



Open Space

*An occasional newsletter of the
Aldborough Hatch Defence Association
Issue 2 - May 2000*

Petition:

1,296 residents say "No"!

A Petition signed by residents in support of the Aldborough Hatch Defence Association's objections to the planning application for a Racecourse development at Fairlop Waters and the proposed gravel extraction at Aldborough Hall Farm is being presented to the London Borough of Redbridge Planning Sub-committee early this month.

1,036 residents opposed both proposals and 260 residents opposed the Racecourse development only. A total of 1,296 were against the Racecourse.

Aldborough Hatch Defence Association

For further information on any of the items in this issue or for details of Membership, 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

Aldborough Hatch Defence Association

Say "No" to the Racecourse

*Your chance to show your
opposition*

Racecourse goes to Planning on 25th May!

On Thursday, 25th May, the Planning Sub-committee of the London Borough of Redbridge will debate the outline planning application for a Racecourse development at Fairlop Waters and planning applications for ancillary highway works.

This is the opportunity for residents to turn out in their hundreds to make it abundantly clear that we do not want this wholly inappropriate development in an area of designated Green Belt – that bit of countryside on the edge of London's sprawl.

The meeting of the Planning Sub-committee commences at 7pm in the Council Chamber. Seats in the public gallery will be limited, but we are reliably informed that the proceedings will be relayed to another room with additional seating capacity within the Town Hall.

Residents are advised to arrive at the Town Hall from 6pm onwards. Councillor members will almost invariably enter the Town Hall from the Car Park on the corner of Chadwick Road and Winston Way. You may decide to stand quietly there to show your presence.

On the left-hand side of this page is a Say "No" to the Racecourse slip. You may wish to cut this out, mount it on cardboard and pin it to your outer garment.

The Association has applied for one of the limited two minute spots to present its members' views to the Planning Sub-committee on 25th May.

Please support your local Association at the Town Hall on Thursday 25th May.

Association says "No" to Racecourse

The following are the Aldborough Hatch Defence Associations objections to the proposed racecourse development at Fairlop Waters, submitted on 18th March to the Chief Planning Officer:

- * The Association considers the development of a racecourse, hotel, nightclub and ancillary buildings are totally inappropriate in an area of designated Green Belt. A grandstand one hundred feet high seating 10,000 people would be totally out of place.
- * Public open space, much valued by Redbridge residents, would be lost. Openness is key to any Green Belt development.
- * There would be a seriously adverse effect on wildlife.
- * The area would suffer considerable noise and light pollution.
- * The proposed changes to the local highway structure would not cope with the volume of traffic. The marginal alterations proposed for Hainault Road and Forest Road would be woefully inadequate to deal with the increased volume of traffic envisaged to use those roads within a comparatively short time span. The proposed closure of the southern junction of the A12 with Barley Lane and the provision of a new link road through King George Hospital are deprecated.
- * Car parking would increase in already overcrowded residential areas in Barkingside and Aldborough Hatch.
- * The London Transport Underground system could not cope with proposed increased usage. The assurances by Wiggins PLC on this score within the outline application are not accepted.
- * In spite of verbal assurances to the contrary by Wiggins PLC following publication of the first outline application, a helicopter pad appears in the revised outline application; this would produce unacceptable noise and disturbance in a residential area.
- * The NOP Survey dated December 1999, included within the outline application, does not reflect the strength of local opposition to the development.
- * To ensure the economic viability of the proposals it is inconceivable that the development would only be used for the stated thirty-one Thursday evening race meetings a year; other use for entertainment, such as pop concerts, would produce unacceptable levels of noise and traffic.

The Aldborough Hatch Defence Association has a proven track record over some 30 years of representing the views of the majority of residents in the area in a responsible and realistic manner.

Public support for the Association's opposition to the first outline application by Wiggins PLC for development on Fairlop Plain was expressed vividly at a Public Meeting on 18th October 1999, attended by over 400 local residents. Consultation by the Association with residents on the revised outline application now lodged with the London Borough of Redbridge confirms that, apart from the disappearance of the link road across Aldborough Hall Farm, little else has changed.

Opposition by local residents to the development and their support for the Association's stand has been expressed consistently in the local press. The Association urges the London Borough of Redbridge to reject the outline planning applications.

Response to gravel extraction exhibition

Following the public exhibition staged by the London Borough of Redbridge (LB&R) on 25th and 26th February at St. Peter's Church Halls regarding proposed sand and gravel extraction at Aldborough Hall Farm, the Association responded in a letter dated 6th March as follows:

(1) If the areas marked for sand and gravel extraction at the exhibition are those which will feature in the planning application, this will bring the work within 75 metres of residential properties in Applegarth Drive. The Association's view is that a barrier of no less than 300 metres should be agreed between the area for extraction and residential properties in Applegarth Drive. There are precedents for this. When the land on Aldborough Hatch Farm was excavated opposite the Dick Turpin, a 300 metre barrier was agreed. When land on Hainault Road/Billet Road was excavated, a barrier of 150 metres was agreed.

(2) In practical terms, the Association would propose that the area marked A – immediately abutting onto the houses in Applegarth Drive – be omitted from the planning application. This would move the noise, dust and pollution inevitable with sand and gravel extraction away from the immediate vicinity of the houses in Applegarth Drive.

(3) Aldborough Hall Farm is a valued Green Belt facility appreciated and used not only by residents in Aldborough Hatch, but throughout the Borough. The Farm Shop and the collection of farm and domestic animals – many rescued and given homes – are visited by many hundreds of families during the year. The pick-your-own facility, built up over the years, is a popular resource for families, especially those who do not possess cars and are unable to travel further out into Essex. Any sand and gravel extraction on the Farm will have an impact on these services and the Farm is in danger of being lost to the community. However, the impact could be minimised. One solution which we would urge for consideration is that area A is not included in the plans. This would enable the tenants to continue some degree of pick-your-own which, in turn, could enable the Farm Shop to survive.

(4) Concerns were expressed to your officers during the exhibition about certain aspects of the reclamation of the land following extraction. The siting of ponds adjacent to Seven Kings Water, near to Hargreaves Scout Camp Site, needs further consideration in view of the proximity of many hundreds of young people during the summer months. Whilst the tree planting shown at the exhibition may well be a laudable aim, who will pay for the planting and maintain the woodland in the years ahead? No mention was made at the exhibition of the fact that there are three well-established large trees on Aldborough Hall Farm – two oaks and an ash. Such trees are subject to preservation orders elsewhere in the area. The Association would expect these three trees to remain untouched by the excavation.

A planning application will be submitted later this year to the Planning Sub-committee at which stage the Association will again consider its stance.

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