

From: Phil Webb
To: [LDFconsult](#)
Cc: [Lynn Webb](#) [REDACTED]; [Alex Webb](#)
Subject: - URGENT Ongar Development - late appeal to local plans ONG.R6 & ONG.R7. ONGR.8
Date: 22 March 2018 16:34:32
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We own [REDACTED]

This is one of the oldest and most historical properties in Marden Ash, dating back to the early 1850's and is built on - and surrounded by - Green Belt land.

The property, and the land in which it sits, has been sympathetically upgraded and lovingly restored in the 24 yrs since we have owned it.

Our son owns [REDACTED], which immediately adjoins our property. This was formerly the site of the [REDACTED], which we purchased in 2009.

In late 2014 we commenced applications to demolish the cottage (which also dated back to the 1850's).

Unfortunately, the property was not in a sound condition, and consisted of a few small rooms which could not realistically be utilised as a family home. The only solution was to demolish it in order to build a 4 bedroom home for our son and his family in its place.

After 18 months of (rejected) submissions by our local architect (Martyn Pattie) to EFDC Planning Office we finally had a meeting with the assigned planning officer.

She informed us that, as the existing property sat in -and was surrounded by green belt land - we could not build a new home in excess of 20% of the cottage footprint (which was very small).

This was despite the fact that we had assigned a section of our land to the

new build, which - when completed - would be sitting within an acre of unoverlooked land.

During this consultation meeting (late 2015), we raised the question of the small plot of land fronting the cottage (owned by Mr Padfield) and questioned if a property could ever be built on this in the future.

We were categorically assured by the Planning Officer that neither this piece of land, or any surrounding ours, would ever be built on, as the designated green belt area could not - and would never - be changed.

This meeting was minuted, and documented, by the Assistant Planning Officer.

Had we been given the slightest indication that this could happen in the future, we would never have proceeded with the plans to build Orchard House

Consequently, we had to significantly compromise our plans and, the only way we could build a 4 bedroom house, with a reasonable liveable space, was to include a basement.

This increased the build cost enormously, and also extended the build time from less than a year to almost 2yrs.

The basement and drainage plans alone added an additional £200,000.00 to the cost of the build which, including the cost of the original property, resulted in a finished build cost to us - and our son - of over £1.2m.

You can therefore appreciate the incredulity with which we took the news yesterday (from Mr Padfield - who owns the very small piece of land that sits immediately in front of Orchard House and directly left of the White House) - that approval had been given to build 17 houses under a new EFDC planning scheme (ONGR7) on a parcel of land not significantly bigger than Orchard house sits in.

How could this even be feasible?

He also advised that a further 33 homes- Immediately to the left of Orchard House boundary (ONGR6), and 9 homes @ The Stag pub (ONGR8) would be built under this scheme, which has (apparently) been 'under consideration' for 5 years?

Why were we not advised of this potential plan when we were applying for planning permission to build Orchard house, or any time since?

Aside from the very obvious concern that, having invested such a considerable sum into building a new house within the constraints imposed by EFDC we find ourselves being 'hemmed in' by up to 59 new homes - to be built on inadequately sized green belt land, squeezed in between existing larger properties.

There are several issues on which we strongly object to this plan, which would appear to be supported by EFDC's own Development Control guidelines and on which grounds we wish to appeal - and also believe we can legally challenge - specifically:

- **We consult with local people who may be affected by development proposals:**

As 2 of the closest property owners to this proposed development we were not even advised of the plans, let alone 'consulted', and therefore had no opportunity to submit an objection within the prescribed time limit. This is completely unacceptable and underhand.

- **Is the new building or proposed use appropriate to the area?:**

No, it is definitely not 'appropriate' to build 50+ new homes, on green belt land, in a very limited space, crammed between period high value properties.

This will completely change the demographics of the area.

- **Will the development cause pollution, noise, flooding or other environmental problems?:**

Yes, it most certainly will.

The land on which Orchard House sits (and will be closest to the new builds) has a serious drainage problem.

Despite spending £40,000 on the most sophisticated drainage system available, the ground during this winter was still saturated and waterlogged.

The land behind - and to the side of - our properties is regularly flooded during the winter months.

The land cannot cope with the properties already built on it. How will the

drainage problem be addressed -and resolved - for an additional 50+ homes?

