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Alternative P	laying Pitch Provision	Assessment																		
	1	2	S S S S S S S S S S S S S S S S S S S	4	5	6	7 Fairlop Oak (London	8	9	10	11	12 Goodmayes Park Extension	13	14	15	16	17	18 London Marathon Playing	19	20
Site Name	Ashton Playing Fields	Bancroft Rugby club	Ground	Broadmead Playing Fields	Clayhall Park	Cricklefield Stadium	Marathon Trust)	Fairlop Waters	Forest Road	Goodmayes Hospital Fields (land east of Seven Kings Park)	Goodmayes Park	(Rec Ground)	Hainault Rec	liford Wanderers RFC	Kearly and Tong Sports Ground (Royston Gardens)	Land east of Fairlop Tube	Land South of Billet Road	Field	Loxford Park	Oaks Park School
Address	Land west of Waltham Rd	Buckhurst Way, Buckhurst Hill, Essex	Land at Mossford Green	Land bounded by Chigwell Road and Broadmead Road	Land north of Longwood Gardens	Land north of Green Ln	Land north of Forest Road	Land South of Forest Road	Land north of Forest Road	Land west of Barley Lane	Land East of Goodmayes Lane	Land east of Aberdour Rd	Land north of Forest Road	Land south of Walden Way	Land south of Royston Gardens	Land north of Forest Road	Land bounded by Billet Road and Eastern Avenue	Land north of Forest Road Industrial Estate Forest Road	Land North of Loxford Lane	Land at Perrymans Farm Road
Postcode (approximate)	IG8 8BU	IG9 6JD	IG6 2GW	IG8 8PN	IG5 0EB	IG1 1FY	IG6 3HJ	IG6 3HN	IG6 3HW	IG3 8FE	RM8 2QR	RM8 2EA	IG6 3HD	IG6 3HJ	IG1 3SY	IG6 3HQ	RM6 5EH	IG6 3HJ	IG1 2PY	IG2 7PQ
Soilscape	Loamy and clayey floodplain soils with naturally high groundwater		Freely draining slightly acid loamy soils		Freely draining slightly acid loamy soils	Loamy soil with naturally high groundwater	Freely draining slightly acid loamy soils	Freely draining slightly acid loamy soils	Slowly permeable seasonally wet slightly acid but base-rich loamy and clayey soils with impeded drainage.	Loamy soils with naturally high groundwater	Loamy soils with naturally high groundwater	Loamy soils with naturally high groundwater	Slowly permeable seasonally wet slightly acid but base-rich loamy and clayey soils with impeded drainage.	Freely draining slightly acid loam soils	ny Loamy and clayey floodplain soils with naturally high groundwater	Freely draining slightly acid loamy soils	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'	Freely draining slightly acid loamy soils	Loamy soils with naturally high groundwater	Freely draining slightly acid loamy soils
Ownership	THE MAYOR AND BURGESSES OF THE LONDON BORDUGH OF REDBRIDGE of Town Hall, liford Essex.	BANCROFT'S SCHOOL (Co. Regn. No. 3513982) of High Road,	REDBRIDGE of Town Hall,	THE MAYOR AND BURGESSES OF THE LONDON BOROUGH E REDBRIDGE of Town Hall, Essen (St. 10 Band of DX14428), 10 (31 1DB and DX14428), 10 (31 1DB and DX14428), 10	LONDON BOROUGH OF REDBRIDGE of Town Hall, 128-142 High Road, liford, Essex	I THE MAYOR AND BURGESSES OF THE LONDON BOROUGH OF REDBRIDGE of Town Hall, 128-14 High Road, Brod, Essee Kill 1 IDD and of DX 134281, Mord 8.	THE LONDON PLAYING FIELDS SOCIETY of 73 Collier	LIMITED (Co. Regn. No. 1457032) of	THE MAYOR AND BLOROSSES OF THE LUNGOSSES OF THE LONDON BOROUGH OF REDBRIDGE of Town Hall, 128 (24 Hgh Road, kind, Easex (31 10D and of DX134261, Mord 8.	north: NORTH EAST LONDON NHS FOUNDATION TRUST of Goodinayes Hospital, 157 Barley Lane, Birori (33 87J. west: CHADWELL HEATH ACADEMY of Unrise Gardens, Chadwell Chadwell Common Common Common Service (1997) Chadwell Service (1997) Chadwell BURGESSES OF THE LONDON BOROUGH OF REDBRIDGE of PO Box 2, Town Hall, Hord, Essex (GI 1DD.	THE MAYOR AND BURGESSES OF THE LONDON BOROUGH OF REDBRIDGE of Town Hall, 128- 142 High Road, Blood, Essax On 100 and of ANSES, Hord	REDBRIDGE of Town Hall, 128- 142 High Road, Ilford, Essex IG1 1DD and of dx134261, Ilford 8.	