

TIPTREE NEIGHBOURHOOD PLAN

TIPTREE LEISURE AND PLAY FACILITIES AUDIT

OCTOBER 2021

This assessment looks at two scenarios:

- i. Growth of 400 dwellings in addition to 200 dwellings at Barbrook Lane
- ii. Growth of 600 dwellings in addition to 200 dwellings at Barbrook Lane

Due to the fact that full planning permission has been granted for development at Barbrook Lane (appl. ref: 210398), it will not be possible for the Neighbourhood Plan to secure provision or contributions from this development. What is proposed by way of provision however does need to be taken into account.

1.0 EXISTING PROVISION

Location	Play	Youth	Sports pitches	Other leisure	Condition
Berryfield Close				Green space	Good
Caxton Close	LEAP				Good/ reasonable condition
Cedar Avenue				Green space	Good
Chestnut Way	LEAP				Good/ reasonable condition
Colchester Utd training ground			5x adult (not for public use)	Clubhouse (not for public use)	Good/ reasonable condition
Coriander Rd	LAP			Green space	
Grove Lake				Green space	
Grove Road Playing Field	LEAP	Skate halfpipe Basketball hoop	Youth football pitch (¾ size)	Green space	Good/ reasonable condition
Luther Drive/ Shelley Avenue				Green space	Good
Park Lane Nature Reserve				Green space	
St Luke's	LAP		1x mini-soccer		Good
Thyme Road/ Library	LAP				Good/ reasonable condition (but minimally equipped)
Tiffin Drive / Bassingham Crescent / Vallis Way				Green space	Good
Tiptree Community Centre				Community hall	Large hall, small hall, meeting room and kitchen Good condition
Tiptree Sports Centre			4x adult 2x youth		Good condition (only available

Location	Play	Youth	Sports pitches	Other leisure	Condition
			1x mini soccer 1x AGP (floodlit)		out of school hours)
Wadley Close				Green space	Good
Warriors Rest				Green space	
Wilkin Close				Green space	Good
Windmill Green				Green space	
Winston Ave	LAP			Green space	

LAP = Local Area for Play (suitable for children aged 4-6)

LEAP = Local Equipped Area for Play (suitable for children aged 4-8)

NEAP = Neighbourhood Equipped Area for Play (suitable for children aged 8-14)

Pitches - 7v7 = mini-soccer; 9v9 = youth; 11v11 = adult

AGP = artificial grass pitch

2.0 CHILDREN'S PLAY PROVISION

- As of 2007, the provision of play facilities was broadly at the recommended standard (source: CBC (2007) *Colchester PPG17: Open Space, Sport & Recreation Study*). However, the PPG17 study specifically noted that the local community had felt provision was insufficient.
- In the PPG17 study, the quality ratings in Tiptree were the lowest in the borough, with 25% of respondents rating provision as being of poor quality.
- PPG17 study recommended improving the quality of existing provision.
- Since this time there have been considerable improvements, including the provision of new equipment.
- None of the proposed site allocations are near to existing facilities, therefore it is not possible to justify contributions.
- Colchester Infrastructure Delivery Plan Update (2021) identified a need for an additional LEAP to support growth of 600 dwellings.
- The development under construction at Grange Road is providing a LEAP on site.
- The development approved at Barbrook Lane is required to provide a LEAP on site.

Recommendations for Neighbourhood Plan:

- i. ***No provision justified.***

3.0 YOUTH PROVISION

- As of 2007, the provision of teenage facilities was below the recommended standard. An additional 0.46 hectares of provision was required by 2021 if provision was to meet the required standard (source: CBC (2007) *Colchester PPG17: Open Space, Sport & Recreation Study*).
- PPG17 study recommended concentrating new provision on the north and south west of Tiptree.
- PPG17 study also recommended improving the quality of provision at Grove Park.
- Colchester Infrastructure Delivery Plan Update (2021) identified a need for only 0.4ha of MUGA provision to support growth of 600 dwellings and 0.27 ha to support

growth of 400 dwellings. Neither scenario justified provision of a MUGA (0.8 ha is required to justify the provision of a MUGA).

- When the need for 0.4 ha of MUGA provision (i.e. under the 600-dwelling scenario) is added to existing deficiency of 0.46 ha, this creates the need for a MUGA.

Recommendations for Neighbourhood Plan:

- i. *If 600 dwellings are planned for in addition to the 200 dwellings at Barbrook Lane:*
 - a. *require provision of land for a MUGA on one of the sites proposed for allocation in the Neighbourhood Plan; and*
 - b. *require contributions towards the provision of this MUGA by all site allocations proposed in the Neighbourhood Plan.*
- ii. *If 400 dwellings are planned for in addition to the 200 dwellings at Barbrook Lane, no provision is justified.*

4.0 SPORTS PITCH PROVISION

4.1 Grass pitches

- CBC (2015) *Playing Pitch Strategy and Action Plan* identified that there were sufficient grass pitches to address current needs.
- Pitches at Tiptree Sports Centre were recommended in the *Playing Pitch Strategy* for retention because they had spare capacity. They are used by Thurstable School, so there would be restrictions on usage times.
- St Luke's School mini soccer pitch which could potentially be used by local teams but there would be restrictions on usage times.
- There are five pitches at the CUFC training ground but these are not available for general hire.
- A football pitch alongside Colchester Road (between Colchester Road and Warriors Rest) has been transferred to the ownership of TPC as part of a Section 106 agreement. However this is being leased to Tiptree Heath FC and therefore its use would be restricted.
- The *Infrastructure Delivery Plan* (2021) identified a need for an additional two grass pitches with changing facilities to support growth of 600 dwellings. For growth of 400 dwellings, the need for one grass pitch was identified.
- If a single pitch is delivered (i.e. under the 400-dwelling scenario), this is potentially impractical unless delivered alongside existing pitches. It is not considered that there is realistic potential to achieve this.

