

# Theydon Bois Action Group

P R O T E C T I N G   T H E   V I L L A G E   O F   T H E Y D O N   B O I S

c/o 32 Theydon Park Road  
Theydon Bois  
Essex  
CM16 7LP

27 November 2009

Reference EPF/2117/09

Change of use of grazing land into stables and manege with ancillary accommodation. Grazing land adjacent Broadlawn, Coopersale Lane, Theydon Bois

Dear Mr Preston

Theydon Bois Action Group (TBAG) would like to object to the above application.

The site is within the Metropolitan Green Belt and is an undeveloped green field site. The proposed works represent inappropriate development and are therefore at odds with Government advice, as expressed in PPG2, the policies of the Adopted Local Plan and alterations and the East of England Plan. The latter state that within the Metropolitan Green Belt permission will not be given, except in very special circumstances for the construction of new buildings or for the change of use or extension to existing buildings except for the purposes of agriculture, mineral extraction or forestry, small scale facilities for outdoor participatory sport and recreation, cemeteries, or similar uses which are open in character. Although this application is for facilities for outdoor participatory sports there are many such facilities available locally, including directly opposite, this application does represent very special circumstances and is unsustainable.

This application will have a material and adverse impact on the openness, character and appearance of the Metropolitan Green Belt due to its scale, appearance, external parking, external storage, and traffic generation. In addition the siting of the scheme will be visible within the Metropolitan Green Belt and highly conspicuous, thereby detrimental to its visual amenity. Thus the scheme is contrary to PPG2, SS7 of the East of England Plan, and policies GB2A, GB7A and GB8A of the Adopted Local Plan and Alterations.

The proposed scheme is in a rural area which is not served by public transport. The scheme would see a considerable increase in vehicle movements and this site is not in a sustainable location, contrary to policies CP1, CP2, CP3 and 9 of the Adopted Local Plan and Alterations.

The proposed scheme would lead to the creation of a permanent access on a stretch of secondary distributor highway where the principal function is that of carrying traffic freely and safely between centres of population. The slowing and turning of vehicles associated with the use of the access would lead to conflict and interference with the passage of through vehicles to the detriment of that principal function and introduce a further point of possible traffic conflict, being detrimental to highway safety, contrary to policy ST4 of the Adopted Local Plan and Alterations

There is a precedent of applications involving additional traffic generation on Coopersale Lane, a Protected Lane being refused. EPF/ 1772/09 was refused recently other applications include EPF/0832/06 *continued use for storage of building materials and equipment and ancillary office at Green Barn (Western*

Half) Blunts Farm Coopersale Lane Theydon Bois Epping Essex CM16 7NT change of use from Agriculture/Horticulture/Glass to B1 - Offices, R & D and Light Industry, B8 - Wholesale warehouse, distribution centres, repositories.

Refusal reasons included; *The use is inappropriate in the Metropolitan Green Belt as it entails open storage and a significant amount of vehicle parking which detracts from the open character of the countryside and is therefore contrary to policies GB2 and GB8 of the adopted Local Plan. The use generates vehicle movements which harm the rural character of Coopersale Lane. This is a protected lane identified in the adopted Local Plan and the development is contrary to policy HC4 of the plan.*

EPF/0831/06 change of use from Agriculture/Horticulture/Glass to B8 - Wholesale warehouse, distribution centres, repositories at Green Barn (Eastern Half) Blunts Farm Coopersale Lane Theydon Bois Epping Essex CM16 7NT was also refused. Refusal reasons include; *The use generates vehicle movements which harm the rural character of Coopersale Lane. This is a protected land identified in the adopted Local Plan and the development is contrary to policy HC4 of the plan.*

Application EPF/940/96 for Proposed riding school – incorporating stable block with 14 stables, alteration to existing access, dressage and training area, car parking area and cross country course. Land adjacent Blunts Farm Coopersale Lane. This application is a revision of an earlier application. It is minuted on 17<sup>th</sup> February 1997 that *'The item was deferred from Plans Subcommittee on 9<sup>th</sup> December 1996. Members were concerned about the provision of an access off Coopersale Lane. The applicants have considered this and submitted revised plans showing access from Abridge Road. The layout of the stable complex has consequently been altered and car parking area set away from Coopersale Lane. The highway engineers raise no objection to the scheme subject to conditions. They do not require a right hand turn land as with the previous proposal for the playing fields. This is because they consider that the concentration of traffic will be less than any one time.'*

We also note that in section 16 of the application form Trees and Hedges; "Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?" the applicant has ticked 'NO'. However, his plans include a new access, roughly midway along the ancient historic hedgerow in Coopersale Lane, a Protected Lane. There are 5 old oak trees in this section of hedgerow (see attached ) these are not shown on the plans, in relation to the position of the proposed access. We understand that four of the five oak trees are currently in the process of having Tree Preservation Orders assigned to them. There are three trees to the rear of the field that have Tree Preservation Orders; T54, T55, T56 all oak trees. If we assume that these trees will not be removed their location will have an impact on the location of the entrance to the stable complex. We assume mature oak trees on a Protected Lane have some degree of protection; this could have a considerable effect on the sight lines onto the lane. TBAG are of the opinion that this Protected Lane and its environs are a very important part of the 'local landscape character' and request that a full tree survey be carried out, before the application can be considered.

Precedents have been clearly set that any increase of traffic on Coopersale Lane is inappropriate and this application for stables and manege with ancillary accommodation should be refused. We remain concerned that this application represents a commercial venture, the number of stables is too many for the area of available space for the horses and is unsustainable. This application harms the openness of the Green Belt and is inappropriate development and contrary to policy HC4, as Coopersale Lane is a Protected Lane. This application is inappropriate and unsustainable and should be refused.

Yours sincerely

Jacqueline Dodman

Secretary Theydon Bois Action Group

[www.theydonbois-actiongroup.co.uk](http://www.theydonbois-actiongroup.co.uk)