



Buckhurst Hill Residents' Society
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Chair: Jenn Page, **Vice Chair:** Peter Foxton, **Treasurer:** Margaret Sinfield, **Membership Secretary:** Jenn Page,
Committee Members: Frances Davies, Margaret Drew, David Freeman, Steven Neville, Fiona Wheeler OBE,
Ken Williamson, Anthony Young **Co-opted member:** Jean Gibson **Honorary Member:** Lynn Jones

AUTUMN NEWSLETTER 2017

QUESTIONS FOR CHAIRMAN JENN PAGE



How long have you been a member of BHRS?

Recently I realised I had been attending committee meetings for almost 15 years.

How has BHRS evolved over those years?

The Society has become even more interactive with the community.

***We have extended our activities for members to include quiz and film nights, members' lunches, afternoon teas, very popular historical walks and the biannual Boundary Walk, a Christmas evening and the very successful Christmas in Queens Road in December. The latter in connection with the Parish Council. Very importantly we have closer*

connections with local schools, the Parish Council and the Village Forum. We are also increasingly involved with offering advice concerning planning issues.

How does BHRS maintain its non-political role when faced with planning and more recently its opposition to the local plan?

We only ever offer advice and point people in the right direction for help with their various planning queries. Yes, we opposed the Local Plan but only because of its detrimental effect on many of the residents and the potential loss of green belt and car parks.

Has Buckhurst Hill changed or maintained its character over the last few years?

I think the character of BH is just about holding together. Fortunately we are surrounded by forest which at the moment is sacrosanct, therefore maintaining a lot of our character.

However, this is a very convenient area in which to live and is becoming somewhat of a dormitory town for the transient younger generation. This is no bad thing but as the age of our membership shows, it is mostly the older generation who want to fight to keep the character of Buckhurst Hill. We can make representation but cannot stop demolition of old, interesting properties or prevent for example, the numbers of hairdressers opening in Queens Road.

To lobby against inappropriate plans we need strong and plentiful support from our members (and non-members) including the younger residents who may have different ideas of how they would like to see BH evolve.

We always want to hear your views, good or bad on Buckhurst Hill.

We would like to keep its 'village' feeling but also see appropriate progress.

How has BHRS managed to keep attracting new members, and has the way it does that changed with the advent of Social Media.

It is a constant worry that we are not attracting as many new and younger members as we would wish. However, two committee members are active editors of our Facebook and Web pages and we have noticed that since the inception of our very informative and jolly BHRS Facebook page, we have increased our membership. Events like Christmas in Queens Road and recent project work with St John's School have raised our profile. Unfortunately many people think that joining the Society means they have to give time to us and we have lost potential members because of this misconception. I would like to stress that we only occasionally ask members for help and it is usually to bake a cake for the Macmillan coffee morning or for our stall at the Bedford House Christmas Fayre, although this year we have asked members to help on stalls at Christmas: the response was immediate and fantastic. Above all, we like members to come to our talks and other events and enjoy themselves, and hopefully introducing their friends to the Society at the same time. (See our web page)

What are the biggest issues facing Buckhurst Hill?

As we are the most crowded area of Epping Forest District Council and being squeezed in all directions, schools, doctors' surgeries, commuter parking and so on, I think the biggest problem is to try to impress upon the District and the County Councils that we are full up. This will be very difficult as they in turn are being pressured by Government to create more housing. I am not sure how we tackle over development. Fortunately in many cases of planning applications for inappropriate extensions or size of development we have similar views to the Parish Planning Committee and sometimes the District, but there is a dichotomy between our Local Plan and National Planning Policy Framework (NPPF) produced by the Government. The Local Plan by virtue of its name should mirror, on a local level, the policy of NPPF but we have found this often does not happen, although it is still important to make objections so that our voice is heard.

What achievements by BHRS are you most proud of?

Probably achievements we have most enjoyed and therefore of which we are most proud have been the Queen's Birthday (working with the Village Forum and Parish) and Christmas in Queens Road which is improving all the time. This year there will be even more games for children. Just before the children broke for the summer holidays we had a project of learning with fun with St John's School (report in Newsletter). We received excellent feedback from traders and school staff. It was so successful we have been asked by the school to repeat the exercise next year. Our successful cake stalls, where we also sell Peter's jam and marmalade should not be forgotten.

