

Stakeholder Reference:
Document Reference:

Part A

Making representation as Landowner

Personal Details		Agent's Details (if applicable)
Title	Mr	
First Name	Jim	
Last Name	Padfield	
Job Title (where relevant)		
Organisation (where relevant)		
AddressRedacted.....Redacted.....	''
Post CodeRedacted.....	
Telephone NumberRedacted.....	
E-mail AddressRedacted.....	

Part B

REPRESENTATION

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

Paragraph:

Policy: P 4 Ongar

Policies Map:

Site Reference: None of the above

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? Positively prepared,Effective,Justified,Consistent with national policy

Complies with the duty to co-operate? Yes

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.

Representation by the Padfield family to the Consultation on the Epping Forest District Council Pre-Submission District Local Plan.

The representation relates to Policy P4 Ongar.

This Plan in so far as it impacts upon Ongar is Unsound and Not Justified – as the plan is not the most appropriate strategy, when considered against the reasonable alternatives. It is also not legally compliant given the failure to properly consider the options available as part of the sustainability appraisal process. The Plan is not Deliverable as the constraints on many of the allocated sites have not been fully recognised,

As fifth generation residents, the Padfield family have a long connection with Ongar. As such, the family has a responsibility to the town which was the foundation of our proposals in this Local Plan.

Following the Council's 1987 Consultation on an Ongar Bypass and associated development, in 1991/2 the family promoted the 'Fresh Face for Ongar' scheme. The scheme proposed a contribution to bring forward the then planned County Council Eastern Bypass for Ongar, coupled with new housing, open space, improvements to the High Street and a new supermarket.

In a forerunner to 'Localism' Ongar residents were fully consulted on the plan, even to the extent of taking over a shop in the High street for an exhibition, culminating in 5,112 questionnaires being circulated by the District Council to the residents of Ongar. There was a 45% response rate with 55 % in favour and 38% against with 7% don't knows. This represented a stronger vote in favour of development than these numbers suggest, as at the time Ongar had been promised its bypass from public funds without any development attached by 2010.

Whilst the overall vision of 'Fresh Face for Ongar' has not been realised, the plan did bring forward Ongar's much needed major supermarket and the proposal received an 'honourable mention' in the Local Plan that followed.

A Fresh Face for Ongar proposed providing a proportion of the funding required to deliver a bypass, with the remainder being provided by Essex County Council. However, this crucial element of Government funding is not currently in prospect.

Without Government funding the delivery of a by-pass would not be viable. However, we recognise that priorities may change in the future and with that in mind the proposed scheme does protect the County Council's eastern bypass route.

Since the Fresh Face for Ongar proposals, the need for housing for local young people has become increasingly acute. Epping Forest is amongst the top 50 least affordable districts in the country.

The ethos behind our proposal was that any development we put forward should meet the specific needs of Ongar. In particular it should provide long term affordable homes for local resident families through a Community Land Trust. It should respect infrastructure and other constraints and meet the wider needs of the town. It should be of a design quality of which Ongar would be proud.

This 2018 Local Plan was an opportunity, perhaps the only chance to address Ongar's issues and opportunities. The fact that it has totally failed to measure up to the task cannot be ignored. A plan as flawed as this cannot be better than no plan whatever the perceived pressures from Government. During the long drawn out process, almost ten years, which this plan has taken to be produced Epping Council lost key personnel. The resulting use of Consultants with no knowledge of the area and seemingly little care for the accuracy of their assessments has resulted in a Plan for the District which is fundamentally unsound and unjustified.

Page Numbers for the Representation Issues:

Page 3 ONGAR SPATIAL STRATEGY.

Page 6 HOUSING NUMBERS AND TRAJECTORY

Page 7 HOUSING DENSITY ONG.R1 ONG.R2 ONG.R4

Page 8 AFFORDABLE HOUSING

Page 9 INFRASTRUCTURE

Road Traffic

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.

The Plan should be modified in the following way.

The Green Belt Boundary around the Ongar should be drawn with a view that it is defensible well past 2033 and therefore should include additional sites but those sites should be held in Special Reserve.

(Paragraph 85 National Planning Policy Framework)

The whole of the Civic boundary of Ongar should be included in a Master Plan.

Current Allocated sites which have significant concerns registered against them should remain included but in Special Reserve pending the five year Review.

Ongar residents through their current Neighbourhood Plan process should have the opportunity to come forward within three years with a Plan for the Town with the view that that will be included in the District Plan five year Review.

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

Yes, I wish to participate at the oral part of the oral examination

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

Epping Forest District Council has long neglected Ongar. As a family we have lived and worked around Ongar for over 100 years. We have made a number of interrelated comments on the Ongar section of the Plan. We would appreciate the opportunity of representing our views and answering any questions arising.

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

Yes

Signature: Jim Padfield Date: 28/01/2018