

Supplementary Committee Agenda



**Epping Forest
District Council**

Cabinet Thursday, 21st July, 2016

Place: Council Chamber,
Civic Offices, High Street, Epping

Time: 7.00 pm

Democratic Services: G. Woodhall
(Governance Directorate)
Tel: (01992) 564470
Email: democraticservices@eppingforestdc.gov.uk

**14. MASTERPLAN AND DEVELOPMENT SCHEME - HILLHOUSE, WALTHAM ABBEY
(Pages 3 - 46)**

(Leisure & Community Services Portfolio Holder) Background paper attached (C-014-2016/17).

**15. NEIGHBOURHOOD PLAN EXAMINATION OUTCOME - MORETON,
BOBBINGWORTH AND THE LAVERS (Pages 47 - 86)**

(Planning Policy Portfolio Holder) Background papers attached (C-008-2016/17).

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HILLHOUSE

MASTERPLAN

June 2016



Epping Forest
District Council
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Essex County Council



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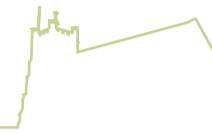
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1. INTRODUCTION

1.1 Scope of the project

2. ANALYSIS

2.1 The site

2.2 Wider context

2.3 Historical analysis

2.4 Site analysis

Land ownership

Land use

Building heights

Utilities

Block structure

Front & backs

Access & movement

Flood risk

2.5 Constraints plan

3. STAKEHOLDER AND COMMUNITY ENGAGEMENT

3.1 Community Planning Weekend

4. MASTERPLAN

4.1 Masterplan principles

4.2 Masterplan with development sites

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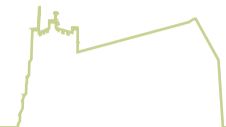


INTRODUCTION

I.1 Scope of the project



-  Essex County Council
-  Epping Forest District Council



INTRODUCTION

JTP has been appointed by Epping Forest District Council (EFDC), Essex County Council (ECC) and NHS England Midlands and East (EAST) (NHS England) to prepare a masterplan for a mixed use development on land at Hillhouse, Waltham Abbey.

The site is formed of three main areas:

- Playing fields to the north (owned by ECC) extending to approximately 1.72ha
- Playing fields to the south (owned by EFDC) extending to approximately 1.44ha
- Community centre and circular car park (owned by EFDC) to the south east of the playing fields.

The three partners want to develop the following facilities:

- A new health centre providing new accommodation for the existing Maynard Court Surgery, which has outgrown its current premises.
- An independent living scheme (sometimes referred to as Extra Care) with 1 and 2 bedroom self-contained apartments for people over 55 years old. The scheme will provide access to services to meet residents' individual care needs as well as having a range of communal social spaces.
- A new leisure centre and swimming pool to replace the existing Waltham Abbey Swimming Pool at Roundhills, which in its current condition is financially unviable to bring up to an acceptable standard in the long term. A building condition survey was undertaken and this indicated that repairs, including the

roof and mechanical/electrical systems in particular, would cost a considerable amount of capital to refurbish. It is envisaged that the new centre will include a 25m pool with 6 lanes, plus a learner pool, a studio for movement/dance activities, and a multi-use community space.

- It is proposed that around half of the existing playing fields would be retained as recreation space.

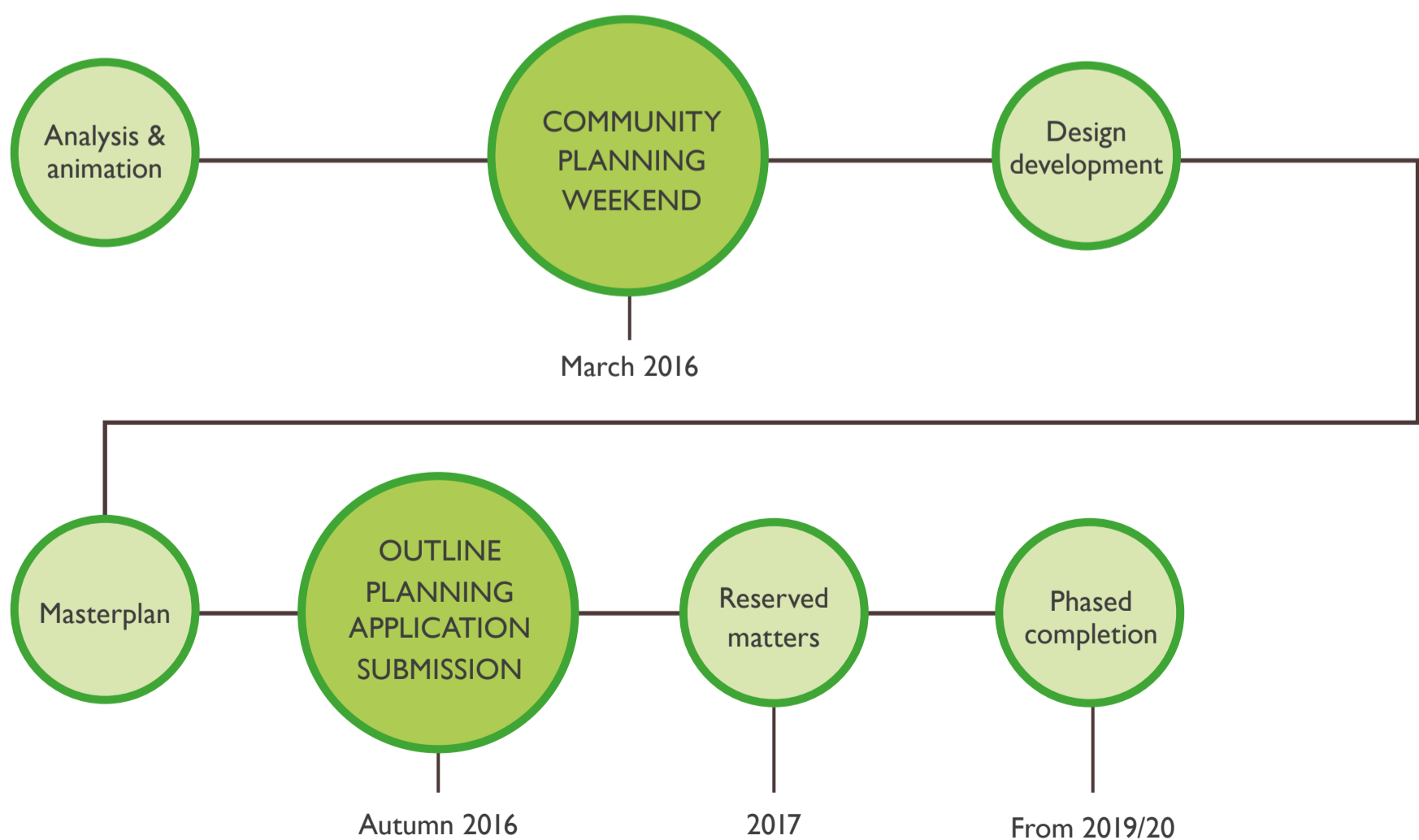
ECC, EFDC and NHS England are working together on masterplanning, but the masterplan is designed to enable each partner to develop out their scheme separately (other than potentially a shared access road off Hillhouse), if one or more of the other components of the scheme either do not come to fruition and to take account of different development timescales.

Engagement with the local community, businesses and organisations with an interest in the project was an important part of the commission. This document explains the stakeholder and community engagement process as well as the site conditions, and illustrates how these factors have influenced the development of the masterplan. It is the intention that the masterplan will form an initial stage in preparation of a planning application.

Background studies undertaken include:

- Topographic survey
- Phase I ecological survey
- Transport/highways
- Open space assessment and statement
- FRA/DIA and sequential search
- A desk-based geotechnical/services report
- Arboricultural Survey

Potential project timeline



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ANALYSIS

- 2.1 The site
- 2.2 Wider context
- 2.3 Historical analysis
- 2.4 Site analysis
 - Land ownership
 - Land use
 - Building heights
 - Utilities
 - Block structure
 - Front & backs
 - Access & movement
 - Flood risk
- 2.5 Constraints plan

ANALYSIS

2.1 THE SITE



THE SITE

The surrounding area is predominantly low-rise suburban housing built in the 1970/80s. The small local centre and primary school adjacent to the site provide a focus for the neighbourhood. Within the site there is also a disused community centre.

The playing fields can currently be accessed on foot either from Hillhouse, the shopping centre, or from residential development to the west and north.

Vehicular access into the site is from Hillhouse, a tree-lined road which runs along the eastern boundary.

A stream forms the southern boundary of the site and has a pedestrian bridge leading into the local centre.

There is currently a footpath across the centre of the playing fields (running east-west) and around the edges to the north and west.



Hillhouse local shops and disused community centre (left)



The site, looking east



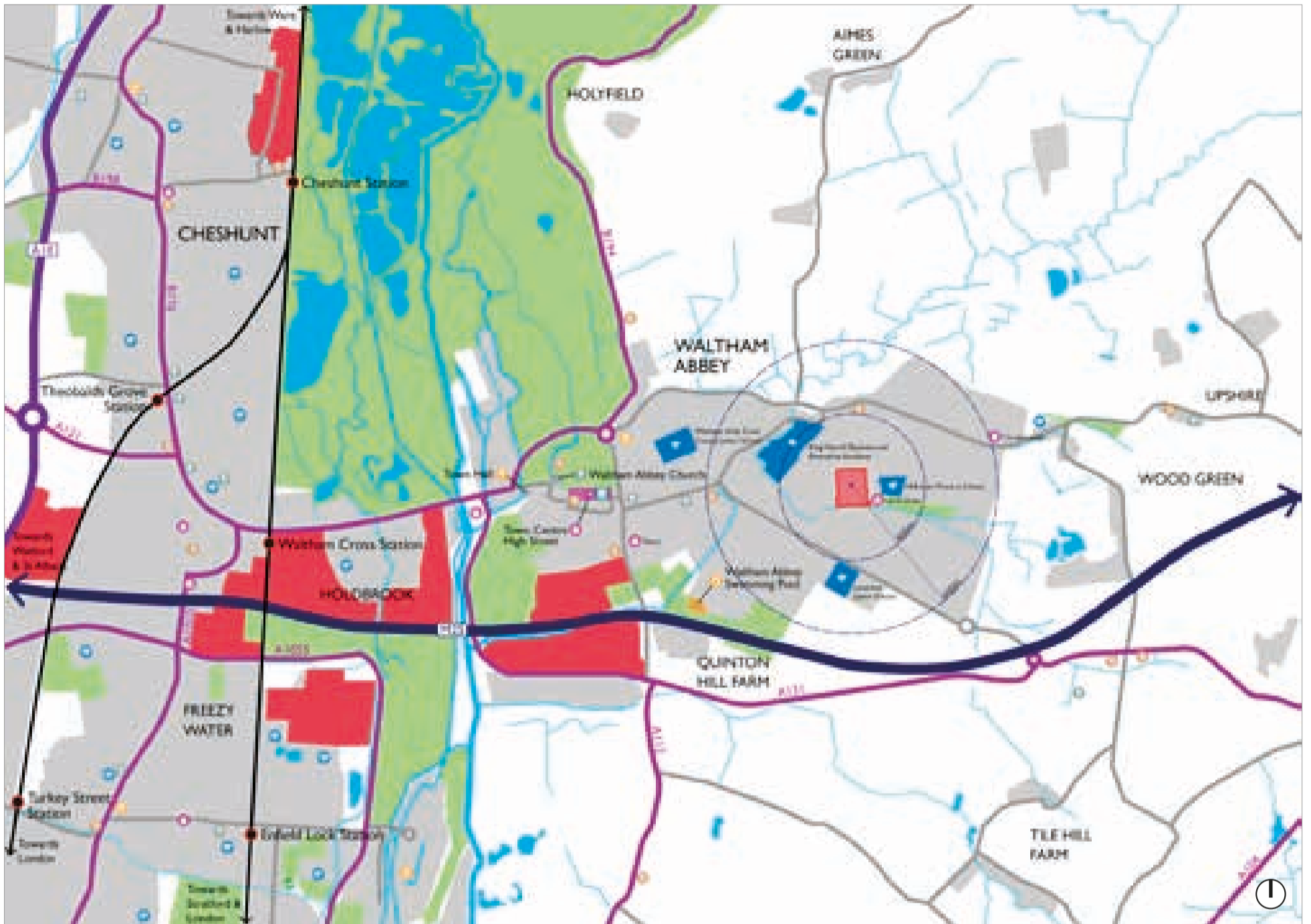
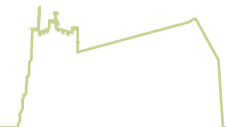
Typical housing in the area



Houses fronting onto the site







- | | | | |
|--|--------------------|--|-------------------------|
| | Site | | Police station |
| | M25 | | Allotment Gardens |
| | A Roads | | Employment Area |
| | B roads | | Key open space |
| | Local roads | | Existing communities |
| | School | | Watercourses |
| | Retail | | Railway |
| | Pub / Restaurant | | Walking distance (time) |
| | Community Facility | | 400 m (5 mins) |
| | Church | | 800 m (10 mins) |

WIDER CONTEXT

Waltham Abbey is a market town in Epping Forest District in the southwest of the county of Essex, 24 km NNE of central London. It lies on the Greenwich Meridian between the River Lea in the west, Epping Forest in the east, and has close access to the M25. The nearest railway station is Waltham Cross.

The town centre high street (Sun Street) is located a 15-20 min walk away, between the Hillhouse site and Waltham Cross station, nearby Waltham Abbey Church. The existing Waltham Abbey Swimming Pool lies south-west of Hillhouse, while many primary and secondary schools populate the area.

ANALYSIS

2.3 HISTORICAL ANALYSIS

WALTHAM ABBEY HISTORY

Early 11th century (1000s)

The recorded history of Waltham Abbey began during the reign of Canute (1016-1035) when standard-bearer, Tovi the Proud, founded a church to house a 'miraculous' cross discovered in Somerset.

After Tovi died, Waltham reverted to the King (Edward) who gave it to Earl Harold Godwinson (later King Harold). King Harold was reputed to have been cured of paralysis after praying before the miraculous Holy Cross.

Late 12th century (1100s)

The church at Waltham was refounded by Henry II. During this time it was granted Abbey status after significant enlargement which included an abbot and multiple canons. It grew to be the richest monastery in Essex.

16th century (1500s)

By order of Henry VIII, the Abbey became the last working abbey or monastery to be dissolved and was partially demolished. The parish church remained for the townsfolk.

17th - 18th century (1600s - 1700s)

Initially the mills set up by the Abbey monks on the Millhead Stream were used for fulling (a step in the production of cloth), and then for producing vegetable oils. Gunpowder production began in the mid-late 1600s.

As the mills expanded upstream, the Waltham Abbey Mills became one of the first examples in the 18th century of an industrialised factory system. In the late 1780s, the Crown purchased the mills.

19th - 20th century (1800s - 1900s)

Horticultural and glasshouse industry flourished during this time with the growing demand for produce for London. Railway and road improvements allowed Waltham Abbey to become a viable place of residence.

The Royal Gunpowder Mills ceased to manufacture explosives in 1945 after being an important production site during both World Wars. It was targeted by a German rocket in March 1945, which instead landed nearby on Highbridge Street. The mills became a research facility prior to closure in 1991 and redeveloped as the Gunpowder Mills Museum.

Following World War II, London faced an extreme housing shortage due to damage from heavy bombing and a rapidly increasing population. The government built many new council estates around the edges of cities during the following decades. The large Ninefields estate built during the 60s and 70s was one such development.

21st century (2000s)

Waltham Abbey continues to grow with housing and commerce. Recently, the largest Sainsbury's distribution centre in southern England was built just south of the M25.



