

Our Neighbourhood Plan to shape the future of our parish

2015 to 2035

*Moreton, Bobbingworth and the Lavers
Parish Council*

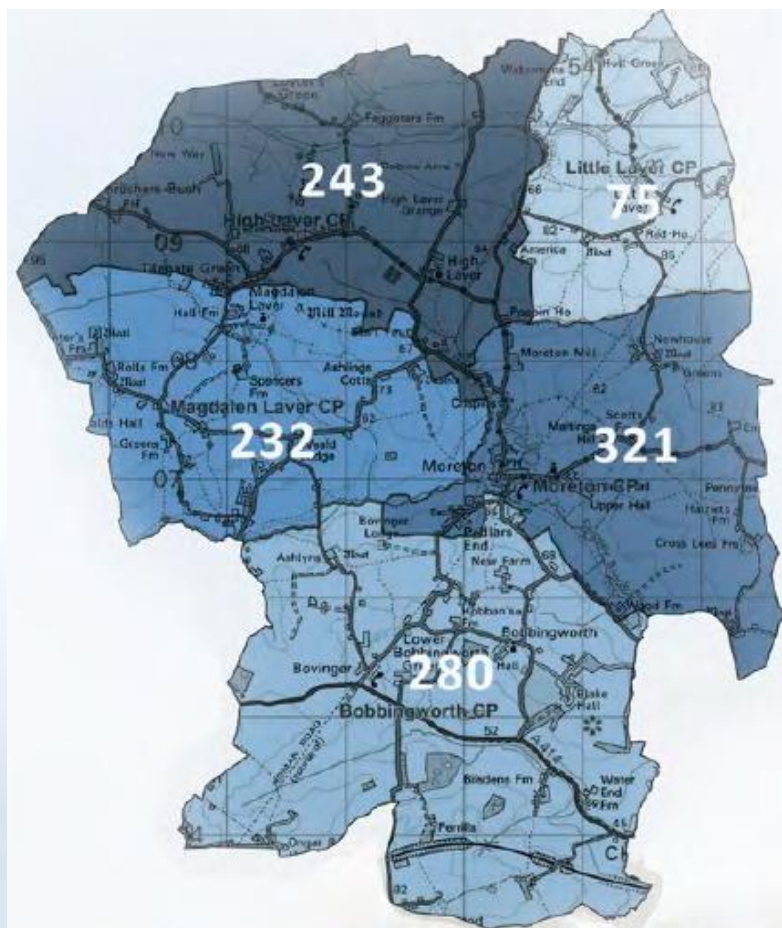
Shaping our
future

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.

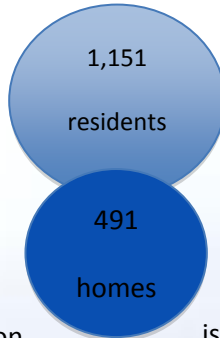
The plan has been written in plain English to ensure it is easy to read and understand as not all residents are necessarily familiar with the technical language of planning and of the various framework documents used to determine planning applications.

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.

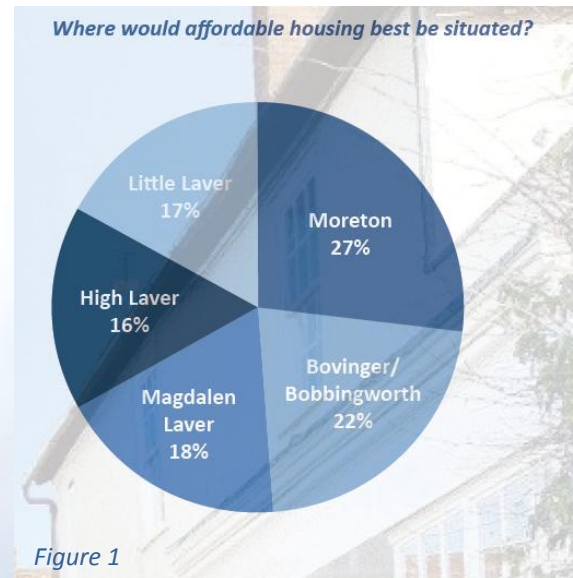


Figure 1

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?

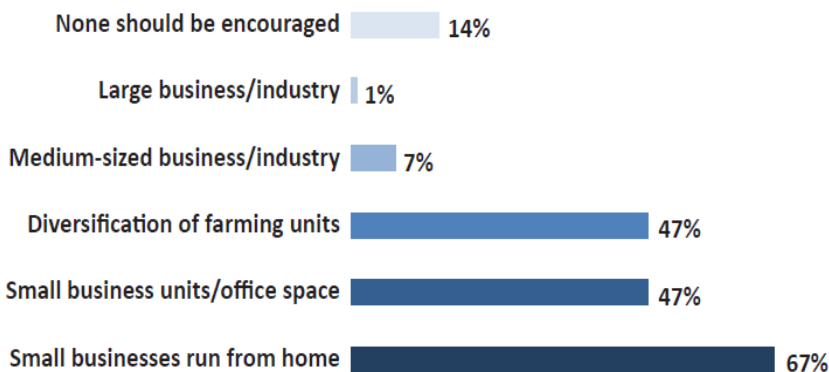


Figure 2

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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