THE MAYOR AND BURGESSES OF THE LONDON BOROUGH OI REDBRIDGE of Town Hall, 128- 142 High Road, Hord, Essex (61 10 Da and 0 St/342eR, Hock	Oakbank, Hutton, Brentwood F CM13 1DN BRIAN MICHAEL HANNER of 58 Beardsley Drive, Chelmsford	owned by MELVIN JEFFREY CRUMP of Greenways, Hall Lane, Inguistatione, Essex CMM 9NP UNIVE PAT INCIVE WHITT MARE OF North Lodge, New Farm Drive, Machadope, Sizes Market Sizes 13.1.2008 EGLI 552269 3 side of Wanstead Park Road 12	: FOWLER FOREST FARM LIMITED (Co. Regn. No. 7950592) of 22 Finar Street, Sudbury, Suffek COTO 29A.	British Virgin Islands)(UK Regn. No. Y) of PO Box 88, 1	THE LONDON PLAYING	THE MAYOR AND BUSINESSES OF THE LONDON BORDOUGH OF REDBRIDGE of Town Hall, 128 124 High Street, Lidt High Street, Lidt Essex (3) 110D and of 007145681, floor of	THE MAYOR AND BURGESSES OF THE LONDON BORDUCH FREDBRIDGE of Town Hall 128- 1424 High Road, Stord, Essex IG1 1DD and of DX134291, Illord 8.
Existing Site Facilities	Clubhouse and changing facilities with parking, and hockey olich has floodlights.	Existing clubhouse and changing facilities with parking.	The site is highlighted in the 2016 Playing Pitch Strategy as requiring improved ancillary facilities.	None	There is a pavilion and changing facilities, but no on site parking.	 and parking, and associated 	room provision is noted as needing improvement in the 2016 Playing Pitch	Existing buildings on-site are well equipped and maintained, though driving range, and other activities outside of the scope of this report.	None	None	Changing room and pavilion.	A changing facility and pavilion. Parking adjacent to changing coms.	Changing Rooms with parking facility	Existing changing rooms and clubhouse, with associated foodlights. No parking within the site.	None	None	None	Changing facilities identified as needing improvement in the 2016 Playing Pitch Strategy.	None	None
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.	The land is the current home of Bancrott RFC.	The site seems publically accessible. Aerial photography suggests the presence of two cricket squares at the site, however space appears to menian.	form of public open space consisting of informal	Aerial photography suggests the presence of two cricket squares, with other land unused for sports purposes.	Aerial photography suggests the site is home to literd Sports club, an athletics track and 3 lemnis pliches.	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 dult tootball pitches, 29 90 (junior) tootball pitches, and 3 Gricket pitches. Intensive current use.	Golf course with driving range.	Open space, with evidence of some informal playing pitch use.	The site is currently in use as sports facilities inked to the Hospital to the north.	with bowling green, 2x cricket	. The site acts as an extension to Goodmayes Park, and consists of large open space with no formal playing pitch facilities.	some sporting uses including	The site is currently home to life Wanderers Rugby club.	The site takes the form of playing of lields for the Shield Academy Junior Football Oldo.	The site appears to be in agricultural use.	The site was in previous intensive agricultural use though this has ceased according to aerial ghotography.	The land consists of 2x 5v5 pitches 2x 7v7 (min-soccer) pitches 4x Adult bothall pitches 2x Crickel pitches and is managed by Fairlop Leisure Limited and London Playing Fields Foundation following a grant from the London Marrathon Charitable Trust MAPF Redbridge.	The site takes the form of a public park with a range of sporting facilities including tennis and basketball facilities. Spaces for informal football exists in the form of a large aread open space, although no evidence exists of pitches thirting benefit ald outs.	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	which is mainly PDL in nature - is identified as an opportunity site in emerging Local Plan policy. Adopted policy shows the site as	Metropolitan Open Land within the Green Belt.	site falls under 'Community	Metropolitan Open Land in the adopted plan, and as Local Open Space in the	in the adopted plan. It is identified as a site of Nature Conservation Importance in both the current adopted plan	an important Urban open space and has been	Adopted policy designates the site as Metropolitan Open Land within the Green Belt. Emerging planning policy identifies the site as a Mineral search	The land sits within the metropolitan Green Belt. Parts of the site are identified as 'Ste of Nature Conservation importance' policy Ed which seeks to prevent development which has an adverse impact on sites of nature conservation importance. Similarly, the emerging pre-similarly, the emerging pre-similarly site of the provided in the site 'Site of Importance for Nature Conservation'.	