

TIPTREE LEISURE AND PLAY FACILITIES

JULY 2018

1.0 EXISTING PROVISION

Location	Play	Youth	Sports pitches	Other leisure	Condition
Grove Park	LEAP	Skate halfpipe Basketball hoop		Green space	Good/ reasonable condition
Walnut Tree Way	LEAP				Good/ reasonable condition
St Luke's	LAP		1x mini-soccer		Good
Caxton Close	LEAP				Good/ reasonable condition
Thyme Road/ Library	LAP				Good/ reasonable condition (but minimally equipped)
Tiptree Sports Centre			4x adult 2x youth 1x mini soccer 1x AGP (floodlit)		Good condition (only available out of school hours)
Colchester Utd training ground			5x adult (not for public use)	Clubhouse (not for public use)	Good/ reasonable condition
Tiptree Community Centre				Community hall	Large hall, small hall, meeting room and kitchen Good condition
Grove Road Field				Green space	
Village Pond				Green space	
Park Lane Nature Reserve				Green space	
Windmill Green				Green space	
Warriors Rest				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 respondees 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.
- Colchester Infrastructure Delivery Plan (2017) identified a need for an additional LEAP to support growth of 600 dwellings.

Recommendations for Neighbourhood Plan:

- i. Require provision of a LEAP on one of the sites proposed for allocation in the north of the area.*

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 (2017) identified a need for only 0.4ha of MUGA provision to support growth of 600 dwellings. This did not justify 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 is added to existing deficiency of 0.46 ha, this creates the need for a MUGA.

Recommendations for Neighbourhood Plan:

- i. Require provision of a MUGA on one of the sites proposed for allocation in the Neighbourhood Plan.*
- ii. Require contributions towards the provision of this MUGA by all site allocations proposed in the Neighbourhood Plan.*

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) is currently in the process of being transferred to the ownership of TPC as part of a 106 agreement. However the plan is to lease it to Tiptree Heath FC and therefore its use would be restricted.
- The 2018 Infrastructure Delivery Plan (2017) identified a need for an additional two grass pitches to support growth of 600 dwellings.

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:

- Explore potential for community use of grass pitches at CUFC Training Ground.*

5.0 OTHER LEISURE PROVISION

5.1 Allotments

- There are currently no allotments in Tiptree.
- There are allotments planned for the Wilkins Factory Hill development and the current Grange Road development.
- 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 (2017) identified a need for an additional 0.27 hectares of allotment space to support growth of 600 dwellings. This equates to just over 20 plots.

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 (University of the Third Age and Tiptree Choral Society for full orchestral concerts) fill it to its maximum capacity and would benefit from a larger facility.
- Other facilities are provided at St Luke's and the United Reform Church hall.
- 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 (2017) identified a need for an additional 450m² of community hall space to support growth of 600 dwellings. This equates broadly to two small halls.

Recommendations for Neighbourhood Plan:

- i. Require provision of 0.27 hectares of allotment provision on one of the sites proposed for allocation in the Neighbourhood Plan.*
- ii. Explore the potential for existing clubhouse at CUFC training ground to be provided as a community facility as part of any allocation of the land at Florence Park.*
- iii. Require provision of a community facility of at least 450m² and ideally larger, preferably with space for a stage.*

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.

Recommendations for Neighbourhood Plan:

- i. Protect and enhance Local Wildlife Site west of Pennsylvania Lane*

6.1 Local Green Spaces

- A. Village Pond (0.9 ha)
- B. Windmill Green (1 ha)

Recommendations for Neighbourhood Plan:

- i. Designate areas identified as Local Green Spaces*