

Alternative Playing Pitch Sites Assessment

For: London Borough of Redbridge

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1. Introduction and Background

- 1.1 As part of the emerging Local Plan process, the Redbridge Local Plan 2015-2030 Preferred Options document identified potential Development Opportunity Sites (DOS) which could meet the needs and demands of the Borough. Two of these DOSs were Oakfield Playing Fields and the Ford Sports Ground which both have existing formal playing pitches. This could potentially lead to the development of both sites for uses which may not include sports and recreation use.
- 1.2 As part of the evidence base for the emerging Local Plan, both Oakfield Playing Fields and the Ford Sports Ground have been identified as areas of land suitable for release in the National Planning Policy Framework, and have been recommended for removal from the Green Belt as part of redrawing the Green Belt boundaries in the 2016 Green Belt review. This led to the proposal to allocate the sites as DOSs within the emerging Local Plan.
- 1.3 Paragraph 74 of the National Planning Policy Framework states; *“Existing open space, sports and recreational building and land, including playing fields, should not be built on unless: An assessment has been undertaken which has clearly shown the open space, buildings or land 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.”* The Playing Pitch Strategy (2016) has demonstrated that Oakfield Playing Fields and Ford Sports Ground are not ‘surplus to requirements’ – as such, this report aims to identify land to replace the loss by equivalent or better provision in terms of quantity and quality in a suitable location in line with bullet point two of para 74 of the framework as quoted above.
- 1.4 The primary purpose of this Alternative Playing Pitch Assessment is to help inform London Borough of Redbridge as part of their emerging Redbridge Local Plan (2015-20130), and consider whether there are any suitable and developable alternative locations within the Borough which could accommodate a level of playing field provision that is current in use at Oakfield Playing Fields and the Ford Sports Ground, if either or both of these sites come forward as a DOSs. The assessment has been undertaken through a qualitative form of assessment.
- 1.5 The assessment is based on a robust methodology and assessment criteria. This assessment should be read as a standalone document, but should be read alongside the Playing Pitch Strategy to inform the emerging Local Plan, in relation to paragraph 74 of the National Planning Policy Framework.
- 1.6 The assessment makes objective considerations on each site based on the agreed scoped criteria, and the recommendations look to provide guidance as to a location’s suitability. This assessment has been undertaken to advise on the suitability of sites for replacement sports and recreation use, but will assess each site on merit and the conclusions will make it clear

whether the location is suitable to provide replacement facilities for Oakfield Playing Fields, the Ford Sports Ground.

- 1.7 This report is prepared in the context of the LB Redbridge Playing Pitch Strategy (2016). The report was carried out to establish whether there is sufficient playing pitch provision in LB Redbridge currently and to meet the future requirements to 2030.
- 1.8 The Playing Pitch Strategy (2016) report made a number of conclusions. It identified existing and future deficiencies in playing pitch facilities to meet the needs of LB of Redbridge residents. The report found that there is a need to retain all existing playing pitch provision, and that there is a need to improve the quality of the playing field provision. In addition, the report states that the existing provision should be re-provided should they be redeveloped.
- 1.9 The overall and site-specific conclusions to the Playing Pitch Strategy (2016) report have been acknowledged in the production of this Alternative Playing Pitch provision assessment. One such recommendation was for the undertaking of feasibility studies to identify if the existing provision of clubs using Oakfield's and Ford's Sports Ground can be accommodated in the borough. The sites listed as potential examples of replacement locations are all assessed in this report.
- 1.10 **Disclaimer: This assessment has been prepared for the London Borough of Redbridge to inform future decisions on potential Development Opportunity Sites, and their suitability for inclusion in the Redbridge Local Plan 2015-2030. It does not represent approved Council policy for the selection of any site for consideration, either as a Development Opportunity Site or a replacement sports and recreation facility. Any decision to progress any site or sites contained within the assessment would need to be made through the appropriate channels and based on all available evidence.**

2. Planning Policy

2.1 This section of the Alternative Playing Pitch Provision Assessment sets out the Planning Policy Context within which the analysis should be considered. Policy is reviewed at National, Regional and Local Levels, and the policies considered to be the most relevant are outlined below.

National

2.2 The National Planning Policy Framework (NPPF) is the current planning policy document published by the Government, and has been in force since 27th March 2012. This document sets out the Government's planning policies for England, and details how they should be applied. The Government consulted on a NPPF addendum between 7th December 2015 and 22nd February 2016, however it is not considered the proposed amendments have an effect on this assessment.

2.3 Promoting healthy communities forms an important part of the NPPF, and is covered in Chapter 8. It is recognised within paragraph 69 that the planning system plays an important role in facilitating social interaction and creating healthy, inclusive communities.

2.4 It is acknowledged in paragraph 70 that as part of the plan making process, Local Authorities must plan positively for the provision and use of community facilities such as sports venues, as a mechanism to enhance the sustainability of communities. This includes guarding against the unnecessary loss of valued facilities and services, ensuring established facilities are retained for the benefit of the community, and taking an integrated approach to considering the location of housing, economic uses and community facilities.

2.5 The importance of sport and recreation is emphasised in paragraphs 73 and 74. Paragraph 73 states:

“Access to high quality open spaces and opportunities for sport and recreation can make an important contribution to the health and well-being of communities. Planning policies should be based on robust and up to date assessments of the needs for open space, sports and recreation facilities and opportunities for new provision. The assessments should identify specific needs and quantitative or qualitative deficits or surpluses of open space, sports and recreational facilities in the local area. Information gained from the assessments should be used to determine what open space and recreational provision is required.”

2.6 Paragraph 74 states:

“Existing open space, sports and recreational building and land, including playing fields, should not be built on unless:

- An assessment has been undertaken which has clearly shown the open space, buildings or land 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.”*

2.7 Paragraph 81 of the NPPF acknowledges that outdoor sport and recreation has the potential to be a suitable use in the Green Belt providing it is planned positively and enhances the beneficial use of the Green Belt.

2.8 As stated in paragraph 87, any development which is inappropriate development in the Green Belt should not be approved except in very special circumstances. Relevant to this assessment, paragraph 89 of the NPPF states that, specifically in relation to buildings, the provision of appropriate facilities for outdoor sport or for outdoor recreation are exceptions to the paragraph 87 definition of inappropriate development, providing that the proposed facilities preserve the openness of the Green Belt.

2.9 Paragraph 171 makes the point that Local Authorities should, when preparing a Local Plan, take account of the needs of the population, including sports and recreation, including expected future changes and any known barriers to improving health and wellbeing

2.10 In March 2014, the Department for Communities and Local Government (DCLG) published the Planning Practice Guidance (PPG) which complimented the NPPF, and provided further detailed guidance on many aspects of the planning system.

2.11 The PPG acknowledges that it is up to the individual Local Authority to assess their need for open space and recreation, and opportunities for new provision in their area. The PPG requires further consultation with Sport England where development would affect existing open space, sports and recreation facilities, and advises referring to Sport England guidance when making decision on the need for such facilities.

2.12 Sport England published guidance on the approach to developing and delivering a Playing Pitch Strategy in October 2013. Whilst this guidance has been produced specifically to inform Local Authorities who are undertaking a Playing Pitch Strategy, it still contains useful information for this form of assessment. This Assessment has been produced whilst taking

into account the recommended 10 step approach to developing and delivering a Playing Pitch Strategy which is contained in the Sport England guidance notes:



Regional

2.13 The overarching regional framework for policy guidance is set out in the London Plan, which provides the Spatial Development Strategy for Greater London and deals with matters of strategic importance for creating an integrated social, economic and environmental framework for development within London. The most recent version of the plan is The London Plan: The Spatial Development Strategy for London Consolidated with Alterations since 2011. This incorporated the early minor alterations from October 2013, and the further alterations in March 2015. A further minor alteration to the plan is anticipated to be published in early 2016.

2.14 The London Plan has a specific policy relating to Sports Facilities. Policy 3.19 states that one of the Mayor's aims is to increase participation in, and tackle inequality of access to, sport and physical activity in London. In relation to the production of Local Plans, Local Authorities are encouraged to assess the need for sports facilities in line with paragraphs 73 and 74 of the NPPF (noted above), and states that they should seek to secure sites for a range of sports facilities.

2.15 As part of the supporting text to Policy 3.19, the London Plan places significant importance on the sports and recreation facilities role in social infrastructure. Local Authorities are encouraged to undertake a needs and evidence based approach to their decision making in relation to sports facilities, and built sports facilities should only be accommodated on green open space where the land has been identified as being surplus as part of any open green space use.

2.16 Multi-sport hub sites on playing fields and shared use of sports facilities in schools are supported by the Mayor and the guidance recognises that, in accordance with the NPPF's

golden thread of sustainable development, all sports facilities should be accessible to all sections of the community and within easy reach through walking, cycling and public transport. The London Plan also supports and conforms with the NPPF's stance on development in the Green Belt and the exceptional circumstances afforded to sports facilities providing they do not harm the openness of the Green Belt.

Local

- 2.17 The Redbridge Core Strategy was adopted in 2008 and remains a core aspect of the Local Authority's development plan. The Core Strategy sets out the long term Spatial Vision and Objectives for the Borough and provides planning guidance for further Development Plan Documents adopted by the Council.
- 2.18 One of the core Strategic Objectives of the Core Strategy is to maintain a supportive community, and ensure good quality community support facilities are available and accessible to all residents within the Borough. As part of this Strategic Objective, the Council will look to support proposals for new and improved facilities and supply new sporting and associated facilities where opportunities present themselves.
- 2.19 The Borough Wide Primary Policies Development Plan Document was adopted in May 2008, and is in conformity with the adopted Core Strategy. This document is generally for development control purposes, but gives useful background information as to the how the strategic objectives stated in the Core Strategy will be achieved.
- 2.20 Policy CR3 of the Borough Wide Primary Policies Development Plan Document identifies that planning permission will be granted for proposals for new sports, leisure and cultural facilities and replacement or enhancement of existing facilities, especially where there is joint use of facilities. This is supplemented by Policy C1 which provides general support for new community facilities and encourages alternative community use where a particular community use ceases.
- 2.21 As part of a Core Strategy Review, which was published in January 2013 as part of the consultation process for the anticipated Redbridge 2028 Plan, Oakfield Playing Fields was identified within the Barkingside Investment Area as having potential for a new school and other community facilities, with some housing provision and potential for an NHS Polyclinic. The Ford Sports Ground was identified within the Crossrail Corridor Investment Area as a site for development. The Crossrail Corridor Investment Area could potentially provide a new primary and secondary school, NHS Polyclinic and new low density family housing.
- 2.22 The identification of Oakfield Playing Fields as an opportunity site within the Barkingside Investment Area received objections during the public consultation on the Preferred Options document, therefore the Council undertook a fresh review of alternative options which formed part of a Preferred Options Report Extension: Alternative Development Strategies document which was published in November 2014, and supports the emerging Redbridge Local Plan 2015-2030.
- 2.23 The document assessed the further development options without coming to a conclusion, and asked residents for their views as part of the consultation process. The 4 options were:
- Option 1 - Proceed with proposals for Oakfield Playing Fields

- Option 2 - Increase the proposed development at land in and around Goodmayes and King George Hospitals and the Ford Sports Ground in Seven Kings/Chadwell Heath
- Option 3 - Designate a western corridor running from Woodford Broadway/Woodford to South Woodford and Wanstead.
- Option 4 - Release further large parcels of Green Belt land.

2.24 It was acknowledged in the Preferred Options Report Extension that doing nothing was not an option, and that the above four strategies were the most appropriate to consider.

2.25 The existing Core Strategy and Borough Wide Primary Policies will soon be replaced by the emerging Redbridge Local Plan (2015 – 2030). The emerging Local Plan allocates the Oakfields and Ford's Sports Ground sites as Opportunity Sites (DOSs). Policy LP34 of the emerging Local Plan is entitled 'Protecting and Enhancing Open Spaces'. It states that the council will protect, enhance the quality and improve access to existing green spaces in a number of ways, including by '*supporting new high quality outdoor sports facilities to promote sports and active recreation across the borough*' and '*ensuring the re-provision of playing pitches and facilities at Oakfield and Fords Sport Ground to a suitable alternative location within the borough before the sites are redeveloped*'.

2.26 There have been no further emerging Redbridge Local Plan documents published since November 2014.

3. Approach and Methodology

- 3.1 At a Neighbourhoods and Communities Service Committee in June 2015, the draft pre-submission Local Plan 2015-2030 document was discussed and it was stated that Option 1 from the Preferred Options Report Extension was the preferred option, however further consideration and evidence was required before the Draft pre-submission Local Plan 2015-2030 could be considered by the Committee.
- 3.2 Option 1 from the Preferred Options Report Extension was to proceed with the proposals for Oakfield Playing Field, as was stated in the Preferred Option Report (2013), which would deliver in the region of 800 new homes, schools and other community facilities. In order to demonstrate that Option 1 is the most appropriate option, and that the development of Fords Sports Ground is an appropriate preferred option, it was agreed that an Alternative Playing Pitch Provision Assessment should be undertaken in accordance with NPPF paragraph 74.
- 3.3 This assessment bears no reference to the form, scale or massing of any potential development of Oakfield Playing Fields or the Ford Sports Ground, it is merely an assessment of potential alternative playing pitch provision for what is currently provided on those sites, should they come forward for development at any stage during the Local Plan Period.

Approach and Baseline Information

- 3.4 The Local Plan is proposing to allocate both Fords Sports Ground and Oakfields. The purpose of this report is to outline suitable and developable alternative sites which could re-provide the existing provision on these sites should they come forward for development during the Plan period. The Council intends to allocate these sites for residential-led mixed uses scheme that include community infrastructure and the re-provision of some open space.
- 3.5 The aim of the exercise would be to agree the exact location of potentially appropriate replacement sites, which would then be reviewed through the assessment process to conclude whether any sites were suitable.
- 3.6 This report will provide a detailed assessment of sites within the London Borough of Redbridge to consider whether they are suitable alternatives to provide sports and recreation facilities that are, as a minimum, the same quantity and standard as at Oakfield Playing Fields and the Ford Sports Ground.
- 3.7 It was agreed at this stage that, in order to make the assessment as flexible as possible, the provision on existing sites could be split up if it were deemed any of the appropriate sites were suitable, but potentially not large enough or provide an appropriate level of quality of provision
- 3.8 The emphasis of the report focuses on searching for suitable sites for the replacement provision of the sport and recreation facilities on Oakfield Playing Fields and the Ford Sports Ground, as per paragraph 74 of the NPPF: *“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”.