The land sits within the metropolitan Green Belt and minerals search area.	identified as a Site of Importance for Nature Conservation. The current	Conservation Importance (E2). Adopted policy identifies the site as Metropolitan Open Land.	designates the site as Metropolitan Open Land.	In current adopted policy the land sits within the metropolitan Green Balt. Emerging per-aubmission plan policy also identifies the site 7ab(b).	The land is designated Green Bein the current adopted Local Plan	The site is designated Green Belt and Metropolitan Open Land in elt current adopted policy, it borders n. an area of Nature Conservation Importance to the west. The site is white laid in the energing plan.	The land is designated green belt in adopted policy, and identified as Militagolicy.	Current adopted policy identifies the site as Green Belt. The land is identified das an opportunity site in emerging policy. Emerging policy here to as a Manual Search Editation.	The land is designated green belt in adopted policy, and identified as a Mineral Search Agea in emerging policy.	and as Local Open Space and a site of Importance for Nature	In both current and emerging policy; the land lies within the designated a Site of Nature Conservation Neptorance.
Community Access	Under council management, the lacilities are accessible 7 - 10 and 9 - 5 Weedends. The facilities appear gated out of hours. Approximate distance from Osaledist's 2-86 Approximate distance from Ford's 4-91 in Control of the Control	The land is managed by Bancroft RFC and is gated, tappears unclear whether public access is permitted. Approximate distance from Caldelds: 3.37km Approximate distance from Fords: 5.79km	Approximate distance from Oakfelds: 1.3 lbm Approximate distance from Fords: 2.08km	The site is gated and appears to restrict access at certain times. Approximate distance from Oakliedics: 3.17	The land is a gated and secured publically accessible park. Some sporting element of the land - notably the Tennis Courts - appear to be subject to set opening / closing times.	The land is gated and fenced completely. The exporting elements of the stacility such as the football pitches and the tennis courts suggests there are opening/closing times for the venue. Approximate distance from Oakfields: 4.19km	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	centre.	does not appear to be restricted. Approximate distance from Oakfields: 1.63km	The land is disjointed in terms of access, with the majority of the site appearing to be publically accessible,	Under council management, the facilities are open 8am until dusk every day. Approximate distance from Ocalitedist 4.85km	In the same way as Goodmayes Park, the land is under council management and as such is gated with opening times of 8 - dusk.	The site is accessible to the publi however is gated and subject to opening hours. Approximate distance from Oakfields: 1.23km	c. Approximate distance from Qakfields: 0.7km	The land is a Shield Academy Venue, and appears not to be open for other public access. Approximate distance from Caldistidist. 48m : A kyroximate distance from Ford's: 4km	The land appears not to have public access. Approximate distance from Ogkfields: 0.3km	The site is private land in agricultural use. Approximate distance from Oaklieds: 29 likm	The site is accessible to the community and booking can be made via London Playing Fleids Foundation. Approximate distance from Oalsfields: 0.7km distance from Ford's: 5.52km	Oakfields: 5.4km	Site is an existing school playing pitch and public access is restricted. Approximate distance from Calefacts 1.186m. Approximate distance from Ford's: 0.6m.