4.2 Artificial grass pitches

- There is one AGP at Tiptree Sports Centre. The *Playing Pitch Strategy* recommended that this surface was relaid, having originally been laid in 2004. This improvement was undertaken recently.

Recommendations for Neighbourhood Plan:

- i. *If 600 dwellings are planned for in addition to the 200 dwellings at Barbrook Lane:*
 - a. *require provision of land for two pitches and changing facilities on one of the sites proposed for allocation in the Neighbourhood Plan; and*

- b. require contributions towards the provision of these pitches and changing facilities by all site allocations proposed in the Neighbourhood Plan.*
- ii. If 400 dwellings are planned for in addition to the 200 dwellings at Barbrook Lane, no provision is justified. Instead explore potential for community use of existing grass pitches in Tiptree.*

5.0 OTHER LEISURE PROVISION

5.1 Allotments

- There are currently no allotments in Tiptree. The Parish Council has a waiting list of 73 applicants.
- Allotments are required to be delivered at the Factory Hill development (29 plots) and the Grange Road development (0.3 hectares, which equates to approximately 25 plots).
- The CBC (2011) *Colchester Borough Green Infrastructure Strategy* cited the Colchester Allotment Association which identified that, at that time, there were 17 allotments in Colchester, providing over 800 plots. It was identified that there were no spaces available and there were waiting lists for all allotments.
- Colchester Infrastructure Delivery Plan Update (2021) identified a need for an additional 0.27 hectares of allotment space to support growth of 600 dwellings or an additional 0.18 hectares of allotment space to support growth of 400 dwellings. This equates to between approximately 13 plots (low growth) and 20 plots (high growth).
- Given that the Factory Hill and Grange Road developments will together only provide 54 plots against a current demand for 73 plots, there is a need for a further 19 plots. If this is added to the requirements arising from growth, then the overall need rises to 32 plots (low growth) or 39 plots (high growth). This would justify provision under either growth option, although any site allocations would provide the land and contributions towards the need created by their growth (13 or 20 plots, depending on the scale of growth), not the existing deficit (19 plots). Funding would need to be found elsewhere to address this.

5.2 Community halls

- Tiptree Community Centre is well used by regular and occasional users but is not fully booked.
- Tiptree Community Centre is 429m² (gross floorspace). The space is limited and certain users (e.g. University of the Third Age) fill it to its maximum capacity and would benefit from a larger facility. While for potential users (e.g. Tiptree Choral Society) the facilities and size are inadequate.
- Other facilities are provided at St Luke's, the Scout Hut and the United Reform Church hall.
- The existing Scout Hut on Pit Lane is in a poor state of repair. Any new community provision that provided a replacement facility would be of benefit.
- If these 3 facilities are broadly equivalent to 450m² each, then there is only provision at present in Tiptree to serve 1,800 houses, rather than the 4,000 dwellings that are present.
- A new facility would benefit from providing a large stage area and raked seating.

- Colchester Infrastructure Delivery Plan Update (2021) identified a need for an additional 450m² of community hall space to support growth of 600 dwellings. This equates broadly to one small hall. For growth of 400 dwellings, an additional 300m² was required which also equates to one small hall.
- For a single small hall to provide for the needs of the Scouts and other community groups, there would be a difficulty in such a facility securing sufficient rental income to ensure its ongoing management. It would be better if such provision of community space was as part of a larger 'hub' facility that had a commercial occupier during the day. One such example would be a new medical facility to address the healthcare needs in Tiptree.

Recommendations for Neighbourhood Plan:

- i. *If 600 dwellings are planned for in addition to the 200 dwellings at Barbrook Lane:*
 - a. *Require provision of 0.5 hectares of land for allotment provision on one of the sites proposed for allocation in the Neighbourhood Plan (to provide for approximately 39 plots).*
 - b. *Require provision of space for community activity within a larger 'hub' facility. Ideally this would have space for a stage.*
- ii. *If 400 dwellings are planned for in addition to the 200 dwellings at Barbrook Lane:*
 - a. *Require provision of 0.4 hectares of allotment provision on one of the sites proposed for allocation in the Neighbourhood Plan (to provide for approximately 32 plots).*
 - b. *Require provision of space for community activity within a larger 'hub' facility.*

6.0 GREEN SPACE

- Colchester Infrastructure Delivery Plan (2017) identified a need for 2.37 hectares of parks and gardens, 6.72 hectares of natural and semi-natural green space and 1.48 hectares of amenity green space to support growth of 600 dwellings.
- The development approved at Barbrook Lane is required to provide 3.24 hectares of public open space.
- The site options should deliver green open space based on the requirements of the Colchester Local Plan.

Recommendations for Neighbourhood Plan:

- i. *Deliver green open space as required by the policies in the Colchester Local Plan.*