- 3.9 It is acknowledged at this stage that if an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements then the development would not require the replacement of provision. At this stage, although a Playing Pitch Strategy (2016) has been undertaken by London Borough of Redbridge, it is considered prudent to undertake this alternative provision assessment in order to provide a robust evidence base on which the London Borough of Redbridge can base their emerging Local Plan.
- 3.10 The Playing Pitch Strategy (2016) confirms the existing uses on playing pitches throughout the borough. With regard to Oakfields and Ford Sports Ground, the Playing Pitch Strategy has looked at the impact of the loss of those two facilities on supply and demand, and has provided recommended scenarios.
- 3.11 The Playing Pitch Strategy identifies that if Oakfields and Fords Sports Ground are taken forward for development, the replacement of quality playing pitch facilities is a key issue which needs addressing. This is stated for both football and cricket pitch use.
- 3.12 The final recommendations of the Strategy strongly recommend an assessment is undertaken to, as a minimum, ensure that the football and cricket pitches are retained or replaced elsewhere by equivalent or better facilities in terms of quantity and quality in a suitable location, in line with the NPPF as they are not surplus provision. This Alternative Playing Pitch Sites Assessment has been undertaken as a result of the findings of the Playing Pitch Strategy.
- 3.13 Through collaborative working with the consultants working on the Playing Pitch Strategy we have been provided with the amount of pitches on the Oakfield Playing Fields and the Ford Sports Ground, and their overall quality. These can be found in Tables 1,2, and 4 overleaf.
- 3.14 It is important at this stage in the assessment to state that the Redbridge Sports Centre and associated sports facilities, which form part of the land which has been identified as being suitable to release from the Green Belt, does not form part of Oakfield Playing Fields, and is not proposed to be developed as part of the Barkingside Investment Area.
- 3.15 Tables 1 and 2, below, separate Oakfield Playing Fields into two sites to align with the 2016 Playing Pitch Strategy, however for the purpose of this assessment the Oakfields site will be considered in its entirety – as can be seen in table 3 - with the aim of this report being primarily to find sites which are able to potentially accommodate all existing provision.

Table 1: Oakfield Playing Fields (North)

Site Name	Jack Carter Pavilion Sports Ground
Playing Pitch Sub Area	3 - Fairlop, Fullwell and Hainault
Type of use	Secured
	
Sports played on site	Football and Cricket
Changing Facilities	On Site
Pitches and quality	<p>4 Adult football pitches – Standard Quality</p> <p>1 Junior (9v9) football pitch – Good Quality</p> <p>2 Mini Soccer (7v7) football pitches – Good Quality</p> <p>2 Cricket squares – Poor Quality</p>

<p>Notes</p>	<p>Site is owned by LB Redbridge. The 2016 PPS identifies that the most suitable location for new facilities would be in Sub Area 3. New facilities if possible would be required as near to Forest Road as possible to ensure ease of access for existing club and team members and provision of public transport.</p> <p>Users of the site include Hainault & Clayhall Cricket Club, Old Bealonians, and more representing a moderate geographical catchment.</p>
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Table 2: Oakfield Playing Fields (South)

Site Name	Old Parkonians
Playing Pitch Sub Area	3 - Fairlop, Fullwell and Hainault
Type of use	Secured
Sports played on site	Football and Cricket
Changing Facilities	On Site
Pitches and quality	5 Adult football pitches – Good Quality 1 Junior (11v11) football pitch – Good Quality 1 Mini (7v7) football pitch – Good Quality 1 Mini (5v5) football pitch – Good Quality 2 Cricket squares – Good Quality
Notes	Leased from LB Redbridge and managed and maintained by Old Parkonians. The previous club

	<p>using this site have moved to a new site, and the site has been sub-let to other clubs, with the use still continuing. The Cricket Club cricket pitches are at capacity at peak time of use by the club itself. The 2016 PPS identifies that the most suitable location for new facilities would be in Sub Area 3. New facilities if possible would be required as near to Forest Road as possible to ensure ease of access for existing club and team members and provision of public transport.</p> <p>Users of the site include Parkonians FC, Romford Borough Youth, AFC Hornchurch, and more, reflecting a moderate geographical catchment.</p>
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Table 3: Combined Oakfield playing pitch provision

Pitches and quality	<p>5 Adult football pitches – Good Quality</p> <p>4 Adult football pitches – Standard Quality</p> <p>1 Junior (11v11) football pitch – Good Quality</p> <p>1 Junior (9v9) football pitch – Good Quality</p> <p>3 Mini (7v7) football pitch – Good Quality</p> <p>1 Mini (5v5) football pitch – Good Quality</p> <p>2 Cricket squares – Good Quality</p> <p>2 Cricket squares – Poor Quality</p>
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Table 4: Ford Sports Ground

Site Name	Ford Sports And Social Club
Playing Pitch Sub Area	7 - Cranbrook, Newbury and Valentines
Type of use	Secured
Sports played on site	Football and Cricket
Changing Facilities	On Site
Pitches and quality	7 Adult football pitches – Standard Quality 1 Junior (11v11) football pitch – Good Quality

	<p>4 Mini (7v7) football pitches – Standard Quality</p> <p>2 Mini (5v5) football pitches – Standard Quality</p> <p>3 Cricket squares – Standard Quality</p>
<p>Notes</p>	<p>Site is privately owned. There is evidenced latent demand and evidence of poor drainage on the site. A Non-Turf cricket wicket is also noted on site.</p> <p>Users of the site include Westhamians FC, Dagenham United FC, A.C Upminster FC, Romford Borough FC and many more, reflecting a wide geographical catchment.</p>

3.16 The assessment is to apply a clear and evidenced approach in line with guidance included at National, Regional and Local policy level. The above information has been used as the baseline information for the assessment. In accordance with paragraph 74 of the NPPF's requirement for the replacement provision of equivalent or better provision in terms of quantity and quality in a suitable location.

Site Sources

3.17 In order to create as comprehensive a list as possible, we reviewed all potential sources of sites. These included:

- Desktop Aerial Search;
- Green Belt land, based on the latest Green Belt Review;
- Local Open Spaces;
- School Playing Fields;
- Draft Playing Pitch Strategy;
- Local Open Space Assessment; and
- Opportunity Sites List.

3.18 Following receipt of the Draft Playing Pitch Strategy, assumptions were made that where the indications suggested a site that was underused as a playing pitch, it should be considered as a potential site for replacement provision as even if only in part, it may be able to accommodate relocation of pitches from Oakfield Playing Fields and Ford Sports Ground.

3.19 So as to capture as many potential sites as possible, even sites which were clearly too small to provide complete replacement provision were still included, as it may still have potential for partial replacement provision. As part of the scoping for the sites to be assessed, it was acknowledged that there were some site which would be unlikely to be considered, even if they were in a suitable location. As an example, Hainault Forest Country Park is not considered an appropriate location for replacement provision because of the potential impact the intensification of use would have on the County Park and its biodiversity.

3.20 A key element of NPPF 74 states that the replacement provision must be in a suitable location. It was deemed that not all potential sites would fall under the category of a 'suitable location', and therefore sites outside of a 2.5km radius were excluded from the assessment unless there were mitigating circumstances which merited their inclusion. The distance of 2.5 km was considered an appropriate distance as it equates to an approximately 10 minute cycle or a 30 minute walk.

3.21 It is acknowledged that users of Oakfield Playing Fields and Ford Sports Ground are likely to originate from a diverse range of locations, as identified in tables 1-4. It is considered nonetheless that a majority of current users of both sites are participating for local teams and a relocation of over 2.5km would not be deemed 'local', pass the suitable location test of paragraph 74 of the NPPF, and would encourage further private vehicle travel and not fall under the definition of sustainable development.

Methodology

3.22 A key part of the assessment was agreeing the criteria against which each site would be assessed against. The sites to be taken forward were agreed, and a set of assessment criteria proposed. The criteria used for the assessment are:

Table 5: Assessment Criteria

Criteria	Justification
Site Area	This criterion ensured that those sites which were too small to accommodate a single adult playing pitch were excluded from the assessment. Sites were then measured based on their ability to accommodate all existing Ford Sports Ground or Oakfields provision – a site threshold of 5.35 hectares in the case of Oakfields, and of 4.429 in the case of Ford Sports Ground as identified in table 7.
Site Access	A site's existing or potential ease of access, PTAL and proximity to public transport. Sites with good public transport connectivity are preferable.
Ownership	Indication of ownership based on Land Registry. Private ownership may present complex issues in terms of future provision.
Current Use	Land with no current recreational uses on-site is preferable to sites with existing or long term uses.
Local Planning Status	Sites with no formal designation or allocation may be preferable over those with long term aspirations which may only provide temporary provision.
Existing Community Access	This criterion refers to the site distance from both Oakfield Playing Fields and Ford Sports Ground and the level and ease of accessibility to those currently using the existing facilities.
Existing Site Facilities	This criterion assesses the extent and quality of current facilities available on-site where known.

Nature Conservation	Sites within Nationally protected designation such as National Parks, or protected wildlife sites are not as preferable as those without designations.
Flood Risk	Sites which fall in Flood Zones 2, 3a and 3b are more likely to flood and are therefore not as preferable as sites in Flood Zone 1, or may require extensive drainage solutions to make them a suitable option.
Locality	Sites which are located in residential areas are preferable in terms of promoting healthy communities in line with National, Regional and Local Guidance.

3.23 In assessing the sites against the abovementioned criteria, a qualitative traffic light system has been used to clearly identify three levels of suitability as outlined in table 6, below.

Table 6: Traffic Light System

Colour Indicator	Suitability
	Most Suitable Developable Site
	Moderately Suitable Developable Site
	Not Suitable

3.24 A site matrix was produced to filter all the criteria information for each site into one spreadsheet. The traffic light system was then applied against each criteria for every site, with an overall conclusion based on how the site performed against the criteria. The Site Matrix can be found in Appendix A.

3.25 For each site, a proforma has been prepared which details the assessment criteria suitability in detail, as well as perceived risks and an overall recommendation and these can be found in Chapter 5.

3.26 This process identified a number of sites considered to be of a significantly higher level of suitability than others - these are identified in as preferable sites. Such sites were then subject to a detailed analysis, detailed in section 6 of this report as 'Preferred Sites'.

- 3.27 Those sites assessed as Preferred Sites are then subject to further assessment to measure site potential to accommodate the required replacement playing pitches in terms of both land quality, and in terms of site size and scale.
- 3.28 In reference to NPPF paragraph 74, a key aspect of the replacement provision is that it must be of equivalent or better quality than the provision being replaced. As part of this assessment, the recommended sites that have been assessed to have the most potential to provide suitable replacement provision will then be assessed for potential sports pitch quality, and any appropriate mitigation that could be used in order to improve land quality.
- 3.29 This work was carried out by Peter Jones Associates Ltd. If it was considered that one of the feasible sites would not be able to provide a suitable level of pitch quality, or it was unviable to bring the land up to the required standard, the next most appropriate site from the assessment would be considered.
- 3.30 The recommendations that stem from this assessment provide the London Borough of Redbridge with a range of potential sites which are considered to be suitable based on a range of criteria in this report. This range of sites gives the Council a number of options which they can consider as part of a robust evidence base which supports the emerging Local Plan.

4. Analysis of Provision at Existing Sites

- 4.1 This chapter considers the current facilities requiring re-provision. Table 7, below, outlines the current capacity of the sites (Oakfields and Ford Sports Ground) to provide context for assessment of potential replacement land.
- 4.2 Information has been taken from the Playing Pitch Strategy, and the standard pitch dimensions have been applied based on Sport England guidance.


Table 7: Current Capacity on Oakfield Playing Field and Ford Sports Ground


Site	Pitch Type	Min Pitch Dimensions	Pitch Area	No.	Total
Oakfields					
Adult football pitches	Senior	93.66 x 49.16	0.460 ha (4604.3m ²)	9	4.143 ha (41,438.7m ²)
Junior (11v11) football pitch	U13-U14	76.46 x 49.16	0.375 ha (3758.8m ²)	1	0.375 ha (3758.8m ²)
Junior (9v9) football pitch	U11-U12	71.91 x 45.66	0.328 ha (3283.4m ²)	1	0.328 ha (3283.4m ²)
Mini (7v7) football pitch	U9-U10	45.75 x 27.45	0.125 ha (1255.8m ²)	3	0.376 ha (3767.4m ²)
Mini (5v5) football pitch	U7-U8	27.45 x 18.3	0.050 ha (502.3m ²)	1	0.050 ha (502.3m ²)
Cricket (12 Pitch Square)	Senior	20.12x36.6	0.073 ha (736.4m ²)	3	0.220 ha (2,209.2m ²)
Cricket (9 Pitch Square)	Senior	20.12 x 27.45	0.055 ha (552.2m ²)	1	0.055 ha (552.2m ²)
Total			1.269 ha (12,6931m²)	15	5.35 ha (53,501.6m²)
Fords					
Adult football pitches	Senior	93.66 x 49.16	0.460 ha (4604.3m ²)	7	3.223 ha (32,230.1m ²)
Junior (11v11) football pitch	U13-U14	76.46 x 49.16	0.375 ha (3758.8m ²)	1	0.375 ha (3758.8m ²)
Mini (7v7) football pitches	U9-U10	45.75 x 27.45	0.125 ha (1255.8m ²)	4	0.502 ha (5,023m ²)
Mini (5v5) football pitches	U7-U8	27.45 x 18.3	0.050 ha (502.3m ²)	2	0.100 ha (1,004.6m ²)
Cricket (12 Pitch Square)	Senior	20.12x36.6	0.073 ha (736.4m ²)	3	0.220 ha (2,209.2m ²)
Cricket (Non Turf Wicket)	Senior	20.12 x 3.6	0.007 ha (72.4m ²)	1	0.007 ha (72.4m ²)
Total			1.093 ha (10,930m²)	14	4.429 ha (44,298m²)


- 4.3 Table 7 provides a basic calculation of replacement provision. Site facilities such as a clubhouse and parking are important factors, and should be considered at a final stage if suitable sites can be found. These site sizes were taken into consideration during the site assessment stage, however the potential for the replacement provision of playing pitches to be split over more than one site was also considered so as to ensure the assessment remained as flexible as possible. Therefore sites with a site size smaller than 4.4ha were not discounted immediately based on their size, as they may still carry potential for split site replacement provision.