Nature Conservation	Other than Green Beit and Metropolitan Open Land designation, the site has no tomal nature conservation. Comparison of the conservation, Significant stretches of mature trees and hedgrows bound the site, however.	The site is within the metropolitan Green Belt an scutable by the River Roding which is identified at 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.	wooded periphery of the park and its location adjacent to the Holy Trinity Church cemetery results in	Metropolitan Open land do not apply specifically to the site in nature conservation terms, however the site	trees and other vegetation can be found on the site. It is identified as a site of Nature Conservation Importance in	Very little nature conservation exists at the site.	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.	Document following London	The site sits within the Metropolitan Green Belt. A number of mature trees can be found on the periphery of the site.	The riverbank element of the site is classed as an Site of Nature Conservation importance in both current and emerging planning policy.	conservation importance, the lan features a significant quantum of mature trees, with a large lake	Other Metropolitan Open Land designation, the site has no formal nature conservation formal nature conservation. Small stretches of mature trees and hedgerows bound the site, however.	The site is within the Green Belt. The site is bounded by hedgerows and a number of mature trees.	No nature concervation planning policy is applicable to the site, however the policy of the planning area to the site output of the planning area to the pla	The site periphery consists of mature trees, and the site bounds the Roding Valley and Wanstead	contribute to some nature conservation value. Some mature	Although the site has no formal policy designations making reference to nature conservation, it	No nature conservation planning policy is applicable to the site, however its open nature and green belt designation is likely to contribute to some some nature hedgerows act as the site boundary to the south and east.	good quality landscaping can	The land is designated in current and emerging policy as a Site of Nature Conservation Importance. Matture trees care the found along Matture trees care the found along the Site of Nature Conservation importance bound the site to the north and west.
Flood Risk	The land falls entirely within flood zones 2 and/or 3 and is as a result at risk of flooding.	The majority of the site lies within flood zone 2.	Entirety of site lies within Flood Zone 1.	The site forms part of the River Roding floodplain and is within Flood Zone 3.	Entirety of site lies within Flood Zone 1.	and Flood Zone 2.	Entirety of site lies within	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.	Approximately a quarter of the site sits within Flood Zone 2.	Some western parts of the site fall within Flood Zones 2 and 3.	Entirety of site lies within Flood Zone 1.	Entirety of site lies within Flood Zone 1.	A narrow strip of land to the south of the site lies within flood zones 2 and 3.	Entirety of site lies within Flood Zone 1.	The majority of the site lies within flood zone 3, with elements sitting within flood zone 2 due to proximity to Main River Line.	Entirety of site lies within Flood Zone 1.	Entirety of site lies within Flood Zone 1.	Entirety of site lies within Flood Zone 1.	Entirety of site lies within Flood Zone 1.	Entirety of site lies within Flood Zone 1.
Locality	The site is bounded to the north by open Green Belt countryside, to the west by the M1 to notorway and to the south and east by residential development.	bounded to the north and east by open countryside, to	medium density housing, with the exception of the cemetery to the west and the Redbridge Magistrates	residential development to	The site is bounded by suburban residential development in all directions	The site is bordered by liftord cemetery to the North. Directly south of it lies Green In- a busy highstreet with commercial businesses and shops. On the east and west sides of the land there is medium/high density	Road Industrial Estate, to the north west by Illord 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	The site is bounded to the west by the Central Line railway and rail sides (which are themselves sites of borough importance for nature conservation) and otherwise by open countryside.	The site is bounded by low density residential development to the north and open country-side in other directions.	The land is bounded to the north by Goodmayes Hospital and associated development, to the west by Sent Kings Water beyond which lies Seven Kings Park, and to the south and east by residential development and school buildings.	The site is bounded by low-to- medium residential development to all sides.	to all sides, with Goodmayes Lane Allotments bounding the	The site is bounded to the north blow density residential developme and the Pentith Road Garden. If bounded to the south by Forest Road and open countryside, as is the case to the west and east.	nt s Situated on the edge of Hainault the site is bounded to the north b low density residential	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. Redbridge, To the west and south by of the site lies the Green Belt designated Roding Valley and	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	consisting mainly of low to medium density housing. To the south lies the A12 beyond which can be found Chadwell Heath. Open countryside	north by Ilford Wanderers RFC, to the east by Fairlop Oak and the Lucozade Powerleague	density housing to the north, west, and south, Woodlands	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.
