

From: Alex Webb
To: [LDFconsult](#)
Cc: [Phil Webb](#)
Subject: Ongar Development - late appeal to local plans ONG.R6 & ONG.R7. Please register my appeal and confirm.
Date: 22 March 2018 20:41:48
Attachments: [image1.ipeg](#)
[image2.ipeg](#)
[BEWLogo2CROPPED_649bf9ba-4995-41bf-9f9c-a36429e1147b.jpg](#)
[elektrack_2cb4a1f3-7360-48e0-b5cd-433bed01f252.png](#)
[FACEBOOK_d2d23ce5-f93b-44f1-9831-303ad3898072.jpg](#)
[Twitter_e90c2e08-1473-421c-96ea-c07891c70ab0.jpg](#)
[LinkedIn_9453cece-ebb0-4b95-ace3-db038110e1b7.jpg](#)

I am writing as a concerned home owner and resident living [REDACTED] new local plan allocations ONG.R7 and ONG.R6. I own [REDACTED] and my parents own [REDACTED] next door, same post code. They have sent you a separate, more thorough email where I have had to draft this in to my busy workday.

Tuesday evening I was informed by the land owner (Padfield) of the plot of land next door who was on my drive as the plot is accessible only by my front gate and drive way (your allocation reference ONG.R7), that permission had been granted to build 17 houses on this 0.6 acre green belt plot between my house and the stag pub. He followed up with the email below of details. His green belt Plot size is smaller than mine and is 25 steps from my front door.

I had not been aware of this plan and understand now that I have missed the window to appeal this decision which was by the end of January 2018. I never would have expected development to be ok'd on this small green belt plot. I would never have invested circa £1.2m into my property had I known this. I had 18 months of rejection to replace the dilapidated [REDACTED] with a replacement 4 bed dwelling because it was Green belt. To make a 4 bed house from a 3 bed cottage I had to dig a basement which added £200,000 to the cost including the extra drainage scheme needed. I was not told at any meeting with the council that there were plans to build these houses in the green belt adjacent to my boundary on both sides. I believe this is deliberately underhand to not make me aware of your plan to build 50 affordable houses on top of me on green belt land where there are no dwellings. The nearest houses to mine are Dyers which is a grade 2 listed large house on 1.5 acres and [REDACTED] one of the largest and oldest houses in Marden Ash dates back to 1850 on 5 acres. Hence the suggestion of 50 affordable houses between mine and these 2 aspirational properties is a demographic GAME-CHANGER.

I did not receive a letter or any notification about these plans which potentially means for the future my house will be overlooked by 50 new affordable houses where there are currently no dwellings at all.

I would expect to be made aware given my proximity. I receive the council's tax invoices in the post, this is as important to me. It comes as a huge shock and I am made sick to the stomach by this news. I should not need be required to follow on twitter to be made aware. I am not on twitter for a start. Please add this email to your data base for information.

I would like to submit a late appeal on various grounds. Please can you confirm my appeal has been submitted as I was advised it could be by Emily on the phone.

Access to the potential site ONG.R7 at present is via my driveway inside my front gates. I have 2 young children playing outside so wouldn't agree to contractors accessing a site directly next door via my gates and drive way. There is no mention on Padfield's Plot title number EX857077 that he has a right of access to his plot via my property. New access from the road would be needed, this would cut across the public footpath and would be very close to the sharp bend before the Stag pub. Brentwood road is notoriously busy at times and the up hill drag to the Stag bend means cars accelerate up the hill, an entry into this plot from the road so close to the bend would be a danger. Looking at Mr Padfield's property registration document it is clear his boundary is outside my drive way and front gate. Photos of the land registry shows his boundary in red line below.

Orchard House is band G, The White House is band H, Dyers is H so the two highest bands for the area. 17 houses on 3/4 of an acre means these will be small houses not in keeping with the larger, higher value properties in the immediate area, including mine but all the houses around us are large.

50 houses for ONG.R6 & ONG.R7 surrounding my house on either side where there are none completely transforms the landscape, view and noise around me.

Drainage on my plot next door was very problematic and I spent in the region of 40 thousand pounds to rectify this with a drainage system on my plot, 50 houses surrounding mine would affect this.

I have huge concerns about how much a building site of 17 new houses one side of my garden and 33 the other will disturb my quality of life. The noise, the dust, the list goes on.

I would like to be notified on how these plans develop and I am disappointed we were not given notice of

the short appeal window as we are so directly affected by both plots.

Regards,

Alex Webb



Alex Webb -



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-----Original Message-----

Subject: Ongar Development

Good evening Alex,

Firstly, sorry to have dropped this on you, can't have been a pleasant surprise.

Please use this email address to get hold of me, or indeed the mobile - 

EFDC are in the process of a local plan update. There is a dedicated site here :

<http://www.efdclocalplan.org>

The plan is available here :

<http://www.efdclocalplan.org/submission-version-2017/>

and the relevant part of the plan related to Ongar is :

<http://www.efdclocalplan.org/wp-content/uploads/2017/12/Submission-Version-Local-Plan-P-4-Ongar.pdf>

In terms of the allocations we are ONG.R7 and are not involved in any way with the other sites.

Any questions feel free to ask.

Best regards