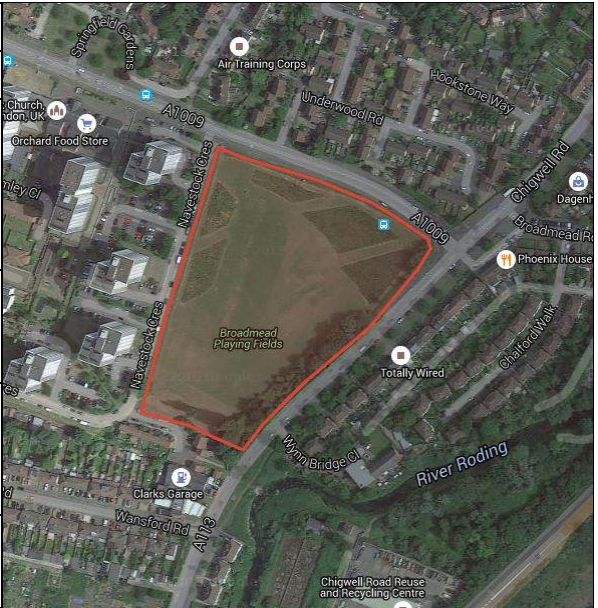
5. Site Assessments

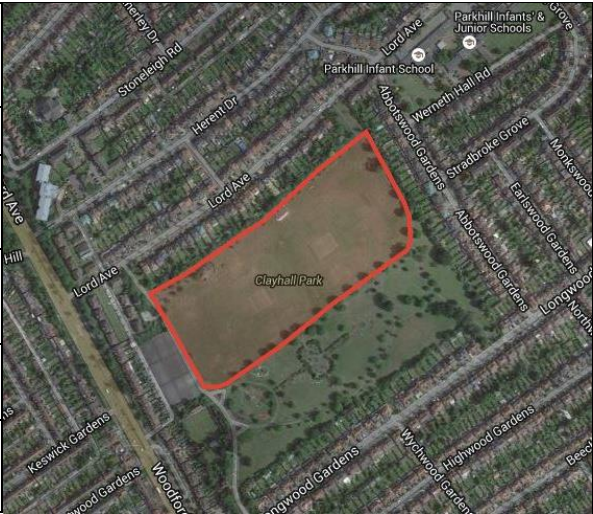
5.1 Following the Methodology outlined in Chapter 3, the following sites were assessed as part of this Alternative Playing Pitch Provision Assessment:

Site Details	Site Name	Ashton Playing Fields	
	Site Reference	01	
	Address	Land west of Waltham Road	
	Site Postcode (or nearest postcode)	IG8 8BU	
	Site Ownership	London Borough of Redbridge	
	Soilscape	Loamy and clayey floodplain soils with naturally high groundwater	
Suitability Criteria	Site Size (ha)	14.4	
	Access and Public Transportation	The site lies approximately 0.8 miles from Woodford Station (15 min walk approximately). Bus stops can be found at Chigwell Road. The majority of the site is assigned a PTAL rating of 1B. Vehicular and pedestrian site access exists from the east and south via Waltham Rd and Chigwell Rd respectively.	
	Current Use	The site appears to take the form of a well-maintained and diverse set of sporting facilities, including three formally laid out football pitches.	
	Planning Status	Adopted policy shows the site as being wholly within the green belt, but existing use is for sport and recreation.	
	Community Access	Under council management, the facilities are accessible 7 - 10 Monday to Thursday, 7 - 7 Friday, and 9 - 5 Weekends. The facilities appear gated out of hours. Approximate distance from Oakfields: 2.68km Approximate distance from Ford's: 4.91km	
	Existing Site Facilities	Clubhouse and changing facilities with parking, and hockey pitch has floodlights.	
	Nature Conservation Designation	Other than Green Belt and Metropolitan Open Land designation, the site has no formal nature conservation protection in planning policy. Significant stretches of mature trees and hedgerows bound the site, however.	
	Flood Risk	The land falls entirely within flood zones 2 and/or 3 and is as a result at risk of flooding.	
	Locality	The site is bounded to the north by open Green Belt countryside, to the west by the M11 motorway, and to the south and east by residential development.	
Potential for intensification: Potential exists on the site for intensification of football and/or cricket provision on site.			
Conclusions: The primary use on this site is for Hockey and incorporates an athletics track, however there is capacity on the site to accommodate an intensification of use for either football or cricket, in relation to the replacement of Oakfield Playing Fields of Ford Sports Grounds. However all of the land falls within Flood Zones 2/3 and therefore has the potential to flood more frequently than those in Flood Zone 1, and may require extensive drainage. Also, the site is over 2.5km away from Oakfields or Fords, and in the context of the Borough would require considerable relocation for locally based teams. The site is owned and managed by LB Redbridge. The site is considered to be Moderately Suitable.			
Overall Site Location Suitability:			

Site Details	Site Name	Bancroft Rugby club	
	Site Reference	02	
	Address	Buckhurst Way, Buckhurst Hill, Essex	
	Site Postcode (or nearest postcode)	IG9 6JD	
	Site Ownership	Bancroft's School	
	Soilscape	Loamy soils with naturally high groundwater	
Suitability Criteria	Site Size (ha)	5.9	
	Access and Public Transportation	The site is located 0.2 miles from Roding Valley station (4 min walk approximately). As such the site enjoys a PTAL rating of 1B. The land is accessed from the west, via Cherry Tree rise which links to the station and other facilities. A relatively large area of car parking can be found at the site.	
	Current Use	The land is the current home of Bancroft RFC.	
	Planning Status	Adopted planning policy designates the site as Green Belt, but existing use is for sport and recreation.	
	Community Access	The land is managed by Bancroft RFC and is gated. It appears unclear whether public access is permitted. Approximate distance from Oakfields: 3.37km Approximate distance from Ford's: 5.79km	
	Existing Site Facilities	Existing clubhouse and changing facilities with parking.	
	Nature Conservation Designation	The site is within the metropolitan Green Belt and is curtailed by the River Roding which is identified as a Site of Importance for Nature Conservation in emerging policy. A dense band of vegetation follows the line of the Central Line which forms the site's northern boundary.	
	Flood Risk	The majority of the site lies within flood zone 2.	
	Locality	Situated at the boundary of the borough, the site is bounded to the north and east by open countryside, to the south by other playing field land.	
Potential for intensification: The site lacks potential for intensified playing pitch provision.			
Conclusions: Although sufficient in size to accommodate either Ford Sports Ground or Oakfields, the site is in private ownership and an agreement would have to be reached with the landowners, which may not be possible. The site has undulating topography and the majority of the site is in Flood Zone 2, and therefore may have flooding and drainage concerns. The site is over 2.5km away from Oakfields or Fords, and in the context of the Borough would require considerable relocation for locally based teams. As such, the site is not considered to be a preferred site.			
Overall Site Location Suitability:			

Site Details	Site Name	Barkingside Recreation Ground	
	Site Reference	03	
	Address	Land at Mossford Green	
	Site Postcode (or nearest postcode)	IG6 2GW	
	Site Ownership	Split London Borough of Redbridge and private ownership	
	Soilscape	Freely draining slightly acid loamy soils	
Suitability Criteria	Site Size (ha)	7.77	
	Access and Public Transportation	The site is located approximately 0.6 miles from Barkingside station (11 min walk approx.). As such the site has a PTAL rating of 2. Vehicular access is gained from the north and east of the site via Mossford Green and Cranbrook Road respectively.	
	Current Use	The site seems publically accessible. Aerial photography suggests the presence of two cricket squares at the site, and use as a football field.	
	Planning Status	The site is identified as an 'Important Urban Open Space' in the current adopted proposals map.	
	Community Access	Approximate distance from Oakfields: 1.31km Approximate distance from Ford's: 2.08km	
	Existing Site Facilities	The site is highlighted in the 2016 Playing Pitch Strategy as requiring improved ancillary facilities.	
	Nature Conservation Designation	No nature conservation planning policy is applicable to the site, however the wooded periphery of the park and its location adjacent to the Holy Trinity Church cemetery results in the site having likely biodiversity value.	
	Flood Risk	Entirety of site lies within Flood Zone 1.	
	Locality	The site is predominantly surrounded by low-to-medium density housing, with the exception of the cemetery to the west and the Redbridge Magistrates Courts to the east.	
Potential for intensification: Some potential for intensification exists, particularly in the southern element.			
Conclusions: The site consists of two parts – a public park element to the north, and separate area of private extension land to the south which has historic sporting uses, but is significantly underplayed at present. If the former private sports field to the south was incorporated, possibilities would be opened up for intensification to contribute to increased capacity in the sub area. The site is well located and is not at primary risk of flooding. The public park element of the site is owned and managed by LB Redbridge. The land is considered moderately suitable.			
Overall Site Location Suitability:			

Site Details	Site Name	Broadmead Playing Fields	
	Site Reference:	04	
	Address	Land bounded by Chigwell Road and Broadmead Road	
	Site Postcode (or nearest postcode)	IG8 8PN	
	Site Ownership	London Borough of Redbridge	
	Soilscape	Loamy soils with naturally high groundwater.	
Suitability Criteria	Site Size (ha)	2.74	
	Access and Public Transportation	The site has pedestrian access from the north and west via Broadmead Road and Navestock Crescent respectively. The site is surrounded by bus stops on Chigwell and Broadmead roads, though sits around 1.3 miles from Woodford Underground station (approximately 27 min walk). The site has a PTAL rating of 1B.	
	Current Use	The site currently takes the form of public open space consisting of informal playing pitched	
	Planning Status	The land is designated as Metropolitan Open Land in the adopted plan.	
	Community Access	The site is gated and appears to restrict access at certain times. Approximate distance from Oakfields: 3.17km Approximate distance from Ford's: 5.07km	
	Existing Site Facilities	None	
	Nature Conservation Designation	Policies other than Metropolitan Open land do not apply specifically to the site in nature conservation terms, however the site appears to be home to areas of tall grassland / wildflower meadow.	
	Flood Risk	The site forms part of the River Roding floodplain and is within Flood Zone 3.	
	Locality	The site is bounded by the high density residential development constituting the Orchard Estate to the west, the River Roding beyond Chigwell Road to the east, and lower density residential development to the north and south.	
Potential for intensification: The site has potential to accommodate some provision.			
Conclusions: The site is insufficient in size to accommodate either Oakfields or Ford Sports Ground due to a relatively small site area. The site is currently underplayed in terms of current sporting use with planning policy designations which accord with continued sporting use. The site has the potential to accommodate further sports use, however is over 2.5km away from Oakfields or Fords, and in the context of the Borough would require considerable relocation for locally based teams. The land has a documented history of flooding due to its location in Flood Zone 3. It is owned and managed by LB Redbridge. Overall, the site is not considered to be a preferred site.			
Overall Site Location Suitability:			

Site Details	Site Name	Clayhall Park	
	Site Reference	05	
	Address	Land north of Longwood Gardens	
	Site Postcode (or nearest postcode)	IG5 0EB	
	Site Ownership	London Borough of Redbridge	
	Soilscape	Freely draining slightly acid loamy soils	
Suitability Criteria	Site Size (ha)	13.8	
	Access and Public Transportation	The park is located around 0.7 miles from Gants Hill Station (15 min walk approximately). A PTAL rating of 1B is assigned to the majority of the park. Pedestrian access can be gained from five points around the site periphery, and vehicular access exists from Longwood Gardens, Woodford Avenue, and Lord Avenue.	
	Current Use	Aerial photography suggests the presence of two cricket squares, with other land unused for sports purposes.	
	Planning Status	The land is identified as an Important Urban Open Space and as a site of Nature Conservation Importance.	
	Community Access	The land is a gated and secured publically accessible park. Some sporting elements of the land - notably the Tennis Courts - appear to be subject to set opening / closing times. Approximate distance from Oakfields: 2.41km Approximate distance from Ford's: 3.17km	
	Existing Site Facilities	There is a pavilion and changing facilities, but no on-site parking.	
	Nature Conservation Designation	A significant spread of mature trees and other vegetation can be found on the site. It is identified as a site of Nature Conservation Importance in both the current adopted plan and the emerging plan.	
	Flood Risk	Entirety of site lies within Flood Zone 1.	
	Locality	The site is bounded by suburban residential development in all directions.	
Potential for intensification: The site has limited potential for intensification of provision.			
Conclusions: The site is sufficient in size at 13.8 hectares to accommodate either Ford Sports Ground or Oakfields, however the pitches are well used at Clayhall Park at present, although the pitches are known to be of poor quality. Site not well located for located for Fords, however is just within the deemed suitable range for Oakfields. The site is owned and managed by LB Redbridge. Given the existing use of the site and the important general community open space use of the southern half of the site, it is not considered a suitable site to recommend replacement provision despite its positive aspects. The site is considered to be considered moderately suitable.			
Overall Site Location Suitability:			


Site Details	Site Name	Cricklefield Stadium	
	Site Reference	06	
	Address	Land north of Green Lane	
	Site Postcode (or nearest postcode)	IG1 1FY	
	Site Ownership	London Borough of Redbridge	
	Soilscape	Loamy soil with naturally high groundwater	
Suitability Criteria	Site Size (ha)	2	
	Access and Public Transportation	The site lies approximately 0.6 miles away from Seven Kings Station (11 min walk approximately). The site has a PTAL rating of up to 3. It has many vehicular access points via Green In and Highbury Gardens, and has its own car park	
	Current Use	Aerial photography suggests the site is home to Ilford Sports club, an athletics track and 3 tennis pitches.	
	Planning Status	The land is categorised as an important Urban open space and has been highlighted under Culture and Recreation as having new and improved facilities.	
	Community Access	The land is gated and fenced completely. The sporting elements of the facility such as the football pitches and the tennis courts suggests there are opening/closing times for the venue. Approximate distance from Oakfields: 4.19km Approximate distance from Ford's: 2.11km	
	Existing Site Facilities	Large changing facilities and parking, and associated floodlights.	
	Nature Conservation Designation	Very little nature conservation exists at the site.	
	Flood Risk	The site is near the main river line and is located partly within Flood Zone 3 and Flood Zone 2.	
	Locality	The site is bordered by Ilford cemetery to the North. Directly south of it lies Green In- a busy high street with commercial businesses and shops. On the east and west sides of the land there is medium/high density residential areas.	
Potential for intensification: Very limited scope for intensification			
Conclusions: Cricklefield Stadium is in current use, and although underused, does not have the capacity to provide replacement provision for either Oakfields or Fords. The site is an important facility for existing users, and enjoys good public transport connections. It is owned and managed by LB Redbridge. Overall the site is not considered to meet the requirements to support replacement provision. As such, the site is not considered to be a preferred site.			
Overall Site Location Suitability:			

