

Redbridge Local Plan: 2015-2030

**Statement of Common Ground between the London Borough of Redbridge and
the Old Parkonians Association**

June 2017

1. Introduction

1.1 This Statement of Common Ground has been prepared jointly between the London Borough of Redbridge (“the Council”) and the Old Parkonians Association (“the OPA”).

1.2 The purpose of this Statement of Common Ground (SoCG) is to inform the Inspector and other parties about the areas of agreement between the Council and the OPA.

2. Statement

2.1 In response to the representation made by the Old Parkonians to Regulation 19 consultation (Rep No: R01095) in September 2016, the Council and OPA have actively engaged over the intervening months in their capacity as freeholder (the Council) and leaseholder (the OPA) in regards to the OPA’s current lease arrangements at Oakfield and the potential relocation of the club to an alternative location.

2.2 The Council recognises the important role the club plays within the borough, particularly in terms of sport provision, most notably football and cricket. The Council also acknowledges the quality of the existing facilities, particularly the playing pitches at Oakfield, which are well maintained and highly regarded.

2.3 In any potential relocation of the club, both the Council and OPA recognise the need to meet the requirements of the National Planning Policy Framework, paragraph 74 and Local Plan policies LP1 E and LP35 which require sport re-provision to be replaced by equivalent or better provision in terms of quantity and quality in a suitable location before any redevelopment of Oakfield.

2.4 Through engagement, the OPA have identified Hainault and Forest Road Recreation Grounds as a suitable location to which the club could be relocated. It is considered suitable due to its relative close proximity to public transport and the existing Oakfield site.

2.5 The OPA has expressed that the following sports provision would need to be re-provided at Hainault and Forest Road Recreation Grounds to ensure equivalent or better sport provision in terms of quantity and quality in accordance with the NPPF:

- 5no. full size 11-a-side grass pitches;
- 1no. 9-a-side grass pitches;
- 1no. 7-a-side grass pitch;
- 1no. 5-a-side grass pitches;
- 2no. cricket squares;

- Cricket nets;
- Club house/Pavilion – providing appropriate changing facilities and function space;
- Appropriate storage facilities; and
- Appropriate car parking.

2.6 The Institute of Groundsmanship (IOG) Pitch Relocation and Improvement Feasibility Report (LBR 2.44.1 and 2.44.5) sets out three options as to how pitches and facilities currently located at Oakfield could be re-provided at Hainault and Forest Road Recreation Grounds. LBR 2.44.1 and 2.44.5 demonstrate that it is feasible to re-provide the sport provision required by the OPA, as set out in paragraph 2.5 above, at Hainault and Forest Road Recreation Grounds.

2.7 The OPA are also satisfied that given the options set out in LBR 2.44.1 and 2.44.5, the existing ground conditions at Hainault and Forest Road Recreation Grounds and with the appropriate investment to enable the proposed works as set out in LBR 2.44.1, equivalent or better playing pitches, as are currently managed and maintained by the OPA at Oakfield, can also be re-provided.

2.8 The Council are committed to investing in the Hainault and Forest Road Recreation Grounds to ensure that the OPAs requirements (paragraph 2.5) and quality standards are met.

2.9 Subject to agreement on lease terms and arrangements, the OPA would take on ongoing maintenance for the above provision (paragraph 2.5) at Hainault Recreation Ground and Forest Road.

2.10 The Council will continue to work with the OPA to develop formal proposals and negotiate lease agreements. This will include arrangements to ensure smooth transition of the club from the existing Oakfield site to Hainault Recreation Ground and Forest Road.

3. Old Parkonians position:

3.1 The OPA agree that the above is a fair assessment of the discussions to date.

3.2 The OPA is sympathetic to the pressures Redbridge Council is under to provide adequate housing provision within the borough. The OPA have been a presence in the area for over 115 years; long before the borough of Redbridge was created in 1965. During that time the OPA have been relocated by the council on two other occasions to make way for housing re-developments; each time investing our time and effort to make the next ground better than the last. Over nearly 30 years the OPA have ploughed hundreds of thousands of pounds of investment into our current ground at Oakfield playing fields creating the excellent quality pitches we now have.

3.3 Since September 2016 good progress has been made regarding proposed sites for relocation to Hainault and Forest Road Recreation Grounds. Of the three options submitted as part of LBR 2.44.5 document, 'Option 3 Rev 3' is deemed the least preferred option.

3.4 Should the Local Plan be upheld the OPA expect the council to create a replacement ground in line with the standards currently enjoyed at Oakfield. Our primary concern is that this is undertaken within a suitably quick timeframe as our current lease expires in 2024. The OPA believe any move should be undertaken way in advance of this date or a further lease should be offered at our current ground.

3.5 Regardless of the outcome of the Local Plan hearing the OPA will be engaging with the council to obtain a long lease on either our current ground or the proposed relocation ground, to provide long term security for our sports clubs and the many other users of our sports facilities.

| Signed on behalf of the London Borough of Redbridge | | |
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| Name & position | Signature | Date |
| Ciara Whelehan Planning Policy Manager |  | 9 th June 2017 |

| Signed on behalf of the OPA | | |
|---|--|---------------------------|
| Name & position | Signature | Date |
| Mark Jamieson OPA Chairman |  | 9 th June 2017 |
| Lawrence Philp OPA Trustee |  | 9 th June 2017 |
| Edward Lennard Authorised Oakfield Representative for the OPA |  | 9 th June 2017 |