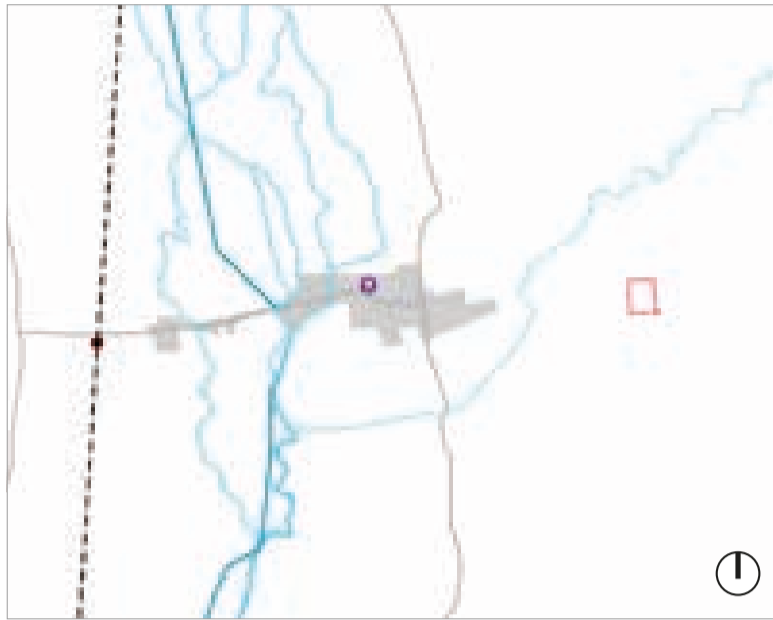
Waltham Abbey Church



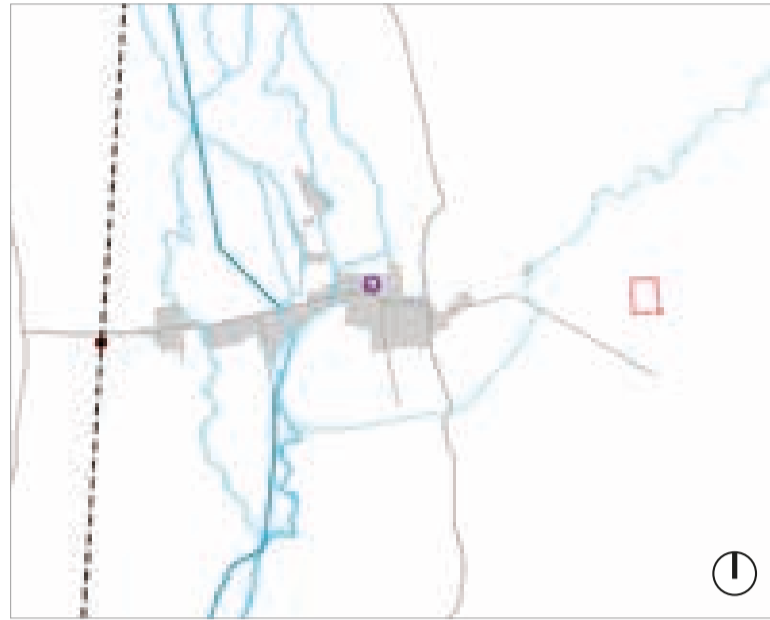
The Royal Gunpowder Mills

ANALYSIS

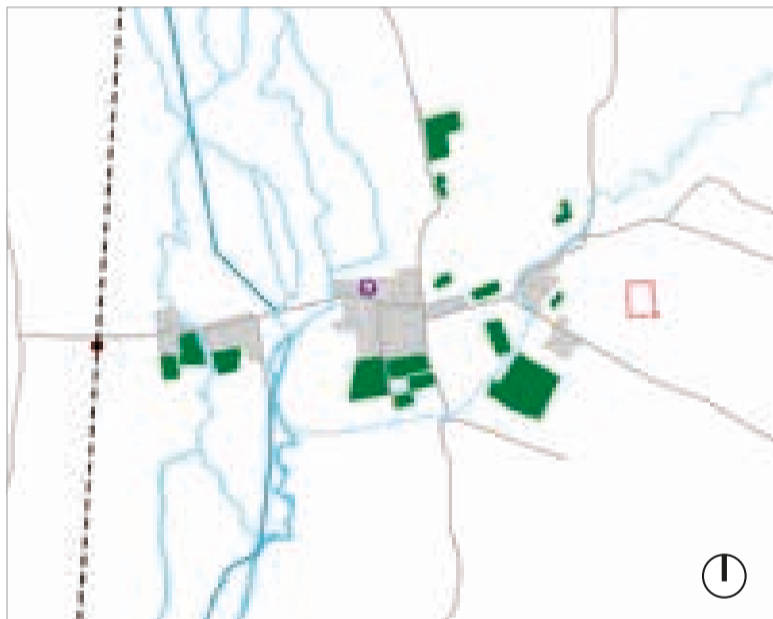
2.3 HISTORICAL ANALYSIS



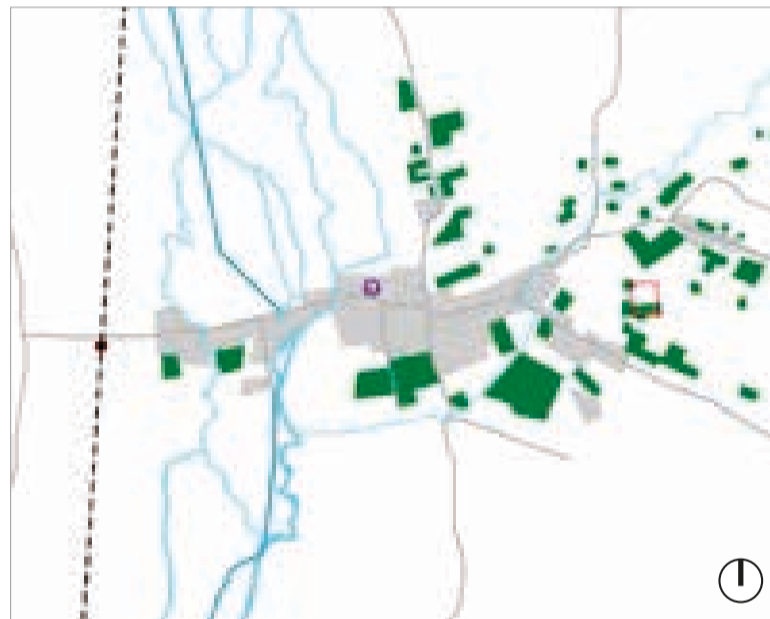
1883



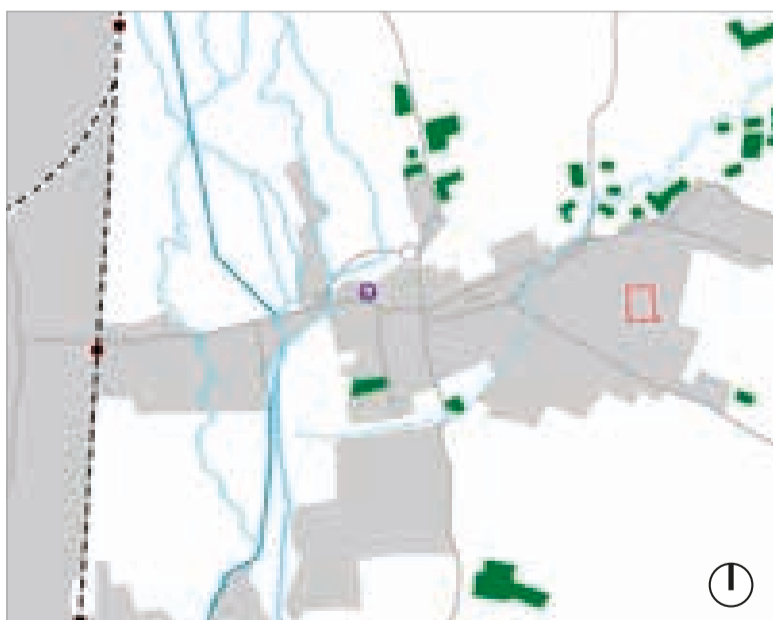
1897



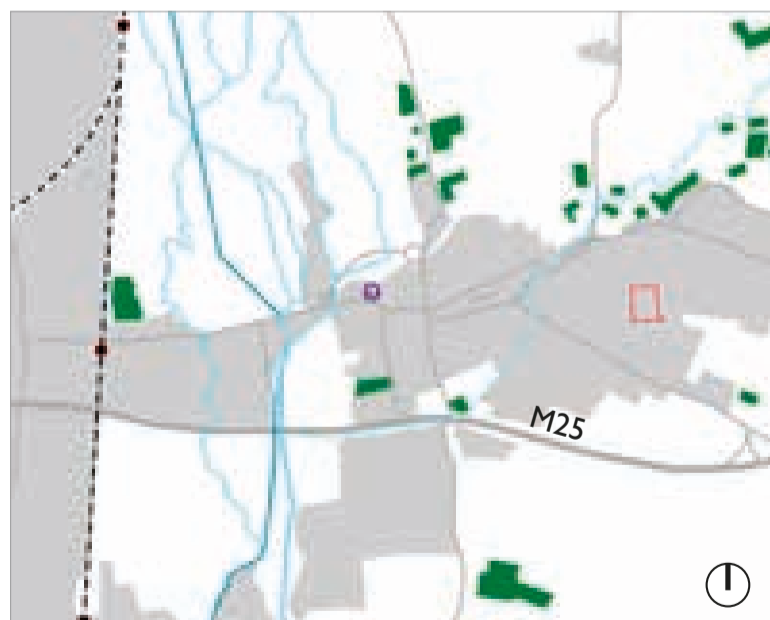
1923



1935



1976

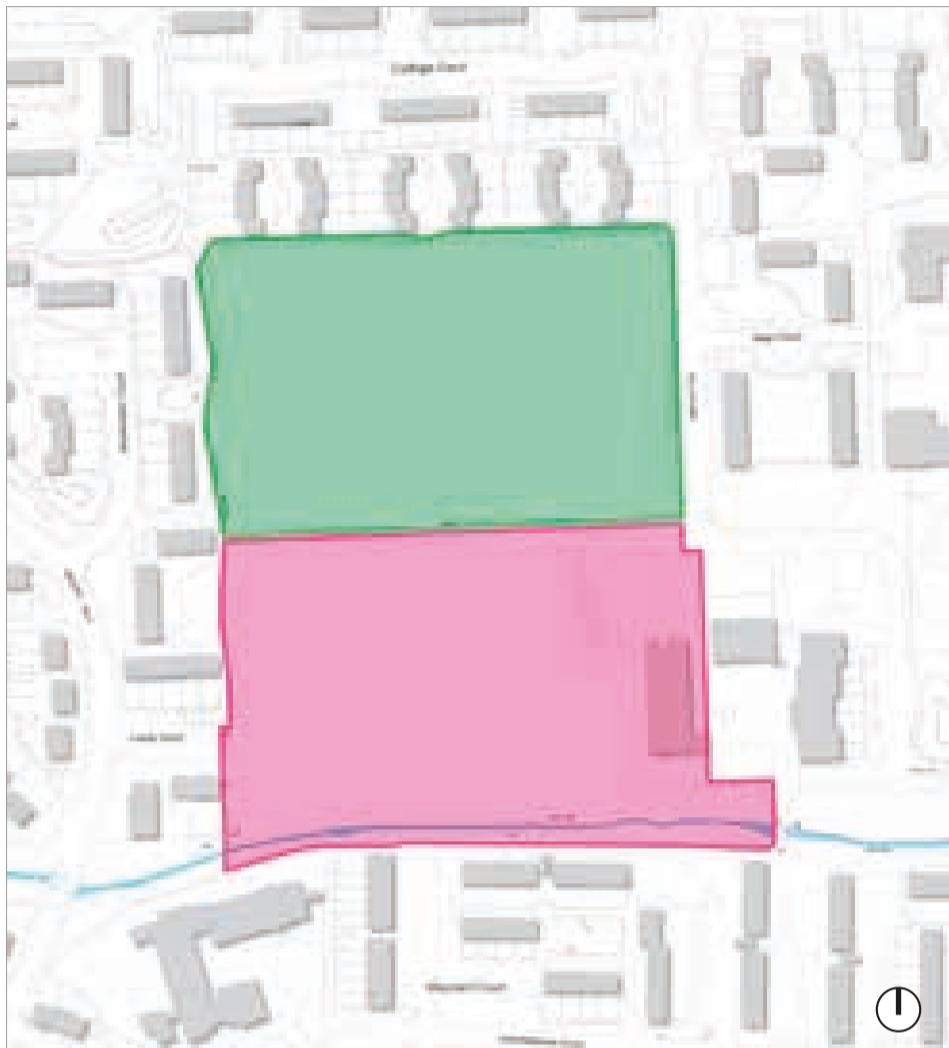


1991

- Site Location
- + Waltham Abbey Church
- Watercourses
- River Lea Navigation
- Railway
- Railway station
- Settlement
- Nurseries / Allotment Gardens

ANALYSIS

2.4 SITE ANALYSIS



LAND OWNERSHIP

Ownership of the site is split between Essex County Council (ECC) and Epping Forest District Council (EFDC).

ECC own the land north of the footpath / public right-of-way, while EFDC own the land south of the footpath, including the site of a disused community centre.

- Essex County Council (~1.7 Hectares)
- Epping Forest District Council (~1.9 Hectares)



BUILDING USES

The surrounding area is predominantly suburban housing. There is a small cluster of independent retailers which form the local centre with residential accommodation above, the majority of which are let on long leases under the Right to Buy, with the remainder occupied by EFDC tenants.

Adjacent is the disused community centre (within the EFDC site boundary) and nearby Hillhouse Primary School.

Two sheltered housing schemes also exist within the immediate vicinity of the site.

- Residential
- Disused community centre
- School
- Care home
- Retail



BUILDING HEIGHTS

While there are some taller 3 storey buildings in the immediate area, the site is predominantly surrounded by 2 storey buildings.

- 1 storey
- 2 storeys
- 3 storeys



UTILITIES

Existing utilities lines fall largely outside of the site boundary with the exception of some encroachments along the western and southern boundaries, and around the disused community centre.

- Telecommunications
- Water Pipes
- Surface Water Mains
- Combined Sewer
- Foul Sewer
- LP Gas Mains

ANALYSIS

2.4 SITE ANALYSIS



BLOCK STRUCTURE

Block structure varies across the immediate context of the site. Typically, buildings provide little active frontage to the street edge, instead facing the site, inwards towards courtyard-like arrangements, or having no ground floor street frontage at all (e.g. where parking garages are located at ground).

Hillhouse's local centre is a prime example of this inward-facing arrangement, where the entire perimeter of the block is inactive frontage / exposed boundary.

Only slightly west, housing represents a more typical/traditional block structure where active frontage, e.g. the front door, is on the street.

- Active Building Frontage
- - Inactive Frontage / Exposed Boundary

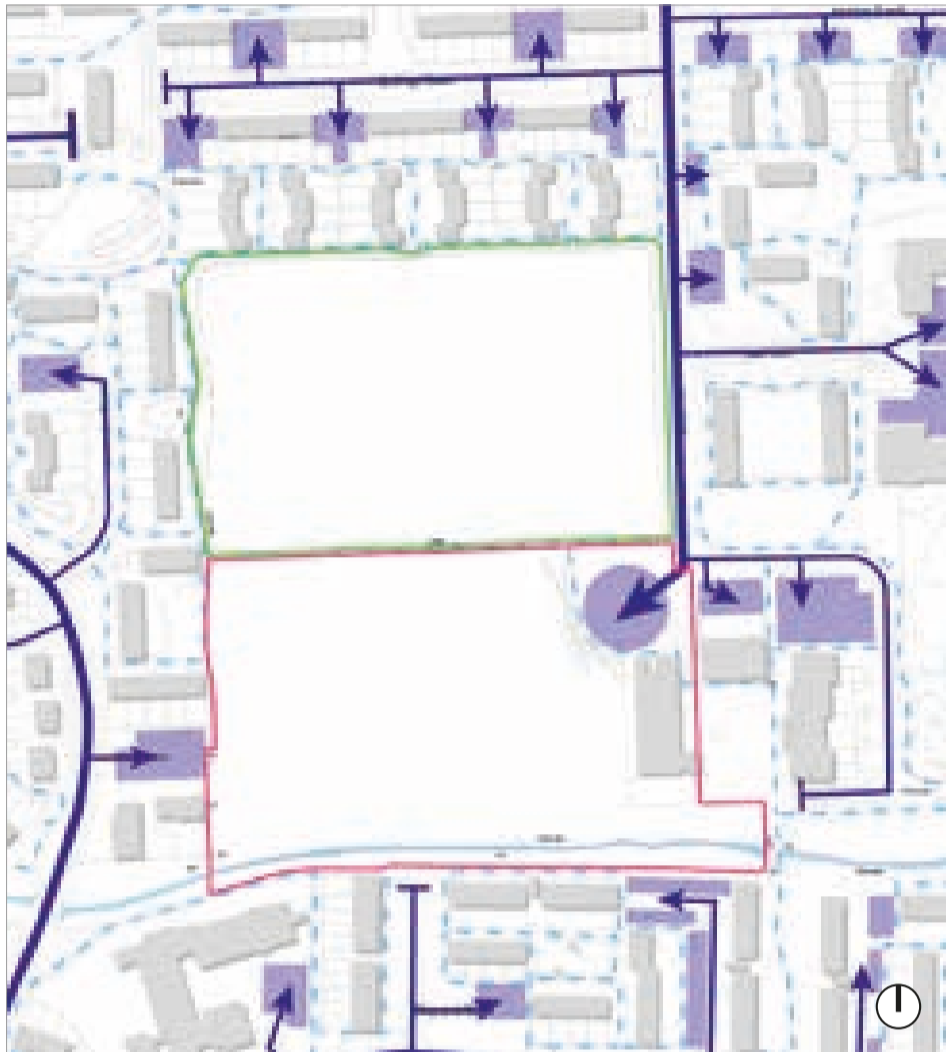


FRONTS & BACKS

This diagram specifically shows the position of front doors and back gardens, and their relationship to each other and to the street.

As above, it illustrates that front doors often face each other in closer courtyard-like arrangements, while back gardens are located on the street.

- - Front doors
- Back gardens







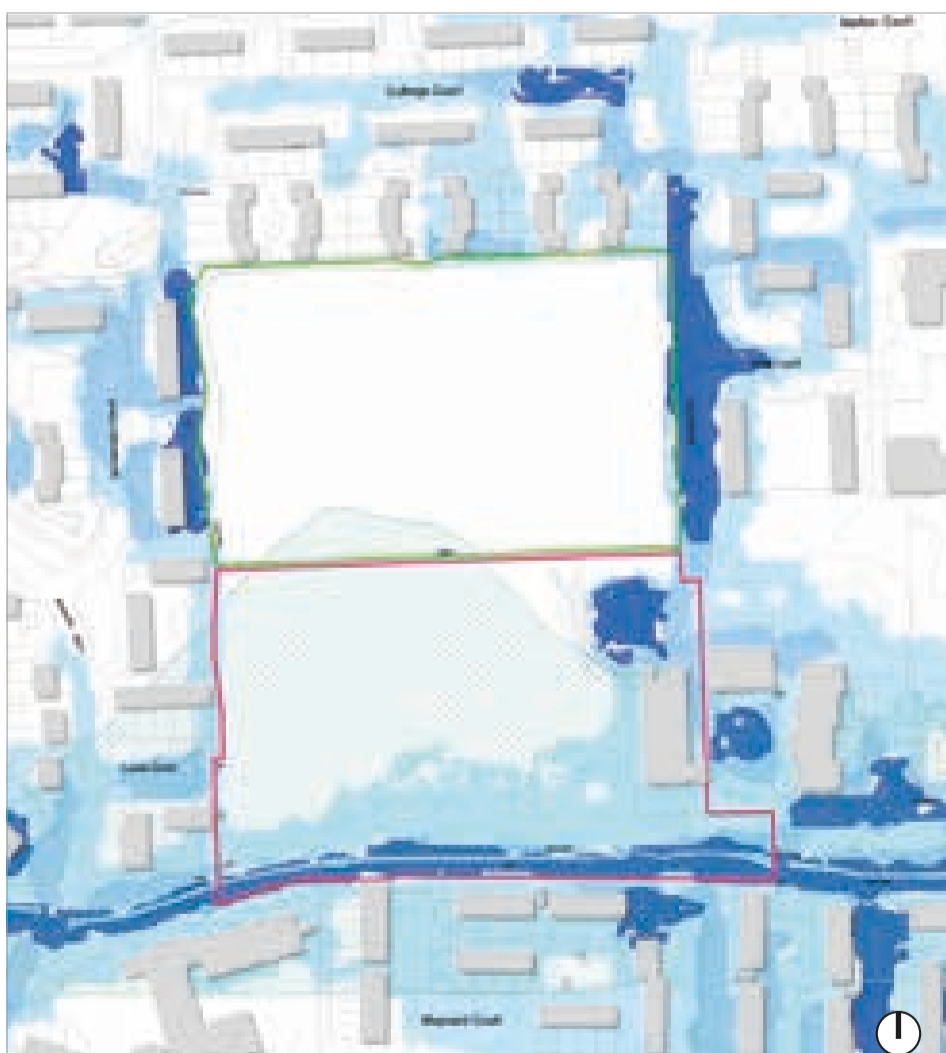
ACCESS & MOVEMENT

Primary vehicular access into the site is from the north via Hillhouse Road. There is no immediate access from the south, including no vehicular access over the bridge south of the shops.

The pedestrian network has a high level of connectivity across the wider context of the site, including a pedestrian-only footbridge across the stream. Footpaths border and provide access to the site on all sides except in the south-western corner.

Parking provision for the site is limited, and shared with adjacent retail.

-  Secondary Road
-  Tertiary Road
-  Parking Areas
-  Key Pedestrian Routes







FLOOD RISK

There is some risk of flooding from both surface and fluvial water. This risk is mostly contained within EFDC's site boundary, with little chance of flooding on ECC's land.

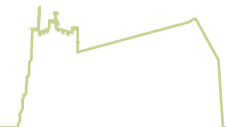
The circular carpark associated with the playing fields / disused community centre shows a higher risk of flooding.

Consideration has been given to alternative potential sites outside of Flood Zone 2 for the leisure centre, through a 'sequential test' and no suitable/deliverable sites have been identified.

- Flood risk area - Surface Water Extent**
 -  1 in 1000 year event
 -  1 in 100 year event
 -  1 in 30 year event
- Flood risk area - Fluvial (River) Water Extent**
 -  Between 1 in 100 years, and 1 in 1000 years event

Existing brook along southern edge of site boundary





- Essex County Council (ECC)
 - Epping Forest District Council (EFDC)
 - Steep bank
 - Existing trees
 - ➔ Primary road access to site
 - - - Existing pedestrian footways and footpaths
 - Existing stream
 - Existing buildings
 - ➔ Sensitive views into the site
 - ⊠ Existing community centre to be demolished
-
- Flood risk area - Surface Water Extent**
 - Flood Zone 1 - 1 in 1,000 year event
 - Flood Zone 2 - 1 in 100 year event
 - Flood Zone 3 - 1 in 30 year event
 - Flood risk area - Fluvial (River) Water Extent**
 - ▨ Land having between a 1 in 100 and 1 in 1,000 annual probability
 - Topography**
 - 28m
 - 29m
 - 30m



3



STAKEHOLDER
AND COMMUNITY
ENGAGEMENT

COMMUNITY ENGAGEMENT

3.1 COMMUNITY PLANNING WEEKEND

STAKEHOLDER WORKSHOP

On 18 February 2016 JTP organised and facilitated a Stakeholder workshop. Representatives from Essex County Council (ECC), Epping Forest District Council (EFDC) and the National Health Service (NHS England) attended along with local councillors, representatives from Waltham Abbey Town Council, Residents' Associations and the GPs from Maynard Court Surgery.