Pushing to make BH station step free access has been a great triumph. Work will start later this year. Our previous Chairman started writing to TFL several years ago and built up a good rapport with the General Manager of the Central Line. I continued liaising with him and would like to think it is the Society's persistence, along with the local and district councils and our MP that has helped towards BH to be among the first stations to get step free access. Now we have to make sure the station canopy is kept in good order and the station itself, built in 1856, retains what is left of its character.

On reflection I think it is when a Society/organisation literally comes out onto the street it is at its most successful. These events create lots of hard work but there are many, many laughs on the way and on the day. Come and join us.

ST JOHN'S SCHOOL PROJECT

Report by Margaret Drew



The community activity that meant working alongside the children and staff from St John's Primary School was definitely one of BHRS committee's favourite projects this year.

Thanks to the generous cooperation of 18 of the businesses in Queens Road, the children were able to interview them about their businesses. It was clear that they had given their questions a lot of thought.

The teachers stimulated the children's persuasive language vocabulary before they began to create new advertising for the shops using their IT skills. Then finally on that perfect sunny afternoon in June, the children

arrived with cakes and cookies, book marks and bunting, jewelry and jute bags for the most creative market we have ever had the pleasure of in BH! Supportive parents, carers and families as well as passersby were all thoroughly generous as well as enjoying seeing this bunch of smiling budding businessmen and women.

£700 was made by the children, which will be spent on the geography and history section of their new school library.

BHRS had won a modest bid for some funding from EFDC Town and Village Centre Opportunities Fund, which was spent on staffing the interviewing activity and also on buying some tables for the stalls. (These have already been reused for the school summer fair!)

Money aside, developing an activity that was supported by the school staff, parent helpers and BHRS volunteers and hosted by the businesses the children have very much now adopted, has been wonderful. St John's has already asked BHRS if the same can be organized again next year as it has been so full of learning opportunities, including social and life skills, as well as a lot of fun! Planning and seeing an activity that was for the learning and enjoyment of children in BH reminded everyone about why the challenges BHRS takes on to protect special spaces like Linder's Field, are so worth it. It's for the future.

PLANNING *Report by Ken Williamson*

This article intends to explain how the planning process works, rather than detail specific applications.

However it is important to note that the development of three new detached dwellings to the rear of 18 Russell Road, staunchly opposed by your Society and the Parish Council and refused by the Planning Committee at EFDC has now been appealed by the Applicant.

There are a similar number of applications every month, the majority of which are household extensions of varying types, layouts and numbers of floors.

Sometimes it is difficult to assess from the drawings the effect on immediate neighbours.

EFDC sends a notice to immediate neighbours and those properties they think might be affected.

It is important to find out exactly what is proposed at the earliest opportunity.

If you have any concerns by all means contact us and we will assist you as much as we can.

Additionally every application within the Parish is considered at the Parish Planning and Environment Meeting, held in the Library in Queens Road.

This is an excellent opportunity to talk to the Councillors with any concerns you may have.

Details of the meetings are posted on the Parish Noticeboards.

The Local Plan Consultation process has progressed and three additional areas have been put forward for consideration.

It is important to note that these areas have been put forward by the *owners of the properties and may or may not be considered suitable by the Council.

Under the proposed Local Plan Buckhurst Hill was to find a further 85 properties excluding what are known as windfall sites. Windfall sites are those small developments that are outside the Local Plan.

From an analysis of all applications within the Parish it can be shown that we have over 10 dwellings (some years show at least 20 new properties) whether houses or flats each year, so we can easily find our numbers of properties without releasing Green Belt, existing Council properties or any areas of Car Parking.

To date the Council has said that Windfall sites are outside the Local Plan which can only look at larger development sites.

Effectively this means that we are providing many more units than the planning for additional infrastructure requirements.

Another area of concern is the use of Permitted Development Rights.