Recommendation																				

21	22	23	24	25	26 Wanstead Flats	27
Seven Kings High School	Seven Kings Park (including land to the north of)	South Park	Starch House Lane	The Willows	(Incorporating Aldersbrook Road, Capel Road, and Harrow Road)	Whitbread Sports Ground (Durham Avenue)
Land west of Charter Ave	Land East of Aldborough Street	Land bounded by S Park Cres, S Park Rd, S Park Terrace, and S Park Drive	Land at Starch House Lane	Land east of Elmbridge Road	Wanstead Flats, Redbridge	Land east of Durham Ave
IG2 7BT	IG3 8HG	IG1 1XU	IG6 3HB	IG6 3SL	E11 2LT	IG9 6JD
Freely draining slightly acid loamy soils	Loamy soils with naturally high groundwater and 'Freely draining slighthy add loamy soils' North 1: THE MAYOR AND BURGESSES OF THE LONDON BOROUGH OF REDBRIDGE of Town Hall, 128-142 High Road, Mord, Essex	Loarny soil with naturally high groundwater	Freely draining slightly acid loamy soils	Slowly permeable seasonally wet slightly acid but base-rich loamy and clayey soils with impeded drainage.	Loamy soils with naturally high groundwater	Loamy soils with naturally high groundwater.
: The Mayor and Burgesses of The London Borough of Redbridge of Town Hall, 128-148 pth Road, Bloot, Essex (S1 1 DD and of DD134251, 1160-1	IG1 1DD and of DX134261, Illord 8. South 2: THE MAYOR AND BURGESSES OF THE LONDON BOROUGH OF REDBRIDGE of Town Hall, 1278 to 142 High Road, Illord, Essex IG1 1DD and of DX 134261, Illord 8. east 3: NORTH EAST LONDON NHS FOLUNDATION TRUST of Goodmayes Hoppital, 157 Barley Lane, Illord IG3 8U.	THE MAYOR AND BURGESSES OF THE LONDON BOROUGH OF REDBRIDGE of Town Hall, 128-142 High Road, Blord, Essex (31) 10D.	London Borough of Redbridge of Town Hall, 128-142 High Road, Ilford, Essex	LONDON UNDERGROUND LIMITED (Co. Regn. No. 1900997) of Victoria Station House, 191 Victoria Sireet, London SW1E SNE and of 55 Broadway, London SW1H GBD and care of the Properly Asset Register Manager, Transport for London, Windsor House, 42-50 Victoria Street, London SW1H GT L.	(multiple deeds) The Mayor and Commonalty and Citizens of the City of London as Conservators of Epping Forest care of The Comptroller And City Solicitor, The City of London 200, Corporation P O Box 270, Guildhall, London EC2P 2EJ and of DX121783, GUILDHALL DX.	THE MAYOR AND BURGESSES OF THE LONDON BOROUGH OF REDBRIDGE of Town Hall, 128-142 High Road, liford, Essex 11 DD and of DX134261, liflord 8.
Changing facilities within School	Pavilion and changing facilities to the south, but no persion adjacent.	Changing Facility, with parking in the north of the site.	None	Events Centre has changing facilities and could act as clubhouse. Parking on alte.	All three playing pitch areas have changing facilities.	Changing Room/Pavilion with associated informal parking.