SUMMARY OF KEY ISSUES

Partnership Working

ECC, EFDC and NHS England see the Hillhouse project as a great opportunity for partnership working to deliver enhanced facilities within Waltham Abbey.

Health Centre

The proposal to improve the doctor's surgery was welcomed and will provide a modern health facility in line with latest Department of Health Guidance to enable delivery of a wider range of services for the benefit of the local community. The new premises will also provide the opportunity for the practice to increase GP and nurse training on site. Due to the severe lack of space at the current facilities, the new health centre needs to be operational as soon as possible.

Leisure Centre and Swimming Pool

The provision of a new leisure centre was agreed to be a great benefit. The existing centre at Roundhills is well liked but outdated and would benefit from more studio space for classes. The location in Hillhouse was also seen as an opportunity to improve the viability of local shops and to re-provide some community meeting space. There was some concern about the impact on Roundhills of losing the facility. The likely decrease in trade for the Roundhills local shops was also of concern.

Open Space

Loss of open space was naturally of concern. However many people saw the redevelopment as an opportunity to improve the quality of the open space and to include more varied provision for activities. The area around the watercourse was seen as an opportunity to create a more attractive focus for the neighbourhood. Compensatory recreational facilities will be created elsewhere in the District to reflect the reduction in the amount of existing informal recreational provision as a result of the development proposals.

Impact on Residents

Increased traffic both during and after construction was mentioned and minimising impact needs to be considered. This is of particular significance as vehicular access to the site is restricted by the watercourse to the south and because the construction may spread over some time. The provision of good walking, cycling and bus routes is important in reducing the car traffic to the local centre.

Older People's Housing

The independent living scheme for older people will provide self-contained 1 and 2 bedroom apartments for people over 55 in addition to some communal facilities such as resident's lounges, hobbies rooms, treatment rooms and hairdressing facilities. It is too early to identify what additional facilities may be provided at the scheme but they could potentially include meeting spaces and a café/restaurant. Opening up some aspects of the scheme could help decrease the sense of isolation that can be a problem with specialised housing for older people.

Within Epping Forest District there is currently an identified need of around 240 independent living homes, of all tenure types, for older people.



COMMUNITY ENGAGEMENT

3.1 COMMUNITY PLANNING WEEKEND



COMMUNITY PLANNING EVENT

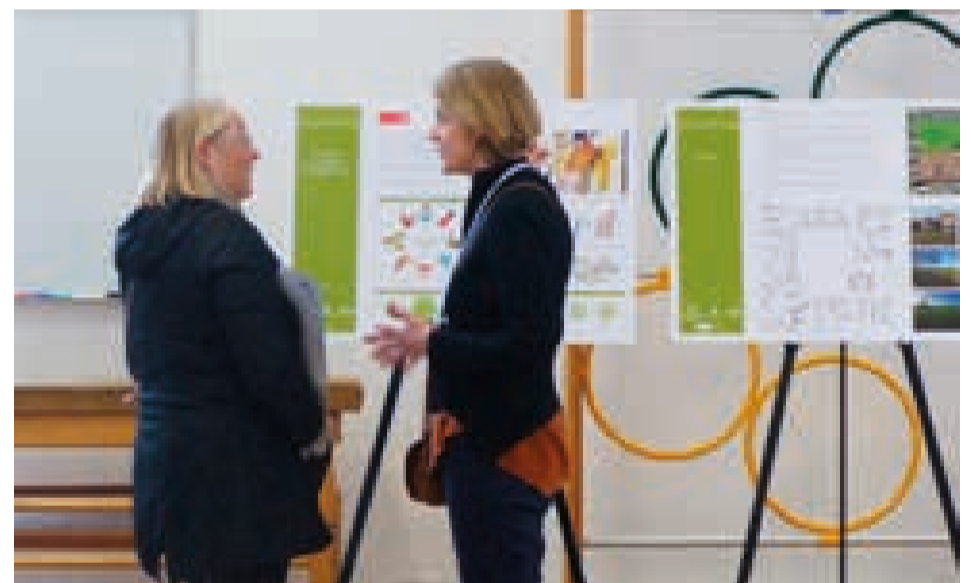
On Friday 18th March 2016 and Saturday 19th March 2016, JTP held a Community Planning Weekend with an exhibition and participatory workshops.

Prior to the Community Planning Weekend JTP had meetings and informal discussions with the following people to get their views and also encourage attendance at the workshops.

- Waltham Abbey Swimming Pool Staff
- EFD Swimming Club committee
- Other Waltham Abbey Swimming Pool users
- Hillhouse Primary School Council
- Shopkeepers from the parade
- Shoppers using the parade

Around 85 people in total were involved the pre-event discussions and several also came along to the CPW events.

Around 140 people attended the exhibition and community planning workshops.

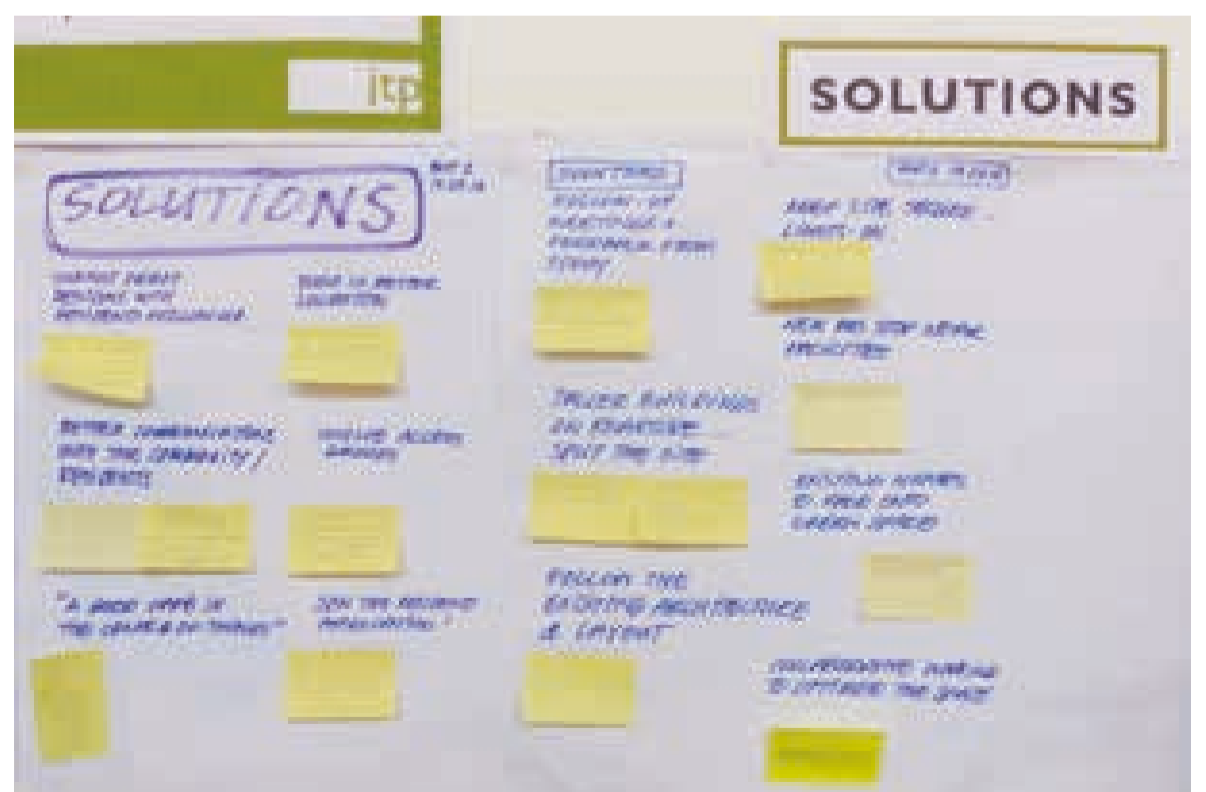


COMMUNITY ENGAGEMENT

3.1 COMMUNITY PLANNING WEEKEND

POST-IT NOTE WORKSHOP

The Saturday workshops included facilitated group discussions where participants were encouraged to voice their concerns about and aspirations for the Hillhouse project.



COMMUNITY ENGAGEMENT

3.1 COMMUNITY PLANNING WEEKEND



HANDS ON PLANNING WORKSHOP

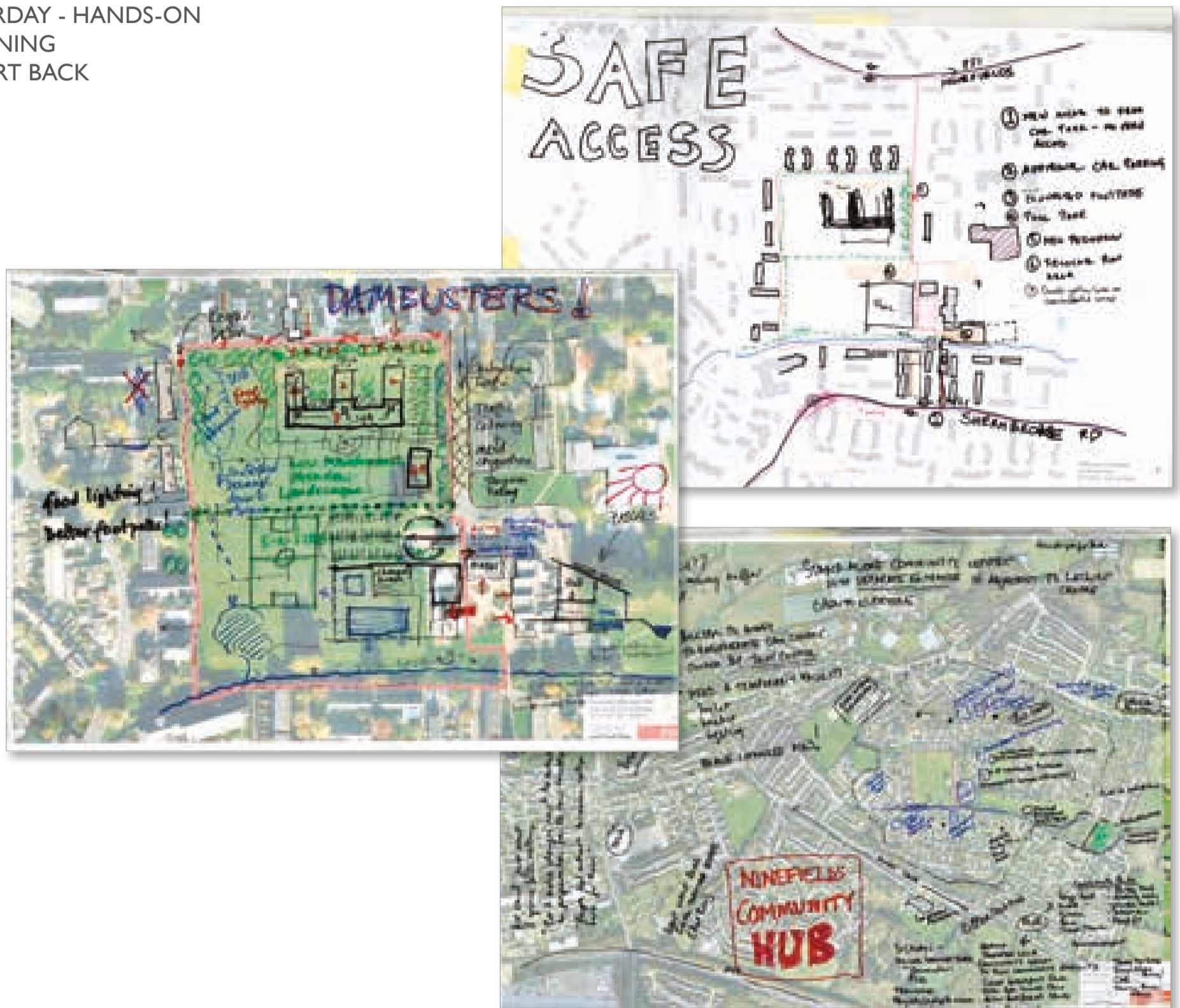
This was followed by Hands on Planning workshops where smaller groups developed ideas for the layout of the new facilities and associated open space. Each group then reported back their proposals.



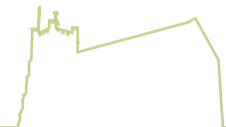
COMMUNITY ENGAGEMENT

3.2 COMMUNITY PLANNING WEEKEND KEY THEMES

SATURDAY - HANDS-ON
PLANNING
REPORT BACK



3.2 COMMUNITY PLANNING WEEKEND KEY THEMES



Waltham Abbey desperately needs housing.

It will be terribly close to where I live – I don't want it.

Things have got to change – it would do a lot for this community.

The pool is 20 years past its sell by date. We keep patching up the building so it should last a few more seasons - but I'd like to move before it collapses on us!

This development is going to affect people who live on the perimeter whether they like it or not.

It's nice to see the Council spending money on this estate, putting money into new facilities here.

I'm all for it (Independent Living) - there are people in their 80s who live in three bed houses that they really don't need.

DEVELOPMENT AT HILLHOUSE

Many long-term residents of the Ninefields associate the playing field with their home environment and quality of life. They are protective of the open space and concerned about change. New medical and leisure facilities would nevertheless be welcomed by a lot of people, including children, swimming pool users and local businesses; also by those who recognise the existing pool needs replacing and that the Council could make use of the Roundhills site for building new housing. There was some support for the provision of Independent Living apartments, but their specific location, layout and height needs to be carefully considered in relation to neighbouring houses.

Make sure it fits

We don't want a building that's an eyesore to the surrounding homes.

You've got to keep greenery - this is the only green space on the estate.

Green spaces are important for quality of life, so we mustn't lose it.

It's important to have something that keeps us fit but is sociable too.

We look at the green now, that's what we see. We want to avoid a wall.

It's the look and finish of materials that matters. We need them to be as compatible as possible.

CONSIDERATION OF EXISTING NEIGHBOURS AND USERS

How the scheme is designed will be integral to local residents' acceptance of change. As far as possible, new buildings should be set away from existing housing, taking account of existing views. The remaining green space should be designed with sufficient open space for dog walking and informal children's play, such as kick-about football, together with running routes. The new facilities need to be affordable to local people and the construction of the new buildings must be sensitively managed to impact as little as possible on nearby residential amenity.

Healthy spaces create healthier lives.

We can't afford to be a sick nation - design a space where people can live healthy lives.

The surgery's got character - as an estate agent might put it - but I need another reception. I want to attract more staff. I need to get GP training. I want to have new blood here. There's so much to do. (Dr. Perry)

HEALTHY LIVING

There was a positive response by local residents for a new Health Centre.

Dr Perry from the Maynard Court Surgery contributed to the workshop discussion and explained the needs of the practice, including provision of GP training.

It was agreed that new facilities could help promote healthier living. Suggestions included space for yoga and Tai Chi, acupuncture and massage, and the inclusion of an outdoor gym.

Existing swimming pool users were keen that the new pool should have a gym as well as fitness facilities.

If you close the gym people will go elsewhere.

It's a huge area but it doesn't look cared for.

Who is responsible for cleaning the stream? But people shouldn't be throwing things in it in the first place.

Big space needs care.

The place needs lightening up.

If it's going to be all singing, all dancing facility, it will need some security.

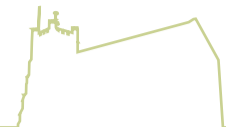
ENVIRONMENTAL IMPROVEMENTS – PROMOTING A SENSE OF PRIDE

It was felt that the ongoing management and maintenance of open space and stream will be a key element of the redesign of the site. Issues of flooding, drainage and subsidence should be addressed.

The stream is a currently neglected local asset, and the reshaping of the landscape and improved management of the stream could help with the water management and enhance the local environment.

There are opportunities to involve the local community, including young people, in this project and future environmental management. Improved lighting and a focus on security will be needed to discourage litter, graffiti, low-level crime and antisocial behaviour.

3.2 COMMUNITY PLANNING WEEKEND KEY THEMES



Bus access is brilliant for this venture.

There's already traffic chaos caused by the school drop off.

Car parking is an issue.

People are lazy, they won't walk, they'll drive everywhere.

Safety should be at the top of the list.

Safety is important, especially on the roads. The estate is full of pensioners; some are blind and find it difficult to cross the road.

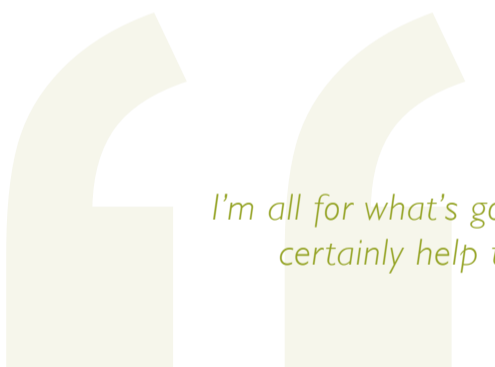
I love the idea of a gym, it's a good idea... but what about the parking?

GETTING AROUND – TRAFFIC AND PARKING

The new swimming pool and leisure facilities will bring people from beyond Ninefields and although users of the new amenities will benefit from existing local bus services, sufficient parking will also be needed.

Participants felt that in the longer term, consideration may be given for separate parking provision to the south for people coming via Shernbroke Road - but this would be subject to a technical assessment, the associated costs and availability of funding.

Access to the facilities and appropriate road safety will be a key component of the design, especially in relation to children and frail and elderly residents.



I'm all for what's going to go up here. It will certainly help the local businesses.

Closure of the community centre has had a massive effect on footfall around here.

A café can help connect the community.

SUPPORTING THE LOCAL ECONOMY

The shops and businesses are felt to be important and popular community resource.

Many residents meet and greet in Hillhouse Parade and would welcome a café to provide an additional community amenity. The proposed new facilities will increase footfall in due course, but some shop owners are concerned at the low footfall now (since the closure of the Community Centre) and the time lag before they will benefit from new customers.

In the longer term, if it practically possible, it was felt that the shops could benefit from a face lift to ensure they are not seen as a 'poor relation' to the new facilities.

It's important to have something that keeps us fit but is sociable too.

After 6pm it's dead round here....If someone dropped a pin in the Abbey you'd hear it up here!

I do hope the atmosphere won't alter in the new pool. It's always so friendly here.

Get kids away from their gadgets. Get them physical again.

It used to be fun at both ends of the pool but it's boring now.

We've got to predict the future but it's not easy to know what kids want – it's their future, not ours.

The community space needs to be for the whole community, not just sports related.

We need a temporary building, somewhere for people to meet and hold quiz nights, but run by residents for the residents.

COMMUNITY SPACE AND RECREATION FACILITIES

The closure of the Community Centre has highlighted the need for a flexibly designed space that is capable of providing for multiple activities. Workshop participants expressed the desire for a temporary community facility now, to make use of the support that is available. They felt that the future community space, including a local meeting room, should ideally be managed separately and not shared by sport and exercise activities. Existing swimming pool users are very keen to see the friendly ambiance of the existing pool at Roundhills replicated at the new pool at Hillhouse. The new pool could be designed to include elements that are "fun" for children, as well as being a venue for tuition and competitive swimming. Some youngsters say they are bored and crave a more vibrant local neighbourhood.

We need to know what's going to happen after this meeting. How are people going to find out about what's been said today?