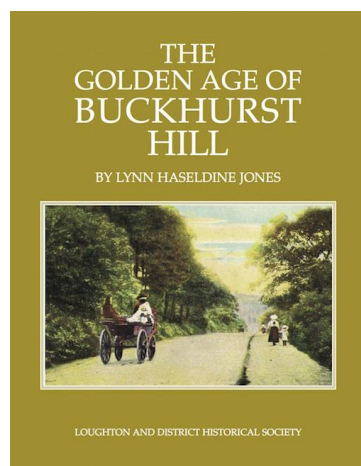
These Rights were introduced to obviate the need for Planning Permission for smaller extensions etc.. It is a truism that it is impossible to put into the wording for legislation a set of rules that covers all circumstances.

Some examples of these circumstances are sloping sites, small back gardens, proximity to other dwellings and over ambitiousness of applicants.

We would be interested to hear your views on this subject.

PUBLICATIONS

The Golden Age of Buckhurst Hill



Former resident of Ardmore Lane Lynn Haseldine Jones has produced a second book on the history of Buckhurst Hill following on from the success of *Grand Commuters* in 2013. This time the emphasis is on the town as depicted in postcards.

She writes 'the value of postcards is not just in the images alone, but also the messages which they contain. Some of the senders were known to me through my researches into the history of the town. Families such as the Linders and the Hicks, and teachers like the Gardners, I had come across while studying the history of their houses.

'But other characters began to form when looking at the messages and their recipients; servants writing to their relatives reporting on how they were settling in to their 'positions' in the big houses in

Buckhurst Hill; a man collecting views of the place where he had been billeted during the Great War; and others sending cards to add to the recipients' collections of cards.

Add to this the images of buildings long gone, tree lined streets, shops which have disappeared, lack of traffic and parked cars, and children (and adults) standing in the road watching the photographer, are all of great interest today.' Included are images of streets such as Queen's Road, Palmerston Road and Russell Road, schools, hospitals and churches, and much more. The book, published by Loughton and District Historical Society, ISBN 978-1-905269-23-5, is available from Broome's newsagents, Queen's Road, or the Loughton Bookshop, price £7.50.

Author and photographer Dale Gravett, who lives in Buckhurst Hill, is exploring the mysterious ***Creatures That Lurk In The Deep, Dark Forest***. Dale says each picture in his story is accompanied by a line drawing around it in order to aid the reader's recognition of what he sees. The book, which was published March 31 this year by Austin Macauley, is a "photo fantasy" about the creatures that at first glance are mostly unseen in the branches, trunks and leaves of the forest trees, until people observe a little closer.

On Wednesday November 22nd at 7.30pm at St. James' Church Lynn and Dale will be discussing their books over a glass of wine.

Entry and drinks are free

MACMILLAN COFFEE MORNING



Once again BHRS members donated a most delicious selection of home-made cakes for the Society's annual Coffee Morning in aid of Macmillan Cancer Care, part of the UK 'Biggest Coffee Morning'.

Peter Foxton also contributed some of his much sought -after home-made jam, and the event raised £250 for the charity.

ESSEX POLICE - SPECIAL OFFICERS Report by Steven Neville

I have been a Parish councillor for over a year now. When I first was elected the Parish Council was looking into the idea of paying for a dedicated PCSO for Buckhurst Hill.

This had some issues in terms of potential conflicts when the said PCSO would be dragged into wider police operations, and who would be responsible for line management. In the end Essex police pulled out of the idea. At the same time Essex Police started a process to recruit Special Officers. The officers would be dedicated to the area in which they live.

There is already young gentleman in Loughton that falls under this category. Across Essex they are trying to recruit 360 people by 2020. It is a voluntary post which is fitted in around a person's life and responsibilities. They will probably have a day job but could also be a retired person. With all this in mind the Parish Council is working with Essex Police to find a Special Officer for Buckhurst Hill. It will not mean we will see a radical increase in the number of police officers seen in Buckhurst Hill and one person can only do so much, especially if they're working during the daytime but it gives a level of reassurance that at least one person is walking our streets wearing a police uniform.

Neither does it make up for cuts to the police service.