Also, the building of 50+ new homes and the hard standing needed, will create problems with rain water run-off.

Where will this water go if not onto our land or A128?

Have there been any land surveys conducted by EFDC?:

There is no mains sewerage (or gas supply) beyond the Stag pub.

How will these basic utility services be provided?

It is obvious that the noise of 50+ additional families and the vehicles they will require (as there are very limited public transport options) will significantly affect the noise levels and pollution in the area.

- **Will the development overlook and create loss of privacy?**

Yes, it most definitely will.

Properties built on the land in front of, and to the side of, Orchard house will be directly on the property boundaries overlooking the house and garden.

- **Will the buildings appear bulky, overbearing or out of scale with neighbouring properties?**

Yes, most definitely.

Cramming 50+ homes onto a very limited green belt space - which is in the immediate vicinity of larger period homes- is not only going to be completely out of character with the area and vista, it will destroy the natural countryside.

- **Is road safety or public footpaths adversely affected?**

Yes, it definitely will be adversely affected.

Access to the land in front of Orchard house is (currently) from within the grounds of the property, and to our knowledge has always been so - certainly long before we moved to the [REDACTED] in 1994.

As a result, access to the land from the A128 (Brentwood Road) could only be at the end of the small plot, across the public footpath, immediately to the rear of the properties in Hunter Chase.

This would open up directly onto a sharp bend in the road.

The A128 is already a very busy and overused road.

On the (numerous) occasions there are problems on either the M25 or M11 at the Loughton, Harlow or Brentwood junctions, the A128 is one of the few accessible alternative routes.

Consequently, the traffic load significantly increases and - due to the limitations of the mini roundabout between Coopers Hill and London Road - this inevitably leads to unacceptably heavy traffic and significant queues.

Even on a 'normal' day, traffic is usually backed up through Ongar High Street and back to The Stag pub (on the A128) and beyond the entrance to Littlebury Farm on the London road.

There are many times when we are unable to get out of our drive due to volume of traffic, [and impossible when traffic has been diverted onto the A128 due to motorway closures.](#)

Similarly, turning right into our drive (from Ongar) creates problems due to the heavy - and consistent - flow of traffic from the opposite direction.

This is well documented and already the cause of consternation to local residents. This problem will increase exponentially with 50+ additional homes and the vehicles associated with them.

In addition, new footpaths - on each side of the road - and pedestrian crossings will be required. At the moment anyone leaving our property; [REDACTED]; the properties in Hunter Chase; or the Stag pub, in order to cross the A128 into Ongar have to do so at the bus stop, outside the pub. The crossing of the road is very hazardous, especially when pushing a pram, as cars come round that blind bend at considerable and unchecked speed.

When safe crossing has eventually been made, one is then confronted with a very narrow footpath and, if pushing a pram, or walking dogs (which we do both), leaves very little room, especially if other pedestrians are coming towards you. There is then no option but to step into the road.

This problem will be exacerbated with additional families living in new homes, trying to get into or out of Ongar and across the A128 safely.

- **Will the development make the area a less pleasant place in which**

to live, loss of value to your property, or any impact upon private rights?.

Yes, most definitely to all of these points, most specifically the loss of value to our properties, which will be significant. We will obtain surveyors and estate agents reports to concur with this if necessary .

The proposed properties to be built in front of Orchard house (ONGR7), would actually be INSIDE the gated area and driveway to the house. How is this even feasible?

In conclusion, whilst we may have missed the 'appeal deadline' (as we were not made aware of it) we would respectfully request that EFDC take our very serious concerns into consideration.

It is inconceivable that a plan of this magnitude would be considered, or approved, without consultation with the home owners most seriously affected by it, and I cannot even begin to understand why EFDC would think this is fair or acceptable.

Please acknowledge receipt of this letter and the inclusion in to the appeal process.

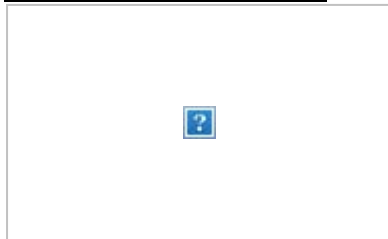
Your attention to our serious concerns is greatly appreciated.

With regards

Philip & Lynn Webb

Sent from Lynn's iPad

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