

EPHING FOREST DISTRICT COUNCIL

15 JAN 2018

Dukes Avenue,  
Theydon Boar,  
Epping, CM16 7HE.  
10 January, 2018.

Dear Sir,

Epping Forest District Local Plan Submission  
Version 2017

Field near of Nos 2 - 34 Dukes Avenue, Theydon Boar.  
Without electronic Email facilities I am writing this  
letter in response to your recent undated letter.

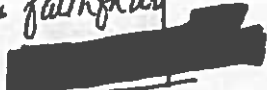
I submit with many other residents that this site  
being Green Belt 'protected' is wholly unsuited for housing  
development, the site being on the lowest level of ground  
in or around Theydon Boar; it is so low lying as to be  
soggy with undrained water much of which comes down  
the adjoining field and being bounded on its eastern  
side by a high and noisy railway embankment with  
trains travelling at speed and passing every few minute  
- reasons, I suspect, which deterred would be developers  
from extending their housing development by way of  
extending the building of new house at the end of  
Forest Drive in 1925. Drainage of this low lying field  
would also have been a drawback at that time.

Quite apart from its wholly unsuitability for  
housing development there is the problem of the Public Right  
of Way which runs across this field and which has to my  
knowledge been used by the Public for at least 40-50  
years without let or hindrance, a point I have  
repeatedly made but without response from the Council  
who ineffectually put up a Notice two years ago  
purporting to allege the use of the right of way was  
only with the 'consent of the landowner' - but which  
in law did not terminate the public's rights of way

Thereover.

I will not repeat the various other objections recorded in correspondence with the Council - it still takes up to three weeks to wait for appointments to see a doctor at the small local surgery and the local infants school is 9 unders and, nearing full capacity so that a large upsurge in new residents is only going to make life more difficult for Heydon residents, quite apart from an adverse effect on local wildlife.

Yours faithfully

  
The Planning Policy Team Neighbourhoods Directorate  
Civic Offices,  
Epping Forest District Council.