Site Details	Site Name	Fairlop Oak (London Marathon Trust)	
	Site Reference	07	
	Address	Land north of Forest Road	
	Site Postcode (or nearest postcode)	IG6 3HJ	
	Site Ownership	The London Playing Fields Society	
	Soilscape	Freely draining slightly acid loamy soils	
Suitability Criteria	Site Size (ha)	12	
	Access and Public Transportation	The site is located approximately 0.5 miles from Fairlop station (10 min walk approx.). As such the site has a PTAL rating of 1B. Vehicular access is gained from the south via Forest Road.	
	Current Use	The site is home to the Lucozade Powerleague which consists of a number of artificial 7 and 5 a side pitches. Large area of separate open space to the east and north of the artificial element of the site consists of 8 Adult football pitches, 2 9v9 (junior) football pitches, and 3 Cricket pitches. Intensive current use.	
	Planning Status	Adopted policy designates the site as Green Belt but existing use is for sport and recreation.	
	Community Access	The majority of the land appears publically accessible and open via London Playing Fields Foundation, though the artificial element appears to be secured as a Lucozade Powerleague facility. Approximate distance from Oakfields: 1km Approximate distance from Ford's: 2.55km	
	Existing Site Facilities	Toilet and changing room provision is noted as needing improvement in the 2016 Playing Pitch Strategy.	
	Nature Conservation Designation	No nature conservation planning policy is applicable to the site, however its open nature and green belt designation is likely to contribute to some nature conservation value. Some mature trees can be found on site, and mature hedgerows bound the land.	
	Flood Risk	Entirety of site lies within Flood Zone 1.	
	Locality	The site is bounded to the south west by Forest Road Industrial Estate, to the north west by Ilford Wanderers RFC and London Marathon Playing Field, to the East by Penrith Road Garden and associated playing fields. To the north lies an area of residential development which forms part of Hainault more widely.	
Potential for intensification: Limited scope exists for intensification.			
Conclusions: The site is well located to provide replacement provision for Oakfields, however is a well-used facility and although there is some calculated underplay on the site, it is only slight and if the site were to be used a replacement provision the existing users would need relocating. Owned and managed by the London Playing Fields Society, the land has good accessibility and planning policy status which does not preclude continued and expanded sporting uses. As a consequence, despite the site's suitability, use of the site would create dispersion in the borough rather than replacement provision. All things taken into account, site can be considered as Moderately Suitable.			
Overall Site Location Suitability:			

Site Details	Site Name	Fairlop Waters	
	Site Reference	08	
	Address	Land South of Forest Road	
	Site Postcode (or nearest postcode)	IG6 3HN	
	Site Ownership	Norham Multi Leisure Limited	
	Soilscape	Freely draining slightly acid loamy soils	
Suitability Criteria	Site Size (ha)	77.9	
	Access and Public Transportation	The site is located approximately 0.4 miles from Fairlop Underground station (9 min walk approx.). As such the site enjoys a PTAL rating of up to 1B. Vehicular access is gained from the north of the site via a T-junction with Forest Road. Pedestrian access exists from the north via the same junction. Paid car parking can be found on the site.	
	Current Use	Golf course with driving range.	
	Planning Status	The land sits within the Metropolitan Green Belt. Parts of the site are identified as 'Site of Nature Conservation Importance' in adopted borough-wide primary policy E2 which seeks to prevent development which has an adverse impact on sites of nature conservation importance.	
	Community Access	The site is publically accessible subject to the opening times of the golf course / Fairlop Waters visitor centre. Approximate distance from Oakfields: 0.7km Approximate distance from Ford's: 2.04km	
	Existing Site Facilities	Existing buildings on-site are well equipped and maintained, though relate exclusively to golf course, driving range, and other activities outside of the scope of this report.	
	Nature Conservation Designation	The land includes two Sites of Nature Conservation Importance. Both are listed as Grade 1 in the Nature Conservation Supplementary Planning Document following London Ecology Unit surveys, meaning they are of Borough Importance.	
	Flood Risk	A small area of land adjacent to the outlined site sits within flood zones 2 and 3, however this mainly covers the surface area of the lake and does not affect the golf course or driving range element of the land which is being considered.	
	Locality	The site is bounded to the west by the Central Line railway and railsides (which are sites of borough importance for nature conservation) and otherwise by open countryside.	
<p>Potential for intensification: Very limited scope for intensification of uses due to current golf / driving range facility and ecological value which may change if there is any future reconfiguration of the current uses.</p> <p>Conclusions: The site is well located to provide replacement provision for Oakfields, however is a well-used multi venue facility, includes a golf course, and both borders and incorporates areas of land which are of ecological importance. Should the golf course undergo some reconfiguration which may create space available for other uses, the site would then have potential to provide replacement provision. Further ecological surveys would be required to assess any potential impact on the land of ecological importance. Overall, in line with identified issues, the site can be considered Moderately Suitable.</p>			
<p>Overall Site Location Suitability:</p>			


Site Details	Site Name	Forest Road	
	Site Reference	09	
	Address	Land north of Forest Road	
	Site Postcode (or nearest postcode)	IG6 3HW	
	Site Ownership	London Borough of Redbridge	
	Soilscape	Slowly permeable seasonally wet slightly acid but base-rich loamy and clayey soils with impeded drainage.	
Suitability Criteria	Site Size (ha)	21.59	
	Access and Public Transportation	The site is located approximately 0.8 miles from Fairlop Underground station (14 min walk approx.). A number of bus stops exist to the north along New North Road. As such the site enjoys a PTAL rating of up to 2. Vehicular access is gained from the south of the site via a T-junction with Forest Road. Pedestrian access exists from the north via Penrith Rd and Penrith Rd Garden.	
	Current Use	Open space, with evidence of some informal playing pitch use.	
	Planning Status	The land sits within the Metropolitan Green Belt and is within the minerals search area. Site has existing and previous use for sport and recreation.	
	Community Access	Access to the site for the public does not appear to be restricted. Approximate distance from Oakfields: 1.63km Approximate distance from Ford's: 2.85km	
	Existing Site Facilities	None	
	Nature Conservation Designation	The site sits within the Metropolitan Green Belt. A number of mature trees can be found on the periphery of the site.	
	Flood Risk	Approximately a quarter of the site sits within Flood Zone 2.	
	Locality	The site is bounded by low density residential development to the north and open country-side in other directions.	
Potential for intensification: Significant scope exists for intensification of sporting uses on site.			
Conclusions: The site is sufficient in size at 21.59ha to accommodate replacement provision of the sports pitches at either Oakfield and Fords, even when Flood Risk element of the site is taken into account. The site does not currently have any formal playing pitch provision on it and is currently open green space. The site is currently designated as Green Belt and playing pitches would be in accordance with this designation. The site is in close proximity to Fairlop Station and bus stops along New North Road. The site would be preferable to provide replacement provision for Oakfield as it is located with 1.63km of the site. The site is owned and managed by the LB Redbridge. The site is considered to be a preferred site.			
Overall Site Location Suitability:		High	


Site Details	Site Name	Goodmayes Hospital Fields (land east of Seven Kings Park)	
	Site Reference	10	
	Address	Land west of Barley Lane	
	Site Postcode (or nearest postcode)	IG3 8FE	
	Site Ownership	North East London NHS Foundation Trust, Chadwell Heath Academy, London Borough Of Redbridge	
	Soilscape	Loamy soils with naturally high groundwater	
Suitability Criteria	Site Size (ha)	10.3	
	Access and Public Transportation	The site is located approximately 0.6 miles from Goodmayes station (approximately 12 min walk), and a number of bus connections are present on Barley Ln. The site has therefore a PTAL rating of 1A. Vehicular access to the site takes place via Barley Lane to the east, whilst pedestrian access can be taken also from the north via the hospital, and the west via Seven Kings Park.	
	Current Use	The site is currently in use as sports facilities linked to the Hospital to the north and a School to the east.	
	Planning Status	The current adopted plan shows the site as being washed over by the Green Belt but existing use is for sport and recreation.	
	Community Access	The land is disjointed in terms of access, with the majority of the site appearing to be publically accessible, albeit not at all times. Approximate distance from Oakfields: 3.01km Approximate distance from Ford's: 0.57km	
	Existing Site Facilities	None within site.	
	Nature Conservation Designation	The riverbank element of the site is classed as an Site of Nature Conservation importance in both current and emerging planning policy.	
	Flood Risk	Some western parts of the site fall within Flood Zones 2 and 3.	
	Locality	The land is bounded to the north by Goodmayes Hospital and associated development, to the west by Seven Kings Water beyond which lies Seven Kings Park, and to the south and east by residential development and school buildings.	
Potential for intensification: The site has limited potential to support replacement provision.			
Conclusions: The site is sufficient in scale – and is well located - to provide replacement provision for Fords. Despite this, the site has split ownership, and appears to have existing uses on the site such as the Thomas McCurtains club, which would need relocating. In terms of access, the site enjoys an acceptable level of transport accessibility. Part of the site falls in an area of nature conservation and in an area of Flood Risk. The site is considered to be Moderately Suitable.			
Overall Site Location Suitability:			

Site Details	Site Name	Goodmayes Park	
	Site Reference	11	
	Address	Land East of Goodmayes Lane	
	Site Postcode (or nearest postcode)	RM8 2QR	
	Site Ownership	London Borough of Redbridge	
	Soilscape	Loamy soils with naturally high groundwater	
Suitability Criteria	Site Size (ha)	18.1	
	Access and Public Transportation	The site is located 0.6 miles from Goodmayes Station (11min walk approximately). The site has mainly a 1A PTAL rating. No vehicular access exists within the site, though ample parking can be found on its periphery, and multiple pedestrian access points can be found on each boundary.	
	Current Use	The land is a public park, featuring open recreational space, with bowling green, 2x cricket pitches, football pitches, tennis courts, and other facilities.	
	Planning Status	In both adopted planning policy the site is identified as a Site of Nature Conservation Importance (E2). Adopted policy identifies the site as Metropolitan Open Land.	
	Community Access	Under council management, the facilities are open 8am until dusk every day. Approximate distance from Oakfields: 4.85km Approximate distance from Ford's: 2.27km	
	Existing Site Facilities	A changing room and pavilion,	
	Nature Conservation Designation	Identified by current and emerging policy as a site of nature conservation importance, the land features a significant quantum of mature trees, with a large lake and gardens.	
	Flood Risk	Entirety of site lies within Flood Zone 1.	
	Locality	The site is bounded by low-to-medium residential development to all sides.	
Potential for intensification: Very limited potential exists for intensified provision on site.			
Conclusions: In terms of site area, the land is able to accommodate replacement provision of the sports pitches at either Oakfield and Fords. The site is split due to existing biodiversity features, which limits connectivity of the site, and reduces capacity. Existing cricket use meets capacity, with slight underplay of football. Public transport accessibility is good, and the site's planning policy status supports continued sporting use. The site is owned and managed by LB Redbridge. Given the site's ecological importance it is considered unsuitable to provide replacement provision, despite its size and location. As such, the site is identified as Moderately Suitable.			
Overall Site Location Suitability:			

Site Details	Site Name	Goodmayes Park Extension (Rec Ground)	
	Site Reference	12	
	Address	Land east of Aberdour Rd	
	Site Postcode (or nearest postcode)	RM8 2EA	
	Site Ownership	London Borough of Redbridge	
	Soilscape	Loamy soils with naturally high groundwater	
Suitability Criteria	Site Size (ha)	11	
	Access and Public Transportation	The land lies approximately 0.9 miles from Goodayes Station (17 min walk approximately). The majority of the land has a PTAL rating of 2. The site has pedestrian access from the north via Mayesbrook Rd and from the west via Goodmayes Lane.	
	Current Use	The site acts as an extension to Goodmayes Park, and consists of large open space with no formal playing pitch facilities.	
	Planning Status	Adopted planning policy designates the site as Metropolitan Open Land but former use is for sport and recreation.	
	Community Access	In the same way as Goodmayes Park, the land is under council management and as such is gated with opening times of 8 - dusk. Approximate distance from Oakfields: 5.11km Approximate distance from Ford's: 2.61km	
	Existing Site Facilities	A changing facility and pavilion. Parking adjacent to changing rooms.	
	Nature Conservation Designation	Other Metropolitan Open Land designation, the site has no formal nature conservation protection in planning policy. Small stretches of mature trees and hedgerows bound the site, however.	
	Flood Risk	Entirety of site lies within Flood Zone 1.	
	Locality	The site is bounded by low-to-medium residential development to all sides, with Goodmayes Lane Allotments bounding the land to the north west.	
Potential for intensification: Significant opportunities exist for intensification and replacement of sporting uses.			
Conclusions: Although the site is in informal use at present, opportunities exist for intensification. It is centrally and sustainably located with good access to public transport infrastructure and is able to accommodate the previous land take of Oakfields and Ford's Sports Ground, albeit with less additional space than other preferred sites. Owned and managed by LB Redbridge, the site is preferred to potentially replace facilities at Ford's Sports Ground, rather than Oakfields, with a distance from the site of 2.61 km, however the site's distance from Fords is further than other preferred suitable sites. The site is considered to be a preferred site.			
Overall Site Location Suitability:		High	

