

Our Neighbourhood Plan to shape the future of our parish

*Moreton, Bobbingworth and the Lavers
Parish Council*

Shaping our
future

Creating our
Neighbourhood Plan



**PRE-SUBMISSION DRAFT NEIGHBOURHOOD PLAN
APPROVED BY THE PARISH COUNCIL
13 JANUARY 2014**

Updated following six weeks consultation with Residents and Stake
Holders ending on 24th March 2014

Moreton, Bobbingworth and the Lavers is the largest parish in Epping Forest District. It encompasses the communities of Bobbingworth (Bovinger), Moreton, High Laver, Little Laver and Magdalen Laver.

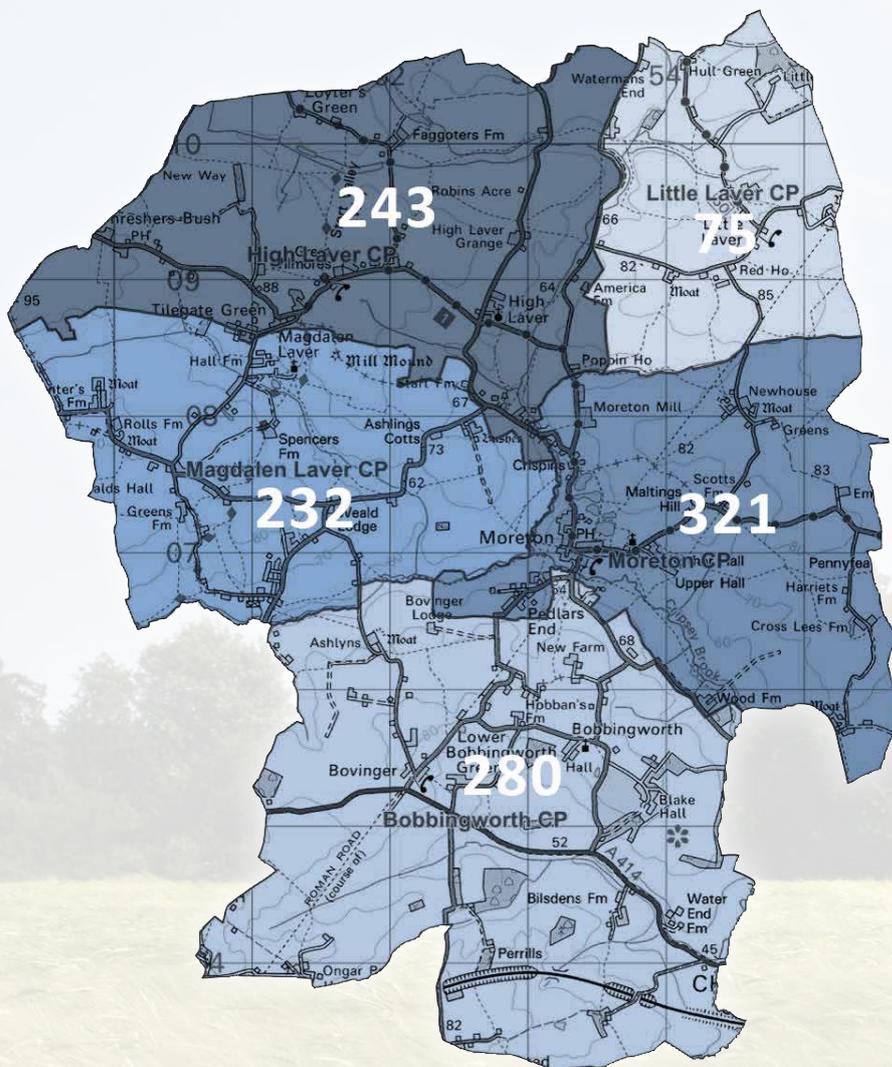


Figure 1
*Adult population distribution
across the five parish areas (Q4 2013)*

About this document

At an open parish meeting 26 November 2012, attendees gave the green light to Moreton, Bobbingworth and the Lavers Parish Council to progress a Neighbourhood Plan.

