

Matter 6: Housing Supply, including Sources of Supply; the Housing Trajectory; and the Five Year Supply

Issue 1 Question 4

- 1.1 This may have been partly answered earlier in the Hearing. However, in order to follow through EFDC's Vision and Objectives 'A Environment and design (v) to ensure that the design, **DENSITY**, layout and landscaping of new developments is **sensitive to the character of the surrounding area...**' the capacity of the sites has been overestimated if a density commensurate with the EFDC Objectives is to be achieved in Ongar, regardless of how the densities have been calculated. Ongar is in a rural location with relatively low density housing.
- 1.2 Furthermore the NPPF para 47 permits Local Planning Authorities to 'set out their own approach to housing density to **reflect local Circumstances**'. In Ongar's case, by taking a small amount more Green Belt will ensure that the historic Chipping Ongar and surrounding settlements will retain its character based on its medieval origins and 18th century buildings for future generations.
- 1.3 Densities of other parts of the EFDC district with Masterplans for example is much lower than the average of 40perha allocated in edge of settlements in rural Ongar. This high density would completely wrong in an open rural small town, where in addition there is a need to provide more than average off street car parking due to the higher than average car ownership (due to lack of employment and lack of public transport to places of work or transport hubs.) It is relatively short of open space within the town. Other Districts in the country e.g. Waverley, which also has Green Belt issues have retained a better density on the edge of settlement such as 24 pha. We would respectfully ask that this is looked at again for Ongar and Modified down to such a level, as should be applied in Policy SP3.
- 1.4 The relatively small sites in Ongar and high densities allotted to them will also prevent Landowners/Developers being able to provide the required green corridors for existing wildlife that are being displaced; footpath links to the centre etc. New community open spaces and community amenities sports and leisure facilities identified in the Infrastructure requirements for Ongar amounts to over 10ha. Thus capacity on residential sites is overestimated if this is taken into consideration. Heights above the general two storey are not appropriate in the rural areas at edge of settlement. Thus either the numbers must reduce for Ongar or additional sites found to accommodate the numbers not being able to be accommodated in sites allocated as well as for the Community amenities and facilities. The latter mostly need to be located near the town centre of Chipping Ongar in order to regenerate a community hub and reverse Chipping Ongar Town centre's declining fortune (see the Timpson Report on Future of High Streets 2018)

Issue 2 Question 1 and 2

- 2.1 Ongar's concern is that its housing allocation is expected to be delivered during the early period of the Local Plan. Should EFDC five year supply not be achieved, what measures will be put in place to prevent more speculative development to come forward in Ongar. Over the last 10 years Ongar has lost considerable employment sites for this reason. This has made our community less self-sufficient than would otherwise have been the case. Furthermore, small sites would be unlikely to contribute to extra education, health, leisure, sports and community amenities. This has already put an undue strain on such infrastructure in Ongar over the last 10 years