Site Details	Site Name	Hainault Recreation Ground	
	Site Reference	13	
	Address	Land north of Forest Road	
	Site Postcode (or nearest postcode)	IG6 3DF	
	Site Ownership	The London Borough of Redbridge	
	Soilscape	Slowly permeable seasonally wet slightly acid but base-rich loamy and clayey soils with impeded drainage.	
Suitability Criteria	Site Size (ha)	15.9	
	Access and Public Transportation	The site is located approximately 0.6 miles from Fairlop Underground station (11 min walk approximately.). As such the site enjoys a PTAL rating of up to 1B. Vehicular access is gained from the north of the site via a T-junction with Forest Road. Pedestrian access exists from the south via the same junction, or from the north via Penrith Road.	
	Current Use	Open space, with evidence of some sporting uses including cricket and football.	
	Planning Status	In current adopted policy the land sits within the metropolitan Green Belt and within a minerals search area, but existing use is for sport and recreation.	
	Community Access	The site is accessible to the public, however is gated and subject to opening hours. Approximate distance from Oakfields: 1.23km Approximate distance from Ford's: 2.71km	
	Existing Site Facilities	Changing Rooms with parking facility	
	Nature Conservation Designation	The site is within the Green Belt. The site is bounded by hedgerows and a number of mature trees.	
	Flood Risk	A narrow strip of land to the south of the site lies within flood zones 2 and 3.	
	Locality	The site is bounded to the north by low density residential development and the Penrith Road Garden. IT is bounded to the south by Forest Road an open countryside, as is the case to the west and east.	
Potential for intensification: Significant scope exists for provision of sporting facilities despite the site's identified issues.			
Conclusions: The site does not experience intensive use at present, and can accommodate substantially more football pitches than existing. It is sustainably located within walking distance from Fairlop Underground station. It is able to accommodate the previous land take of Oakfields and Ford's Sports Ground, even when Flood Risk element of the site is taken into account. The site is suitable to potentially replace facilities at Oakfields, with a distance from the site of 1.23 km. Further improvements to the quality of the pitches and facilities would be required, but there is the ability to incorporate existing users. The site is considered to be a preferred site.			
Overall Site Location Suitability:			


Site Details	Site Name	Iford Wanderers RFC	
	Site Reference	14	
	Address	Land south of Walden Way	
	Site Postcode (or nearest postcode)	IG6 3HJ	
	Site Ownership	Private Ownership	
	Soilscape	Freely draining slightly acid loamy soils	
Suitability Criteria	Site Size (ha)	3.9	
	Access and Public Transportation	The site is located approximately 0.6 miles from Fairlop station (11 min walk approximately.). As such the site has a PTAL rating of 1B. Vehicular access is gained from the south via Forest Road.	
	Current Use	The site is currently home to Iford Wanderers Rugby club.	
	Planning Status	The land is designated Green Belt but existing use is for sport and recreation..	
	Community Access	Approximate distance from Oakfields: 0.7km Approximate distance from Ford's: 2.69km	
	Existing Site Facilities	Existing changing rooms and clubhouse, with associated floodlights. No parking within the site.	
	Nature Conservation Designation	No nature conservation planning policy is applicable to the site, however its open nature and green belt designation is likely to contribute to some nature conservation value.	
	Flood Risk	Entirety of site lies within Flood Zone 1.	
	Locality	Situated on the edge of Hainault, the site is bounded to the north by low density residential development.	
Potential for intensification: The site has scope for intensification.			
Conclusions: At 3.9 hectares, the site's relatively small size is incapable of accommodating either Ford Sports Ground or Oakfields despite the site's close proximity. Furthermore, the site is in private ownership and an agreement would have to be reached with the landowners, which may not be possible. The site's planning policy status aligns with continued sporting use, however, and the site benefits from good access to public transport infrastructure, and is located close to the current Oakfields site. Overall, the site can be considered Moderately Suitable.			
Overall Site Location Suitability:			

Site Details	Site Name	Kearly and Tonge Sports Ground (Royston Gardens)	
	Site Reference	15	
	Address	Land south of Royston Gardens	
	Site Postcode (or nearest postcode)	IG1 3SY	
	Site Ownership	Private Ownership	
	Soilscape	Loamy and clayey floodplain soils with naturally high groundwater	
	Suitability Criteria	Site Size (ha)	
Access and Public Transportation		The site lies only 0.2 miles from Redbridge Station (5 min walk approximately) though this journey involves traversing the Eastern Avenue / N Circular Redbridge Roundabout. The site has a PTAL rating of 3. The site is accessed via a small junction to the north east of the site.	
Current Use		The site takes the form of playing fields for the Shield Academy Junior Football Club.	
Planning Status		The site is designated Green Belt in current adopted policy, but existing use is for sport and recreation. It borders an area of Nature Conservation Importance to the west.	
Community Access		The land is a Shield Academy Venue, and appears not to be open for other public access. Approximate distance from Oakfields: 4km Approximate distance from Ford's: 4km	
Existing Site Facilities		None	
Nature Conservation Designation		The site periphery consists of mature trees, and the site bounds the Roding Valley and Wanstead Park/Flats.	
Flood Risk		The majority of the site lies within flood zone 3, with elements sitting within flood zone 2 due to proximity to Main River Line.	
Locality		The site is bounded to the north by housing on Royston Gardens, to the west by the North Circular beyond which can be found low-to-medium density residential development in Redbridge. To the west and south of the site lies the Green Belt designated Roding Valley and Wanstead Flats.	
Potential for intensification: The site has limited scope for intensification due to issues around ownership and current use.			
Conclusions: At 4.7 hectares, the site is not large enough to effectively accommodate replacement facilities at Fords or Oakfields. Furthermore, the site is in private ownership and an agreement would have to be reached with the landowners, which may not be possible. The land enjoys good public transport accessibility, but sits over 2.5km away from Oakfields or Fords, and in the context of the Borough would require considerable relocation for locally based teams. Overall, it is considered that the site is Moderately Suitable.			
Overall Site Location Suitability:			


Site Details	Site Name	Land east of Fairlop Tube	
	Site Reference	16	
	Address	Land north of Forest Road	
	Site Postcode (or nearest postcode)	IG6 3HQ	
	Site Ownership	Fowler Forest Farm Limited	
	Soilscape	Freely draining slightly acid loamy soils	
Suitability Criteria	Site Size (ha)	2.3 (restricted due to land ownership constraints)	
	Access and Public Transportation	The land is located adjacent to Fairlop Station and has a PTAL rating of 2. Access to the land is gained from the south via a T junction with Forest Road.	
	Current Use	The site appears to be in agricultural use.	
	Planning Status	The land is designated green belt in adopted policy.	
	Community Access	The land appears not to have public access. Approximate distance from Oakfields: 0.3km Approximate distance from Ford's: 2.28km	
	Existing Site Facilities	None	
	Nature Conservation Designation	No nature conservation planning policy is applicable to the site, however its open nature and green belt designation is likely to contribute to some nature conservation value. Some mature hedgerows and trees act as the site boundary to the south -east and west.	
	Flood Risk	Entirety of site lies within Flood Zone 1.	
	Locality	The site is bounded to the west by the Central Line and its embankment, beyond which lies Fairlop station. To the south can be found Forest Road and Fairlop Waters Gold Course, and to the east lies Forest Farm Shop and agricultural buildings. Further agricultural land is located north of the site, beyond which lies the built up area of Hainault.	
Potential for intensification: The site is well-suited for a some intensification.			
Conclusions: The site is currently in agricultural use under private ownership - an agreement would have to be reached with the landowners, which may not be possible, however scope exists to configure the site to playing pitch provision. It is sustainably located with good access to public transport infrastructure and is located adjacent also to existing Oakfields playing provision. At 2.3 hectares, the site is not capable of providing replacement provision in its entirety, and should only be considered should the site become available. As such, the site can be identified as Moderately Suitable.			
Overall Site Location Suitability:			

Site Details	Site Name	Land South of Billet Road	
	Site Reference	17	
	Address	Land bounded by Billet Road and Eastern Avenue	
	Site Postcode (or nearest postcode)	RM6 5EH	
	Site Ownership	Split ownership between public and private.	
	Soilscape	Elements of 'Slowly permeable seasonally wet slightly acid but base-rich loamy and clayey soils with impeded drainage' with areas of 'Freely draining slightly acid loamy soils'	
Suitability Criteria	Site Size (ha)	15.1	
	Access and Public Transportation	The site lies 1.9 miles from Chadwell Heath station (approximately 37 min walk). There are a number of bus stops on Billet Road. As such, the site has a PTAL rating of 1A. The site is accessed via Billet Road to the north, however this has potential to change depending on potential site development proposals in line with the emerging opportunity site allocation.	
	Current Use	The site currently takes the form of Green Belt land.	
	Planning Status	Current adopted policy identifies the site as Green Belt. The site is identified in emerging planning policy as a Development Opportunity Site.	
	Community Access	Part of the site is private land with historic agricultural use. Approximate distance from Oakfields: 2.91km Approximate distance from Ford's: 1.67km	
	Existing Site Facilities	None	
	Nature Conservation Designation	Although the site has no formal policy designations making reference to nature conservation, it has the character of open green belt land featuring a number of mature trees and hedgerows.	
	Flood Risk	Entirety of site lies within Flood Zone 1.	
	Locality	It is bounded to the west and east with a mix of development consisting mainly of low to medium density housing. To the south lies the A12 beyond which can be found Chadwell Heath. Open countryside lies to the site's north.	
Potential for intensification: The site has strong potential to accommodate significant provision subject to land ownership constraints being overcome.			
Conclusions: The site is not in public use at present, although has scope for the development of playing pitch facilities as it has no intensive use or formal restrictions other than land ownership. Split ownership of the site present potential land use issues, which may limit the use of the site for sports and recreation. In terms of site area, the land is able to accommodate the playing field provision at Oakfields and Ford's Sports Ground, although the site is more suitable to potentially replace facilities at Ford's Sports Ground, with a distance from the site of 1.67 km. The site's allocation as a Development Opportunity Site means the site is not considered to be a preferred site.			
Overall Site Location Suitability:			


Site Details	Site Name	London Marathon Playing Field	
	Site Reference	18	
	Address	Land north of Forest Road Industrial Estate Forest Road	
	Site Postcode (or nearest postcode)	IG6 3HJ	
	Site Ownership	The London Playing Fields Society	
	Soilscape	Freely draining slightly acid loamy soils	
	Suitability Criteria	Site Size (ha)	
Access and Public Transportation		The land is located approximately 0.6 miles from Fairlop station (12 min walk approximately). As such, the site has a PTAL rating of 1B. The land is accessed from the south via the Forest Road Industrial Estate junction with Forest Road.	
Current Use		The land consists of 2x 5v5 pitches 2x 7v7 (mini-soccer) pitches 4x Adult football pitches 2x Cricket pitches and is managed by Fairlop Leisure Limited and London Playing Fields Foundation following a grant from the London Marathon Charitable Trust LMPF Redbridge.	
Planning Status		The land is designated green belt in adopted policy, but existing use is for sport and recreation.	
Community Access		The site is accessible to the community and booking can be made via London Playing Fields Foundation. Approximate distance from Oakfields: 0.7km Approximate distance from Ford's: 5.52km	
Existing Site Facilities		Changing facilities identified as needing improvement in the 2016 Playing Pitch Strategy.	
Nature Conservation Designation		No nature conservation planning policy is applicable to the site, however its open nature and green belt designation is likely to contribute to some nature conservation value. Some mature hedgerows act as the site boundary to the south and east.	
Flood Risk		Entirety of site lies within Flood Zone 1.	
Locality		The land is bounded to the south by the Forest Road Industrial Estate, to the west by a series of allotments, to the north by Ilford Wanderers RFC, to the east by Fairlop Oak and the Lucozade Powerleague centre. The site is therefore overwhelmingly surrounded by open space.	
Potential for intensification: The site has limited scope for intensification due to issues around ownership and current use.			
Conclusions: Owned by the London Playing Fields Society, this site is currently underplayed, and has the potential to pick up some replacement provision, however this depends on whether an agreement with the landowner/operator can be agreed. Potential to improve drainage/facilities to unlock further intensive use exists. Site is well located for Oakfields, but is not preferable as other sites to provide replacement provision, and at 5.1 hectares the site is not large enough to entirely re-provide facilities at Oakfields. Overall it is considered the site is Moderately Suitable.			
Overall Site Location Suitability:			

Site Details	Site Name	Loxford Park	
	Site Reference	19	
	Address	Land North of Loxford Lane	
	Site Postcode (or nearest postcode)	IG1 2PY	
	Site Ownership	London Borough of Redbridge	
	Soilscape	Loamy soils with naturally high groundwater	
Suitability Criteria	Site Size (ha)	7.9	
	Access and Public Transportation	The site has a range of pedestrian access points from the north and south of the park. The PTAL rating ranges from 1A to 2, with a number of bus stops to the immediate south of the park. The nearest underground station is Barking, approximately 0.9 miles from the site (17 min walk).	
	Current Use	The site takes the form of a public park with a range of sporting facilities including tennis and basketball facilities. Space for informal football exists in the form of a large area of open space, although no evidence exists of pitches having been laid out.	
	Planning Status	The land is designated as Metropolitan Open Land and Site of Nature Conservation Importance in the adopted plan.	
	Community Access	Approximate distance from Oakfields: 5.4km Approximate distance from Ford's: 3.53km	
	Existing Site Facilities	None	
	Nature Conservation Designation	A number of mature trees and good quality landscaping can be found on site. Planning policy nature conservation planning policies apply.	
	Flood Risk	Entirety of site lies within Flood Zone 1.	
	Locality	The site is bounded by low density housing to the north, west, and south. Woodlands Junior School and Loxford Lane Allotments lie directly to the east of the site.	
<p>Potential for intensification: Scope exists for intensification of uses on the site despite isolation from area of need and the biodiversity value of the site.</p> <p>Conclusions: The site is large enough at 7.9 hectares to accommodate replacement provision at either Oakfields or Fords but existing uses on the site are likely to restrict its potential available site area. The site is currently underused for both cricket and football, and should be promoted as a site for potential use if there is demand in the area. Site is also identified as an area of nature conservation and intensive use of the site may have adverse impacts on the site's biodiversity nature. The land is owned and managed by LB Redbridge, and includes a range of sporting facilities. The site is over 2.5km away from Oakfields and Fords, and in the context of the Borough would require considerable relocation for locally based teams. Overall it is considered that the site is Moderately Suitable.</p>			
Overall Site Location Suitability:			