This is the location of Seven Kings High school From aerial view it contains educational buildings, an arbiects track. APT football pick	The southern half of the site is in	From online website there is a bowling green, children's play area. [ootball pitch, outdoor gym, free tennis courts and a Wildlife	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 forball	The site is currently used as a banquelling / events centre with srchery and other outdoor pass- times undertaken on the land	The land is publically accessible as a park. 60 football pitches are wallable in	The site appears to relate to Bancroft Rugby club, however two cricket squared and a football pitch are noted from aerial.
and 3 tennis courts This land is categorised as only an important urban space, this is also the case for the emerging plan.	Current use as a park. The alta is designated as Metropolitan Green Belt and Metropolitan Green Ent and Medicopical Copen Land in the adopted LDF.	The land is categorised as Metropolitan open land and also a site of Nature Conservation importance. Furthermore it has been highlighted as an important property of the conservation importance in the conservation in the conservation in the conservation of the conser	The site is designated Green Belt in line with London plan policy.	which surrounds the main building. The site is designated as Metropolitan Green Belt in the adopted to the site of the site o	in both current and emerging policy, the land which makes up the extert of Warstead Prists wherepoint or less than 15 miles of the Martin Conservation Importance.	in both current and emerging policy, the land size with the Mistropolitan Green Bell Price
The site has existing school use. The land is categorised as an important Urban open space and has been highlighted under Culture and improved facilities. Approximate distance from Oakfields: 3.1km. Approximate distance from Fords: 1.49km.	Both elements are publically accessible, with and opening times and security gates at entry lext. Approximate distance from Coaliediss 2:80m Approximate distance from Ford's: 0.37m	The site is open from 8am to dusk throughout the year to the public. The whole park is fenced and gated. Despite lack of info. doctaal pitch thire and the Nature subject to opening closing times Approximate distance from Oadleides 4-8b and Approximate distance from Ford's 2-8 km s.	The land is a Shield Academy versue in the same way as Koarly and Tong sports ground. The is allowed is unclearly. Approximate distance from Opafields: 0.7 Pondields: 0.7	The site is privately owned, gated, and used for private functions and events. Most of the land appears to archery). Approximate distance from Codifields: 213 Period Private Form Codifields: 213 Period Form Profis. 3, 161 Period Privately Privat	The land is publically accessible. Areas maintained as football pitches are done so on an informal basis. Approximate distance from Qaxifeids: 5.72cme from Ford's: 5.26me.	The site appears to be secured from public use. Approximate distance from Approximate distance from Ford's: 57Mr
Small areas of tree cover offer some value.	The riverbank element of the site is classed as an Site of Nature Conservation importance in both custom and emerging planning policy.	The land is categorised as a site of Nature Conservation Importance. Furthermore it has been highlighted as an important the emerging plan for the area.	The site is designated Green Belt and Metropolitan Open Land in the current plan, though is identified as white land in the Identified as white land in the designation.	The site lies within the Green Belt and is home to a number of mature trees and hedgerows. The cometery to the north of the site is recognised for its nature and an energing policy.	The land is designated in current and emerging policy as a Site of Nature Conservation importance. A range of habitats exist in and around the Flats which have significant scope for the support of widtle, including jakes, ponds, and hedgerows.	The land falls within the metropolitan green belt and is designated as Metropolitan Open Land in the adopted plan.
Entirety of site lies within Flood Zone 1.	Some eastern parts of the site fall within Flood Zones 2 and 3.	The site is near the main river line and is located partly within Flood Zone 3 and Flood Zone 2.	Entirety of site lies within Flood Zone 1.	Entirety of site lies within Flood Zone 1.	Entirety of site lies within Flood Zone 1.	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.
In general the school is bordered by a low density residential area. There is a small inclustrial area to the North- West of the site and also on the east after a small frow of housing, there is a large area of allotments.	The site identified consists of: Seven King's Park to the south of the site, and additional land which the site, and additional land which learned 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.	Site is surrounded by dense residential area, except from the littlerd Sports Cub and Orickelfield Stadium just north of the park.	The site is bounded to the north and south by King Solomon High School and Awarii 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.	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 liss the Gardens of Peace cemetery, with open countrylide bounding the site to the south and west.	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.	The land is bounded to the west by residential, to the north and south by open space in the form of lay Park, and to the east by the river roding.