

DISTRICT OF EPPING FOREST

P/F 589

TOWN AND COUNTRY PLANNING ACT 1971

TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT

ORDER 1977

DIRECTION RESTRICTING PERMITTED DEVELOPMENT OF 13 ACRES OF LAND AT  
PACKSOMES FARM, PYNEST GREEN LAKE, HIGH BEACH, WALTHAM ABBEY, ESSEX

WHEREAS:

- (1) The District Council of Epping Forest (hereinafter referred to as "the District Council") is the District Planning Authority under the Town and Country Planning Act 1971 (as amended by section 182 of the Local Government Act 1972) for the District of Epping Forest.
- (2) Article 3 of the Town and Country Planning General Development Order 1977 (hereinafter called "the Order") permits the carrying out of certain development as specified in the first schedule to the Order upon land to which the Order applies without the permission of the District Council or the Secretary of State for the Environment.
- (3) Class VI-1 of the first schedule to the Order relates to the carrying out on agricultural land having an area of more than one acre and comprised in an agricultural unit of building or engineering operations requisite for the use of that land for the purposes of agriculture (other than the placing on land of structures not designed for those purposes or the provision and alteration of dwellings) so long as
  - (a) the ground area covered by a building erected pursuant to the permission does not, either by itself or after the addition thereto of the ground area covered by any existing building or buildings (other than a dwelling house) within the same unit erected or in the course of erection within the preceding two years and wholly or partly within 90 metres of the nearest part of the said building, exceed 465 square metres
  - (b) the height of any buildings or works does not exceed 3 metres in the case of a building or works within 3 kilometres of the perimeter of an aerodrome, nor 12 metres in any other case

(c) no part of any buildings (other than moveable structures) or works is within 25 metres of the metalled portion of a trunk or classified road

(4) Article 4 of the Order, enables either the District Council or the Secretary of State for the Environment to direct that a permission granted by Article 3 of the Order shall not apply to specified development

(5) The District Council is satisfied that the development specified in Class VI-1 of the first Schedule of the Order should not at any time be carried out on the land hereinafter defined unless permission is granted on an application made pursuant to the provisions of the Order because the land forms part of a very attractive area within the Metropolitan Green Belt and the uncontrolled erection of buildings would have a disastrous effect on the landscape and would seriously affect the outlook and amenities of residential properties adjoining the land in the Wellington Hill area

N O W T H E R E F O R E the District Council in pursuance of the powers conferred upon it by sub-section (1) of Article 4 of the Order DO HEREBY DIRECT that the permission granted by Article 3 of the Order shall not apply to the development specified in Class VI-1 of the first Schedule of the Order in respect of 13 acres of land forming part of Packsaddles Farm, Pyrest Green Lane, High Beach, Waltham Abbey, in the district of Epping Forest more particularly delineated on the plan attached hereto and thereon edged red. This direction shall require the approval of the Secretary of State for the Environment and shall come into force on the date on which the District Council serve a notice on the occupier or if no occupier the owner of the land stating the effect of the direction after approval of the Secretary of State

Dated this twenty-eighth day of OCTOBER 1977

THE COMMON SEAL OF THE DISTRICT COUNCIL  
OF EPPING FOREST was hereunto affixed in  
the presence of:-

