

Matter 16: Development Management Policies

General

1.1 With an Historic town (Chipping Ongar) within its civil area, an Ancient Monument, the oldest wooden church in the world (at Greensted), two conservation areas and many Listed Buildings as well as being located in Green Belt with Landscape Characterisation as sensitive to change, Ongar would welcome the Development Management Policies to include more of the supporting text to the Policies to ensure that Heritage Assets and Landscape Character is better protected.

1.2 In the past, it has been quite clear that Settings of Heritage assets in particular are not understood so that in the past, there has been Harm to the Settings of certain Heritage Assets in the civil area of Ongar. Strengthening the Policy wording would therefore be supported so that Developers and Councillors are clearer of what is expected.

Issue 1 Question 6

2.1 We would support the Inspector's suggestion for the reasons above in section 1 of this statement.

Issue 1 Question 15

3.1 We would support the Inspector's suggestion for the reasons above in section 1 of this Statement.

Issue 1 Question 18

4.1 We would welcome this inclusion in the Policy for the reasons above in section 1 of this Statement.

Issue 1 Question 19

5.1 Essex Design Guide would be a useful reference at this point. However, parts of it are not appropriate to Ongar and should reflect the distinctive character of the particular town . Thus we would like it to include 'other appropriate Design Guides or Design Statements'

Issue 1 Question 20

6.1 We would support the Inspector's suggestion

Issue 1 Question 22

7.1 We would welcome the adoption of the Nationally Described Space Standard, which is still much smaller than several decades ago. Recent approved planning applications in Ongar have been less

ONPCG *working with Ongar Town Council to produce a Neighbourhood Plan for Ongar*

than this for two bedroomed (4 person) dwellings, which we consider is against good mental health and not necessary in a rural locality. Furthermore, if it becomes widespread practice it could lead to social problems in the community in the future.

Issue 1 Question 43

8.1 We would support the Inspector's suggestion for the reasons above in section 1 of this Statement. This will alert Contractors who are unfamiliar with the differences between traditional methods and modern methods and where modern methods may be detrimental to the maintenance or enhancement of affected Heritage Assets. Recent work on a Grade II Listed building in Ongar caused harm to the historic fabric.