Site Details	Site Name	Oaks Park School	
	Site Reference	20	
	Address	Land at Perrymans Farm Road	
	Site Postcode (or nearest postcode)	IG2 7PQ	
	Site Ownership	London Borough of Redbridge	
	Soilscape	Freely draining slightly acid loamy soils	
Suitability Criteria	Site Size (ha)	3	
	Access and Public Transportation	The site is located approximately 0.5 miles from Newbury Park station (9 min walk approx.). As such the site has a PTAL rating of 2. Vehicular access is gained from the south-west of the site via Perryman's Farm Road. Pedestrian access exists from this junction.	
	Current Use	The land is used as playing fields by Oaks Park High School, the main buildings of which are located directly south of the site.	
	Planning Status	The land lies within the Metropolitan Green Belt and is designated a Site of Nature Conservation Importance.	
	Community Access	Site is an existing school playing pitch and public access is restricted. Approximate distance from Oakfields: 1.96km Approximate distance from Ford's: 0.9km	
	Existing Site Facilities	None on site	
	Nature Conservation Designation	The land is designated in current and emerging policy as a Site of Nature Conservation Importance. Mature trees can be found along the periphery of the site, and other Sites of Nature Conservation Importance bound the site to the north and west.	
	Flood Risk	Entirety of site lies within Flood Zone 1.	
	Locality	The site is surrounded by low to medium density housing, and is bounded by the central line to the west, and open Green Belt land to the west.	
<p>Potential for intensification: The site has limited scope for intensification due to issues around ownership and current school use.</p> <p>Conclusions: At 3 hectares, the site does not have the capacity to provide replacement provision for either Oakfields or Fords, and is designated as a site of nature conservation importance, therefore intensification of use would require further biodiversity surveys. The site enjoys good transport accessibility, and is owned and managed by LB Redbridge. The site should only be considered as having potential for an artificial pitch in line with current guidance on providing community uses. Furthermore, current school use renders replacement provision difficult in this location. Overall, the site is not considered to be a preferred site.</p>			
Overall Site Location Suitability:		<p>Low</p>	


Site Details	Site Name	Seven Kings High School	
	Site Reference	21	
	Address	Land west of Charter Ave	
	Site Postcode (or nearest postcode)	IG2 7BT	
	Site Ownership	London Borough of Redbridge	
	Soilscape	Freely draining slightly acid loamy soils	
Suitability Criteria	Site Size (ha)	1.4	
	Access and Public Transportation	The site is approximately 0.7 miles from Newbury Park Station (approximately 14 minute walk). As a result it has a PTAL rating of 1b. There is vehicular access from Ley Street and Charter Av-this includes access for pedestrians inclusive.	
	Current Use	This is the location of Seven Kings High school. It contains educational buildings, an athletics track, an Artificial Turf Pitch football pitch and 3 tennis courts	
	Planning Status	This land is identified as an Important Urban Open Space.	
	Community Access	Existing School Playing Fields. The land is categorised as an important Urban open space and has been highlighted under Culture and Recreation as having new and improved facilities Approximate distance from Oakfields: 3.1km Approximate distance from Ford's: 1.49km	
	Existing Site Facilities	Changing facilities within School	
	Nature Conservation Designation	Small areas of tree cover offer some value.	
	Flood Risk	Entirety of site lies within Flood Zone 1.	
	Locality	In general the school is bordered by a low density residential area. There is a small industrial area to the North-West of the site and also on the east after a small row of housing, there is a large area of allotments.	
Potential for intensification: Scope does not exist in this location for intensification of playing pitch provision.			
Conclusions: At only 1.4 hectares, the site does not have the capacity to provide replacement provision for either Oakfields or Fords. The site enjoys an acceptable level of transport accessibility, and is owned and managed by LB Redbridge. The site is in close proximity to Ford's. The site already incorporates an all-weather pitch, and it is not suitable for further intensification of existing grass pitch despite its suitability. Furthermore, current school use renders replacement provision difficult in this location. As such, the site is not considered to be a preferred site.			
Overall Site Location Suitability:			


Site Details	Site Name	Seven Kings Park (incl land to the north of)	
	Site Reference	22	
	Address	Land East of Aldborough Street	
	Site Postcode (or nearest postcode)	IG3 8HG	
	Site Ownership	London Borough of Redbridge	
	Soilscape	Loamy soils with naturally high groundwater' and 'Freely draining slightly acid loamy soils'	
Suitability Criteria	Site Size (ha)	19	
	Access and Public Transportation	The site is located approximately 0.5 miles from Newbury Park station (10 min walk approx.). As such the site has a split PTAL rating of 2 and 1B. Vehicular access is gained from the west of the site via a T-junction with Aldborough Rd. Pedestrian access exists from multiple points along Aldborough Rd.	
	Current Use	The southern half of the site is in current use as a park, but has existing and previous use for sport and recreation.	
	Planning Status	The site is identified as Metropolitan Green Belt in the adopted plan.	
	Community Access	Both elements are publically accessible, with set opening times and security gates at entry/exit. Approximate distance from Oakfields: 2.80km Approximate distance from Ford's: 0.37km	
	Existing Site Facilities	Pavilion and changing facilities to the south, but no parking adjacent.	
	Nature Conservation Designation	The riverbank element of the site is classed as an Site of Nature Conservation importance in both current and emerging planning policy.	
	Flood Risk	Some eastern parts of the site fall within Flood Zones 2 and 3.	
	Locality	The site identified consists of: Seven King's Park to the south of the site, and additional land which forms a buffer between the formal element of the park and Ford Sports Ground to the north. To the west and south the site is predominantly bounded by residential development. To the east lies Seven Kings Water, beyond which is located Goodmayes Hospital Fields.	
Potential for intensification: Significant opportunities exist across the site for intensification of playing pitch provision.			
Conclusions: Although the site is in use at present, there is underplay, and opportunities exist for intensification. There appears to be no evidence of existing use, and the previously used cricket square are not protected or actively being prepared for the new season. It is sustainably located with access to Newbury Park a 10 minute walk, and at 19 hectares the site is able to accommodate the previous land take of Oakfields and Ford's Sports Ground. The site is preferred to replace facilities at Ford's Sports Ground due to its close proximity with a distance from the site of 0.37 km. The site's planning policy status does not preclude continued or intensified sporting uses. The land is owned and managed by LB Redbridge. The site is considered to be a preferred site.			
Overall Site Location Suitability:		High	

Site Details	Site Name	South Park	
	Site Reference	23	
	Address	Land bounded by South Park Crescent, South Park Rd, South Park Terrace, and S Park Drive.	
	Site Postcode (or nearest postcode)	IG1 1XU	
	Site Ownership	London Borough of Redbridge	
	Soilscape	Loamy soil with naturally high groundwater	
Suitability Criteria	Site Size (ha)	13.3	
	Access and Public Transportation	The site is approximately 0.9 miles from Seven Kings Station (18 min walk approximately). As such the site has a PTAL rating of 2. There are 3 bus tops in close vicinity. Vehicular access occurs at each 4 corners of the park.	
	Current Use	From online website there is a bowling green, children’s play area, football pitch, outdoor gym, free tennis courts and a Wildlife Education and info centre.	
	Planning Status	The land is categorised as Metropolitan Open Land and also a site of Nature Conservation Importance. Furthermore it has been highlighted as an important open space.	
	Community Access	The site is open from 8am to dusk throughout the year to the public. The whole park is fenced and gated. Football pitch hire and the Nature Education/Information centre will be subject to opening/closing times Approximate distance from Oakfields: 4.5km Approximate distance from Ford’s: 2.4km	
	Existing Site Facilities	Changing Facility, with parking in the north of the site.	
	Nature Conservation Designation	The land is categorised as a site of Nature Conservation Importance. Furthermore it has been highlighted as an important open space. This also applies in the emerging plan for the area.	
	Flood Risk	The site is near the main river line and is located partly within Flood Zone 3 and Flood Zone 2.	
	Locality	Site is surrounded by dense residential area, except from the Ilford Sports Club and Cricklefield Stadium just north of the park.	
Potential for intensification: Scope exists for an element of intensification of provision in some parts of the site.			
Conclusions: The site takes the form of a public park, and at 13.3 hectares the site is large enough to accommodate replacement provision relating to either Fords or Oakfields but existing uses on the site are likely to restrict its potential available site area. The site is underused for both cricket and football and should be considered as an suitable site for sports and recreation provision if there is demand in the area. However the site is identified as a nature conservation area, and intensification of use, such a providing relocated provision from either Oakfields or Fords could have an adverse impact on the ecology of the site. Public transport accessibility is acceptable, and the site is owned and managed by LB Redbridge. The site is considered to be Moderately Suitable.			
Overall Site Location Suitability:			

Site Details	Site Name	Starch House Lane	
	Site Reference	24	
	Address	Land at Starch House Lane	
	Site Postcode (or nearest postcode)	IG6 3HB	
	Site Ownership	London Borough of Redbridge	
	Soilscape	Freely draining slightly acid loamy soils	
Suitability Criteria	Site Size (ha)	4.99	
	Access and Public Transportation	The site is located approximately 0.4 miles from Fairlop station (8 min walk approx.). As such the site has a PTAL rating of 3. Vehicular access is gained from the west of the site via a T-junction with Starch House Lane / Virginia Gardens. Pedestrian access exists from this junction.	
	Current Use	Aerial photography suggests the site is in current use as sports playing fields - signage and web research suggests this is by the Shield Academy Junior football club.	
	Planning Status	The site is designated Green Belt in line with London plan policy but existing use is for sport and recreation.	
	Community Access	The land is a Shield Academy venue in the same way as Kearly and Tong sports ground. The extent to which other public use is allowed is unclear. Approximate distance from Oakfields: 0.7km Approximate distance from Ford's: 1.8km	
	Existing Site Facilities	None	
	Nature Conservation Designation	The site is designated Green Belt and Metropolitan Open Land in the current plan, though is identified as white land in the plan with a Local Open Space designation.	
	Flood Risk	Entirety of site lies within Flood Zone 1.	
	Locality	The site is bounded to the north and south by King Solomon High School and Avanti Court Primary School respectively. To the west lies suburban housing, and to the east lies the Central Line beyond which is located Fairlop Waters Golf Course and open countryside.	
Potential for intensification: Significant scope for intensification and re-provision exists at the site subject to relocation of current use.			
Conclusions: Although the site is in use at present, opportunities exist for intensification, subject to existing users relocating. The site is well located in public transport terms, though is unable to accommodate the entirety of both Oakfields and Ford's Sport Ground provision at 4.99 hectares in size. In tandem with intensification of other land, however, the site could contribute to replacement provision should Shield Academy relocate. The site is owned and managed by LB Redbridge. The site is in close proximity to Oakfields, with a distance from the site of 0.7 km. The site is considered Moderately Suitable.			
Overall Site Location Suitability:			

Site Details	Site Name	The Willows	
	Site Reference	25	
	Address	Land east of Elmbridge Road	
	Site Postcode (or nearest postcode)	IG6 3SL	
	Site Ownership	Private Ownership	
	Soilscape	Slowly permeable seasonally wet slightly acid but base-rich loamy and clayey soils with impeded drainage.	
Suitability Criteria	Site Size (ha)	7.1	
	Access and Public Transportation	The site is located approximately 1.3 miles from Hainault Underground station (24 min walk approximately.). A number of bus stops can be found along New North Road and Romford Road albeit over a 10 minute walk. As such the site has a PTAL rating of 0. Vehicular access is gained from the south of the site via a T-junction with Forest Road. Pedestrian access exists from the south via the same junction.	
	Current Use	The site is currently used as a banqueting / events centre with archery and other outdoor past-times undertaken on the land which surrounds the main building.	
	Planning Status	The site is designated as Metropolitan Green Belt in the adopted LDF, but former use is for sport and recreation..	
	Community Access	The site is privately owned, gated, and used for private functions and events. Most of the land appears to be used on a seasonal basis (ie archery). Approximate distance from Oakfields: 2.13km Approximate distance from Ford's: 3.161km	
	Existing Site Facilities	Events Centre has changing facilities and could act as clubhouse. Parking on site.	
	Nature Conservation Designation	The site lies within the Green Belt and is home to a number of mature trees and hedgerows. The cemetery to the north of the site is recognised for its nature conservation value in adopted and emerging policy.	
	Flood Risk	Entirety of site lies within Flood Zone 1.	
	Locality	The site is bounded by Hainault Business Park to the east, which is an area of Preferred Industrial Location in the London Plan. To the north lies the Gardens of Peace cemetery, with open countryside bounding the site to the south and west.	
Potential for intensification: The site has limited scope for intensification due to issues around ownership and current use.			
Conclusions: The site is in private ownership and an agreement would have to be reached with the landowners, which may not be possible. Site was formerly a sports grounds prior to new ownership, but there is no evidence of existing sports or recreation use. The site has a moderate level of public transport accessibility, however its status in planning policy terms would not prevent future establishment of playing pitches. The site is large enough to accommodate replacement provision relating to either identified site. As such, the site is not considered to be a preferred site.			
Overall Site Location Suitability:			

Site Details	Site Name	Wanstead Flats (Incorporated Aldersbrook Road, Capel Road and Harrow Road)	
	Site Reference	26	
	Address	Wanstead Flats, Redbridge	
	Site Postcode (or nearest postcode)	E11 2LT	
	Site Ownership	The City of London Corporation	
	Soilscape	Loamy soils with naturally high groundwater	
Suitability Criteria	Site Size (ha)	174	
	Access and Public Transportation	Public transport accessibility varies widely across the large site. The existing playing fields have a mix of PTAL ratings ranging between 0 and 2. The site is accessed from multiple locations along the periphery of this large area.	
	Current Use	The land is publically accessible as a park. 60 football pitches are available in total.	
	Planning Status	The totality of Wanstead Flats lies within the Metropolitan Green Belt but some areas have existing use for sport and recreation.. The land is also a Site of Nature Conservation Importance.	
	Community Access	The land is publically accessible however there is a restrictive covenant on the site. Areas maintained as football pitches are done so on an informal basis. Approximate distance from Oakfields: 5.72km Approximate distance from Ford's: 5.28km	
	Existing Site Facilities	All three playing pitch areas have changing facilities.	
	Nature Conservation Designation	The land is designated in current and emerging policy as a Site of Nature Conservation Importance. A range of habitats exists in and around the Flats which have significant scope for the support of wildlife, including grassland, wooded areas, lakes, ponds, and hedgerows.	
	Flood Risk	Entirety of site lies within Flood Zone 1.	
Locality	The land is surrounded by heavily built-up areas in all directions. Leytonstone lies to the west, Wanstead to the north with Manor Park and Forest Gate to the southeast and south respectively. To the north-west the Flats are connected by way of Bush Wood to Leyton Flats, and to more northerly reaches of Epping Forest.		
Potential for intensification: Scope exists in some parts of the site for intensified provision to a greater extent than others.			
Conclusions: The site's size allows for a range of options, however all parts of the site are over 2.5km away from Oakfields or Fords, and in the context of the Borough would require considerable relocation for locally based teams. Owned by the City of London Corporation, from a land perspective the site has restrictive covenants which restrict usage. It is considered that opportunities for re-provision exist at the site, however these should be explored more effectively as part of a wider Wanstead Flats masterplan based on current and potential usage - there is significant undersupply at the Harrow Road element of the site but the Aldersbrook Road area is underplayed and is large enough to accommodate both replacement sites. The Capel Road area has an oversupply of adult pitches, but undersupply of junior pitches. Overall it is considered the site is Moderately Suitable.			
Overall Site Location Suitability:			