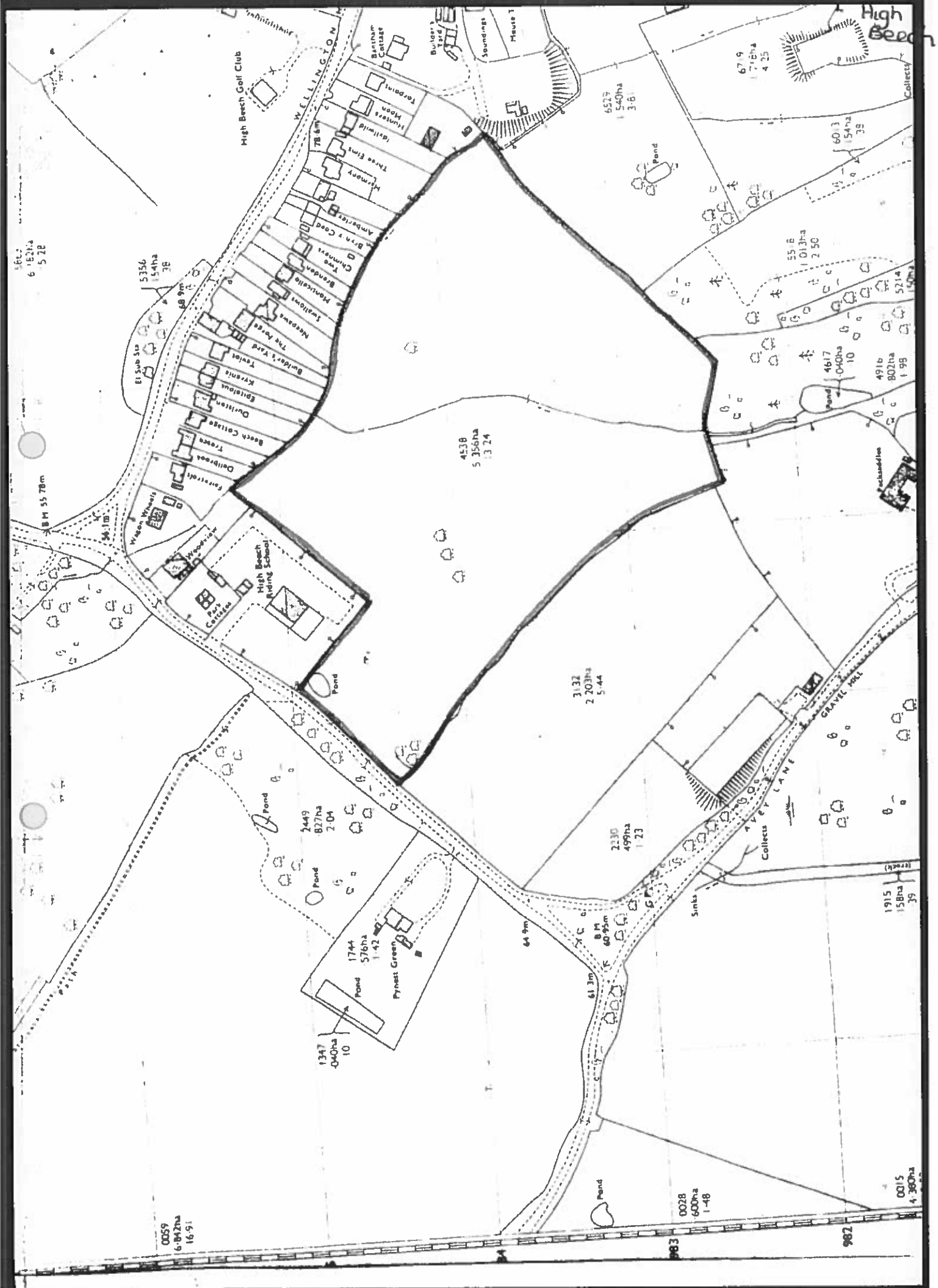
(Signed) J.W. TOMPKINS  
Attesting Officer

(Signed) P. CUNLIFFE-JONES

Attesting Officer

Plans Sub-Committee A -  
27 October 1977. Minute 147(a)

Article 4 Land at Pucksaddles Farm Wellington Rd/Punest Rd



566.7  
6.182ha  
5.28

5356  
15.4ha  
38

4538  
5.356ha  
13.24

6529  
1.540ha  
3.8

67.9  
7.18ha  
4.25

60.3  
1.54ha  
39

55.8  
1.013ha  
2.50

521.4  
1.50ha

491b  
802ha  
1.98

2449  
827ha  
2.04

1347  
0.40ha  
10

1744  
576ha  
1.42

3132  
2.203ha  
5.44

2130  
499ha  
1.23

1915  
158ha  
39

0059  
6.842ha  
16.91

0028  
600ha  
1.48

0015  
4.380ha

982

983

