



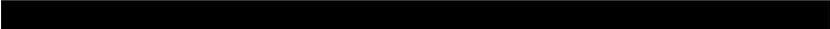
DMR/LW/008051801

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Dear Sirs

Re: Local Plan Ongar Policies ONGR6. ONGR7. & ONGR8. – Late Response

We own the property known as 
 This is a Grade II listed Georgian House standing in just over one acre on the Southern boundaries of Ongar. We purchased the property just over four years ago as a project, as it was extremely run down and we have spent a considerable amount of time and money restoring the property and getting it back to the beautiful building that it should be in its near perfect setting.

You will note that it is on the Southern edge of Ongar, it is the last house on the South-East on what is the current border of the Green Belt and is surrounded by other historic buildings not just Listed Buildings, such as Marden Ash House, but Marden Ash Mews, The Gatehouse and the Coach House all of which were historically part of Marden Ash House or Dyers, The Old Cottage and to the rear The White House and it is obviously extremely important in heritage terms for these properties and their surrounds to be maintained and protected – only Marden Ash House and Dyers are mentioned in the Local Plan whereas clearly all of the above mentioned properties form part of the enclave of the history of this part of the town. The attached statement from the Draft Local Plan below is deliberately misleading as clearly these proposals **WILL “affect the settings of these heritage assets”** and it is obviously not true under these proposals that there is to be **“preservation”** of any assets at all:

ONG.R6 Land between Stanford Rivers Road and Brentwood Road

Development Requirements

Ecology

Development of this site may indirectly affect a nearby Wood Pasture and Parkland Priority Habitat. Development proposals should take account of the potential for indirect impacts arising through construction and opportunities for mitigation (for example, through a Construction Management Plan).

Heritage

Development of the site may impact upon the settings of the Grade II* listed Marden Ash House and Grade II listed Dyers. Development proposals which may affect the settings of these heritage assets should sustain or enhance their significance, including the contribution made by their settings. Development proposals should preserve the special architectural or historic interest of these Listed Buildings and their settings, including through appropriate layout and high quality design/materials.

Green Belt Boundary

Existing features in the landscape should be used as the new defensible boundary to the Green Belt along the eastern, southern and western edges of the site. As part of the development proposals the existing features along the eastern and southern edges of the site may need to be strengthened.

Interestingly, exactly the same statements are repeated throughout the Local Plan regarding, as far as we can tell, every Listed Building affected by the Local Plan proposals wherever – the statement is therefore just meaningless jargon as the Council clearly HAVE NOT considered any individual Listed Building/heritage cases.

Since we have lived here, there have been fatal accidents on Stanford Rivers Road and it was identified as an “Accident Black Spot”. The proposed policies would greatly increase the traffic volume on Stanford Rivers Road, Brentwood Road and Coopers Hill etc. and there are no indications for traffic calming to be introduced. Introducing new accesses onto any of these roads in the available positions for increased housing are we believe potentially dangerous proposals.

The site Ongar R7, which does not directly front Brentwood Road as there is a substantial grass verge and footpath between, would cause an incredible amount of congestion and traffic problems at the Junction with Stondon Road and the bend on the A128 Brentwood Road. Frankly positively a dangerous proposal.

Our property, [REDACTED], is located on the edge of the existing greenbelt area. It is overlooked (one of the many criteria that the Local Authority are supposed to consider for a Listed building.) The southern boundary forms part of the buffer/separation between Marden Ash and Stanford Rivers and the introduction of additional housing there to the south would completely destroy the views and create massive disturbance to the entire area. Traffic noise is already excessive.

The policy relating to the Stag car park, although not directly affecting our property is yet another example of the Council’s policies relating to these particular three sites being fundamentally flawed. The Council state that they are supposed to protect employment and amenities, not reduce it by demolishing a public house AND proposing to create yet another access onto Brentwood Road so close to the bend/junction with Stondon Road and next to Hunters Chase - that again would be positively dangerous.

It is the Council’s duty to protect the environment and the heritage. Ongar is a fairly unique town in Essex by having a classic history and many protected buildings/sites. Historic England clearly have not been consulted as they will, we are sure, agree, that the enclave of historic buildings around Dyers and Marden Ash house MUST BE PROTECTED. Dyers is not overlooked to the side or rear and proposals to interfere with that open aspect have to be consulted with the owners affected. The Green Belt boundary CANNOT BE moved without proper consultation. The proposals are for high density developments which are completely out of keeping with the surrounding properties.

The proposed Local Plan for Ongar is clearly ill thought out and is not sustainable with no consideration to the infrastructure, increased traffic flow, roads, schools, shops, medical facilities, car parking etc. – absolutely nothing but increased housing – the present population is circa. 6,500 people – 650 proposed additional houses would increase the population by probably about 30% to 40% - a seed change to the area, with no proposals for infrastructure changes at all.

Yes we understand the pressure for increased housing. Why are all the proposed sites in Ongar next to existing housing stock which will cause the maximum disturbance to the existing residents? There are plenty of green field large acreage sites available off Chelmsford Road, Epping Road, High Ongar Road and to both the east and west of the High Street. The Council clearly has no qualms about moving and encroaching upon designated green belt land, so why not bite the bullet and allocate 100 acres or so of farm

land which can easily accommodate the required additional housing at a relatively low density, in any of those suggested locations and in effect create a new suburb within Ongar, without changing the ambiance of the original town and causing much less disruption and disturbance to residents and having the possibility of properly controlling the increased traffic flow without increasing the danger of accidents. In the 1950's and 60's when the Council was required to find large additional Council Housing estates, did it or any other Local Authorities dot 20 houses here, 50 there 10 elsewhere – not they didn't, they allocated large areas to accommodate the need. Exactly the same is what is needed now.

It is understood that the Council have stated “*we consult with local people who may be affected by development proposals*” - that is just not true: from my enquiries to date none of the parties that are directly or indirectly affected by these proposals have been consulted or given the opportunity to respond within the Regulation 19 Publication Period which is in contravention I believe with the with Government guidance – the Council have clearly ignored the “Material Planning Considerations” published by Communities and Local Government. Yes this is a “late notification” because the Council failed to notify the residents of any of these proposals, with no consultations as far as we can tell with anybody – a complete failure of its duty and possibly unlawful.

Morfia & Derek Rona FRICS