Site Details	Site Name	Whitbread Sports Ground (Durham Avenue)	
	Site reference	27	
	Address	Land east of Durham Ave	
	Site Postcode (or nearest postcode)	IG9 6JD	
	Site Ownership	London Borough of Redbridge	
	Soilscape	Loamy soils with naturally high groundwater.	
Suitability Criteria	Site Size (ha)	9.8	
	Access and Public Transportation	The site is accessed from Durham Ave to the south west of the site. The site lies 0.6 miles from Roding Valley station (approximately 12 min walk) and as such has a PTAL rating of 1B.	
	Current Use	The site appears to relate to Bancroft Rugby club, however two cricket squares and a football pitch are noted from aerial photography.	
	Planning Status	The land lies within the Metropolitan Green Belt but existing use is for sport and recreation.	
	Community Access	The site appears to be secured from public use. Approximate distance from Oakfields: 3.3km Approximate distance from Ford's: 5.7km	
	Existing Site Facilities	Changing Room/Pavilion with associated informal parking.	
	Nature Conservation Designation	The land falls within the metropolitan green belt and is designated as Metropolitan Open Land in the adopted plan.	
	Flood Risk	Majority of the site lies within flood zone 1, though some elements are located in Flood Zone 2 as the Main River Line of the river Roding is approached.	
	Locality	The land is bounded to the west by residential, to the north and south by open space in the form of Ray Park, and to the east by the River Roding.	
Potential for intensification: The site's well-used and isolated nature limits scope for potential intensification.			
<p>Conclusions: At 9.8 hectares, the site is large enough to accommodate replacement provision relating to either Fords or Oakfields. The site is over 2.5km away from Oakfields or Fords, and in the context of the Borough would require considerable relocation for locally based teams. Although the site is owned by the London Borough of Redbridge, it is leased out on a peppercorn rent. Site well used by Leyton Orient Football Club's Academy, and the cricket pitches are overused in the summer. The site's planning status does not preclude continued or expanded playing pitch use. The site is considered to be Moderately Suitable overall.</p>			
Overall Site Location Suitability:			

6. Preferable Sites

- 6.1 This section highlights those sites identified as being preferable based on an assessment undertaken following the guidance of NPPF paragraph 74. It will reiterate the conclusions of the assessment and provide a greater insight into the potential playing pitch capacity and layout.
- 6.2 This exercise has brought together a large number of sources to create a database of sites from within the Borough. As such it reflects a broad spectrum of sites and premises ranging from existing but underused playing pitches, to School Playing fields and areas of open land. These sites have been assessed objectively through a qualitative assessment, and provides the Council with a range of potential options should Oakfield Playing Fields and Ford Sports Ground be proposed for development as part of the emerging Redbridge Local Plan 2015-2030.
- 6.3 It is considered that a robust approach to this site assessment has been undertaken, which has provided the London Borough of Redbridge with a clear rationale for the sites which have been recommended, and which sites have been rejected, and this provided the Council with further evidence with which they can use to formulate the Redbridge Local Plan 2015-2030.
- 6.4 Having reviewed the sites, there are a number of sites which have been assessed as being potentially suitable. However not all identified sites will be preferable based on paragraph 74 of the NPPF, which should be the ultimate reference point for this assessment. It is the second bullet point of paragraph 74 which is the most relevant:
- 6.5 *'Existing open space, sports and recreational building and land, including playing fields, should not be built on unless:...*
- *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.'*
- 6.6 This bullet point should be applied to all sites from the assessment which have been deemed as having potential to provide replacement provision.
- 6.7 Table 8, overleaf, summarises the conclusions of the assessment of sites which were qualitatively assessed as having potential to provide replacement provision;

Table 8: Assessment Site Conclusions

Site	Individual Assessment	Suitable
Barkingside Recreation Ground	Assessed site included the former sports pitches to the south, but this is in private ownership. Without this, it is not able to be relied upon to provide replacement provision, and efforts should be made to secure the re-provision of this site to meet undersupply in the Borough through improved facilities at this site rather than as a replacement for Oakfields or Fords.	No
Clayhall Park	It is considered that it the lower half of the site is not suitable for sports provision, which leave the northern part of the site at approximately 6.63ha. This part of the site is not large enough to provide replacement provision, and is currently well used for sports use; therefore it would create displacement in the borough rather than replacement provision.	No
Fairlop Oak (London Marathon Trust)	This site is suitably located but has a high level of use for cricket and football. Its use as replacement provision would create further displacement within the borough.	No
Forest Road	This site is generally well located and is consistently underused. A site visit to the site in January 2016 showed use on only two football pitches. Site should be considered as a potential site for replacement provision.	Yes
Goodmayes Park Extension (Recreation Ground)	Site has historic use as a recreation ground, but is not currently used for formal sports provision. Site has potential to accommodate either Oakfields or Fords, although is over 2.5km in distance from both sites.	Yes

Hainault Recreation Ground	<p>Site is in a good location, less than 1.5km from Oakfields. Site is in use, but existing football use is considerably lower than capacity as confirmed by site visit in January 2016. Cricket use remains intensive. Site should be taken forward on the basis of its size, and historic underuse of football pitches, however further consideration of cricket use is required.</p>	Yes
Land South of Billet Road	<p>Site is largely council owned, however is leased out which does present complexities over use. However the site is generally not in use at the moment, with evidence suggesting agricultural use on part of the site in the past. In terms of scale, the site is large enough to accommodate replacement provision. Emerging planning policy designates the site as an Opportunity Site, as such the site cannot be considered further.</p>	No
Seven Kings High School	<p>Site has a modern 3G pitch and there are no further options for intensification of use.</p>	No
Seven Kings Park (including the land to the north)	<p>Site has historic use as playing pitches for football and cricket, however a recent site visit showed no indication of formal play for either. Site is suitably located adjacent to Ford Sports Ground and has capacity to accommodate replacement provision.</p>	Yes
Starch House Lane	<p>Site is currently in use, and has slight underuse, however the site is not large enough to provide complete replacement provision, and any topping up of use, would have little effect on any loss of provision at Oakfields or Fords. However the current tenant at Starch House Lane has indicated a desire to move out, and the site could have potential to provide partial replacement provision under these circumstances.</p>	No
Wanstead Flats	<p>This site has a mix of playing pitch uses split over three sites, Aldersbrook, Capel and Harrow, however are subject to</p>	No

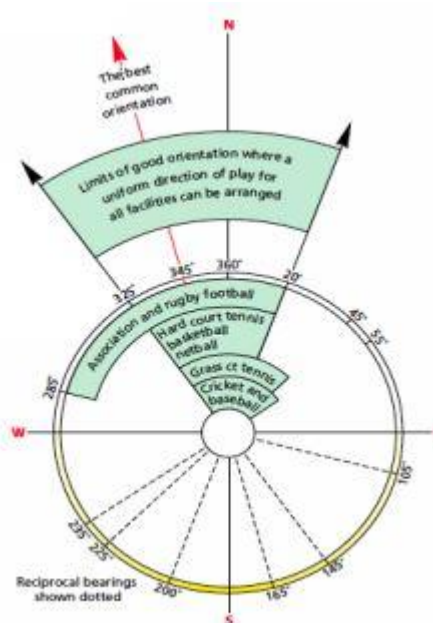
	<p>restricted covenants. Consideration to the use of this site to accommodate replacement provision should only be considered once an overall Wanstead Playing Pitch masterplan has been produced, and a greater understanding of its use for that location is known. Given the distance from Oakfields and Fords, this site should not be considered as a priority for replacement provision.</p>	
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- 6.8 Of the above identified sites, Forest Road, Hainault Recreation Ground, Goodmayes Park Extension (Recreation Ground), Land South of Billet Road and Seven Kings Park (incl Land to the North), and are considered suitable alternative sites which could provide replacement provision should Oakfield Playing Fields and/or Ford Sports Ground come forward as DOSs in the emerging Redbridge Local Plan.
- 6.9 Each of the five identified sites will be assessed in more detail below, specifically in relation to the quantity and quality of provision that can be provided on site. In terms of the onsite provision, we have shown indicative layouts to demonstrate the physical capacity of sites to accommodate re-provision, however more detailed masterplanning of the sites should be undertaken if they are to be taken forward as replacement provision in order to provide the most efficient layout which also incorporates ancillary facilities such as parking and changing rooms.
- 6.10 The pitches shown in the indicative layout are all in accordance with Sport England guidance, and the pitch dimensions shown include run off areas. Ford Sports Ground included an astro-turf cricket wicket. For the indicative layouts for replacement provision of Fords Sports Grounds we have replaced this astro-turf wicket with a 6 pitch cricket square. However if an astro-turf wicket were to be retained instead, it would take up a smaller areas than a 6 pitch cricket square, and the length to the boundary would be slightly smaller.
- 6.11 A key to the pitches shown on the indicative layout can be found below:

Key	
Adult football pitch	
Junior football pitch	
Mini football pitch	
Cricket Square	

- 6.12 Table 7 provided a calculation of replacement provision, and this does not take into consideration for the provision of infrastructure at this point. Site facilities such as a clubhouse and parking are important factors, but should only be considered at a final stage if there are sites considered to be suitable.
- 6.13 These site sizes were taken into consideration during the site assessment stage, as can be seen below. All site layouts are for indicative purposes only, based on Sport England guidance and using their Playing Pitch Orientation Wheel as seen in Figure 1.

Figure 1: Sports England Orientation Wheel



- 6.14 The layouts have been provided to show whether the replacement provision can be provided on each site. The outlines are all based on Sport England recommended dimensions, and in terms of the football pitches, include maintenance/run off areas. Where possible overlaps between cricket and football have been avoided, but overlaps between pitches is accepted by Sport England, are widely used within the Borough of Redbridge, and may provide a more practical operational layout once detailed designs are drawn up.
- 6.15 It is also noted that not all of the playing pitches currently on Oakfields or Ford Sports Grounds meet the orientation guidance provided by Sport England. Therefore any layout which can provide replacement provision more in accordance with the orientation wheel should be considered favourably in terms of quality.

Forest Road

- 6.16 Forest Road is over 20 hectares in size, and currently there are only 2 Junior 11v11 pitches that are used. It is in the Council's ownership, it has a higher PTAL rating than neighbouring sites and an existing access point. Forest Road would require new changing room facilities and playing pitch amenities. Due to the site's size there are multiple potential access points or locations for the changing rooms, and it is recommended a site masterplan be drawn up should the site be identified as a preferred location for replacement provision.
- 6.17 In terms of accessibility, the site is bound by residential properties to the north, Elmbridge Road to the east, Forest Road to the south and Hainault Recreation Ground to the west. Vehicular access is currently provided into the site from Elmbridge Road and Forest Road with pedestrian accesses provided from Penrith Road, Tunstall Avenue and Elmbridge Road to the north and east of the site. While the existing Elmbridge Road vehicular accesses could be retained in its current form, there is likely to be a requirement to alter the form of the Forest Road junction to provide an additional access into the site. A fourth arm could also be formed on the Forest Road / Hainault Road although this would be a costlier option in terms of its construction. There is limited opportunity to form a new vehicular access on the northern boundary of the site.
- 6.18 In terms of soil quality and the suitability of the land for sporting purposes, the PJA report considers Forest Road to currently be satisfactory in terms of soil quality, with scope for improvement. The site's soil is described as well-structured sandy loam soil over stony subsoil.
- 6.19 In terms of ameliorations for the site to meet the required standard, it is recommended that a topographical survey be undertaken to accurately determine the site levels. Further investigation of the drainage situation at the site is also recommended. Overall, it is considered that sufficient quality can be fully achieved on the site through appropriate design and application. An outline specification (appendix C) for replacement provision suggests an approximate timescale of six months for construction and grow-in phases, and a further 12-month grow-in period for the pitches to mature and be ready for play.



6.20 This site is the preferred site for the re-provision of current facilities at Oakfields. The below image shows an indicative layout, with facilities at Oakfields being comfortably accommodated at the site. Pitch sizes are to scale, and include run off in accordance with Sport England guidance.

