

# Open Space

*An occasional newsletter of the  
Aldborough Hatch Defence Association  
Issue 26 – June 2011*

*Your chance to have your say!*

## **Exhibition – proposed sand and gravel excavation on Aldborough Hatch Farm**

For some years residents in Aldborough Hatch have been living under the threat of further sand and gravel extraction taking place on Aldborough Hatch Farm – land which borders Aldborough Road North on the East, St. Peter's Church, St. Peter's Close and Oaks Lane on the South, and the Central Line on the West.

We have now learned that Brett Lafarge, who are responsible for the current sand and gravel extraction on Fairlop Plain, will be staging an Exhibition on Friday 1<sup>st</sup> and Saturday 2<sup>nd</sup> July in the Vestry Room at St. Peter's Church Halls, Aldborough Road North, to outline their plans and to consult with residents. Details of the exhibition appear in the next column.

We urge residents to attend the exhibition, to listen to what Brett Lafarge have to say and to put their views across so that these will be taken into account when any planning application is presented to Redbridge Council.

The Aldborough Hatch Defence Association has made its view abundantly clear over recent years that when sand and gravel extraction takes place near homes and public buildings, we will insist on a buffer zone of at least 150 metres between the workings and buildings. The precedent for this is the workings on Aldborough Hall Farm. When the planning application came before Redbridge Council's Regulatory Committee on 24<sup>th</sup> May 2001, the buffer zone was increased from 75 to 150 metres from homes in Applegarth Drive and Bawdsey Avenue.

There are a number of issues that need to be clarified. How will Bridleway 93 be retained during

the workings – this is a vital link running from St. Peter's Church via Oaks Lane to the Adolescent Resource Centre and Barkingside Station. There are indications that a level crossing would be installed to permit vehicles to cross from West to East with sand and gravel – and back again with inert infill. But does this mean that the sand and gravel will be conveyed to the quarry site in Hainault Road by overland conveyor or by road vehicles? If by road, will Aldborough Road North and Painters Road have to carry heavy lorry traffic to and from the site and quarry?

We also need to be reassured that the 148-year-old building of St. Peter's Church will not be threatened in any way from subsidence. St. Peter's is a Grade II Listed Building and an important part of our local heritage.

*Please attend the Exhibition to hear what Brett Lafarge propose and to put your views across.*

## **Brett Lafarge Limited is staging a Public Exhibition**

**on the  
Proposed Extension to  
Fairlop Quarry Phase E  
West of Aldborough Road North  
The area of Aldborough Hall Farm  
bounded by Aldborough Road North,  
St. Peter's Church,  
St. Peter's Close and Oaks Lane  
The Vestry Room  
St. Peter's Church Halls  
Aldborough Road North IG2 7QN  
Friday 1<sup>st</sup> July 2011  
4pm to 8pm  
Saturday 2<sup>nd</sup> July 2011  
9am to 12noon  
*Please attend to find out what is proposed  
and to put your views to the representatives  
of Brett Lafarge Limited***



# Cabinet urged to say "No!" to housing on Fairlop Plain's Green Belt

**A report recommending that the site of Barkingside Nursery and the Adolescent Resource Centre is redeveloped for low level housing was vehemently opposed on behalf of the Aldborough Hatch Defence Association (AHDA) at Redbridge Council's Cabinet Meeting on Tuesday 3<sup>rd</sup> May.**

Speaking at the meeting in the Town Hall Council Chamber, the Association's Chairman referred to the Report of the Fairlop Plain Scrutiny Group which was presented to the Cabinet that evening, making the point that the AHDA has worked with the Council over the past 40 years or so to retain the Green Belt of Fairlop Plain. Referring to the recommendation that the site of the Barkingside Nursery and the Adolescent Resource Centre is redeveloped for low level housing, the Chairman said: *"One result of the Redbridge Conversation in 2009 was the option for raising Council income by selling off part of Fairlop Plain for housing. The Association objected fervently to that suggestion at the time and we object even more so now."*

*"We recognise that there would be many planning and legal hurdles to be surmounted before Green Belt land could be sold for housing."*

*"This is a comparatively small part of the Green Belt – but our fear is that this would be the thin end of the wedge – and the next step would be to extend the housing down to Oaks Lane and even St. Peter's Church – after the gravel has been extracted, of course!"*

*"We did not spend years successfully fighting the London City All-Weather Racecourse to see housing in the Green Belt."*

Congratulating the Council on the developments at Fairlop Waters – the new pathways, plantings, climbing boulders and natural play areas – the Chairman continued: *"What is needed is a bold, imaginative, visionary plan – that will bring investment money for development. Demolish the existing restaurant, golf shop, event marque and derelict Adventure House. Bring in a developer to build a low level hotel with conference suite and golf shop, with an information centre for the Country Park for use by schools and groups."*

*"An hotel within walking distance of the Central Line Station at Fairlop and easy access into London would be highly profitable – as is the Holiday Inn Express hotel near Newbury Park Station. And the developer could build new showers and changing facilities for those using the lake at the same time."*

Finally, the Chairman called upon Councillors to *"please reject the recommendation for housing – and go for a bold, imaginative and visionary plan for Fairlop Waters."*

## Response

Commenting after the meeting on the Barkingside 21 website, Councillor Nick Hayes, the Cabinet Member for Planning and Regeneration, said that his concern about a hotel/leisure development replacing the existing buildings is that for such a scheme to be viable it would involve a substantial increase in built footprint in the middle of a large area of flat open green belt land, which might be problematic from a planning policy point of view.

Nick Hayes also agreed that if there is to be an hotel or a concentration of other leisure facilities then it would seem sensible to locate them close to the tube station.

He rejected the idea that there could be a vast residential development stretching down to St Peter's Church and Oaks Lane.

## Monitor

The AHDA will monitor the situation as the Council's Cabinet considers the issues arising from the report further over coming months. We will resist housing at all costs – and believe the Mayor of London would also be against this.



*(Above) The new crossing on Forest Road, near Fairlop Central Line Station, giving immediate pedestrian access into Fairlop Waters and thus avoiding the need to walk along the narrow footpath – just one of many improvements to access and facilities at Fairlop Waters.*

The Aldborough Hatch Defence Association and Barkingside 21 work closely together on issues concerning the environment in general and Fairlop Plain in particular. The Barkingside 21 blogsite will be found at [barkingside21.blogspot.com](http://barkingside21.blogspot.com)

## Aldborough Hatch Defence Association

For further information on any of the items in this issue please contact  
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