People just don't know what's going on. We keep getting asked: 'are you going to be evicted?' (Shopkeeper)

ENGAGING THE COMMUNITY, BUILDING TRUST

Many participants in the community planning process welcome the fact that significant investment is being proposed for Ninefields. However, perhaps because communication with the local authority is perceived to have deteriorated recently, many members of the community feel the proposals have been imposed on them. The circulation of rumours adds to a sense of unease and uncertainty. Continuing to engage with and update the community as the scheme progresses will be a positive way to build the trust of local people that the project that can bring many benefits to the area.

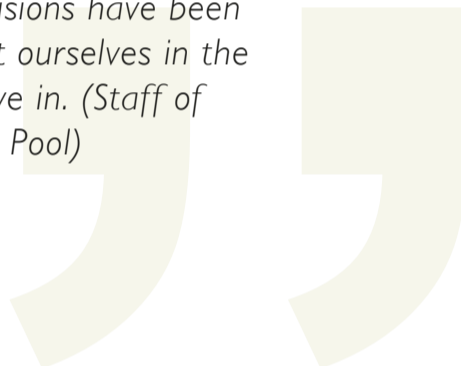
3.2 COMMUNITY PLANNING WEEKEND KEY THEMES



Now is a good time to get together as a community to discuss change and what we need.

I do see an opportunity for something to change, but we need to work together.

We want to be involved all the way through the design stages of the new pool. We don't want to find that poor decisions have been made so we find we've shot ourselves in the foot before we even move in. (Staff of Waltham Abbey Pool)



WAY FORWARD

How the new facilities and surrounding environment are managed will be an important factor in the development's success.

Staff from the existing Waltham Abbey Swimming Pool in Roundhills suggested that the designers of the new pool would benefit from, and should make use of, their experience and expertise of operating the existing pool.

There is a need for a community focus to bring people together and to build on the momentum kick-started by the community planning process. This could be provided by an early environmental project.

Good communication and keeping local people informed and engaged will be a key element of the 'way forward'.

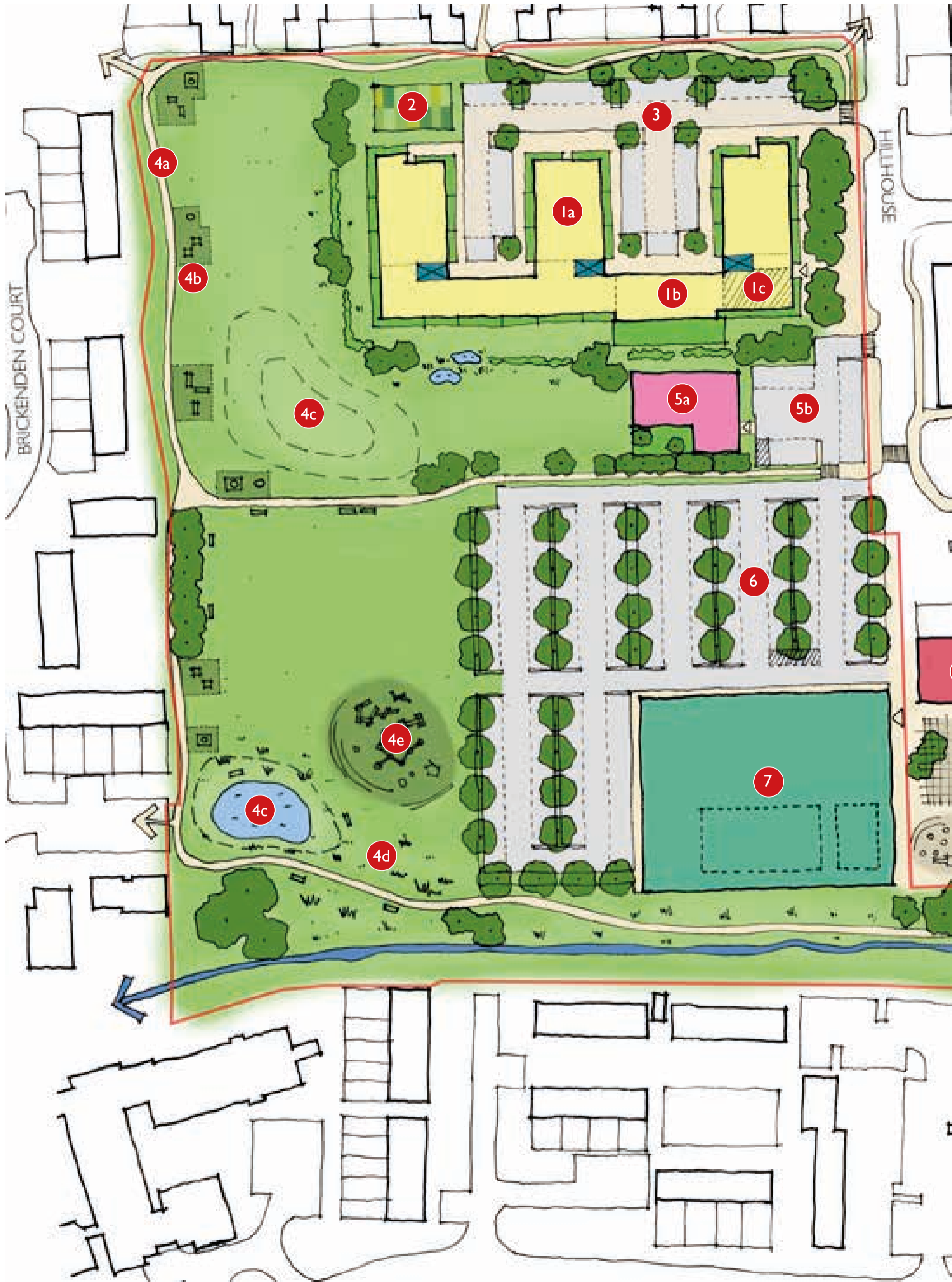
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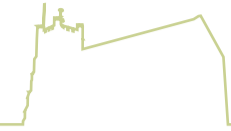
MASTERPLAN

- 4.1 The Masterplan
- 4.2 Concept Illustrative Masterplan
- 4.3 Site Section
- 4.4 Masterplan with development sites
 - Leisure Centre / Swimming Pool
 - Independent Living
 - Health Centre



MASTERPLAN

4.1 THE MASTERPLAN

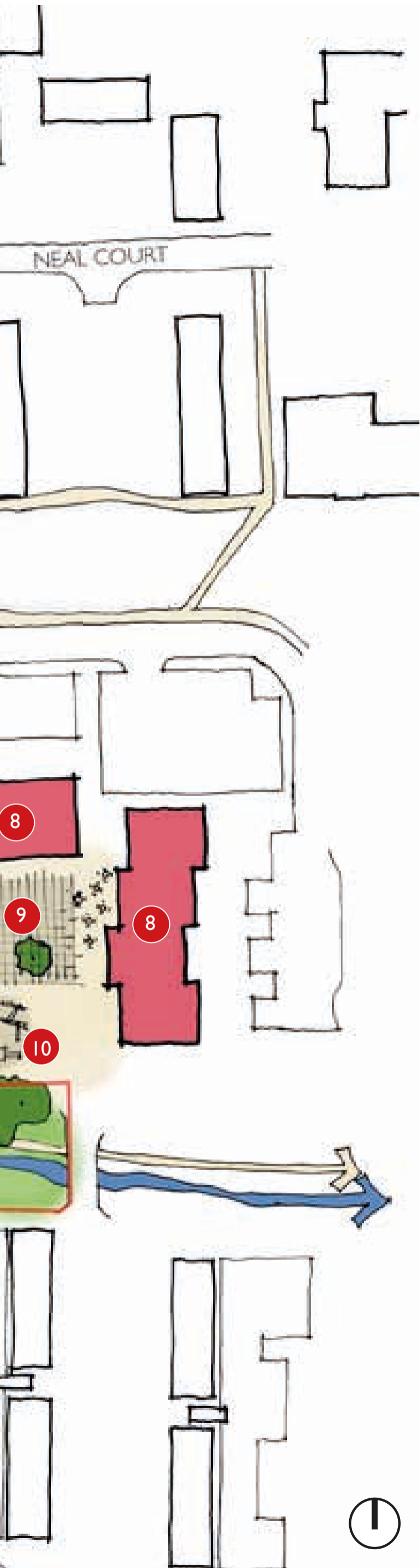


The masterplan reflects many of the ideas generated at the stakeholder workshop and the community planning weekend. It demonstrates that the proposed facilities and associated parking can be accommodated on the site whilst respecting the views from existing homes and retaining substantial open space for recreation. It has also been developed in a way to enable different components of the proposed development to be completed on different timescales, if necessary, due to funding or other reasons.

The masterplan includes ideas for the open space such as the enhancement of the area alongside the stream and the provision of play areas. New footpaths are included to improve pedestrian access to the new facilities and to create a circular route or trim trail with stations for outdoor gym equipment along the way. Shallow attenuation basins will form an integral part of the informal landscaped areas to the north and south of the scheme.

The leisure centre / swimming pool is located to the south with its entrance facing the existing square so that businesses in the parade should benefit from increased exposure to footfall and passing trade.

The independent living scheme is located to the north with a potential café located on Hillhouse adjacent to the new health centre.



KEY

□ Site boundary

1a Independent living (60 units)

1b Resident's lounge

1c Potential café

2 Raised bed gardens

3 Independent living parking (36 spaces + 10 disabled)

4a Footpath

4b Trim trail / outdoor gym

4c Attenuation basin

4d Natural landscape

4e Play area

5a Health centre

5b Health centre parking (12 spaces + 3 disabled)

6 Public parking (180 spaces)

7 Leisure Centre / Swimming Pool

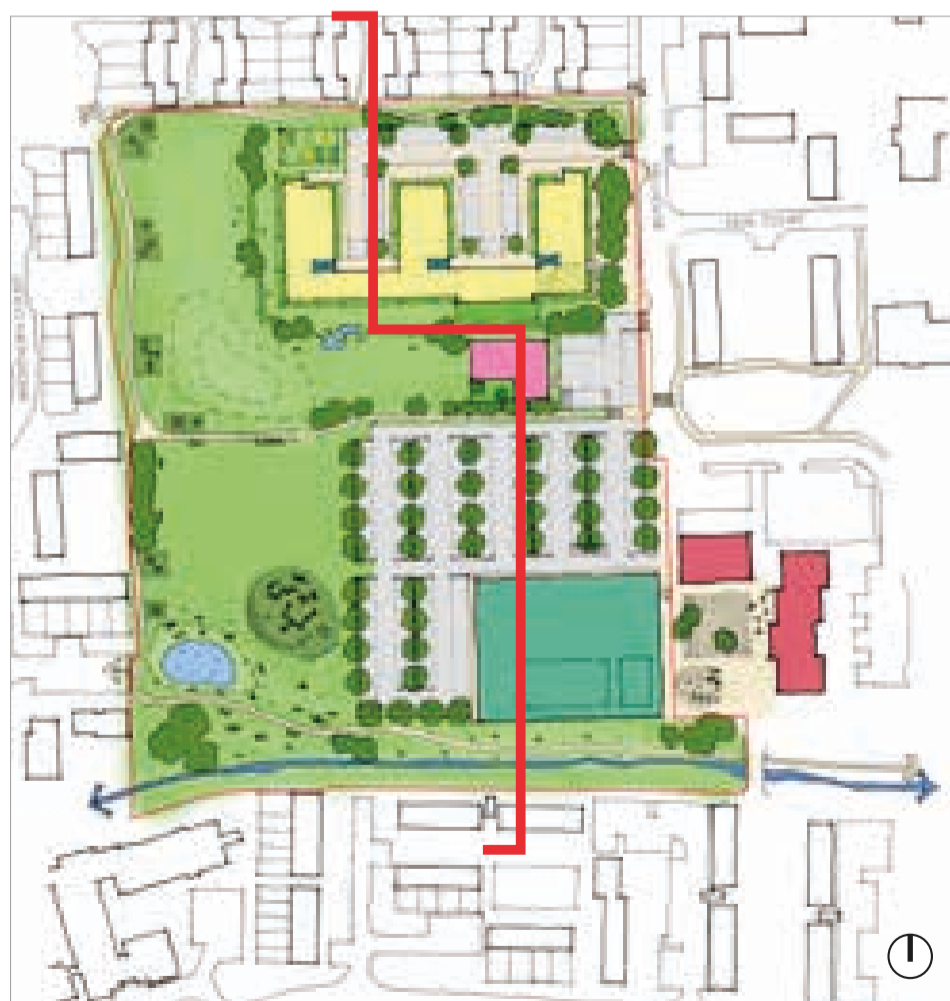
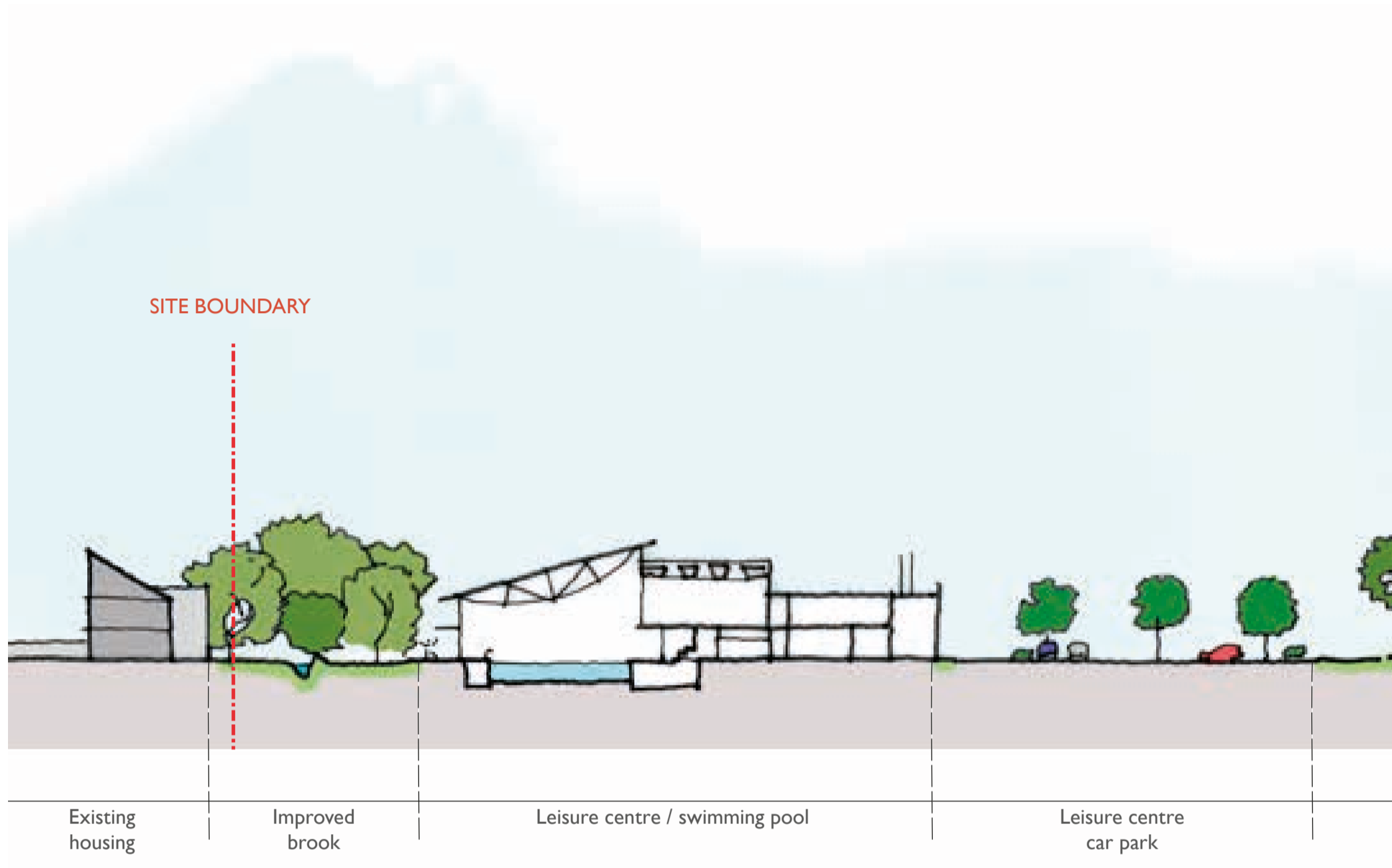
8 Existing retail

9 Improved community forecourt

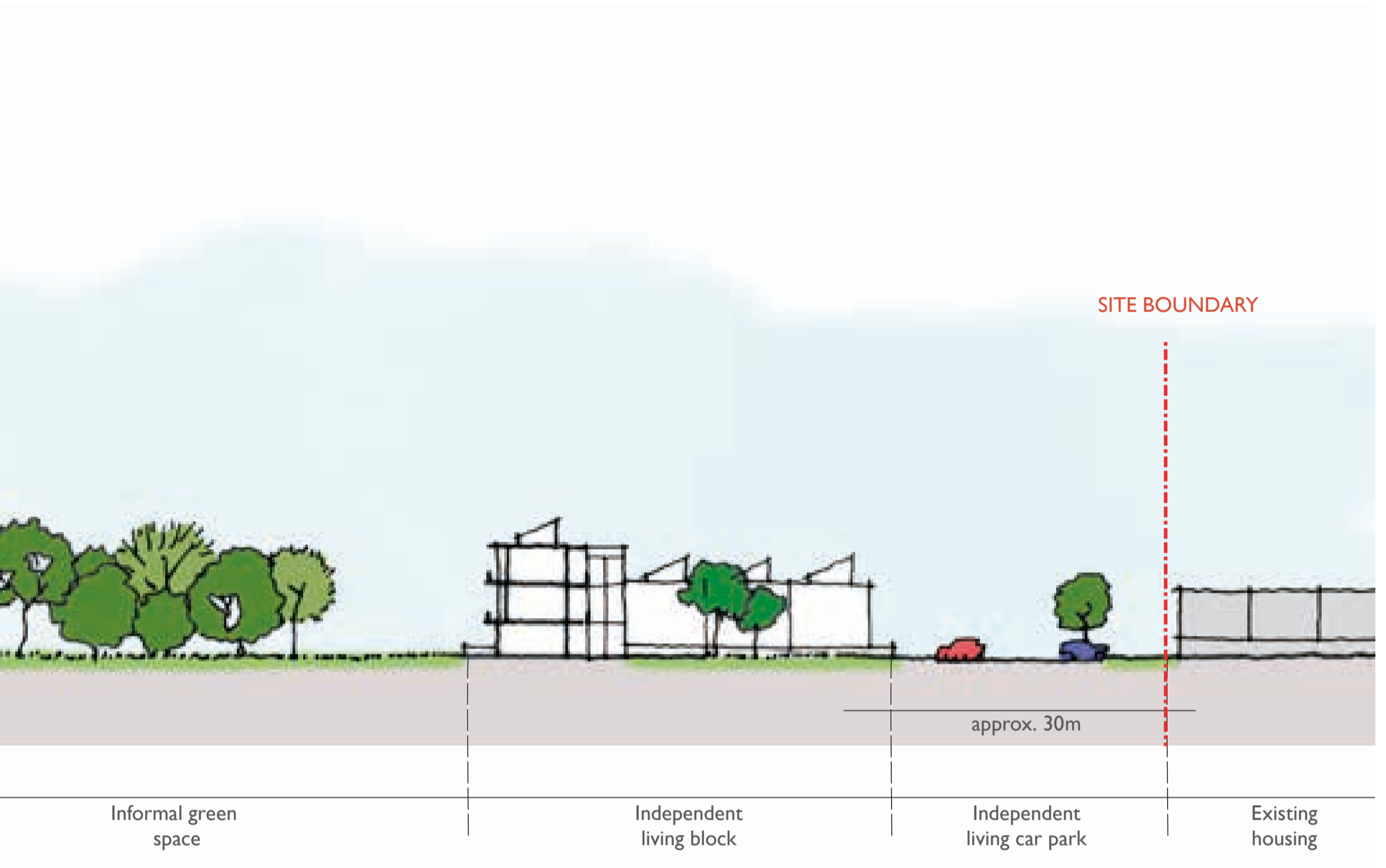
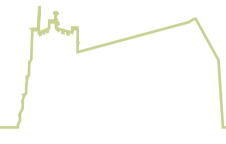
10 New play area

