

Theydon Bois Action Group

PROTECTING THE VILLAGE OF THEYDON BOIS

c/o 68 Forest Drive
Theydon Bois
Essex
CM16 7EZ

Essex Wildlife Trust Headquarters
Abbotts Hall Farm
Great Wigborough
Essex
CO5 7RZ

15th May 2010

Dear Sir/Madam

Ref: EP87 Blunts Farm Brownfield LoWS - (17.2ha) TQ465998

Theydon Bois Action Group (TBAG) was pleased to learn that we have a new Local Wildlife Site on part of Blunts Farm in Theydon Bois and that a variety of wildlife, including a scarce ant, have been recorded on the site.

However, there would appear to be a misunderstanding regarding the Selection Criteria and Biodiversity Action Plan Habitats cited, which are incorrect.

BAP Habitats

Open Mosaic Habitat on Previously Developed Land (UK)
Brownfield Sites (Essex)

Selection Criteria

HC27 - Post Industrial Sites

The Blunts Farm site is not 'brownfield', 'previously developed land' or a 'post industrial site'. It is in fact Green Belt farmland. Planning permission was granted some years ago for a golf course and, although some landscaping took place, the landowner subsequently abandoned the project.

We have very real concerns about the incorrect 'labelling' of this site as 'brownfield' because of the serious implications for any potential future development on this Green Belt land. The Government definition of 'brownfield' land is clearly stated in Planning Policy Statement 3, Annex B. 2006:- "Previously-developed land is that which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated fixed surface infrastructure."

Unfortunately, the LoWS status, in itself, will not afford legal protection against any potential development, if EP87 remains designated as 'brownfield'.

In the light of the Government definition, we would ask that the incorrect 'brownfield' designation be removed from the EP87 Blunts Farm site.

We await your response to this matter.

Yours sincerely

Sue Sowerby
Chair
Theydon Bois Action Group

cc John de Wilton Preston -Head of Planning, EFDC
Paul Hewitt - Epping Forest Countrycare, EFDC