

Theydon Bois Action Group

PROTECTING THE VILLAGE OF THEYDON BOIS

07 July 2010

Addendum to the TBAG response to the Epping Forest Sustainability Appraisal and Habitats Regulations Assessment Scoping Report Draft Report March 2010 consultation dated 1 July Respondent Reference CSSA 00024

In order to further endorse our belief that Theydon Bois should be characterised as having a high sensitivity to change rather than a low to moderate sensitivity as outlined in 16.4.9 of the Scoping Report TBAG felt it necessary to review the primary source document, the Settlement Edge Landscape Sensitivity Study (SELSS) published January 2010.

In the chart presented to the LDF Cabinet Committee meeting of 11 March, appendix B Settlement Edge Landscape Sensitivity it states that the tables 'provide a basic outline of the overall sensitivity of each of the District's key settlement edge landscapes.' Loughton, Buckhurst Hill, Theydon Bois fringes are characterised 1-6, 1 having high sensitivity, 2-4 moderate and 5-6 low sensitivity.

When figure 9.12 of the SELSS is analysed it appears that the landscape that surrounds Theydon Bois is characterised as follows;

1 HIGH - Epping Forest

2 MODERATE - Land to the east of the village centre including Theydon Bois Golf Club, City of London Buffer Land at Great Gregories, and Blunts Farm.

3 MODERATE – Cemetery and the Woodland Trust Site.

The only land adjacent to Theydon Bois that is characterised as between 4 and 6 are the campsite at Debden Green as 4 (moderate). There are no areas characterised as 5 or 6 (low) anywhere near Theydon Bois, the nearest areas are the green spaces adjacent to Oakwood Hill in Loughton.

We would like to take this opportunity to highlight that the green areas of the Old Foresters, Village Green, Buxton Trust Playing Fields, Allotments and the Plain are characterised as Urban Greenspace Characters. And that in Figure 9.2a of the SELSS Theydon Bois seems to have at least six pre 18th century fields, including the site that

has been previously selected as site 20b in the Gypsy and Travellers Consultation on Options.

TBAG therefore feel that the Scoping report produced by Scott Wilson misleads and misrepresents the contents and findings of the SELSS in which Theydon Bois is denoted as having a moderate to high sensitivity as outlined above. The only way the village can be accurately represented, as is clearly stated in the SELSS, is by Theydon Bois being denoted as a separate settlement edge within the Central Line Settlements functional area.

The publication of the scoping report and Theydon Bois' characterisation as having a low to moderate sensitivity to change has caused great consternation locally and has been highlighted in the material marketing plots of Green Belt land at Blunts Farm. Theydon Bois Action Group formally ask that Epping Forest District Council respond in the strongest terms to the developers behind the false and misleading claims contained in their promotional material and take all action in their power to protect residents and potential investors from the potential consequences of this marketing campaign.

Yours faithfully

Jacqueline Dodman
Secretary TBAG