

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	Shelley	
Last Name	Deutsch	
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: To whom it may concern I have looked at the proposed plans for building new properties in the ongar area. I have a number of concerns which are outlined below. 1 The area itself already has a high street that is jam packed with vehicles and the number of properties proposed around the 4 wantz roundabout will make that area extremely congested. As I'm sure you are aware that junction is extremely important for getting to 4 different areas within a reasonable space of time. The lack of transport in the area will inevitably mean more vehicles. 2 I also do not believe the access road proposed for the properties have been considered thoroughly. 3 I do not believe the area numbered Ong.r.6 will be able to have suitable access roads either. The entrance and exit would be on a bend in the road which has more and more traffic in the rush hour. 4 you will be aware from local Police there have previously been a number of serious accidents in this part of the road due to it being on a bend and people breaking the speed limit. Police undertook a speed enforcement operation which resulted in 150 speeding tickets being given out in just 2 hours. Accidents will increase with 60 more homes as with an average of 2 vehicles per family we are talking about 120 extra vehicles exiting onto the road in the bend 5 Even

more importantly the settlement could be considered close to the grade II listed building 'Dyers' and grade 2\* listed Marden Ash House and I am sure you are aware of the environmental Guidelines (Supplementary Planning Guidance, May 2004..) Listed Buildings 7.16 Proposals to alter, paint or extend a listed building, or to erect a new building in close proximity to a listed building, must not adversely affect the character, appearance or setting of the listed building. These buildings have been at the entrance to Ongar from the south which is a reminder of the historical importance to east anglia from London. Building adjacent to Dyers would be hugely detrimental to the uninterrupted views. 6 Furthermore the view will be restricted to the south east which are currently commanded by both properties 7 Ongar does not have the infrastructure for the amount of houses which have been proposed. There is only one supermarket which is small and the High Street itself is a disaster with the pot holes which re occur and are not properly repaired. 8 There is no transport system as mentioned previously. The buses run half hour apart. There are no easily accessible trains or underground again causing huge amounts if traffic which will be at a standstill in the rush hour.

Policy: P 4 Ongar

Policies Map: Yes

Site Reference: ONG.R6

Settlement: Ongar

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

Legally compliant: No

Sound: No

If no, then which of the soundness test(s) does it fail? Effective,Justified,Consistent with national policy

Complies with the duty to co-operate? Don't Know

**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.**

Doesn't comply with listed buildings legislation or public safety documents not build in this 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.**

Do not build in the proposed areas ongr6 and cut down to half the areas ongr6, 2,3and4  
Will be a danger to the public

**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: Shelley and Anthony Deutsch Date: 2018-01-28

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