be impeded by the presence of the North Circular road. The majority of Loxford and Clementswood Wards fall outside the catchment areas of District open spaces. Although only a Local scale open space, Loxford Park is an important open space for residents within Loxford and southern Clementswood Wards. With exception of communities within the north of Valentines Ward, most residents are within the catchment area of an allotment.

Quality and value of open space provision:

There are just three open spaces recorded in the area. Site 50 (Loxford Park) and Site 28 (Winston Way Open Space) fall below the standards for quality and value. Uphall Recreation Ground fails to achieve the standard for quality.

Recommendations for future provision:

There is currently very limited open space provision within the analysis area and a significant proportion of the area falls outside of the catchment area of a freely accessible public open space. The dense urban nature of this area may restrict opportunities to significantly address the open space deficiency. An alternative approach to provision may need to be considered (e.g. use of roof spaces for gardens and active recreation, pocket parks, civic spaces, green corridors and balconies). The improvement and ongoing management of existing open spaces should be a priority and consideration given to delivering enhancements which will help make these sites resilient to any increase in population. Opportunities should be sought to provide allotments in the north of Valentines Ward. This additional provision could be combined with an additional site within the adjacent Cranbrook Ward.



Quality and value of open space provision:

The quality and value of open spaces in the South Woodford analysis area varies greatly. A cluster of open spaces to the north of the area, Roding Valley green corridor and Walthamstow Forest, all achieve the required thresholds for value and quality. However a significant number of open spaces fail to achieve either threshold standards with quality being an issue in other sites.

Recommendations for future provision:

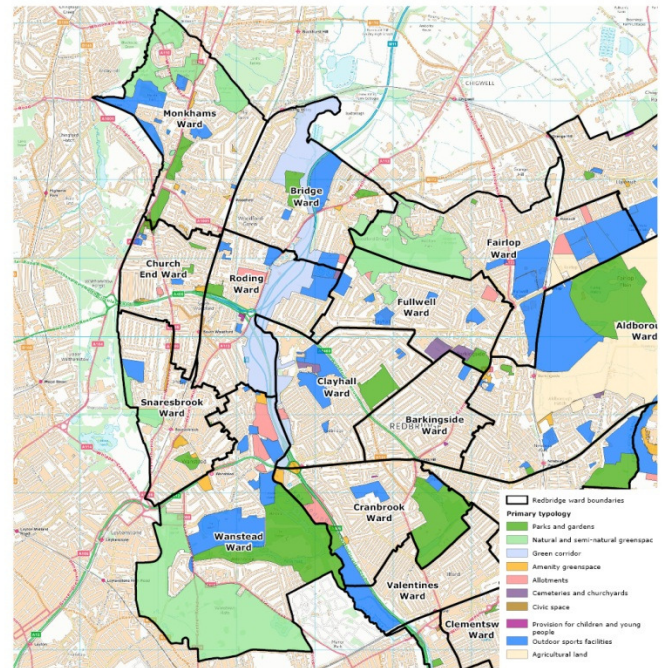
The quantity of open space within the analysis area exceeds the current Redbridge standard. It is also likely that the quantity standard will be exceeded if the population grows as projected. However, the area contains neighbourhoods which are densely populated and experience high levels of Living Environment Deprivation. Some of these areas also fall outside of the catchment areas of District, Local, Small Local and Pocket open spaces. Attempts should be made to improve the environment in these areas and seek opportunities to increase open space provision. Opportunities should be sought to increase access to allotments particularly for residents in the far north and south of the analysis area. Both Roding Valley and the chain of open spaces forming Epping Forest provide important green corridors offering opportunities for the borough's residents to access the wider open space network. Efforts should be made to promote access to these sites. Open spaces which are currently falling below the required quality and/ or value thresholds should be enhanced as a priority.

