



# Open Space

*An occasional newsletter of the  
Aldborough Hatch Defence Association  
Issue 5 – April 2001*

## Gravel extraction at Aldborough Hall Farm Your last chance to make your views known!

Residents who object to the Council's revised planning application to bring sand and gravel extraction at Aldborough Hall Farm within 100 metres of the backs of homes in Applegarth Drive and Bawdsey Avenue have until Tuesday 24<sup>th</sup> April to notify the Planning Department of their objections.

The revised planning application, deposited on 3<sup>rd</sup> April, makes two concessions following the Council's consultation with residents:

- The buffer stand-off between gravel workings and the backs of houses in Applegarth Drive and Bawdsey Avenue is increased from 75 metres to 100 metres;
- The screening mounds for the first southern-most phase of the development will be in place for 12 months rather than 18. After the first phase, the mounds will be moved northward and further away from the houses in Applegarth Drive and Bawdsey Avenue.

### Plans available for viewing

The revised plans may be seen at the Town Hall and Fulwell Cross Library. The Association has received a copy of the revised plans. Residents who wish to see the plans locally are invited to telephone Ron Jeffries, the Association's Chairman, on 020 8599 7250 to make arrangements to do so. Residents who wish to object to the planning application should write to Paul W. Clark, Chief Planning Officer, London Borough of Redbridge, PO Box 2, Town Hall, ILFORD, Essex IG1 1DD.

### Association rejects revised plans

Commenting on the Council's revised plans in a press statement late last month, Cabinet Member for Resources Councillor Ken Turner said: "I believe we now have a planning application which strikes a balance between the concerns of local residents and our responsibility as a land owner to release valuable resources for the benefit of the Borough as a whole."

The Association responded immediately with a statement on 23<sup>rd</sup> March, widely reported in the local press, as follows: "This is totally unacceptable to the Aldborough Hatch Defence Association, which represents the views of the majority of residents in the area. We have called on the Council to agree a buffer of 300 metres and anything less will be resisted."

### "Not talking big money"

"We are not talking big money. The Association estimates that by moving the buffer back by 25 metres, the Borough would lose around £75,000 in income from the extractions. Moving it back 300 metres would mean that the Borough would lose just over £500,000. In a Borough of some 230,000 residents, that works out at about £2 per head – spread over the five years that the extraction will take. The Association maintains that this is a price the Borough can afford to pay

"The Association has repeatedly stated that there is a precedent for a 300 metre buffer, which has been denied by the Council. A 300 metre buffer was accepted by the Council when extraction was commenced at Aldborough Hatch Farm, opposite the Dick Turpin. That 300 metre buffer between the area where extraction took place and the homes in St. Peter's Close and St. Peter's Church is there for anyone to see today.

### "Price too high to pay"

"The Association accepts Councillor Ken Turner's statement that the Council has a responsibility as a landowner to release valuable resources for the benefit of the Borough as a whole. The Association has always been of this view.

"We would, however, remind Councillor Turner that at the Association's Open Meeting on 27<sup>th</sup> October last, Councillor Hickey, Deputy Leader of the Conservative Group, stated that 'there may be a stage where working so close to homes is a price too high to pay'. Councillor Hoskins, Leader of the Liberal Democrat Group, said that it was not unreasonable for residents to call for the area near their homes to be removed from the planning application and stated: 'It is a price the Borough can afford to pay'.

"The Association maintains that taking the buffer back 300 metres is a price the Borough can afford to pay. We call upon Councillors of all parties to reject the planning application when this is placed before the Regulatory Committee. The well-being of residents in Applegarth Drive and Bawdsey Avenue must be weighed against the comparatively small sum of money that is involved."

### Write now – please be at the Town Hall

Following the present consultation, the planning application will go before the Council's Regulatory Committee at the Town Hall, possibly in May or June, or later. The Association will submit its objections to the Chief Planning Officer by 24<sup>th</sup> April and request the opportunity for a representative to speak at the Regulatory Committee where the decision will be made. Residents who wish to apply to speak at the Regulatory Committee should notify the Chief Planning Officer when sending their objections to him by 24<sup>th</sup> April.

Please watch out for posters locally advertising the date of the meeting of the Regulatory Committee which will hear the planning application. Advance notice may be short. We would urge residents to attend the meeting of the Regulatory Committee so that their presence Councillors are aware of local concern



# Provisional timetable for Racecourse Public Inquiry from 1<sup>st</sup> May

The Public Inquiry to hear the Appeal by Wiggins PLC into the decision by the London Borough of Redbridge to reject the outline planning application for the racecourse development at Fairlop Waters will run from Tuesday 1<sup>st</sup> May into June at the Town Hall.