Hainault Recreation Ground

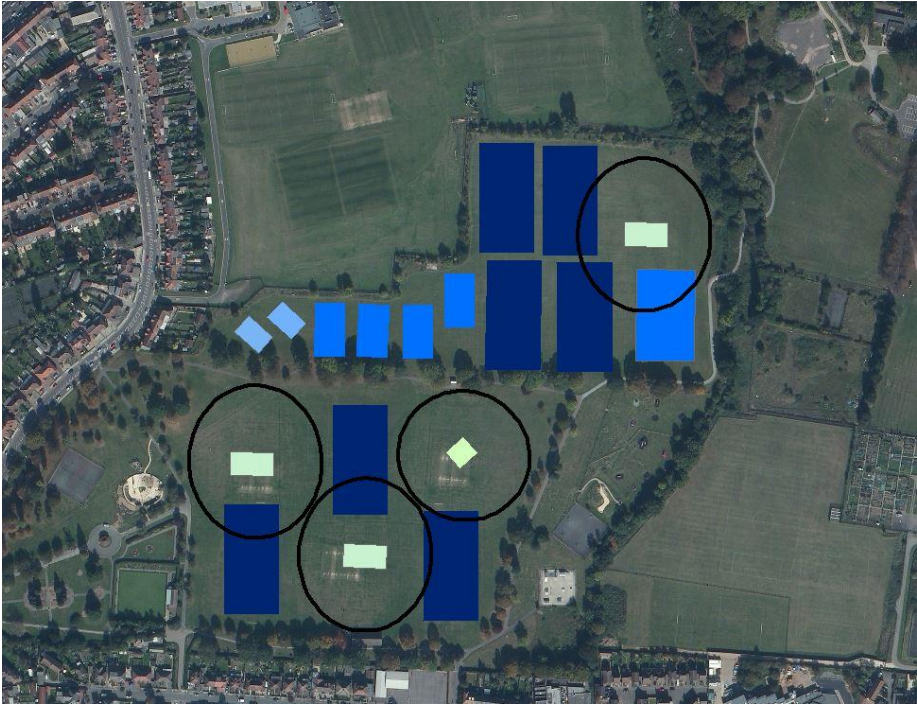
- 6.21 Hainault Recreation Ground is also a suitable site for the replacement provision for Oakfield Playing Fields. The site is almost 16 hectares in size and could accommodate the whole of Oakfield Playing Fields. There are existing uses on the site, however the football pitches are underused. There are existing pitches that are in use in the summer months, and there would be an element of relocation should the whole of the Oakfields provision need to be re-provided on this site.
- 6.22 From an accessibility standpoint, the site is bound by residential properties to the north, the Forest Road Recreation Ground to the east, Forest Road to the south and undeveloped land to the west. Vehicular access is currently provided into the site from Forest Road, with pedestrian accesses provided from Dryden Close and Penrith Road to the north of the site. It is considered that the existing vehicular access can be retained in its current form with no opportunity to form a new access on the northern, eastern or western sides of the site.
- 6.23 In terms of soil quality and the suitability of the land for sporting purposes, the PJA report considers Hainault Recreation Ground to have a satisfactory level of soil quality which, again, has scope for improvement. The soil is described as well-structured topsoil over stony subsoil. Over time and with preparation, 'alternative sites' can be brought up to good quality as is the case at the existing sites.
- 6.24 In terms of ameliorations for the site to meet the required standard, it is recommended that minimal work would be required from the perspective of gradient and topography as the site is fairly flat. Overall, it is considered that sufficient quality can be fully achieved on the site through appropriate design and application. An outline specification (appendix C) for replacement provision suggests an approximate timescale of six months for construction and grow-in phases, and a further 12-month grow-in period for the pitches to mature and be ready for play.



- 6.25 This site is a strong option for the replacement of current provision at Oakfields when based on proximity to existing facilities. The above image shows an indicative layout, with facilities at Oakfields being comfortably accommodated at the site. Pitch sizes are to scale, and include run off in accordance with Sport England guidance. There are already changing room facilities and parking available at this site, however it is recommended that these facilities be improved in order to replicate the existing facilities at Oakfields.
- 6.26 The above indicative layout is based on the whole of Oakfields being located on the site, and the existing uses being relocated. Based on this assessment, and the Playing Pitch Strategy, there is considerable potential to relocate the existing Hainault Recreation Ground uses on Forest Road should the Council conclude that Hainault Recreation Ground is the preferred option for replacement provision of Oakfields.
- 6.27 Further consideration should be given to the potential that both Hainault Recreation Ground and Forest Road possess in term of playing pitch provision. This report has found that both sites could individually accommodate full re-provision for the Oakfields site, however their close geographical proximity presents a unique opportunity for a sporting hub of regional significance to be developed across both sites in a layout which will promote sustainable development, and avoid over-intensification of use. This is echoed in the 2016 Playing Pitch Strategy (page 87). This is considered to be the preferred option for the Oakfields site re-provision, reflecting both the conclusions from this assessment and those from the Playing Pitch Strategy.

Seven Kings Park (including land to the north)

- 6.28 Seven Kings Park is currently underused, and during a site visit in January 2016, there appeared to be no active football provision on site, and the cricket squares were not being protected or prepared for the coming season. The site is well located to provide replacement provision for Ford Sports Ground, however it is likely that improved changing facilities would be required. Its Green Belt status does not preclude sports and recreation provision on this site.
- 6.29 In terms of accessibility, vehicular access is currently provided into the site from Aldborough Road South in the south-western corner of the site, with a pedestrian access located approximately 250m to the north of this access. Access is also provided into the site from Epsom Road to the south. This access while wide enough to accommodate vehicular movements, is predominantly for pedestrian and cycle usage. A further pedestrian access is provided from Farnham Road in the south-eastern corner of the site. The site is bound by Ford's Sports Ground to the north, undeveloped land to the east, residential properties to the south and Aldborough Road South to the west, providing limited scope to form a new vehicular access in an alternative location. While the existing access arrangements could be retained, there is the potential to provide access into the site from via the existing access to Ford's Sports Ground. The layout of this access junction is of a higher standard than the existing access into Seven Kings Park and would enable the existing access to closed to vehicles but retain access on foot and by cycle.
- 6.30 In terms of soil quality and the suitability of the land for sporting purposes, the PJA report considers Seven Kings Park to have satisfactory level of soil quality with scope for improvement. The textural soil analysis describes the soil as Sandy Silt Loam / Sandy Loam. Steeper gradients can be found falling towards the river in the northern section of the site, an area which would require earthworks to meet the desired gradients.
- 6.31 In terms of ameliorations for the site to meet the required standard, it is recommended that a topographical survey be undertaken to accurately determine the site levels and potential for ground modelling in conjunction with satisfactory pitch layout proposals. Earthworks will be required in the northern part of the site to meet Sport England recommended gradients. Overall, it is considered that sufficient quality can be fully achieved on the site through appropriate design and application. An outline specification (appendix C) for replacement provision suggests an approximate timescale of six months for construction and grow-in phases, and a further 12-month grow-in period for the pitches to mature and be ready for play.
- 6.32 This site is the preferable option for re-provision of the facilities at Ford Sports Ground when based on proximity to existing facilities. It is acknowledged that the site is separated into two parcels by the existing path which will cause some restrictions in terms of a proposed layout, however the possibility of providing 3G pitch facilities in this location should be strongly considered as part of the more detailed feasibility work so as to allow for more flexibility in terms of playing pitch provision. Notwithstanding the above, the image overleaf shows an indicative layout, with all the pitches at Ford Sports Ground being able to be accommodated at Seven Kings Park. Pitch sizes are to scale, and include run off in accordance with Sport England guidance.



Goodmayes Park Extension

- 6.29 Goodmayes Park Extension is not as close to Ford Sports Ground as Seven Kings Park, however it does have the infrastructure in place as it has historic playing pitch use, and an existing clubhouse location, although it will require renovation.
- 6.30 With regards to accessibility, vehicular access is currently provided into the site from Goodmayes Lane to the west, with a pedestrian access located approximately 200m to the south of this access. The vehicular access is gated and provides direct access into the park's car park. An additional pedestrian access is provided into the site from Mayesbrook Road on the northern edge of the site. The site is bound by residential properties on its north, east and southern edges with allotments and Goodmayes Lane forming the western site boundary. This provides limited scope for replacing the existing vehicular access. Nevertheless, it is considered that the existing vehicular access can be retained in its current form.
- 6.31 In terms of soil quality and the suitability of the land for sporting purposes, the PJA report considers the Goodmayes Park Extension site to have a satisfactory level of soil quality for sporting purposes with scope for improvement. Textural soil analysis at the site describes the soil as medium clay loam over brown clay, with good grass coverage. In terms of gradient, it was found that undulations exist across the site, however scope exists to level the topsoil area to potentially remove the need to strip all topsoil and re-grade the subsoil.
- 6.32 In terms of ameliorations for the site to meet the required standard, it is recommended that some regrading earthworks be undertaken. Earthworks will be required in the northern part of the site to meet Sport England recommended gradients. Some issues exist around proximity to homes on the site boundaries which may affect the site's capacity, though it is considered overall that through appropriate design and application, including regrading works and appropriate positioning of pitches, the site can be brought up to sufficient quality. An outline specification (appendix C) for replacement provision suggests an approximate timescale of six months for construction and grow-in phases, and a further 12-month grow-in period for the pitches to mature and be ready for play.



6.33 The above image shows an indicative layout, with facilities at Ford Sports Ground being accommodated at the site. Pitch sizes are to scale, and include run off in accordance with Sport England guidance.

7. Recommendations

- 7.1 This report has found a number of suitable and developable sites which have the potential to accommodate replacement provision, intensified playing pitch provision, and new playing pitch provision.
- 7.2 It is considered that this Alternative Playing Pitch Provision Assessment has proved that, in accordance with NPPF paragraph 74, and further national, regional and local guidance, there are suitable alternative sites within the Borough which could accommodate replacement provision should the identified current sites come forward for redevelopment.
- 7.3 In the case of replacement provision for the Oakfields site, this report has found that sites at Forest Road and Hainault Recreation Ground are both preferred to re-accommodate better or equivalent quality and quantity of provision should Oakfield Playing Fields come forward for development. This report has demonstrated the ability of the above sites to comfortably accommodate the facilities in terms of size and scale. Should either of the sites be pursued by the Council to provide replacement facilities, detailed design work should be undertaken to provide a more detailed masterplan to allow for changing rooms, car parking and 3G provisions, in order to ensure that the proposals do not impact on the openness of the Green Belt. Their Green Belt status does not preclude sports and recreation provision on this site on the basis that both sites have existing sports and recreation use.
- 7.4 There is also potential to split the replacement provision between Hainault Recreation Ground and Forest Road based on the size and current evidenced underuse. This should be considered based on the current use of Oakfield Playing Fields which is split between Old Parkonians and Jack Carter Pavilion and their close geographical proximity presents a unique opportunity for a sporting hub of regional significance to be developed across both sites in a layout which will promote sustainable development, and avoid over-intensification of use
- 7.5 With regards to replacement provision for the Ford Sports Ground site, it is considered that sites at Seven Kings Park and Goodmayes Park Extension are preferred to re-provide equivalent or better quality and quantity of provision should the Ford Sports Ground come forward for development, and both are suitable and developable options for replacement provision. The ability of the Seven Kings Park and Goodmayes Park Extension sites to accommodate the size and scale of development has also been proven.
- 7.6 The preferred site for the replacement provision for Ford Sports Ground is Seven Kings Park, including the land just to the north. Both Goodmayes and Seven Kings are within the 'suitable' distance from Fords, with Seven Kings being closer. Seven Kings Park is proposed to be reallocated as an open space as the Redbridge Green Belt Review has considered this parcel of land suitable for release from the Green Belt. Neither site's existing Green Belt status should preclude sports or recreation provision as the most recent use on both site's has been for sports and recreation.
- 7.7 The site and soil investigations undertaken by PJA at the four of the proposed sites have determined that all locations under consideration are satisfactory for the purposes of sports pitches, subject to further design deliberation relating to soil improvements, gradients and drainage and all sites can provide the same quality provision. For each site, a period of

approximately 18 months would be required for site preparation prior to use commencing, consisting of six months for construction and grow-in phases, and a further 12-month grow-in period for the pitches to mature, with ongoing maintenance after this point. The outline specification details this process and are included in the Agronomist's Report, which is attached in Appendix C.

- 7.8 One further site which has been assessed as a suitable location for relocated provision is Goodmayes Park Extension, which is not as close to Fords Sports Ground as Seven Kings Park, however it does have the infrastructure in place as it has historic playing pitch use, and an existing clubhouse location, although it will require renovation.
- 7.9 The Playing Pitch Strategy (2016) identified benefits to the inclusion of artificial 3G pitches in the place of traditional pitches. The construction of such pitches has the potential to carry planning risk, particularly in the Green Belt through intensification of use and the use of floodlights, but in cases where they are deemed appropriate they have the potential to provide 70 to 80 hours of play per week as opposed to 4 or 5 hours for traditional grass pitches. The installation of 3G pitches has the potential to not only improve the quality of provision, but to also provide a substantial level of playing pitch capacity in the Borough and must be considered in the assessed areas where there is currently a shortfall.
- 7.10 As the use of 3G pitches are common place they should be considered by the Local Authority when looking at the proposed intensification of use for any of the recommendations in this report. Certainly in terms of the recommended sites, the inclusion of a 3G pitch will have significant benefits and allow for teams to hold training sessions all year round as well as further community benefits. However at this level of assessment it must be considered that there are financial implications of installing and maintaining 3G pitches, and any installation must be factored into a financial viability appraisal.
- 7.11 It is likely that with any proposed 3G pitch, there would be associated floodlighting to allow for efficient use of the all-weather pitch facility. NPPF paragraph 89 is quite clear in its support of appropriate facilities for outdoor sport and recreation in the Green Belt, however they must preserve its openness. Any further detailed design work must consider the location of the facilities, including floodlighting when considering any prospective layout. The Lucozade Powerleague on Forest Road already has floodlights to support its use, and there are floodlights in use at the Fairlop Waters Driving Range, and both sites are located in the Green Belt, and are examples of appropriate lighting in the Green Belt whilst also having no impact on residential amenity.
- 7.12 Potential development of facilities on any of the sites should be made based on detailed design work, supporting information and a judgement on their potential impact on residential amenity and the openness of the Green Belt, as appropriate. It is considered overall that the sites have potential to support 3G provision and flood lighting and such opportunities should be explored at detailed feasibility stage, with further information such as lighting assessments included in support of any forthcoming planning application on any of the preferred sites.
- 7.13 The use of a 3G pitch on any of the assessed sites would release any potential playing pitch pressure in terms of the layout, as less football pitches would be required. However taking into account the financial and viability impacts, this assessment has not included 3G pitches into the layouts and has used grass pitches in order to show a 'like for like' replacement of playing pitches. Notwithstanding the above, it is still recommended that 3G pitches are

installed on any replacement playing pitch site should they be financially viable and acceptable in planning terms.

- 7.14 This report has also identified a number of sites considered to be suitable for intensification of playing pitch uses outside of the need replacement playing pitch need relating to Oakfields and Ford Sports Ground, and in addition to the sites recommended for this purpose. A range sites with potential for future intensification of uses are identified and discussed within the proformas at Section 5 of this report – of the identified sites, those which are most suited to further potential intensification are considered to include Wanstead Flats, Barkingside Recreation Ground, and Clayhall Park.