

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 Ash 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: 159

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

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.

ONGR 7 is primarily a small green belt paddock, -which incorporates a historic woodland of approx 170 established trees, and a natural pond. EFDC cannot dismiss the importance of trees, particularly as Ongar is only 6% 'tree and wooded' compared to 10% average in Essex, This site is predominately established trees, and is home to much native wildlife - ie bats, many species of birds, fox, rabbits, hedgehogs etc.

It is therefore difficult to see how the ecological requirement can be met and still provide 17 dwellings.

See also NPPF para 131 and Ongar Neighbourhood Plan Policy ONG-ED5 Environment

There is also serious concern about harm to the Setting, particularly of Dyers (grade II), and especially due to the close proximity of the Listed Building to this proposed site.

Reference should also be made to, and compliance with, Ongar Neighbourhood Plan Policy ONG-ED3 Historic Buildings part 4. It should also be added, as has been for some other heritage assets, that a deep landscape buffer of trees and tall hedging must be accommodated around the border with Dyers.

In addition, amendments must be made to account for the Indicative Development Area, which should be reduced from 0.80Ha - being 100% of the gross area. - 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 must be excluded from the net developable area in line with recognised standards.

It is therefore difficult to see how this requirement can be met and still provide 17 dwellings.

See also NPPF para 131 and Ongar Neighbourhood Plan Policy ONG-ED5 Environment

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 should be removed from the local plan

Signature: Lynn Webb Date:
21/09/2021