MASTERPLAN

4.3 SITE SECTION



MASTERPLAN 4.3 SITE SECTION





KEY

Illustrative building footprints

Development plots

1 Independent Living

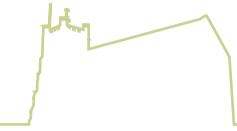
2 Health Centre

3 Leisure Centre / Swimming Pool

4 Open Space

MASTERPLAN

4.4 MASTERPLAN WITH DEVELOPMENT SITES



Examples for illustrative purposes



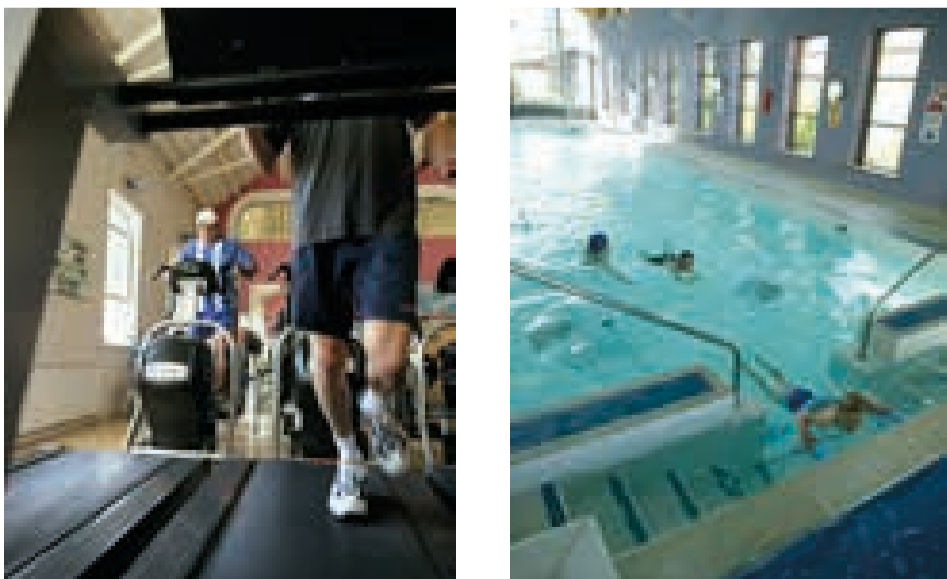
Pilgrim Gardens - Independent living (example for illustrative purposes)



Caterham Barracks - Health centre (example for illustrative purposes)



Caterham Barracks - Community centre (example for illustrative purposes)



Caterham Barracks - Leisure facilities (example for illustrative purposes)

INDEPENDENT LIVING

Development principles

- Maximum building height of 3 storeys
- Gradation of building heights, stepping up away from existing homes to the north
- Creation of a minimum buffer of 30m between existing buildings to north and the new independent living building
- Creation of a minimum buffer of 50m between existing buildings to the west and the new independent living building
- Maximise on south-facing units
- Each apartments should be provided with either a small private garden or balcony, preferably overlooking the informal green space
- The parking area for the independent living building should be directly accessed from Hillhouse and located to the north of the building

Floor area	4,981 m ²
Building height	2 to 3 storeys
Parking spaces	30 resident spaces, 10 disabled visitor spaces and 6 parking spaces for cafe

HEALTH CENTRE

Development principles

- Due to patient confidentiality, consultation rooms should not be located next to publicly accessible areas such as public footpaths.
- The surrounds of the health centre should be sufficiently landscaped to protect the confidentiality of patients
- Maximum building height of 2 storeys
- Parking areas for the health centre should be directly accessed from Hillhouse and located to the east of the health centre

Floor area	350 m ²
Building height	1 to 2 storeys
Parking spaces	12 spaces, 3 disabled spaces and an ambulance bay

LEISURE CENTRE / SWIMMING POOL

Development principles

- Maximum building height of 2 storeys
- Entrance to the leisure centre should be located from the Hillhouse shopping forecourt
- The southern façade of the building could be glazed and the roof could slope towards the existing brook.
- Where possible, PV panels or green/brown roofs could be accommodated on the building
- The parking area for the leisure centre should be directly access from Hillhouse and located to the north and western sides of the building

Floor area	4,000 m ²
Building height	1 to 2 storeys
Parking spaces	180 spaces and a coach drop-off area

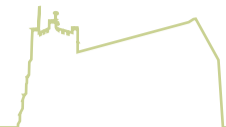
OUR SUCCESS AWARDS

Our unique approach to placemaking has received high praise. JTP is the only architectural practice in the UK to have won eight Building for Life Awards, the national standard for well-designed homes and neighbourhoods.

In the last twenty years, our work has achieved recognition at international, European and national levels and we have been the recipient of more than 200 awards. These include:

BD Awards 2016 - Masterplanning & Public Realm Architect of the Year Award • Wimbledon Hill Park, London Sunday Times British Homes Awards Development of the Year – Scheme of up to 25 homes • Changzhi Island, China Successful Design Awards - Award for Social Innovation • JTP Best Companies Two Star Status Accreditation • The Oaks, Prague AJI20 Awards - Architectural Collaboration of the Year - Shortlisted • St Clements Hospital, Bow Placemaking Awards - Community-led Placemaking – Highly Commended • Water Colour Placemaking Awards - Best Housing Scheme – Highly Commended • St Clement's, Bow National Housing Awards - Overall Winner, Urban Design Group Award • The Hamptons Evening Standard New Homes Awards - Best New Large Development • JTP Best Companies One Star Status (Accreditation) • Graylingwell Park, Chichester Royal Town Planning Institute Planning Awards (South East) Community Engagement Award • Kip Village, Inverkip What House? Awards Best Development - Gold • Water Colour, Surrey Building for Life Silver Standard • The Hamptons What House? Awards Best Development - Bronze, What House? Awards Best Exterior Design - Silver • Graylingwell Park Sustainable Housing Awards -Sustainable Larger Social Housing Project of the Year, The Housebuilder Awards - Best Low or Carbon Zero Initiative • JTPs' London Studio City of London Sustainable City Awards Sustainable Building of the Year, The AJ100 (Architects' Journal) Sustainable Practice of the Year Shortlisted, Retrofit Awards - Commercial Building Category, Highly Commended, Green Business Awards, Giant Green Business Awards, Islington Council Sustainable Transport (Medium/Large Business), Sustainability and Innovation Award, CoreNet Global UK Chapter Awards • Water Colour What House? Awards Best Brownfield Development Silver Award • Royal Clarence Yard, Gosport RTPI Regional Award Heritage Category Commended • Scarborough Renaissance International Association for Public Participation's (IAP2) Core Values Awards Project of the Year • JTP Best Companies One Star Status (accreditation), The AJ100 (Architects' Journal) Practice of the Year Shortlisted • Scarborough Renaissance European Enterprise Awards Grand Jury Prize, Enterprising Britain Award Winner • Royal Clarence Yard The International Green Apple Awards for the Built Environment and Architectural Heritage Gold Award • Gunwharf Quays, Portsmouth Building for Life Silver Standard Award • Royal Clarence Yard RICS South East Awards Regeneration Category Runner up • Water Colour The Evening Standard New Homes Awards Best New Family Home (4 bed) Burchfield,, Best New Family Home (3 bed) Sommer , Best New Starter Home (2 bed) Keller • Manse Road, Dirleton, East Lothian Homes for Scotland Quality Awards Rural Small Project Award • Briery Meadow (Rowanlea House Type) East Lothian Scottish Home Awards Business Stream House of the Year • Briery Meadow Homes for Scotland Quality Awards Rural Large Project Award • Water Colour The Daily Telegraph Your New Home Awards Waterside Category: Highly Commended, What House? Award (Property Week/Builder Magazine Group) Joint Gold Winner for Best Brownfield Development • Urridaholt, Gardabaer, Iceland BSA/Build Boston Citation for Urban Design, International LivCom Award for Built Projects Silver Award • Putney Wharf The Waterways Renaissance Awards Winner of the Design and Construction Category • The Manor, Lower Earley Building for Life Silver Standard Award • Hoebridge Works Evening Standard Home of the Year • Briery Meadow (Rowanlea House Type) What House? Award (Property Week/Builder Magazine Group) Silver winner for Best House • The Belvedere, Cambridge The Daily Mail 4 Star Award for Best Development (Regionally), The Daily Mail 5 Star Award for Best Apartment (Regionally), The Daily Mail Award for Best UK Apartment • The Village at Caterham Building Awards Major Housing Project of the Year • The Hamptons What House? Award Silver Winner for Best Exterior Design • Nordica, London What House? Award Bronze Winner for Best Brownfield Development • Hoebridge Works What House? Award Gold Winner for Best Starter Home • Cassio Metro What House? Award Silver Winner for Best Brownfield Development • The Village at Caterham Building for Life Gold Standard Award • Putney Wharf Building for Life Silver Standard Award • French Quarter Housing Design Awards Exhibition of Excellence • Royal Clarence Yard Regeneration Awards (Property Week/Builder Magazine Group) Best Housing-led Regeneration Project • Queen Elizabeth Park, Guildford Building for Life Gold Standard Award, Your New Home Awards Best Development for Family Living • Putney Wharf Planning for London Awards (Mayor's Office) Best Planning Built Project Contributing to London's Future • Peter Scott Centre The Waterways Renaissance Awards BURA and The Waterways Trust Heritage and Conservation Award Winner • Makins Court The National HomeBuilder Design Awards Commendation for Best Retirement Development • Lawfords Wharf, London The National HomeBuilder Design Awards Commendation for Best Small Housing Development • JTP Architect of the Year Awards Runner up • Charter Quay, Kingston Upon Thames Building for Life Gold Standard Award • Gunwharf Quays The National HomeBuilder Design Awards Best Mixed-use Development Commendation for Best Use of a Brownfield Site • Charter Quay Building for Life Gold Standard Award • The Village at Caterham The Deputy Prime Minister's Award for Sustainable Communities Finalist • Queen Elizabeth Park The Evening Standard Awards 2003 Best Three Bedroom House & Best Home of the Year • Makins Court, Winchester Alresford Society Rosebowl Winner • Kew Riverside Bentley International Property Awards Best UK Development Best Architecture (5 star rating) • Kew Riverside What House? Award Gold Winner for Best Development • Charter Quay The Waterways Renaissance Awards Commendation for Riverside Regeneration Project, The National HomeBuilder Design Awards Best Mixed-Use Development • The Village at Caterham The European Urban and Regional Planning Awards 2002 Conversion (Joint Winner) • Charter Quay Association of Town Centre Management Annual Awards Best Town Centre Mixed-use Development • The Village at Caterham BURA Community Award Caterham Barracks Community Trust • The Village at Caterham The RTPI National Awards for Planning Achievement Award for Planning for the Whole Community • Peter Scott Centre RICS Award for Regeneration, Silver Unicorn Award from the British Guild of Travel Writers for UK Best New Tourist Attraction, Tourism for Tomorrow Global Winner for Sustainable Tourism • Freiman Frankfurter Allgemeine Zeitung Award for Planning Innovation • Berlinerplatz, Essen, Germany Robert Jung Prize • Barnes Waterside What House? Award Best Luxury Housing Development

OUR SUCCESS THE CREDENTIALS



JTP Chartered Practice Registration Number 2249624P



JTP Royal Institute of Architects Scotland Chartered Practice Services Number 2363



JTP is a supporter in kind of The Academy of Urbanism which brings together a group of thinkers and practitioners involved in the social, cultural, economic, political and physical development of our villages, towns and cities.

www.academyofurbanism.org



JTP is a member of the NLA,

The organisation is a focus for the debate and discussion of issues facing architecture, planning, development and construction in the capital.

www.newlondonarchitecture.org



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JTP have shown carbon savings since enrolling on the programme. Being Carbon Smart certifies our commitment to providing the best service to their customers, staff and suppliers.



JTP London and Edinburgh Studios are accredited by the Contractors Health & Safety Assessment Scheme (CHAS) having demonstrated compliance as a Designer under the CDM Regulations.

JTP are also accredited under the SMAS WorkSafe Assessment Scheme. Both schemes are members of the Safety Schemes in Procurement (SSIP) forum.

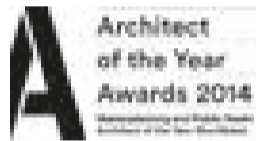


JTP is accredited with Best Companies 2 Star Status, in the Best Companies to work for survey 2014/2015. Being a best company goes beyond the bottom line. It's about excelling in every area throughout the workplace and an organisation's commitment to its most important assets - its workforce.



JTP were shortlisted in the Masterplanning and Public Realm Category at the Architect of the Year Awards 2014 and 2016. They were awarded the accolade in 2016.

The awards reward the practices responsible for the best overall body of work in 13 different categories.



JTP were awarded Employer of the Year at 2012 AJ100 Awards.

The award recognises staff satisfaction, workplace culture, benefits and staff turnover.

The AJ100 remains the authoritative survey of the largest architecture practices in the UK and the annual awards celebrate the most innovative and successful practices.



JTP is associated with BREEAM, one of the world's leading and most respected building assessment schemes that can be applied across all stages of a building's life cycle.



JTP is committed to the continued investment in time and technology to improve quality, efficiency and accuracy of our work and in turn deliver exceptional solutions to our clients. We have in place a Quality Management System and hold ISO9001 certification.



JTP - Practising what we preach.

John Thompson & Partners realise that it is important to practise what you preach.

To this end we have taken steps to create a sustainable and enjoyable working environment, minimise our carbon footprint in our premises and how we work; embed quality and design excellence throughout our projects and implement measures that stimulate and engage our members of staff.

We continue to ensure that our accreditations, memberships, awards and affiliations reflect the importance we place on our people, our clients, and our collaborators in the delivery of great places.

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www.changeworksrecycling.co.uk



JTP seeks to minimise the impact of our project and studio activities on the environment. We have in place an Environmental Management System and hold ISO14001 certification.





Epping Forest
District Council
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EXAMINER'S REPORT

MORETON, BOBBINGWORTH AND THE LAVERS

NEIGHBOURHOOD PLAN

ROBERT BRYAN BA. M.R.T.P.I.

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INTRODUCTION

1. This is an independent examination of a Neighbourhood Plan prepared by Moreton, Bobbingworth and the Lavers Parish Council in consultation with the local community. The Localism Act 2011 provided local communities with the opportunity to have a stronger say in their future by preparing neighbourhood plans, which contain policies relating to the development and use of land.

2.If the plan is made following a local referendum, which must receive the support of over 50% of those voting, it will form part of the statutory development plan. It will be an important consideration in the determination of planning applications as these must be determined in accordance with development plan policies unless material considerations indicate otherwise.

3.The Plan covers the whole of the Parish, which had a population of 1151 in 2011.

4.I have been appointed by Epping Forest District Council, in consultation with the Parish Council, to carry out this independent examination.

5.I confirm that I am independent of the Parish Council and the local planning authority and have no interest in any land, which is affected by the Neighbourhood Development Plan. I am a Chartered Town Planner with over 30 years experience working at a senior level in local government and as a private consultant. I am a member of the Royal Town Planning Institute.

6.This report is the outcome of my examination of the submitted version of the Plan. My report will make recommendations based on my findings on whether the Plan should go forward to a referendum. If the District Council puts the plan forward to a referendum and it then receives the support of over 50% of those voting, then the Plan will be “made” by the Council as the Local Planning Authority.

BACKGROUND DOCUMENTS

7.I have considered the following documents as part of this examination;

The Neighbourhood Plan submitted to the District Council under regulation 15 of the Neighbourhood Planning (General) Regulations 2012

Basic Conditions Statement 10th September 2015

Consultation Statement 10th September 2015

Strategic Environmental Assessment (SEA) & Habitats Regulations Assessment (HRA) Statement of Reasons and a screening opinion issued by the District Council in a letter of the 17th June 2015.

Responses to the consultations under Regulation 16 of the Neighbourhood Planning (General) Regulations 2012 from Environment Agency 31.3.16; Highways England 24.2.16; Natural England 23.3.16; Savills on behalf of Thames Utilities Ltd. 29.3.16; Letter from Epping Forest District Council of the 23rd March 2016

The adopted Local Plan 1998 and the adopted Local Plan Alterations 2006
National Planning Policy Framework (NPPF); National Planning Policy Guidance
(NPPG)

Responses to Examination questions as follows:

Epping Forest District Council - email from Kenneth Bean to Robert Bryan 3/5/16
The Parish Council - letter of 4th May 2016 from Adriana Jones, Clerk to Parish
Council

THE EXAMINATION

8.The nature of the independent examination is set out in Section 8 of Schedule 4B to the Town and Country Planning Act 1990. (as amended)

9.The examiner has to make a recommendation as to whether the Plan should be submitted to a referendum, with or without modifications, and whether the area for the referendum should extend beyond the plan area.

10.As a general rule the examination should be carried out on the basis of written representations unless a hearing is necessary to allow adequate consideration of an issue or to allow a person a fair chance to put a case. I am satisfied from the information that has been made available to me that the examination can be carried out without a hearing.

PROCEDURAL MATTERS

11.It is necessary to determine that the plan complies with the following procedural matters¹;

- The Plan has been prepared and submitted by a qualifying body
- The Plan has been prepared for an area that has been properly designated
- The Plan specifies the period to which it has effect, does not include provisions about excluded development and does not relate to more than one neighbourhood area
- The policies relate to the development and use of land for a designated neighbourhood area.

12.The Parish Council is authorized as the qualifying body² to act for the purposes of a neighbourhood development plan if the area of the plan includes the whole or any part of the area of the Council.

¹ Paragraph 8(1) of Schedule 4 B of the Town and Country Planning Act 1990 (as amended)

² as determined by Section 61G(2) of the Town and Country Planning Act 1990

13. In 2012 the Parish Council applied to the District Council for the designation of the parish as a Neighbourhood Area. Following advertisement and public consultation I am informed the Council approved the neighbourhood area application on the 29th July 2014.

14. The Plan clearly states that it relates to the period 2015-2035.

15. The Plan does not include any provision about development that is “excluded development”³, such as minerals, waste disposal and major infrastructure projects.

16. I am satisfied that the plan does not relate to more than one neighbourhood area.

PUBLIC CONSULTATION

17. The submitted consultation statement identifies the public consultation process and notes that a range of relevant organisations and local people were consulted during the Plan process. It is clear the Steering Group have been thorough in consulting and documenting the process at appropriate stages of the emerging Plan.

18. The consultation process has been inventive and wide to encompass a range of individuals, businesses and organizations. There was a comprehensive survey of residents and businesses and a good response rate of 55% due to strenuous efforts involving preparation of an Executive Summary and the appointment and training of “Communications Champions.”

19. The Parish Council completed the requirement under the terms of Regulation 14 of the Neighbourhood Planning Regulations 2012 to consult the public and consultation bodies for a 6-week period (5th February-19th March 2016) on the final draft plan, prior to submission to the District Council.

20. The Consultation Statement provides a comprehensive breakdown of the nature and extent of consultation responses and how these have been taken into account. The main elements of the consultation responses are appropriately incorporated into the policy justifications.

21. I am satisfied that the consultation exercise has been sufficient and has properly been integrated into the policies, which have emerged.

