

Report to OTC Planning Committee re 19th Feb 2026 meeting

1. Shelley Redevelopment

I have had a meeting with the Housing Director, as well as the Head of Portfolio Management who deals with the commercial property and I am due to have a meeting shortly with the Well Being Team, following the letter of 21st January 2026 from EFDC- Dawn Harrisson that the proposed planning application for redevelopment of the shops at St Peters Ave Shelley will not go ahead, and that the work will 'pause' for the foreseeable future.

I will report back to you when I have more information. This decision will be extremely disappointing to Shelley residents and local Councillors alike. However, I am assured that, despite a prolonged period of anticipation and insecurity,:

- Shelley Close flats are now back on the maintenance schedule as a priority
- At my request, the Refuse Bins area behind the shops, was improved recently but is still attracting some fly tipping and contamination. That has been followed up again
- Tenants of the shops-with living accommodation above- have Leases that give them security of tenure within the Landlord and Tenant Act 1954, which usually includes having a renewed Lease

I will continue to press for improvements for residents in this part of Shelley, as I have done for the last 7years

It may be useful to provide the background information below

Newer OTC Cllrs may be unaware that in 2020, when I was Chairman of OTC Planning Committee OTC set up a Working Party to review the changes in Shelley over the last 20 years relating to planning and environment and to make recommendations for the future including community amenities and facilities (PL45/20)

The WP (which I Chaired and consisted of OTC Cllrs Feetham, Mendoza and Piggott) identified existing problems in the west of Shelley (the original post war estate of Shelley) as:

- Poor maintenance for some years- of EFDC's Council Housing, Open spaces and ECC's road maintenance
- Lack of parking provision
- Lack of open space (some open space had been built on)
- Lack of community amenities
- Lack of natural surveillance

A meeting organised by Cllr Bedford with Cllr Mary Dadd and EFDC Urban Designer was useful to consider aspects of redevelopment of the area and it became evident that EFDC was pursuing this.

In the summer of 2021 Mary Dadd-as Chairman of ONPCG (and no longer an OTC Cllr having resigned in October 2020) met with EFDC Officers and Shelley residents to look at the latest proposals being made which included redevelopment of St Peters shops and Shelley Close flats.

Although largely in favour of that broad ideas of the scheme, ONPCG suggested changes to become ONP compliant including: more parking, housing mix with more 3 bed, no 3 storey (except in mansard roofs) and to consider Secured by Design to improve natural surveillance. Mary Dadd also met with cross organisation Well Being Groups. Further meetings were planned, and I requested that OTC and ONPCG be involved in future plans. However, Rochelle Hoyte left EFDC and the Well Being Group petered out.

The next I heard was as an invitation last autumn, as EFDC Ward Cllr, to meet with the developers and the new EFDC Officer to show me revised plans. An interesting meeting at which I questioned why OTC had not been involved, nor the maintenance department of EFDC. The rest OTC members know! Ie a planning application was submitted unchanged anyway that was not compliant with various planning policies. I made representation to the Leader of EFDC who organised a meeting with senior Officers and senior Cllrs.

For the record, I am not happy that the idea of redevelopment of that part of Shelley has been 'paused' and will continue to push EFDC to address the issues of that part of Shelley through whatever means are available.

Copies of OTC Planning Committee WP on Shelley will be sent including Assessment of the Ward in relation to deprivation

2. Allocated site ONG.R8 The Stag EPF/2165/24 has gone to Appeal AP-13602 (APP/J1535/W/26/3377436)

This is by written representation with interested party comments due by 27th February. OTC comments have been included, but this is an opportunity to withdraw or add to any comments, should the Committee so wish.

3. NPPF Consultation 2026 by 10th March 2026

[National Planning Policy Framework: proposed reforms and other changes to the planning system - GOV.UK](#) There would appear to be significant changes including :

- Expansion of presumption in favour of development;

- reintroduction of strategic planning authorities (as opposed to existing LPAs);
- Urban and Suburban densification :-Minimum density requirements for housing near transport hubs;
- a new category for medium sized developments of 10-49 to encourage faster delivery
- revised definition of Grey Belt and inappropriate development in Green Belt;
- Boosting economic growth including with logistics and AI growth zones
- Proposed changes to protected sites and landscapes;
- Proposed changes to heritage assets
- Climate Change
- Biodiversity net gain

I would encourage members to respond to the Consultation-in particular those aspects that could affect Ongar ward and surrounding villages and countryside.

Mary Dadd as both ward Cllr and ONPCG Chairman