

# Theydon Bois Action Group

PROTECTING THE VILLAGE OF THEYDON BOIS

Theydon Bois Action Group  
C/O 32 Theydon Park Road  
Theydon Bois  
Essex  
CM16 7LP

17 December 2009

Minerals and Waste Planning,  
County Hall,  
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Essex.  
CM1 1QH

Email address: [mineralsandwasteDC@essex.gov.uk](mailto:mineralsandwasteDC@essex.gov.uk)

Reference Epping Forest District Council EPF/2388/09

Site Address Land adjacent to Blakes Golf Club Epping Road North Weald

Dear Sir or madam

Please note that Theydon Bois Action Group wishes to object to the above County Matters Waste Planning Application in the strongest terms.

This County Matters application for the change of use of agricultural land and the importation of 65,095 cubic metres of inert waste to facilitate the construction of phase one of a second 18 hole golf course incorporating an academy 9 hole training course and range, new water supply and storage reservoirs and associated landscaping and land re-contouring plus ancillary engineering works including revised access from A414 temporary construction compound and haulage routes is unsustainable. It is not appropriate to permanently pollute agricultural land that could be used in local sustainable food production for an unsustainable golf course. There are an excessive number of golf courses in the locality that are struggling financially, and another course would not be appropriate. This is yet another cynical application to make a great deal of money by importing demolition waste and avoiding landfill tax.

The applicant Roebix Limited is registered at Great Hadham Golf and Country Club, Great Hadham Road, Much Hadham, Hertfordshire SG10 6JE, company number 02587588. Ian Bailey is the Club Secretary.

Great Hadham Golf course was granted planning permission for Alteration & Enhancement of Golf Course & Replacement of Driving Ranges under 3/03/1499/FP in 2004 however the application has been the subject of enforcement notices. E/06/0038/A was issued because *'development works being carried out on the site without compliance with planning permission including the creation of an unauthorised raised roadway using construction waste.'*

Vehicular movements to the site are still causing concern locally, the following is an extract from the minutes of Much Hadham Parish Council on 19<sup>th</sup> March 2009.

#### *Great Hadham Golf Club*

*'Cllr Carver gave members an update on traffic movements at the above establishment and to the Section 106 agreement and to the fact that no reference had been included to provide funding for any damage caused to the highway from the excessive vehicular movements into and out of the site. However, Cllr Carver stated that both he and Cllr Mrs Bayes were in contact with Highways Officers with regard to the need to effect remedial work to the public highway.'*

In February 2008 an article appeared in the *Herts and Essex Observer – Crashes and oil close road.*

*'The B1004 road between Bishop's Stortford and Much Hadham was closed until just before 11pm last Thursday (February 21), because of debris and oil on the carriageway. Herts Highways staff shut the country lane at Winding Hill, Much Hadham, and at its junction with St James Way bypass in Stortford after two accidents and an oil leak. A Herts spokeswoman said this morning that there was an accident about noon on the Great Hadham Road, possibly due to mud. Debris was being cleared by a mechanical sweeper which then suffered an oil leak. An emergency highways team cordoned off the stretch while a clean up operation was carried out and the B1004 re-opened at 10.45pm. Bishop's Stortford fire brigade, which attended the noon accident with police close to Great Hadham Golf Club, said a car had left the road and crashed into trees. The driver was out by the time they arrived. Paramedics from Stortford answered the 4.30pm incident in which a woman driver had lost control on a slippery road surface. She was taken to Princess Alexandra Hospital, Harlow, for a check up. Great Hadham Golf Club secretary Ian Bailey was at the club at the time and he said*

*today: "Highways decided to close the road so debris could be thoroughly cleared and the road checked." A spokeswoman for Herts police said it alerted Herts Highways at 4.25pm after a member of the public reported a slippery surface and it sent out an emergency team.'*

*A resident goes on to comment; 'There have been a number of incidents over the past few weeks and the road surface has been treacherous due to the layer over mud that has been laid down every day by the lorries coming and going from the golf club. In addition the lorries are hurtling backwards and forwards and it is not unusual to round a bend to find one of them coming towards you at speed in the middle of the road. I have only seen a road sweeper once in four weeks. Are the golf club going to take some responsibility for the mayhem they have caused?'*

The developers behind Parsonage Golf at Blunts Farm withdrew their appeal against enforcement because they felt it was no longer financially viable to construct a golf course. A second 18 hole golf course adjacent to Blakes Golf cannot be sustainable or viable. A second course in the locality would cause financial problems for the three other golf courses in North Weald and the others in the District. If the owners of Blakes Golf do not object to this application, could this imply that they are in some way connected with the applicant and in support of the application? If they are connected with this development, would it be appropriate to endorse an application from a development team that are experienced with the methodology of importing demolition waste in the construction of golf courses and that Sir John Harman called 'unscrupulous'? Sir John is also quoted as saying that *"I wouldn't want to see the operator get away with this abuse without suffering substantial financial loss."*

Residents in North Weald have had to endure an inordinate amount of importation in the construction of Bakes Golf, formerly Ongar Park Golf, and the course in Rayley Lane that is currently causing local concern. It is totally inappropriate to subject them to a further application in this cynical business.

TBAG applaud the change in process that now means that these applications are County Matters applications, but EFDC have to make a stand and ensure that the District is not targeted by unscrupulous developers out to make a fast buck at the expense of the local environment and the health and safety of local residents.

Essex County Council have made their position on importation in phases and importation involving 'soil' 'spoil' 'subsoils' and 'topsoils' very clear in their Development Involving County Matters Guidance Notes published in March 2009. Although this phase only involves the importation of 65,000 cubic metres of

waste this can only be the first of many and refusal reasons would be the same as application ESS/20/09/EPF that was refused on 07/07/09.

This application should be refused.

Yours sincerely

Jacqueline Dodman  
Secretary  
TBAG

Cc Eleanor Laing MP  
Jill Shingler Senior Planning Officer EFDC  
Cllr. Roland Frankel  
Cllr. John Philip  
Theydon Bois Parish Council  
North Weald Bassett Parish Council