

Stakeholder Reference:

Document Reference:

Part A

Making representation as Resident or Member of the General Public

Personal Details		Agent's Details (if applicable)
Title	Mrs	
First Name	Sandra	
Last Name	Dear	
Job Title (where relevant)		
Organisation (where relevant)		
Address		,
Post Code		
Telephone Number		
E-mail Address		

Part B

REPRESENTATION

To which part of the Pre Submission Epping Forest District Local Plan does this representation relate?

Paragraph: SP6

Policy: P 4 Ongar

Policies Map: No

Site Reference: ONG.R5

Settlement: Ongar

Do you consider this part of the Pre Submission Local Plan to be:

Legally compliant: Don't Know

Sound: No

If no, then which of the soundness test(s) does it fail? Justified

Complies with the duty to co-operate? No

Please give details either of why you consider the Submission Version of the Local Plan is not legally compliant, is unsound or fails to comply with the duty to co-operate; or of why the Submission Version of the Local Plan is legally compliant, is sound or complies with the duty to co-operate. Please be as precise as possible. Please use this box to set out your comments.

Among many concerns with this document is the lack of consistency with previous planning decisions. EFDC should be aware that Area ONG.R5 was originally much larger in an earlier draft plan. It was pointed out that a large area of this land had been purchased by residents (including my husband and myself).

Following this we were instructed by EFDC to apply for change of use (from agricultural to horticultural - garden) which we did and were refused; on the grounds that this was 'detrimental' to Green Belt. We are awaiting an appeal decision.

The remainder of this area ONG R5 is ear- marked for 107 houses - this makes a nonsense of the change of use decision, a housing estate must also be 'detrimental' to Green Belt.

Our use as gardens protects the Green Belt and if compared to the proposed housing estate.

The area proposed is also on a very busy bend in the road which has very dangerous parking from parents waiting outside the school, resulting in driving past these vehicles without clear view of the road ahead. Increased traffic from the new houses will only exacerbate this problem. Also there is a high pressure gas pipe underneath the proposed area.

Please set out what change(s) you consider necessary to make the Pre Submission Local Plan legally compliant or sound, having regard to the test you have identified in the question above (Positively prepared/Justified/Effective/ Consistent with National Policy) where this relates to soundness.

You will need to say why this change will make the Local Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

I propose that the area is withdrawn from the Plan.

If your representation is seeking a modification, do you consider it necessary to participate at the oral part of the examination?

No, I do not wish to participate at oral examination

If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary:

Please let us know if you wish to be notified when the Epping Forest District Local Plan is submitted for independent examination

Yes

Signature: Sandra Dear Date: 27/01/2018

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Epping Forest District Council

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