BASIC CONDITIONS

22. It is necessary to decide whether the Neighbourhood Development Plan meets the “basic conditions” specified in the Act.⁴ This element of the examination relates

³ as defined in Section 61K, of the Town and Country Planning Act 1990

⁴ Contained Paragraph 8(2) of Schedule 4B of the Town and Country planning Act 1990 (as amended)

to the contents of the Plan.

23. The Plan meets the basic conditions if :

- a) having regard to national policies and advice contained in guidance issued by the Secretary of State it is appropriate to make the plan,
- b) the making of the plan contributes to sustainable development,
- c) the making of the plan is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area),
- d) the making of the plan does not breach, and is otherwise compatible with, EU obligations and human rights requirements,

24. The analysis of conformity with the basic conditions is carried out below. Note this is not in the order specified above.

SUSTAINABLE DEVELOPMENT

25. The Plan seeks to give a local dimension to national and local policies concerning sustainable development. It seeks to maintain the environmental attributes of this sensitive area, which contains a number of important environmental, and nature conservation designations. The Plan also promotes a social and economic balance to ensure the local community is sustainable. The Plan demonstrates recognition of housing needs and promotion and diversification of business development and future infrastructure essential to maintain a sustainable community.

26. The Basic Conditions Statement adequately illustrates the manner in which the Plan promotes sustainable development.

27. I am satisfied that the Plan contributes to sustainable development, as defined in the NPPF.

EU OBLIGATIONS, HUMAN RIGHTS REQUIREMENTS

28. A neighbourhood plan must be compatible with European Union Directives as incorporated into UK law, in order to be legally compliant. Key directives are the Strategic Environmental Assessment Directive, the Environmental Impact Assessment Directive and the Habitats and Wild Birds Directives. A neighbourhood plan should also take account of the requirements to consider human rights.

29. The District Council made a Strategic Environmental Assessment (SEA) Screening Determination on 17th June 2015 concluding that an Environmental Assessment of the emerging Neighbourhood Plan is not required. This was on the basis that there are no sites being allocated for development within the Plan and no

significant environmental effects to result from the proposals in the Plan.

30. Natural England have confirmed in a letter of the 23rd March 2016 in respect of the EU Habitats Regulations that there is no need for an appropriate assessment. Natural England considers that the scale of growth proposed by the Neighbourhood Plan is sufficiently small that any resultant traffic growth and associated increased air pollution would be inconsequential in terms of its potential contribution to impacts on the Epping Forest Special Area of Conservation (SAC). The plan therefore complies with sections 102 of the Conservation of Habitats and Species Regulations 2010 and the requirements of 6(2) of European directive 92/43/EEC.

31. I am satisfied that there are no human rights issues, which need addressing.

GENERAL COMMENTS and RECOMMENDATIONS ON THE PLAN IN RELATION TO BASIC CONDITIONS

32. I will set out the recommendations separately in bold type.

33. In order to comply with the NPPF requirements development plan policies should be clear to allow the public to easily interpret them and avoid any unnecessary confusion. The Plan is on the whole successful in achieving this but I wish to make some recommendations of a general nature.

RECOMMENDATION 1

The Plan would benefit from the use of paragraph numbers in order that specific references can easily be made.

RECOMMENDATION 2

The Plan period should be adjusted to reflect the correct start date i.e. 2016-2035 and subsequent references to the Plan period altered to 19 years

RECOMMENDATION 3

The Plan would benefit from a glossary, which explains technical terms and acronyms.

34. In the section on 'Evidence' there is a link to the Parish Council web site which displays further links to the main documentary evidence. There needs to be a direction to those who do not possess the Internet to be able to view these documents. This could simply be a reference to the address of the Council offices or in the case of national planning documents simply that these should be available in local libraries.

RECOMMENDATION 4

There should be reference to the location where hard copies of the evidence documentation can be viewed.

35. In the section “Our Objectives” there should be a reference that these important and fundamental objectives are a distillation of the responses from the public consultation on the Plan. It is evident from analysis of the survey responses that these objectives are supported but these links are not clear. It is important that the community is seen to support these underlying objectives.

RECOMMENDATION 5

In the section “Our Objectives” on page 6, insert the following as an extension of the last sentence.

“and are a distillation of the responses received from the public consultation on the Plan”

CONFORMITY WITH NATIONAL AND LOCAL STRATEGIC POLICIES

36. The Basic Conditions Statement analyzes the manner in which the Plan relates to national and local planning policy. It relates specific Plan policies to the National Planning Policy Framework (NPPF) but does not do this in any detail relation to the Adopted 1998 Local Plan and the Adopted 2006 Local Plan Alterations. In the Plan document there is some inaccurate or insufficient reference to the adopted local plans and I have suggested modifications to remedy these matters in the section below relating to detailed policy considerations.

SPECIFIC RECOMMENDATIONS REGARDING THE DRAFT POLICIES AND BASIC CONDITIONS

Housing and Development

37. In the section “Our policies on housing and development” the categorical statement that “the presumption is that no new homes should be built in the Green Belt.” needs to be qualified in a general sense to refer to the “exceptional ‘ cases where new dwellings are allowed.

RECOMMENDATION 6

Add to end of sentence of the last sentence in the third paragraph in the section “Our policies on housing and development” “apart from in certain specified exceptional circumstances”

38. The supporting text to the policies states that “All new build housing development within our Parish must be on brownfield or infill sites.” The status of this statement is unclear as it is not contained within a policy and it appears it may be an interpretation of existing Green Belt policy. This statement needs clarification in order to represent Green Belt policy in the NPPF and the Adopted 2006 Local Plan Alterations, which do not specifically refer to ‘infill ‘ development.

RECOMMENDATION 7

Delete existing last paragraph of “Our policies on Housing and Development” and insert the following in its place.

Current national and local plan policy relating to the Green Belt is specified in the NPPF, mainly in paragraph 89 and the Adopted 2006 Local Plan Alterations.(policies GB2A and GB16). These policies collectively require that new open market housing development is only appropriate if it is limited infilling in villages or it is partial or complete development of previously developed sites(brownfield land) which would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development. In exceptional cases of proven need affordable housing may be granted in smaller settlements where there is no detriment to the character of the village or the wider Green Belt.

Policy MBL 1.1(a) - (g)

39. Policies (a) and (b) are similar and, as a result, confusing. They need to be reformed into a single, clearer and viable policy.

39. The 2011 Census reveals that 79% of dwellings in the Plan area have 3 or more bedrooms. The residents’ survey illustrates the community considers there are too many larger dwellings and smaller dwellings are required to provide starter and retirement homes. However, it is necessary to recognize that in viability terms house builders may prefer some flexibility to erect larger dwellings, (as indicated in the submitted letter of the 28th April 2016 from Oakside Developments) and there is a need to ensure policies are viable and open market schemes are able to cross fund affordable dwellings. It is recommended that a limit of a third of dwellings providing 3 or more bedrooms is an appropriate and easily divisible fraction, as 30% of persons in the resident’s survey responded that this is the proportion of 3 bed or more

dwellings they wish to see ultimately. This flexibility is only appropriate when there is a minimum of 3 dwellings to achieve a capacity whereby the proportion of a third can be readily applied.

40.Regarding MBL1.1(b), it is necessary to distinguish between open market and affordable housing needs. There is a difference between a person who can afford to enter the property market at starter home level and one who cannot and needs to access rented or equity-shared accommodation. It is necessary to determine the type of affordable housing required based on the most recent affordable housing needs survey, which can create different results to that relating to the open market.

41.I cannot find evidence to support the requirement in MBL 1.1(c) that there shall be no gated communities in developments of more than one dwelling. I consider, therefore, it is not appropriate to impose this requirement.

42. A Ministerial statement “Planning Update” of 25th March 2015 emphasises that technical standards for energy efficiency are the remit of the building regulations and should not be requirements in development plans including Neighbourhood Plans. The policy in MB1.1 (e) is effectively repeated by policy MBL5.1 which encourages rather than requires renewable energy installations. Policy MBL1.1(e) can therefore be removed from this section.

43.Policy MBL 1.1 (g) is too prescriptive and contrary to policies in the NPPF (paragraph 89) and Adopted 2006 Local Plan Alterations(policy GB2A) which allow redevelopment of brownfield sites provided there is no detrimental impact on the ‘openness” of the Green Belt and the purpose of including land within it than the existing development. These policies can, therefore, effectively allow development of more than 4 dwellings, subject to the landscape protection criteria. The policy should therefore be deleted.

RECOMMENDATION 8

Insert as the last paragraph under “Our Policies on Housing and Development”

Policies to encourage development of smaller dwellings are applicable but must allow for an element of flexibility for a limited number of larger dwellings to provide the flexibility and incentive that developers may require. The proposed limits on larger dwellings is based on the feedback from the residents’ survey.

Replace MBL 1.1 (a) and (b) with the following ;

New build open market housing shall be for smaller dwelling units consisting of 1 or 2 bedrooms. In the case of proposals for 3 or more dwellings a limited number of dwellings providing 3 or more bedrooms may be acceptable.

Insert a new MBL1.1(c) Affordable housing will be of a type and tenure derived from the latest local affordable housing needs survey

Delete policy MBL 1.1(c)

Delete policy MBL1.1(e)

Delete MBL 1.1(g)

Policy MBL1.1(h)

44.The District Council have concerns, expressed in a letter of the 23rd March 2016, that the policy MBM1.1(h) is not in accordance with national planning guidance, nor is it in general conformity with the local plan policies. During this examination, on 13th April 2016, I forwarded certain questions and requests for information from the Parish and District Council's mainly relating to issues in connection with policy MBL 1.1(h) and received responses, respectively on the 4th and 3rd May 2016.

45.The District Council consider that the proposal to have an independent system for securing commuted sums for affordable housing with a threshold of 2 or more dwellings may not be in conformity with national policies.

46.National policy was expressed in a Ministerial Statement in November 2014, that affordable housing contributions should not relate to developments of 10 or less dwellings (with a gross floor space not exceeding less than 1000sq. metres) in areas such as the Plan area. The intention was to ensure that smaller developments were exempt from this requirement in order to ensure they were viable and hence brought forward to combat a national shortage of housing.

47.Two Planning Authorities, West Berks DC and Reading BC, were concerned about the implications of this policy and challenged it in the High Court. They feared that Planning Authorities would have to find even more housing land to counteract the effect of this new ministerial policy in potentially depriving their areas of smaller sites that could otherwise contribute to affordable housing. The two Councils won in the High Court in July 2015, and secured the quashing of the policy. However, the Secretary of State appealed against this decision and during this examination on 11th May 2016, the Court of Appeal allowed the appeal. The status of this policy is now unclear as although there is now case law, the government has not yet formally reinstated it as part of national planning policy guidance and there is scope for a further Appeal to the Supreme Court.

48.At this point,(i.e.18/5/16) the 2 dwellings or more threshold, in policy MBL1.1(h) is technically not contrary to the Secretary of State's guidance. However, the District Council has to be aware that there is imminent potential for the Secretary of State to formalise the situation which may alter the position.

49.I do not consider I can simply modify the policy to alter the threshold for

affordable housing contributions as the Parish Council may wish to re-consider its approach to affordable housing policy and re-consult, particularly, with the District Council and the public.

50. Whilst this does not allow me to recommend the Plan proceeds to a referendum, I have proceeded to make recommended modifications on other policies in the Plan in order to guide the Parish Council in a re-submission of the Plan in an effort to conform to the basic conditions.

51. The District Council have further concerns that the proposed policy MB1.1 (g) is not in conformity with local plan policies as it has not been proved as viable or deliverable because there is a history, locally, of difficulty in finding sites for affordable housing and the plan does not allocate any.

52. The Parish Council have examined and compared local house prices with those nationally and produced calculations to demonstrate that there is scope for developers to make a profit, have an incentive to develop and make the proposed contributions. Following my request, I received further information supporting the assumptions made in these calculations relating to house and land prices and building costs. I am satisfied that, the comments by the economist, Angela Busch, of 27th April 2016 relating to the Land Registry data on house prices and the commercial assessment by Mr. Devereux, Director and Land Buyer of Oakfield Estates of 28th April 2016 answer my extra questions in sufficient detail. I consider the model put forward by the Parish Council is viable and a credible analysis of the proposed affordable housing contribution. However, in accordance with Core Planning principles established in paragraph 17 of the NPPF the policy should contain an element of flexibility to ensure that contributions could be adjusted if it can be proven in a viability appraisal that site circumstances require it to allow development to go ahead.

53. The Parish Council is justified in seeking a more deliberate policy to secure affordable housing in its area. The establishment of a separate affordable housing policy by the Parish Council whilst different to that of the District Council, is still in general conformity with the strategic policies in the Local Plan in my view. I note that Local plan policy H6(ii) establishes a similar affordable housing contribution threshold of 2 or more dwellings to that proposed in the Plan. In the light of the Court of Appeal decision referred to above in paragraph 47, the Local Plan policy may also be superseded by the re-instated government policy.

54. I share the concerns of the District Council regarding the availability of sites for affordable housing, based on its own experience and the need to demonstrate the policy is deliverable. It is necessary to demonstrate there is clear path to utilization of any commuted sums for affordable housing. Procurement of sites can be a difficult process and the District Council's concerns are justified. However, there appears to be scope to allocate sites as part of the Plan process as evidenced by the 6 sites suggested by the District Council as part of the "land call" process in connection with its emerging Local plan.

55. I find that it has not been demonstrated the policy MB1.1 (h) is deliverable and contradicts the guidance in the NPPF, particularly paragraphs 17 and 47, which emphasizes Plans should produce a high degree of certainty and it must be demonstrated that affordable housing is deliverable. In these respects, therefore, this policy does not meet basic conditions.

56. I also have the concerns that the Plan does not set out the current specific affordable housing need in terms of quantity, type or tenure. The Parish Council has completed two Affordable Housing Needs surveys with the assistance of the Rural Community Council of Essex, the last one being in 2013 specifically as part of the Neighbourhood Plan process to establish if there is a need, but these results are not published or analyzed. It is appreciated that the individual responses are confidential but there needs to be an affordable housing needs overview. The NPPF, paragraph 47, states that policies on affordable housing must be based on evidence of objectively assessed housing needs. In the policy, this can be a general requirement rather than referring to a specific dated survey. I am of the view that the policy as submitted could be modified to include this requirement.

57. The Plan does not contain details of the local criteria for qualification for affordable housing. There is no reference as to whether there is a residential qualification in terms of the period of residence in the Parish or the criteria which may establish housing need. It is not clear how the proposed policy will operate in relation to the criteria operated by the District Council. This is necessary for clarity and to ensure the Plan genuinely addresses local housing needs and, therefore does not meet the requirements of the NPPF paragraphs 15 and 54 and does not therefore comply with basic conditions.

RECOMMENDATION 9

The following is the complete recommendation in relation to Policy MBL1.1(h)

This policy does not meet basic conditions for the following reasons

1) It does not allocate sites for affordable housing and therefore it has not been demonstrated it is deliverable. The policy contradicts the guidance in the NPPF, particularly paragraphs 17 and 47, which emphasizes Plans should produce a high degree of certainty and it must be demonstrated that affordable housing is deliverable.

2) it does not contain details of the local criteria for qualification for affordable housing. This is necessary for clarity and to ensure the Plan genuinely addresses local housing needs in accordance with the requirements of the NPPF paragraphs 15 and 54.

Further modifications are suggested to this policy which are not as fundamental as above but nevertheless would be required to be made in the event the Plan were re-submitted with the above matters resolved. These are

(3) In accordance with Core Planning principles established in paragraph 17 of the NPPF the policy should contain an element of flexibility to ensure that contributions could be reduced, if it can be proven in a viability appraisal that site circumstances require it to allow development to go ahead.

(4) The policy must be based on an explicit requirement to meet objectively assessed housing needs in a recent affordable housing needs survey. This can be a general requirement rather than referring to a specific dated survey

Policy MBL (i)

58. It is not considered there is a need for policy MBL1.1(i) as MBL1.1 (h), as written, refers to “all developers” which covers all types of development above the threshold despite any future policy changes.

RECOMMENDATION 10

Delete policy MB1.1(i)

Policy MBL1.1(j)

59. Policy MBL1.1(j) is necessary in order to prevent developers paying affordable housing contributions by developing single dwellings on an incremental basis. The District Council query how the Plan will effectively prohibit this. This can be covered by requiring legal agreements attached to planning permissions, under section 106 of the Town and Country Planning Act 1990, which require payments in the event of the development of sites as single dwellings during the Plan period, which effectively relate to a wider contiguous or adjacent site containing permission for other dwellings.

RECOMMENDATION 11

Add the following as last two paragraphs to the supporting text.

It is important that policies are viable and incentivize appropriate development and, therefore, in accordance with the current Local Plan policy, affordable housing contributions will not be levied on proposals for single dwellings

It is, however, necessary to prevent avoidance of affordable housing contributions by incremental developments of single dwellings on a site which is, effectively one comprehensive larger site able to accommodate more dwellings.

Alter the policy as follows:

MBL1.1(j) In cases where there are incremental planning permissions for one dwelling on a site(add footnote), the affordable housing contribution will be levied on each dwelling after the initial dwelling is granted.

Footnote: This normally relates to sites that are contiguous or immediately adjacent and could effectively, during the Plan period, have formed a single site accommodating more than one dwelling.

Policy MBL 1.2 Rural Affordable Housing on Rural Exception Sites

60.The need for affordable housing should be related to a recent affordable needs housing survey.

61.There is a need to add more guidance to the statement in (b) which refers to “appropriate to a rural area” by referring to the need to minimize the intrusion into the “openness” and protect the landscape, as expressed in national advice in paragraph 81 of the NPPF.

62.Regarding policy MBL 1.2 (c) it is not necessary to present it as an intention to lobby the District Council. This has to be done as a separate exercise as part of a local plan consultation.

63.In relation to MBL 1.2 (d) this is normally controlled by a legal agreement. There is no definition of “local people” which needs to be remedied as explained above in Recommendation 9.

RECOMMENDATION 12

MBL1.2 is modified as follows :

Delete “Rural” from the title as the whole Plan area is rural.

(a)Affordable housing will be supported on exception sites where there is a demand expressed in a recent affordable housing needs survey. The dwellings shall be of a type and tenure which meets the demand specified in the survey.

(b) The design, density and plot-size shall minimize the impact on the openness of the Green Belt, protect and enhance the landscape, visual amenity and biodiversity and wherever possible improve damaged or derelict land.

Delete (c)

(d) delete ”or planning condition”. There is a need to cross-refer to a definition of what constitutes a local person and as specified in Recommendation 9 in

order to meet basic conditions.

Policy MBL 1.3 Redundant Buildings

64. This policy does not add significantly to Local Plan policy GB8A and needs to define “substantial, permanent and worthy of keeping “ in more detail in accordance with GB8A.

65. The policy is also not in conformity with Local Plan Policy GB9A which gives preference to conversion of rural buildings to business use unless unsuitable or to a residential use in connection with agriculture, horticulture or forestry. In these respects therefore the policy does not comply with basic conditions.

.RECOMMENDATION 13

This policy does not comply with basic conditions as it does not give preference to conversion of buildings to business use in accordance with the adopted Local Plan policy GB9A. The policy therefore is not in conformity with strategic policies in the development plan.

Policy MBL 1.4 Replacement dwellings within the Green Belt

66. There needs to be reference to the existing Local Plan policy GB15A. in order that the extra criteria in this Plan’s policy can be put in the full context.

67. The criteria (a) in the policy is covered by the Local Plan policy GB15A in greater detail and therefore should be removed.

68. It is not possible to require renewable energy features following advice in the Secretary of State’s Ministerial statement “Planning Update” of 25th March 2015. See above, paragraph 42. However the policy could usefully encourage their use.