The following is the provisional timetable for the Inquiry. This may change nearer the date, but will be a guide to residents who wish to attend as observers. Local interested parties – including local Councillors and the Association's representative – are timetabled to speak on 5<sup>th</sup> and 7<sup>th</sup> June. They would welcome the support of local residents on those days. The Inquiry will sit from 10am each day. Up to date information on the timetable nearer the time will be available from the Association's Chairman (020 8599 7250).

1<sup>st</sup> May: Opening statements; Wiggins Day 1

2<sup>nd</sup>, 3<sup>rd</sup>, 4<sup>th</sup>, 8<sup>th</sup>, 9<sup>th</sup> May: Wiggins Day 2, 3, 4, 5 and 6

10<sup>th</sup> May: No sitting; site visits

11<sup>th</sup> May: Wiggins Day 7

15<sup>th</sup> and 16<sup>th</sup> May: Council Day 1 and 2

17<sup>th</sup> May: No sitting

18<sup>th</sup> May: Council Day 3

**Two week recess**

5<sup>th</sup> June: Interested Persons – 10am – Linda Perham MP;

10.25am – Councillor Mrs Vanessa Cole; 11.15am – Recess;

11.30am – Councillor Lee Scott; 11.40am – Vivien Bendall;

12.05 – Ken Bray, Council for Protection of Rural England;

12.20pm: Ron Jeffries, Aldborough Hatch Defence Association;

1.15pm – Lunch; 2.15pm – Doreen Hewitt; 3.10pm – Recess;

3.30pm – Sandra Robinson, Redbridge Business Forum;

3.45pm – John Sharrock; 4.10pm – T. Andrews, Agenda 21;

4.30pm – G Kray – Redbridge Pensioners' Association

6<sup>th</sup> June: No sitting, site visits if required

7<sup>th</sup> June: Interested Persons – 10am – Chris Parry, Transport for

London; 10.25am – Julie Woodward, Redbridge Chamber of

Commerce; 10.45am – Robert Speller, Ramblers' Association;

11am – Recess; 11.15am – Graham Clarke, AHDA; 11.50am –

Issac Maka; 12.05pm – Charles Allum, Fairlop Waters Sailing

Club; 12.30pm – Ray Frensham

Friday 8<sup>th</sup> June: Closing statements

## Residents' Survey - results

We enclosed a questionnaire with *Open Space* Issue 4, inviting residents to indicate whether they were for or against the racecourse development. We are grateful to those who return the forms. The result of summarised here:

### Survey of all local residents

Total number of residents responding: 572

In favour of development: 6 (1%)

Against development: 560 (98%)

Don't know: 6 (1%)

Age of respondents: 18 to 30 - 61 (11%); 31 to 50 - 150 (26%);

51 to 64 - 133 (23%); 65 plus - 222 (39%) age unknown - 6 (1%)

### Survey of residents living in the Aldborough Hatch (IG2) and Billet Road (RM6) Post Code areas

Total number of residents responding: 514

In favour of development: 6 (1%)

Against development: 502 (98%)

Don't know: 6 (1%)

Age of respondents: 18 to 30 - 59 (12%); 31 to 50 - 137 (27%);

51 to 64 - 120 (23%); 65 plus - 192 (37%); age unknown: 6 (1%)

This survey has been submitted to the Public Inquiry to supplement the Petition presented to the London Borough of Redbridge by Councillor Mrs Vanessa Cole of behalf of the Aldborough Hatch Defence Association in May 2000. That Petition was signed by 1,296 residents who all opposed the development.

The survey enabled the Association to refute the claim by a resident in a letter in the *Ilford Recorder* (Nimbys painting a false picture, 1st March) that it was only the over-50s who are against the proposals. The Association's letter appeared in the *Ilford Recorder* on 29<sup>th</sup> March, making the point that just 1% of Aldborough Hatch residents who responded want the racecourse development and 39% of those against were under the age of 50.

Please place the notice below in your window between now and mid-June so that the Public Inquiry Inspector sees the strength of opposition during site visits.

### Aldborough Hatch Defence Association

For further information on any of the items in this issue please contact  
Ron Jeffries, Chairman, 37 Spearpoint Gardens,  
Aldborough Road North, Aldborough Hatch, ILFORD, Essex IG2 7SX  
(TEL: 020 8599 7250; E. mail: ronjeffries@btinternet.com)

Produced by SPS Communications, 499 Aldborough Road North,  
ILFORD, Essex IG2 7SY (TEL: 020 8590 0299 or 020 8599 6452)

Please place the notice below in your window from now until mid-June

# STOP the Racecourse!