

.....Redacted.....

From: Terence BanksRedacted.....
Sent: 29 January 2018 06:37
To: LDFconsult
Subject: Local Plan Consultation

By email to: ldfconsult@eppingforestdc.gov.uk

Dear Sir/Madam,

Please accept these comments as my response to the Local Plan Consultation.

1. There is insufficient reference in the Plan to infrastructure required to deliver proposals.
2. Proposals for housing to the south of Ongar (Greensted Road) are too dense. There is a high pressure gas main which has not been considered in this proposal.
3. It would be far more preferable for a development to the East of Ongar, and landowners have come forward with proposals including an Eastern bypass. There is no reference at all to these proposals which would be widely favoured.
4. The Ongar Academy School in Ongar, Essex is substantially oversubscribed, yet no proposal is made for investment in capacity at this school. There is a proposal for 600+ houses in Ongar, yet no mention about secondary school capacity/demand. Any growth in housing in Ongar must be accompanied by investment on the secondary school to build capacity. Other areas (e.g. Chigwell) reference the need for investment in secondary schools with substantially fewer new homes proposed.
5. Policy D 4(H) (Page 188) still states "*Other than proposals which involve the comprehensive relocation of facilities, any development proposals that would result in the loss of community, leisure and cultural facilities must be accompanied by an assessment which demonstrates that the facility or land is surplus to requirements and that it has been unsuccessfully marketed for a minimum of 2 years. The assessment must also evaluate the quantity and quality of existing facilities in the locality and assess the need and value to the community. The views of the local community on any loss must be sought as part of this assessment.*" In this policy, the phrase "*Other than proposals which involve the comprehensive relocation of facilities*" should be removed. It is more, not less, important that proposals involving the comprehensive relocation of leisure facilities goes through the same rigorous consultation process, etc.

Thank you in anticipation of your consideration of these points.

Terence Banks

.....Redacted.....