69. In (a)iii the term “local interest” is too vague and needs further definition.

RECOMMENDATION 14

Add as the last paragraph in the supporting text under “Our Policies on Housing and Development”:

Replacement dwellings can be acceptable in the Plan area subject to the Local Plan Green Belt policy GB15A which restricts replacement dwellings to a similar size, no further impact on openness and no extension to the garden area.

Delete(a) i

In (a) ii delete “should” , insert “ are encouraged to”

In (a)iii after local insert “architectural or historic”

In (b) delete “as with MBL1.1” as it is not necessary

Farming, Business and Employment

Policy MBL 2.1 Homeworking

70.This is acceptable

Policy MBL 2.2 Development of Small Businesses

71.MBL 2.2 (i) needs further clarity and reference to Local Plan in addition to national policies.

72. In 2.2(iv) the term significant is open to interpretation and needs to be explained in terms of potential impact.

73.The same recommendation applies in relation to Renewable Energy as referred to above in Recommendation 14

RECOMMENDATION 15

Modify MBL2.2 , as follows :

(i)The proposed development does not conflict with national or local planning policies relating to the Green Belt.

(iv)There is no increase in traffic which is hazardous to road safety, results in congestion or has potential to create damage to the highway beyond that created by current traffic levels.

(vi) delete “should”, insert ‘are encouraged to’.

Policy MBL 2.3 Farm Diversification

74.There is a need to set this in the context of Local Plan policy E12A which has extra detailed criteria in relation to farm diversification.

75.The same recommendation applies in relation to Renewable Energy as referred to above in Recommendations 14 and 15.

RECOMMENDATION 16

Insert the following as the last paragraph in the supporting text to the “Farming, business and employment “ policies :

Proposals for farm diversification are encouraged but must conform to national policies and local plan policies E12 in addition to the policies in this Plan.

In a (vi) delete “should”, insert ‘are encouraged to’.

Policy MBL 2.4 Agricultural Land

76.The policy needs modification to encapsulate advice in paragraph 112 of the NPPF that where significant development of agricultural land is demonstrated to be necessary, areas of poorer quality land should be used in preference to that of a higher quality.

RECOMMENDATION 17

Add as a further sentence to the policy “Where significant development of agricultural land is demonstrated to be necessary, local planning authorities should seek to use areas of poorer quality land in preference to that of a higher quality “

Communications

Policy MBL 3.1 Broadband and mobile telephones

77.The intention to lobby for improvements to broadband infrastructure is an aspiration that should not form part of the planning policies in the Plan. This should be included in the supporting text to this policy.

78.There should be reference to the NPPF, paragraph 44 and Local Plan policies U5 and U6 which set the context for this policy and provide criteria for assessing proposals telecommunications development.

RECOMMENDATION 18

Include in the supporting text as a further paragraph under Evidence and Justification;

The policies in the NPPF paragraph 44 and Local Plan policies U5 and U6 encourage the development of telecommunications infrastructure, including high speed broadband, but set criteria whereby it has to be justified on specific sites and sited and designed to minimize its visual intrusion and potential health impacts.

Delete MBL3.1(a)

In the interests of clarity in MBL 3.1(iv) delete “If proposing development in a sensitive area”.

Traffic, Roads and Rights of Way

Policy MBL 4.1 Traffic

79.The policy refers to development generally and then qualifies this by reference to “residential or business”. The policy has to refer to any potential traffic-generating proposal so the reference to residential or business should be deleted. The term significant is open to interpretation and needs to be explained in terms of potential impact on the roads which is undesirable.

80.The term rural lanes needs further clarification and a distinction be made with most of the roads and the A414

RECOMMENDATION 19

Modify Policy MBI 4.1 as follows ;

Development which is hazardous to road safety, results in congestion or has potential to damage the highway and its borders will be resisted. Proposals affecting just the A414 will be determined on their merits regarding traffic impact.

Policy MBL 4.2 Parking

81.I note that Essex County Council and Highways England have been consulted and as Highway Authorities have not raised an objection to the proposed parking standards.

82.The policy included within it a justification which is unnecessary as there is reference to the parking problem in the supporting text.

83.The policy should refer to development in general rather than just residential and business development.

RECOMMENDATION 20

In MBL4.2(a) delete the first sentence and therefore; delete “new-build homes and businesses”, insert “development proposals”.

Policy MBL4.3 Improved public rights of way

84. This policy is acceptable

Renewable Energy

85. The NPPF, paragraph 97 and Local Plan policy CP10, encourages the use of renewable energy subject to criteria to protect the landscape, buildings and the amenities enjoyed by neighbours. The supporting text should make reference to these policies to set the context for the Plan.

RECOMMENDATION 21

Insert as a further paragraph in the “Evidence and Justification” section the following :

The NPPF , paragraph 97 and Local Plan policy CP 10 encourage renewable energy technologies subject to various criteria to protect the landscape , buildings and the amenities enjoyed by users of neighbouring properties.

CONSULTATION RESPONSES to FINAL DRAFT PLAN under REGULATION 16 OF THE NEIGHBOURHOOD PLANNING REGULATIONS 2012

86. I have noted the comments from Savills, on behalf of Thames Water Utilities Ltd. in a letter of 29th March 2016. They are concerned that as the Local Plan is out of date and the emerging replacement Plan is some distance from being adopted there should be policies, in this Plan regarding “Infrastructure and Utilities”. Thames Water are concerned that developers need to establish the capacity for water supply and sewerage infrastructure to accept new development.

87. I consider that it is not necessary that the Plan deals with these matters which are adequately covered by the adopted Local Plan policy U1 which prohibits development which is inadequately served by utilities infrastructure.

SUMMARY

88. I have completed an independent examination of the Neighbourhood Development Plan.

89. The Parish Council has carried out an appropriate level of consultation and has clearly shown how it has responded to the comments it has received. The supporting text to the policies includes references to the consultation responses in support of policies. I have taken into account the further comments received as part of the consultation under Regulation 16 on the Neighbourhood Planning Regulations 2012.

90. I have concluded that the Plan does not meet basic conditions in respect of

policies MBL1.1 (h) regarding affordable housing. In my Recommendation 9 , above, it is explained that it has not been demonstrated that the policy is deliverable due to the lack of identified sites and there are no criteria to establish which local persons may qualify for affordable housing. In these respects the policy does not conform with the guidance in the NPPF and it is not appropriate to make the Plan. Policy MBL 1.3 also does not meet basic conditions as it is not in general conformity with Local Plan policy GB9A which gives priority to business uses in conversions of buildings. See recommendation 13. These are fundamental issues which must be resolved by the Parish Council and it is not possible for me to recommend modifications to make the policy acceptable.

91. I have recommended modifications to other aspects of the Plan to satisfy basic conditions, in order that these may be considered if the Plan is the subject of further consultation and re-submission for examination.

92. Subject to these modifications, whilst the Plan does not meet basic conditions in relation to conformity with guidance from the Secretary of State and conformity with strategic policies in the development plan, I am satisfied that the plan meets the remaining basic conditions, as follows :

- has been prepared in accordance with the Neighbourhood Planning Regulations 2012
- contributes to the achievement of sustainable development;
- does not breach and is compatible with European Union obligations and the European convention of Human Rights;

93.I am also satisfied that the Plan meets the various procedural requirements of Paragraph 8(1) of Schedule 4 B of the Town and Country Planning Act 1990 (as amended). This is explained above in paragraphs 11 to 16.

94.I see no reason, at this stage, why the area for a referendum should be altered or extended. However, as the Plan does not meet basic conditions I cannot recommend that it proceeds to a referendum.

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Our Neighbourhood Plan to shape the future of our parish

2015 to 2035

*Moreton, Bobbingworth and the Lavers
Parish Council*

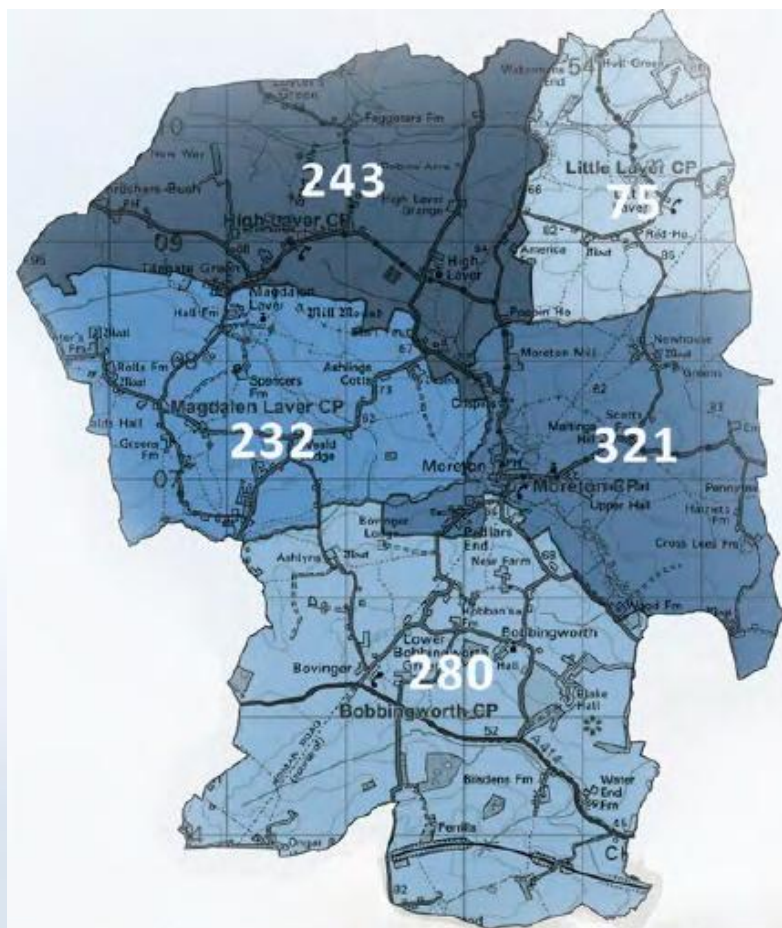
Shaping our
future

Creating our
Neighbourhood Plan



Designated Area of the Neighbourhood Plan

Moreton, Bobbingworth and the Lavers Parishes - encompassing the five rural communities of Bobbingworth (Bovinger), Moreton, High Laver, Little Laver and Magdalen Laver



Map

Adult population distribution across the five Parish areas (Q4 2013)

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Introduction and Background

Our community has taken the opportunity offered by the Localism Act 2011 to create a Neighbourhood Plan. This legislation empowers local people to help plan the future of where they live, as a Neighbourhood Plan contains policies which guide the development and use of land in a Parish or neighbourhood area.

The Plan helps communities to play a greater role in determining how the Parish grows by giving us all a real chance to have a say over local decision making, to achieve our goals through the planning system, and help shape the vitality and sustainability of our community for current and future generations.

At an open Parish meeting on 26th November 2012, attendees gave the green light to Moreton, Bobbingworth and the Lavers Parish Council to progress a Neighbourhood Plan and this resulting document reflects the wishes of local residents and businesses.

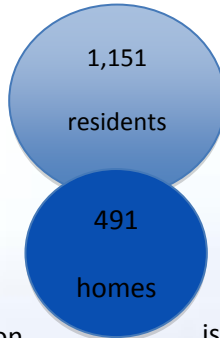
The plan has been written in plain English to ensure it is easy to read and understand as not all residents are necessarily familiar with the technical language of planning and of the various framework documents used to determine planning applications.

The Neighbourhood Plan policies, however, need to conform to planning language and legal accuracy. Therefore, we have also included elements of national and local policy for our residents' convenience and ease of understanding.

Our Parishes

Our Parishes are geographically the largest Parish area in the Epping Forest District, covering an area of around 10 square miles. The area encompasses five sparsely populated parishes with adult populations of:

280 in Bobbingworth, 321 in Moreton, 243 in High Laver, 75 in Little Laver and 232 in Magdalen Laver – totalling 1151 (figures as of 2011).



The area has 491 houses dispersed widely across the Parishes and in various hamlets with Moreton village being the largest and most concentrated settlement (see Map of Designated Area, page 2).

Only 20 miles distance from London, it is a beautiful, unspoiled environment and the entire Parish benefits from the protection afforded by the Metropolitan Green Belt. Its settlements are ancient and historic, with many listed buildings, two conservation areas (Moreton and Blake Hall), a number of scheduled monuments (including North Weald Redoubt), a registered park and garden (Blake Hall), a nature reserve, several wildlife sites and a network of footpaths, bridleways and byways. Its farmland is of very high quality.

Residents place a high value on the rural and tranquil nature of our Parish. Community cohesion and activities are also considered very important by our residents. While our Parish has no shops, post office, or doctor's surgery, residents enjoy the benefits of a primary school, two village halls, five churches and three pubs.

This Neighbourhood Plan continues to respect the wishes of the community and it aims to allow our vibrant communities to evolve and expand whilst preserving the rural environment and heritage.

Our people

Creating our draft Neighbourhood Plan has been made possible by a great effort on the part of local people. It has been a story of tremendous engagement by the community.

The Parish Council called for volunteers to form a Steering Group. This group has been responsible for steering our plan through its various stages, including holding widespread consultations among residents and analysing the results, examining various other pieces of evidence needed to support the plan and drafting this Neighbourhood Plan document.

This has been conducted over the past 2 years, with many people in the Parish coming together to address important issues such as housing, the countryside, farming, traffic levels, communications and renewable energy.

A majority of people living or working in the area have contributed their views, helping to form the strategies and policies set out in the draft plan.

Thanks to this team of volunteers, all of our households and businesses were visited and encouraged to complete a consultation document. A series of public meetings and consultations were also held

We have had support from Epping Forest District Council, the Rural Community Council for Essex, The Big Lottery Fund and Locality.

Consultation

This draft Neighbourhood Plan is based on widespread consultation with residents and businesses within the boundaries of Moreton, Bobbingworth and the Lavers Parish, together with other interested parties ('stakeholders'). The main consultation took place in the latter half of 2013 using consultation questionnaires, public meetings and correspondence.

We asked adults and children resident in the Parish for their views on a range of important topics, including housing and economic growth in the area, adequacy of broadband and mobile networks, traffic and transport, agriculture, renewable energy and the significance of preserving the rural character of the Parish and its community spirit.

The consultations captured important data including respondents' age group, education, employment status and working patterns

In a separate questionnaire, we asked people running farms and other businesses about their growth ambitions, and the adequacy of internet and mobile communications.

Both consultation questionnaires contained a section asking people to identify anything else that might concern them.

Additionally all residents were given the opportunity to complete an independent housing needs survey to assess the affordable housing needs for our community.

Nearly 60% of our residents participated, and of those taking part in the residents' consultation 83% were adults and 17% children. Alongside residents and businesses, our local school children have also had their say.

As a result, the draft plan truly represents community-wide views and concerns. It also reflects other strategic and statistical evidence, compiled and analysed with the help of local volunteers, including legal experts living in the Parish.



Evidence

In line with regulations for producing a Neighbourhood Plan, we also collated and reviewed a broad range of evidence to support the plan. This included local and national government policy, as well as UK and EU law and considered how each applies to the Parish.

A sustainability appraisal was completed which demonstrated how the Parish has evolved over time, identifying its positive and negative elements. This, together with the scoping report, assisted with identifying the need to ensure the continued sustainability of the Parish area.

For full details and evidence supporting the draft Plan visit the Parish Council website at www.essexinfo.net/mbllpc

Analysis

Once the questionnaires were completed, we analysed the results of the consultations to explore trends, major issues and concerns, and areas of consensus. Numerical data were in many cases supported by individuals' personal comments. Public meetings were held, during which residents were given the opportunity to view the findings of the consultations, and comment further on their findings. The subsequent draft plan underwent an informal review by a registered examiner, and meetings have been held with Epping Forest District Council to ensure conformity with the Councils' Local Plan. All comments were then considered and, if appropriate, factored into this draft plan.

Going Forward

The draft Neighbourhood Plan, after the statutory consultation period and review, will be checked by an Independent Examiner to ensure that the Plan meets the right basic standards. Recommended changes may be incorporated, prior to a community referendum in which our electorate will be asked to vote. If the majority of people vote to support this draft plan, it will be brought into legal force and become part of Epping Forest District Council's Local Development Plan. This will guide planning and future development in the Parish for the next 20 years.

A scrutiny committee will then be formed comprising members of the Neighbourhood Planning Steering Group and other local residents. They will be tasked with monitoring adherence to the Neighbourhood Plan to ensure the objectives and policies are carried through by Parish and District Councils. Additionally they will review regional and national regulations or legislation on a regular basis in case an update to the Neighbourhood Plan is called for.

This is a long term plan covering the next 20 years. It is intended to provide policies which shape the future of the Parish.

A plan of regular review will be created to ensure compliance with both District and National planning policy.

Aims and Objectives

Sustainability

Sustainability is the bedrock of our proposed Neighbourhood Plan.

Sustainability, according to the United Nations definition, means "**meeting the needs of the present without compromising the ability of future generations to meet their own needs.**"

This sustainability sentiment reflects our approach to neighbourhood planning by promoting positive growth, economic development, meeting housing needs and providing the support system of a vibrant and strong community – without compromising future needs. Three dimensions constitute what is sustainable in planning terms:

Economic – contributing to building a strong, responsive and competitive economy

Social – supporting strong, vibrant and healthy communities

Environmental – contributing to protecting and enhancing our natural, built and historic environment

Our Objectives

- To increase the sustainability of the Parish;
- To protect our environment and the historic, rural character of our Parishes, by ensuring that any development respects our countryside, heritage assets and biodiversity;
- To conserve and enhance the Parish as a place where residents and visitors can enjoy the recreational benefits of excellent access to the countryside;
- To encourage the vitality of our communities;
- To maintain and improve facilities that are valued by residents, including community buildings, accessible green spaces and communications facilities;
- To strengthen and support local business activity and home working;
- To seek ongoing improvement to utility infrastructure and mobile and broadband connectivity.

Development which has a detrimental impact on the rural and historic nature of the Parish, will not be supported.

These objectives have been used as the basis to guide all policies in this draft Neighbourhood Plan.

Strategy

Addressing future Housing needs

This plan supports growth and new housing development in our communities, as economic development will make us a stronger, more thriving and vibrant community. Residents understand our need for housing growth – and the result of our consultations called specifically for good quality, small homes for our young and also retired people, enabling them to remain in

their Parish despite high house prices in our area.

To reflect this, within the constraints of the Green Belt, the policies proposed in our draft Neighbourhood Plan support a limited number of mainly smaller homes - located throughout the Parishes - including affordable houses to meet local needs. Our plan also anticipates the

building of some replacement houses and conversions of existing, pre-used buildings. New homes should be of good design, use eco-friendly technology and have off-street parking.

Farming, business, employment and the local economy

Most land in our Parish is agricultural, producing cereals, potatoes, oilseed rape, field beans and some livestock. Against a backdrop of increasing global concerns over providing sustainable food supplies for a growing population, preserving our high-quality farmland is vitally important for our Parish and more widely.

52 % of residents work in or near the Parish

This plan aims to support positive growth in our Parish area. Unemployment in our Parishes is very low, making our area highly sustainable, and a remarkable 52% of residents consulted work in or near the Parish.

In line with the survey findings, our plan supports businesses being run from home, growth of small business units or offices, and the diversification of redundant farming units. All such developments must respect the interests of local residents and avoid negative impacts on our environment.

Communications

Broadband speeds in our Parish are slow or non-existent and mobile phone signals are poor. Inadequate communications prevent some residents from home-working or starting a new business - according to both the residents and business surveys. Education is also compromised by poor internet access.