There are currently 340 Special Officers in Essex. In May this year they spent 10,637 hours policing, 4,200 of them on patrol, made 265 arrests, and spent 158 hours searching for missing people

What you need to be a Special

- To be at least 18 years old at the start of your training
- Commit to a minimum of 16 hours per month for operational duties plus mandatory training duties
- Meet the required fitness standard
- Commit to the initial training requirements of 20 days

In Buckhurst Hill they would:

- Be integrated into a Community Policing Team.
- Start and end their duty as close to their community as possible, potentially from another agency's premises.
- Spend the majority of their time within the council area's neighbourhoods.
- Be visible and accessible in local communities on uniformed, foot or cycle patrol.
- Help address local issues and priorities as informed by the local council and police intelligence-led tasking.
- Patrol hot spots identified through intelligence or which have been deemed to be priority areas.
- Respond to police-related incidents within the council area.
- Engage with local communities and support further recruitment of Specials.
- Attend suitable local council meetings where available to do so.
- Have regard to the Council's aims and objectives in their voluntary service.

Maybe you're the special person Essex is looking for?

If so apply here:

<https://www.essex.police.uk/join-the-police/special-constabulary/>

Or phone the Parish office on 020 8498 9933 for more information

CHRISTMAS FAYRE Report by Margaret Drew

CHRISTMAS IS COMING! and already there will be darker days, leaves blown from trees and the arrival of Christmas advertising, so I thought I'd get those words in quickly!

Truthfully it's because BHRS committee are already well into the preparations for the Christmas Fair, our community event that we organise, supported by the Parish, every year.

The first job is always in January. Father Christmas' outfit is barely back from the dry cleaners and there we are making sure we can have the car park again. It has to be an early booking!

Being given the 'OK' regarding the space needed is the 'all clear' to proceed and handing Santa back his garments is always reassuring as he likes to book the next date there and then!

As we had puppets in 2016 a Magician is coming to entertain and make magic (not mischief) in the library this time. Outside in the car park our regular roundabout will be joined by a real buzz of more games this year. All with challenges and prizes they have been great fun to try out and test at the event's planning meetings!

Donkey rides, face painters, doughnuts sellers, puppet makers and balloons are all booked.

Street signs, tinsel, fairy lights, paddling pool, Santa's sacks, luck dip barrels, etc all need digging out of lofts, sheds and cubby holes around the homes of kind society members. There is always the concern that maybe too much is the same as the previous year but we're told this is partly how it has become such a traditional event and it is one that cheerfully and willingly makes money for the Parish's chosen charity.

Once again, due to such popular demand, Jebb the comic stilt man, will be back. The committee debated for some time as to why he might be so popular. He seems totally unable to be pessimistic, complain or even tired! Perhaps we all need to learn how to use stilts!

Obviously on the day there will be the extra character and activity or two around and we don't tell you everything in advance – please do come along!!!!

SOCIAL MEDIA

NEWS - As well as posting messages regarding updates, the BHRS Facebook has been sharing photos and little pieces about local history and our green areas thanks to members sending stories and information. It's also been great to be able to remind us all of activities in the community and events and businesses run by members of the society. BHRS is very happy to support its members in this way.

We are also now on Twitter for news and comments.

If you are not a 'Tweeter' or a 'Facebooker' you can take a look at the most recent pages via the BHRS website by clicking



If you are a member and do have a message you would like to share please do send it and any photos to enquiries@buckhursthillresidents.co.uk or, of course, send us a relevant Facebook page to share from or add to our page .

**PLEASE REMEMBER
TO RENEW
YOUR 2018 BHRS MEMBERSHIP**

WALKING THE BOUNDARIES OF BUCKHURST HILL

Report by Peter Sinfield



On May 7th, a week before the official Rogation Sunday, BHRS did its own version of 'Beating the Bounds' in the form of its bi-annual 'Boundary Walk'.

Thanks to social media publicity and perfect weather there was a good turnout of some twenty-eight walkers (BHRS members and friends and members of St. John's Church) to support the tradition which has been practised in Buckhurst Hill for more than twenty years.

The history of Rogation is long and complex but clearly maintaining the integrity of the village territory before the time of reliable maps was important and young boys were taken to the boundary markers and bounced on their heads to impress on them the extent of their birthright. There were no young boy walkers this year

but they can be assured that this robust educational method is no longer used.

