

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	Lynn	
Last Name	Webb	
Job Title (where relevant)		
Organisation (where relevant)	Marden ask action group	
Address		
Post Code		
Telephone Number		
E-mail Address		

Part B

REPRESENTATION

To which Main Modification number and/or supporting document of the Local Plan does your representation relate to?

MM no: 158

Supporting document reference: A. Council's response to Actions outlined in Inspector's post examination hearing advice (Examination document reference number ED98), July 2021 (ED133)

Do you consider this Main Modification and/or supporting document of the Local Plan to be:

Legally compliant: No

Sound: No

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

Please give details of why you consider the Main Modification and/or supporting document is not legally compliant or is unsound. Please be as precise as possible. If you wish to support the legal compliance, soundness of the Local Plan or compliance with the duty to co-operate, please also use this box to set out your comments.

The Stanford Rivers Road is an extremely busy road, and traffic pollution in the rush hours has a significant impact on the priority habitat.

This will only get worse following the completion of the almost 800 new homes (since 2011) in Ongar, and even more in the North Weald area, which will also use this route for entry to the London Boroughs and the M11.

As has been noted in previous iterations of local plans, there is serious concern, and potential harm to the heritage setting - particularly of Dyers (grade II), due to the close proximity of this Listed Building to the allocated site ONGR 6. In EFDC's own view (when dismissing this site in the previous local plan submissions)

;" Dyers has a commanding view down the valley and for travellers entering Marden Ash from the south, with Dyers on one side of the road and Marden Ash House (grade II*) on the other" . Which is why potential development of this land was categorically dismissed by EFDC prior to the 2017 site allocation proposal.

Reference should also be made to compliance with Ongar Neighbourhood Plan Policy ONG-ED3 Historic Buildings part 4.

It should also be added, as has been noted for other heritage assets, that a deep landscape buffer should be required along the border with Dyers.

In addition, amendments should be made to account for the Indicative Development Area, which should be reduced from 1.50Ha, being 98% of the gross area 1.53Ha in line with the net to gross area ratio standard of 75-90%. This would enable appropriate well designed homes to be built at the edge of settlement with suitable density, housing mix and car park provision in character with the rural area, whilst still accommodating the site specific considerations. Suitable landscape buffers should be excluded from the net developable area in line with recognised standards

Re Infrastructure::this proposed site is only accessible from what is a well known accident black spot.

How will this be mitigated?

Please set out what change(s) you consider necessary to make the Main Modification and/or supporting document 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 Submission Version of 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.

This site must be removed from the local plan

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This site must be removed from the local plan

It does not meet any of the statutory government requirements or guidelines

Signature: Lynn Webb Date:
21/09/2021