In response, our plan supports installing and upgrading broadband and mobile phone infrastructure to improve availability and speeds across our Parish.

Traffic, roads and rights of way

While our consultation did not explicitly cover traffic management, many people took the opportunity when completing the survey to express concerns over heavy goods vehicles (HGVs), verges, sat-nav shortcuts, potholes, weight restrictions, and the speed and volume of traffic. Residents are also concerned about the poor state of repair of Moreton Bridge, and the damage caused by vehicles to our Byways. These issues are outside the remit of a Neighbourhood Plan. However, as a continuing project, the Parish Council will work with the Highway Authority, English Heritage and other bodies and stakeholders on such issues, including:

- Supporting and lobbying for weight and speed restrictions where appropriate;
- Reducing the impact of large vehicles on our country roads;
- Trying to protect some of our local byways by changing their status to stop motor vehicles using them to avoid them being damaged so they remain useable for walkers and riders;
- Repairing, protecting and maintaining Moreton Bridge.

Local and Open Green Spaces

Our Parish's distinctly rural character is much enriched by the existence of some very specific Local and Open Green Spaces, of which the best known is Bobbingworth Nature Reserve.

Given the importance of preserving biodiversity and creating a 'living landscape' across the Parish, our plan supports the protection and enhancement of these areas.

Renewable energy

Our consultation indicated strong support for renewable energy, but showed reservations about the potential impact of installations for energy generation.

In response, our plan supports reducing the carbon footprint of our Parish, but contains measures aimed at protecting the landscape and properties from intrusive development.

Draft Policies

All policies have been developed to manage the future development in our Parishes in order to achieve the vision, objectives and strategy of this Neighbourhood Plan – and they are based on a combination of the consultation, evidence and analysis. We believe that they truly represent the views of the local community, backed by a strong legal and evidential footing.

Whilst the Neighbourhood Plan is primarily a document for planning purposes, a number of other concerns and issues were highlighted by our residents during the consultations. We have incorporated these issues and concerns in order to encourage interventions by wider stakeholders or the appropriate parties or authorities.

1) Housing and Development

Evidence and Justification

Houses within our Parish are predominantly expensive and large – costing about 2.5 times the national average. Despite the substantial size of many homes in the area, the average occupancy is only 2.5 people. There are not enough small homes, especially for young people and families or for older residents who may wish to downsize.

The lack of smaller and affordable housing has long-term implications for the sustainability of our community. It affects schooling, the availability of local employees for businesses within the Parish, and the demographic mix between young and old.

Local young people in particular find it almost impossible to stay in our Parish. Our area lacks starter housing or other small

accommodation to rent and there are no shared-ownership properties to help them on the housing ladder.

Highlights of survey feedback

When asked the question

“What type of new homes would be most appropriate for the Parish?”

67% of respondents said they favour small starter homes and small homes for retirement

29% favour medium-sized homes

1% favour larger homes

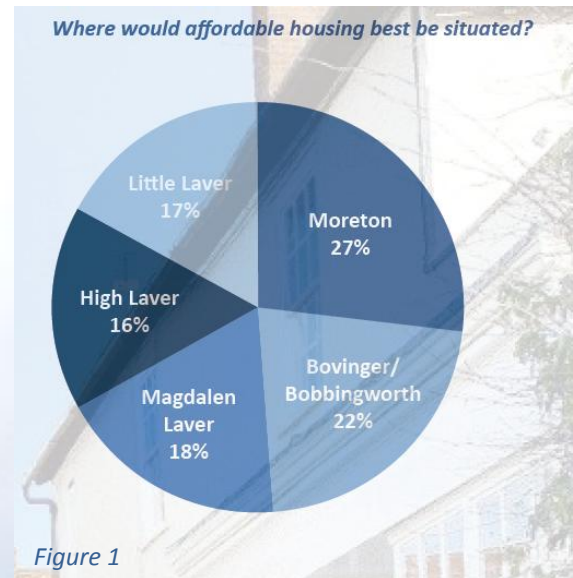
3% do not want any new homes

The consultation results also show that

- 99%** agree that new housing should have off-street car parking
- 91%** of respondents support developments in small groups of one to four homes
- 86%** of respondents want new housing to be designed in sympathy with the surrounding area
- 83%** would like affordable housing to make up at least half of all new homes for the Parish
- 80%** support the conversion of redundant agricultural buildings into homes

Asked about the Parish areas in which affordable housing would best be situated, people responded as shown in Figure 1

This result is particularly encouraging, as it clearly demonstrates a willingness among residents to accommodate new developments across all five Parish areas.



Our policies on housing and development

New homes bring many benefits and should meet the housing needs of our Parish and help create balanced communities while causing the least harm to the green belt. The rural character of our Parish must be preserved and the land and biodiversity conserved in the interests of sustainability for future generations.

Our Neighbourhood Plan consultation highlighted that while our residents would welcome some new housing within the Parish, it is important to them that the rural and open character of the area is retained.

All of the land within our Parish is protected by the Green Belt and as such development is restricted by Green Belt policies. Our policies on housing and planning must be in general conformity with both National Planning Policy and our District's Local Plan

and the presumption is that no new homes should be built in the Green Belt.

Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. The local planning authority may consider that affordable housing projects and other community facilities (such as a village hall) could possibly offset the harm done to the Green Belt, because the community could gain substantial benefits.

All new build housing development within our Parish must be on brownfield or infill sites. Conversions and replacement buildings can also be considered.

Policy MBL 1.1 - Type, size, scale and design of new-build homes

- a) New-build housing should include a variety of different types of houses and encompass starter homes and some retirement housing.
- b) All new-build housing, whether market or affordable, should consist of smaller dwellings. This means predominantly one or two bedroom homes, but some three or four bedroom dwellings may be included if as part of a mix of smaller dwellings.
- c) Developments of more than one dwelling may not be designed as gated developments.
- d) New-build homes should be sensitively designed and sympathetic to their surroundings, including respecting the setting of any nearby designated heritage assets and the character and appearance of conservation areas, while not precluding modern, innovative architectural designs.
- e) To be sustainable, all new built development should incorporate current, sustainable and renewable energy technologies where appropriate, viable and visually acceptable. These principles should also apply to the conversion or reuse of existing sites and buildings.
- f) Adequate off-street parking must be provided (as per policy MBL 4.2).
- g) All new-build housing developments should consist of between one and four dwellings, unless
 - i. More than 4 houses are needed to enable a public amenity initiative to become financially viable and the project is supported by the Parish Council;
 - ii. More than 4 houses are needed to facilitate community needs for rural affordable housing within our Parish (on-site or as a financial contribution).
- h) All developers of 2 or more dwellings are required to contribute to the affordable housing provision within our Parish by providing a financial contribution of £507 per sq m of Gross Internal Floor Area*. Financial contributions will be reviewed and updated annually and are based on the Land Registry's House Price Index (Statistical Report November, as published each year - release date December). It is calculated as 0.001 percent of the Average House Price for Greater London. Financial contributions will not be applicable if contributions for such development are already being received by way of other legislation or demanded by the Local Planning Authority.
- i) If in the future, development on land which was previously designated as Green Belt is permitted by the Local Plan or National Planning Policy - the same financial contributions (MBL1.1-h) on all new housing will be required.
- j) Developments which are contrived to avoid the clear requirements for a financial contribution will be resisted. For example:
 - a scheme for 3 houses which has been broken down into applications for individual units in order to avoid affordable housing contributions will be resisted.
 - the sub-division of sites into two or more smaller developments in an attempt to avoid a higher provision of affordable housing will be resisted

** Any financial contributions will be gained by way of a Section 106 agreement with the Local Planning Authority on behalf the Parish, and will be administered by a Community Land Trust.*

Policy MBL 1.2 Rural Affordable Housing on Rural Exception Sites*

- a) Rural Affordable Housing will be supported where there is a demonstrable social or economic need for it in the Parish.
- b) Density must be appropriate to a rural area. Plot sizes should minimise the loss of Green Belt land and should be designed to ensure a supply of smaller homes which are needed within our Parish. Due to the rural nature of the Parish and its narrow lanes, plot sizes must include parking spaces to comply with policy MBL 4.2.
- c) If no suitable infill or brownfield sites are available, the local planning authority will be asked to consider the designation of suitable greenfield land for use as a rural exception site (or sites).
- d) Rural Affordable Housing will be subject to a S106 legal agreement, or planning condition, ensuring that it remains an affordable dwelling for local people in perpetuity.

** Definition of Rural Exception Site (National Planning Policy Framework, Annex 2) - Small sites used for affordable housing in perpetuity where sites would not normally be used for housing. Rural exception sites seek to address the needs of the local community by accommodating households who are either current residents or have an existing family or employment connection. Small numbers of market homes may be allowed at the local authority's discretion, for example where essential to enable the delivery of affordable units without grant funding*

Policy MBL 1.3 Redundant buildings

- a) Converting redundant buildings into new residential accommodation will be supported in principle, and applications will be considered on a case by case basis if it can be demonstrated the building is no longer usable for its original purpose and no longer economically viable (where applicable) for its previous use, and as long as
 - i. The building is substantial, permanent, and worthy of keeping;
 - ii. The appearance of the converted building will be in keeping with or enhance its surroundings;
 - iii. The boundary design, curtilage and landscaping are in keeping with or enhance their surroundings and preserve the openness of the Green Belt;
 - iv. To aid sustainability, redundant buildings that are converted should incorporate current sustainable and renewable energy technologies where appropriate, viable and visually acceptable. These principles should also apply to the conversion or reuse of existing sites and buildings;
 - v. Where the building is listed, any alterations necessary to convert the building to residential use can be achieved without harm to its historic or architectural significance.

Policy MBL 1.4 Replacement dwellings within the Green Belt

- a) The replacement of existing permanent dwellings, on a one for one basis, may be permitted, as long as
 - i. There is no greater impact on the Green Belt than that caused by the original dwelling;
 - ii. To aid sustainability, replacement dwellings should incorporate principles of energy conservation and utilise renewable energy resources and new energy saving/generating technologies as may become available where appropriate and viable;
 - iii. The building is not listed or identified as a building of local interest.
- b) As with policy MBL 1.1, replacement homes should be sensitively designed and sympathetic to their surroundings, but this should not preclude modern, innovative architectural designs.

2) Farming, business and employment

Evidence and Justification

Our Parish is home to a surprising number of small enterprises, providing local employment and wealth generation. Unemployment is very low and, from a business and employment point of view, our rural area is highly self sustainable. More than half of respondents to the consultation work in or within 5 miles of the Parish, thanks to the diverse range of small businesses, high level of home working and our agricultural base.

Highlights of survey feedback

In our consultation, **67%** of respondents support the idea of businesses being run from home, small business units or office space (see Figure 2 below).

There is also a reasonable level of support for the diversification of farm buildings. However only **1%** of people want to see larger industry in the Parish, particularly due to the heavy traffic this might generate.

What types of business facilities should be encouraged in the parish?

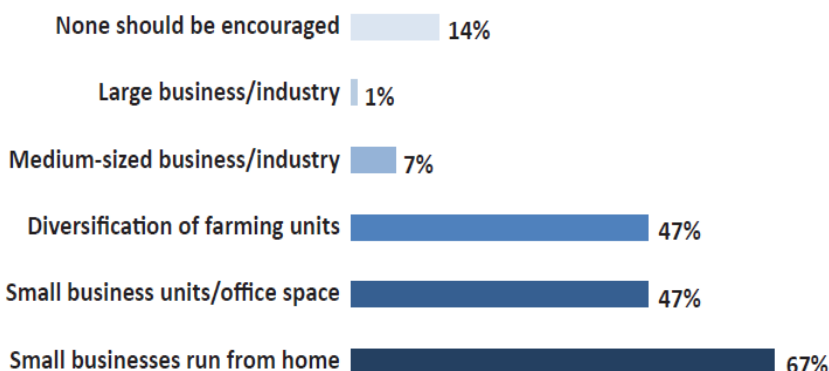


Figure 2

Our policies on farming, business and employment

Planning and development in the area should enable small businesses, including home-working, to thrive and provide local employment opportunities. Local farming should be supported by on-farm diversification while all grades of agricultural land and associated biodiversity should be protected as much as possible from industrial or housing development.

Any business development should be sympathetic to the rural character of the Parish and the Green Belt – not only in terms of location and size, but also in details such as signage and parking. This should not preclude modern, innovative architectural designs. Business growth should not lead to a significant amount of extra traffic, especially large vehicles, on our narrow rural lanes.

To aid sustainability, any development in terms of farming, business and employment should incorporate principles of energy conservation and utilise renewable energy resources and new energy saving/generating technologies as may become available where appropriate and viable.

Policy MBL 2.1 Homeworking

- a) The use of residential space for business purposes will be encouraged and supported where
 - i. There is no excessive impact on other local residents;
 - ii. The business use remains subsidiary to the residential use of the property.

Policy MBL 2.2 Development of small businesses

- a) Growth of existing small businesses and new start-ups will be supported, as long as
 - i. The proposed development doesn't conflict with Green Belt objectives or National Planning policies;
 - ii. The development does not harm the rural character of the Parish;
 - iii. There is no excessive impact on other local residents;
 - iv. There is no significant increase in traffic, especially large vehicles;
 - v. There is no direct or indirect adverse impact on listed buildings, or the character or appearance of designated conservation areas;
 - vi. To aid sustainability, development of small business should incorporate principles of energy conservation and utilise renewable energy resources and new energy saving/generating technologies as may become available where appropriate and viable.

Policy MBL 2.3 Farm diversification

- a) Farm diversification will be supported, as long as
 - i. No agricultural land is taken out of production except where significant development of agricultural land is demonstrated to be necessary, and in these instances, poorer quality land should be used in preference to higher grade agricultural land;
 - ii. The development does not harm the rural character of the Parish;
 - iii. There is no adverse impact on the landscape or biodiversity;
 - iv. There is no significant increase in traffic, especially large vehicles;
 - v. Where the farm complex includes listed or curtilage listed structures, the development would not result in harm to historic or architectural significance;
 - vi. To aid sustainability, farm diversification should incorporate principles of energy conservation and utilise renewable energy resources and new energy saving/generating technologies as may become available where appropriate and viable.

Policy MBL 2.4 Agricultural Land

In the interest of sustainability, and to safeguard agricultural land for food production both now and in the future, development which results in the loss or degradation of our best and most versatile agricultural land will not be supported, unless there are exceptional circumstances where the benefits to the community are shown to outweigh the harm.

3) Communications

Evidence and Justification

Broadband speed is slow or non-existent within our Parish and mobile telephone signals are poor. Most residents and businesses want this improved. Ideally, superfast broadband and full mobile phone coverage should be available throughout the Parish. This would help make the Parish more sustainable.

Highlights of survey feedback

Concerns about communications facilities were evident in both the residents' and business consultations.

Residents' consultation

Broadband:

91% of residents say access to good broadband is highly essential or desirable
66% report poor broadband speeds

Mobile Phone reception:

92% say good mobile phone reception is

highly essential or desirable

66% report poor, patchy or non-existent signals

69% would support new masts in the Parish

Business consultation

Broadband:

86% of businesses say access to the internet is vital to their operations

72% report poor broadband speeds

Mobile Phone reception:

96% say good mobile phone reception is highly essential or desirable

81% report poor, patchy or non-existent signals at their site

Our policies on communications

Broadband speeds and mobile phone signals for residents and businesses should be improved to enhance quality of life, improve access to education and to sustain a business environment in our Parish.

Policy MBL 3.1 Broadband and mobile telephones

- a) We will support and proactively lobby for installing and upgrading broadband infrastructure to improve availability and speed across the Parish
- b) Proposals for telecommunications development will be permitted provided that the following criteria are met
 - i. The siting and appearance of the proposed apparatus and associated structures should seek to minimise impact on the visual amenity, character or appearance of the surrounding area;
 - ii. If on a building, apparatus and associated structures should be sited and designed in order to seek to minimise impact to the external appearance of the host building;
 - iii. If proposing a new mast, it should be demonstrated that the applicant has explored the possibility of erecting apparatus on existing buildings, masts or other structures. Such evidence should accompany any application made to the (local) planning authority;
 - iv. If proposing development in a sensitive area, the development should not have an unacceptable effect on areas of ecological interest, areas of landscape importance, archaeological sites, conservation areas or buildings of architectural or historic interest.

4) Traffic, roads and rights of way

Evidence and Justification

Our Parish is characterised by small, often single track, rural roads generally unsuitable for heavy goods vehicles. Some of our roads are unsafe due to a lack of proper maintenance, and some are prone to localised flooding.

The area is well served by a network of footpaths, bridleways and byways. It is vital these are maintained, to provide access to the countryside for residents and visitors, along with the health and recreational benefits this brings.

Highlights of survey feedback

As highways are not within the responsibility or control of the Neighbourhood Plan or the Parish Council, the consultation asked only very limited questions in this area. Yet many residents used the open section towards the end of the consultation to express concerns about roads, rights of way and traffic.

Our residents are worried about

- The use of roads by heavy goods vehicles to access businesses and farms;
- Damage by heavy vehicles to Moreton's iconic bridge (a listed structure within the Moreton conservation area);
- Speeding along narrow country lanes ;
- The general state of the roads, including potholes;
- Damage to byways by reckless driving of 4 x 4 vehicles;
- Traffic routed through the Parish by satellite navigation.

Our policies on traffic, roads and rights of way

Negative impacts caused by vehicles to the roads and lanes within the Parish should be reduced and mitigated as far as possible while also bearing in mind the lack of public transport in most of the Parish. Rights of way and access to green space should be improved.

Policy MBL 4.1 Traffic

No new development – residential or business – should lead to a significant amount of extra traffic, especially large vehicles, on our rural lanes.

Policy MBL 4.2 Parking

- a) The rural nature and predominance of very narrow lanes, coupled with the extremely limited public transport network, mean that the use of private vehicles is essential. Therefore, parking arrangements for new-build homes and businesses (see also policy MBL 1.1) should be adequate for residents and their visitors and located off the highway. All homes should have a minimum of 1 space per bedroom, plus 1 visitor space.
- b) Parking should not harm the setting of any listed building or the character or appearance of a conservation area.

Policy MBL 4.3 Improved public rights of way

Where appropriate, development proposals which improve public rights of way, including signage, maintenance, retention and accessibility for users will be supported, as will proposals to enhance rights of way as green corridors in the living landscape.

5) Renewable energy

Evidence and Justification

The sustainability of our Parish may be further improved if steps are taken to make better use of sustainable energy. The recent conversion of Magdalen Laver village hall to renewable power, using air source heat pumps and solar panels, sets a good example.

Highlights of survey feedback

Our consultation indicated support for

renewable energy developments, but respondents expressed concern about wind turbines on a large scale.

Our policy on renewable energy

The carbon footprint of our Parish, along with other environmental impacts should be reduced. For new and existing buildings proposals should incorporate technology which reduces the carbon footprint of the building.

Policy MBL 5.1 Renewable energy installations

- a) Renewable energy installations will be supported, as long as
 - i. there is no adverse impact on the landscape or neighbouring properties;
 - ii. the installation does not impact on a listed building or street-facing elevation in a Conservation Area;
 - iii. It does not conflict with Green Belt policies.

End Note

Epping Forest District Council's Call for Sites

As part of its continuing Local Plan process, Epping Forest District Council (EFDC) completed a call for sites to be put forward that may be suitable for possible development. Our consultation among residents sought people's views about six such sites. Residents were asked whether or not they felt each site was suitable for development - and our consultation triggered further suggestions for possible development sites. This feedback has been passed to EFDC - as the Local Planning Authority - for consideration as part of its Local Plan Process.

This exercise has proved very useful in stimulating a dialogue among the community as to possible areas of development within the Parish.

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