Buckhurst Hill has interesting boundaries. It lies on a ridge (some 80m above sea level at its highest point) between two mighty rivers. The Roding in the East and the Ching in the West. The north is bounded by a partly covered stream which runs into the Roding and the south (really south west) by an ancient path which could have formed part of the medieval route between the two great Abbeys of Barking and Waltham.

The Boundary Walk is a convenient five or six miles amble through mainly green land and forest. It is unfortunate that there is no foot path along the Roding, the access having been blocked by incomers claiming their property rights.

Our party followed a route which kept close to the boundary and duly noted some boundary points. Although the Roebuck and the Mother Hubbard have gone we still had the Monkams Inn available to provide us with much needed refreshment at the half way point. Lynn Haseldine-Jones, our local historian and tree warden, provided us with interesting commentaries on the almost forgotten arboretum in the Roding Valley and the well-hidden cottages in Tuttlebee Lane. Peter Haseldine gave us an expert account of the 1872 experiment carried out by the Lisbon Steam Tramways Co when we reached the place of the action in Lords Bushes.

We finished our walk on the Cricket Pitch close to where we started.

Part of the Rogation ceremony is to bless the crops and although we probably did little for agricultural success in Buckhurst Hill the weather gods certainly saw fit to bless our afternoon walk.



Group at the start of the Walk

BUCKHURST HILL RESIDENTS' SOCIETY & PARISH COUNCIL PRESENT



CHRISTMAS
AT THE TOP OF QUEENS ROAD
FRIDAY 1ST DECEMBER 3.00-7.00PM
★ **FUN FOR ALL THE FAMILY!** ★

DIARY DATES (non- members are very welcome to all talks and walks)

Unless otherwise stated below, all talks and events are held at St. James' United Reformed Church, Palmerston Road, starting at 7.30pm. Talks: £3 entrance, incl. refreshments.

Tuesday November 14th: 'RIOTS & REBELLION IN LONDON AND ESSEX' Jef Page

Wednesday November 22nd TWO LOCAL AUTHORS, Lynn Haseldine Jones and Dale Gravett, discuss their latest books over a glass of wine. *Entry and drinks are free.*

Friday December 1st 3pm to 7pm CHRISTMAS AT THE TOP OF QUEENS ROAD

Wednesday December 6th CHRISTMAS MEETING with wine and mince pies, St. John's School choir singing carols **from 7.15pm. GRAHAME WILLIAMS: 'COMEDY in the 20th CENTURY'**

Tuesday February 13th 'HISTORY of the GEORGE and VICTORIA CROSSES' – Anthony Bradbury

Saturday February 17th 7pm for 7.30pm JOINT QUIZ NIGHT with BHCA at Bedford House, Westbury Road £6 per person, tables of eight maximum, bring your own food (soft drinks & wine only)

Wednesday March 14th FILM NIGHT 'SOME LIKE IT HOT'

Tuesday April 10th Speaker to be announced, please -heck green sheet in Newsletter

Sunday May 6th 'WALK TO VISIT A FRIEND' A gentle stroll from the Roebuck to the Traveller's Friend led by Lynn Jones, starting from **Roebuck Heights, North End at 2pm**

Wednesday May 9th AGM followed by **'ESSEX MURDERS'** - Linda Stratman

Friday May 18th 2.30pm - 4.30pm ASCOT AFTERNOON CREAM TEA £5 details - Spring Newsletter

Wednesday June 27th at noon ANNUAL LUNCH AT THE STAG £10 details - Spring Newsletter

Tuesday July 10th 'WHEN OUR BUSES WENT TO WAR' **Tuesday August 14th 'EAST BUCKHURST HILL'** **Tuesday September 11th 'THE LIFE OF A SCRIPT WRITER'** **Tuesday September 25th Macmillan Coffee Morning** **Saturday October 6th 7pm for 7.30pm ANNUAL QUIZ NIGHT** **Tuesday November 13th 'THE ARMISTICE'** **Wednesday December 5th 'THE ORIGINS OF CHRISTMAS - CRIBS CARDS AND CHRISTINGLES'**