Factsheet 4: South Woodford

Population (2011): 82,289

Characteristics of population:

Much of the population within this analysis area is clustered along a central axis and between the Roding Valley to the east and Epping Forest to the east. Wanstead Ward has the lowest population density at 25.8 people per hectare with Church End Ward having the greatest density with 93.7 people per hectare. In general the area is more affluent than the rest of the borough with Indices of Multiple Deprivation revealing that areas of Monkshams Ward, Church End Ward and Snaresbrook Ward being some of the least deprived areas in the country. However a northern section of Roding Ward is identified as being one of the most deprived areas in the country with area of Bridge Ward, Wanstead Ward and Snaresbrook Ward also containing significant areas of deprivation. Although the Indices of Multiple Deprivation reveal areas as being in the least deprived in the country, the Living Environment data reveals that large parts of the area are most deprived. This a particular issue in Snaresbrook, Roding, Church End and Wanstead Wards. A significant number of areas are unlikely to have access to private gardens.



Total quantity of open space: 709.33 hectares
(Including non-publicly accessible open spaces)

Quantity of open space freely accessible to public:

- Quantity in South Woodford (typologies A, B & D): 389.72 hectares
- Provision per 1,000 head of population (2011): 4.71 hectares
- Redbridge quantity standard (typologies A, B & D): 2.9 hectares per 1,000 head of population.
- Quantity of deficiency/ surplus: +1.81 hectares per 1,000 head of population
- Project population for South Woodford (2030): 97,800
- Predicted quantity of open space in 2030: 3.98 hectares per 1,000 head of population. No additional open space will be required to achieve quantity standard.
- Quantity of allotments in South Woodford: 0.26 hectares per 1,000 head of population.
- Quantity standard for allotments in Redbridge: 0.21 hectares per 1,000 head of population.
- Quantity of deficiency/ surplus of allotments: +0.05 hectares per 1,000 head of population.
- Predicted quantity of allotments in 2030: 0.22 hectares per 1,000 head of population (0.01 hectares per 1,000 head of population above the Redbridge quantity standard for allotments).

Accessibility to open spaces:

The vast majority of residents within this part of the borough are within the catchment area of a Metropolitan open space. A small section to the north within Monkshams Ward are not within the catchment area. However there is limited provision of District open spaces with much of the northern part of the analysis area outside of the catchment area. This deficiency is in at least part alleviated through the provision of the Local open spaces which form part of Epping Forest and the Roding Valley green corridor. Some communities located along the central axis of the analysis area fall outside the catchment area of all hierarchies of open spaces (with exception of Metropolitan). By far the greatest provision of allotments is contained with the north of Wanstead Ward. The vast majority of residents in the analysis area live within the 1.2 km of an allotment site. However access to sites is limited in the northern extremities of the area including residents within Monkshams Ward and Bridge Ward to the north and Wanstead Ward to the south. Smaller sections of communities within Snaresbrook Ward and Clayhall Ward also fall outside of a catchment area.

Quality and value of open space provision:

The quality and value of open spaces in the South Woodford analysis area varies greatly. A cluster of open spaces to the north of the area, Roding Valley green corridor and Walthamstow Forest, all achieve the required thresholds for value and quality. However a significant number of open spaces fail to achieve either threshold standards with quality being an issue in other sites.

Recommendations for future provision:

The quantity of open space within the analysis area exceeds the current Redbridge standard. It is also likely that the quantity standard will be exceeded if the population grows as projected. However, the area contains neighbourhoods which are densely populated and experience high levels of Living Environment Deprivation. Some of these areas also fall outside of the catchment areas of District, Local, Small Local and Pocket open spaces. Attempts should be made to improve the environment in these areas and seek opportunities to increase open space provision. Opportunities should be sought to increase access to allotments particularly for residents in the far north and south of the analysis area. Both Roding Valley and the chain of open spaces forming Epping Forest provide important green corridors offering opportunities for the borough's residents to access the wider open space network. Efforts should be made to promote access to these sites. Open spaces which are currently falling below the required quality and/ or value thresholds should be enhanced as a priority.
