



Open Space

*An occasional newsletter of the
Aldborough Hatch Defence Association*
Issue 1 - January 2000

Racecourse latest New planning application

Early in January came news that a fresh planning application is to be submitted this month to the London Borough of Redbridge by Wiggins Group PLC for the proposed racecourse development at Fairlop Waters.

Gone is the link road from Painters Road to the A12 over Aldborough Hall Farm and the closure of the top end of Aldborough Road North. In its place are proposals for roadway reconstruction at the junction of Barley Lane and Hainault Road with the A12, and at the junction of Forest Road and Hainault Road.

Weatherall Green & Smith, who act on behalf of Wiggins Group PLC, informed the Association that the new planning application takes on board the concerns expressed by local residents at the Association's Public Meeting on 18th October and at the consultations at The Exchange and Fairlop Waters in November.

The demise of the Aldborough Hall Farm is good news. Little else has changed. The Association has been promised copies of the new outline planning application documents. Arrangements will be made by the Association for these to be viewed in Aldborough Hatch – watch out for posters announcing date and venue.

Why the silence?

At the Public Meeting in October, we promised an occasional newsletter to keep residents informed. You may well ask why it has taken three months before the first issue has appeared? The answer is simply that there has been nothing positive to report. Until now!

The Racecourse

With the planning application lodged with the Borough last Autumn, the expectation was that this would come before the Planning Committee late in 1999. Once the date was known, we intended informing local residents so that those who wished to do so could attend the Planning Committee to let the decision-makers see the extent of local opposition. At one stage we were advised that the application would go before the Planning Committee in November, then December, then January and finally February – but that has now gone out of the window. With a fresh planning application about to be submitted, it all starts over again.

Gravel extraction

Shortly before Christmas, the Association was advised by the Borough's Chief Property Manager that a public consultation on the proposed gravel extraction at Aldborough Hall Farm will take place early this year.

Consultants have started work on preparing an Environmental Impact Assessment and a copy of the initial Scoping Report has been received by the Association. The final report will not be available until the Spring, but before the report is completed a consultation exercise will take place on the preliminary findings. This will take the form of an exhibition over two days – a Friday and Saturday.

The Association has emphasised to the Borough the importance of staging the exhibition at a venue within walking distance of the homes of residents who would be most heavily affected by any extraction – those in Applegarth Drive and Bawdsey Avenue.

As we go to press, we have been advised that the exhibition could be staged at the end of February or during March. When the dates and venue are known, the Association will publicise these in posters which will be displayed throughout Aldborough Hatch.

Standing room only at Public Meeting

Last October's Public Meeting will go down in the history of Aldborough Hatch as the night when the residents made clear that they were ready to voice their concern at two proposals that would dramatically affect the area in which we live.

Over 350 people were seated or standing within St. Peter's Church Halls. We apologise to all those who were unable to get into the halls and had to stand outside on a dark and cold evening, and to those who had to return home. We chose St. Peter's Church Halls as the only venue locally that would take such numbers, and that is easily accessible and within walking distance.

Over 100 new members joined the Aldborough Hatch Defence Association that evening or afterwards – which is most encouraging. We are creating a database of those who have offered to deliver newsletters and display posters. This Newsletter is being delivered by volunteers who offered to do so at the Public Meeting – thanks for your help.

All the local newspapers carried reports of the meeting, a number with photographs. Since then the debate has continued in the editorial and letters pages on both the racecourse proposal and the gravel extraction at Aldborough Hall Farm. The London Wildlife Trust has added its weight to the opposition to the racecourse proposals.

We will keep residents up to date with the progress of both applications. When we have the dates of Council Committee Meetings at which the applications will be considered, we will publicise these widely in posters so that residents can attend.

The possibility of Fairlop Plain being considered as a site for the Olympic Village in 2012 – raised first publicly at the Association's Meeting in October – has receded – for the time being at least.

Open Space is published by the

Aldborough Hatch Defence Association

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"No!" to 100 metre barrier

A 100 metre stand-off (or barrier) between the gravel extractions on Aldborough Hall Farm and residential dwellings is mentioned in the Scoping Report referred to overleaf – but the Association has made it plain that this is totally unacceptable to residents.

The Report states: *"The stand-off relates only to working limits. Within the stand-off mitigation measures, such as advance tree planting or screening mounds may be required. The requirement will be identified within the conclusions of the Environmental Impact Assessment. The mitigation measures in themselves will also be subjected to appraisal within the Study. The stand-off of 100 metres will be revised, if necessary, following the completion of the Environmental Impact Assessment so as to ensure the potential impacts of the proposals are acceptable."*

This is clearly one of a number of aspects of the proposal which will give concern to all residents, but particularly those who live in Applegarth Drive and Bawdsey Avenue.

There are precedents for a wider barrier. When gravel was extracted on the land opposite the Dick Turpin, a boundary approaching 300 metres was agreed. And the boundary line exists to this day – so there is no dispute over this. And when gravel was extracted North from Billet Road, the boundary was set at least 150 metres from residential dwellings.

It is the Association's view that anything less than 300 metres will be totally unacceptable.

Interestingly, the Scoping Report states that the sand and gravel *"deposit is on average approximately 1.5 metres in thickness. It thins out to the South East, where areas have been identified as uneconomic. Generally the thicker material is located in the North of the site."*

The proposals involve the extraction of approximately 0.9 million tonnes of sand and gravel from an area circa 56 hectares. The void created would be infilled with inert materials. Extraction is estimated to take five years, followed by a five year after-care period.

We will publicise the dates and venue of the consultation exhibition as soon as these are known – please attend and make your views known.



Public Meeting – Aldborough Hatch Defence Association

St. Peter's Church Halls – October 1999

MP, Prospective MP, GLA Member, Councillor Leaders, Ward Councillors and 400 residents – standing room only!



Ilford Town Hall November 2004

Aldborough Hatch Defence Association members and MP