A Neighbourhood Plan contains policies which guide the development and use of land in a parish or neighbourhood area.

Creating a Neighbourhood Plan can help communities play a greater role in determining the future of where they live.

This document contains the draft Neighbourhood Plan for communities living within the parish – compiled largely through the efforts of local residents and businesses.

If approved, it will have full legal status, and will guide planning and development in the parish for at least the next 15 years.

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Executive summary

The parish of Moreton, Bobbingworth and the Lavers covers around 10 square miles, encompassing the communities of Bobbingworth, Moreton, High Laver, Little Laver and Magdalen Laver, along with a diverse range of businesses.

Over the past year, many people in the parish have come together to think about important issues such as housing, the countryside, farming, traffic levels, communications and energy supplies.

The result has been to create this draft 'Neighbourhood Plan', setting out a vision for life and development in our community for at least the next 15 years. If approved, our plan will have legal force and will guide and steer planning and development in our area.

Vast numbers 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.

It gives 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 the future.

Nearly
6 in 10
people
took part

In a nutshell, what's this about?

Our community has taken the opportunity offered by the Localism Act 2011 to create a Neighbourhood Plan. This recent law empowers local people to help plan the future of where they live. If adopted, our plan will become part of the statutory planning framework of the Epping Forest Local Development Plan.

The bedrock of our proposed plan is '**sustainability**'. Planning law today calls for all development to be sustainable. According to the United Nations, this means "**meeting the needs of the present without compromising the ability of future generations to meet their own needs.**"

Our story so far

Creating our draft Neighbourhood Plan has been possible due to many months' effort on the part of local people. So far, it's been a story of tremendous engagement by the community.

Thanks to a team of volunteers, every single household and nearly every business has had a chance and to get involved.

After a parish-wide door-to-door exercise, and a series of public meetings, vast numbers of people have completed our residential and business surveys, and some have completed a further survey covering affordable housing needs.

Those taking part in the residents' survey were 83% adults and 17% children. Alongside residents and businesses, our local school also had its 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.

Unspoiled rural beauty

Moreton, Bobbingworth and the Lavers is just 20 miles from London, we live in a beautiful, unspoiled, rural environment. The entire parish is within the Metropolitan Green Belt, and its settlements are ancient and historic, with many listed buildings, two conservation areas, a nature reserve, various wildlife sites and a network of footpaths, bridleways and byways.

Residents place a high value on the rural and tranquil nature of our parish, enjoying its many aspects of country living, including the Green Belt landscape, public footpaths and nature reserves. Our survey shows overwhelmingly that we want to preserve this rural heritage.

1,151
adult
residents

491
homes

Community cohesion and activities are also considered very important. While our parish has no shops, post office, nor doctor's surgery, residents enjoy the benefits of a primary school, two village halls, five churches and three pubs.

Addressing future housing needs

When it comes to housing, this means providing good quality, small homes for our young and also retired people – enabling them to remain in their parish despite homes costing around 2.5 times the national average.

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, including a few affordable houses to meet local need, located throughout the parish. 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 and employment

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.

From a business and employment viewpoint, unemployment is very low and our area is highly sustainable. A remarkable 52% of respondents work in or near the parish – thanks to the diverse range of small businesses, high level of home working and agricultural base.

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 farming units. But all such developments must respect the interests of local residents and avoid negative impacts on our environment, including traffic.

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

In the survey, residents shared concerns about the increase in heavy vehicles, the volume of traffic and traffic speeds in the parish. Some people are also worried about the poor state of repair of Moreton Bridge, which is a listed structure within the village Conservation Area, along with the damage caused by vehicles to byways.

As well as mitigating traffic impacts – including parking problems – when it comes to new business developments, our plan supports speed reductions where appropriate. We will work with English Heritage and the Highways Authority to help preserve the bridge, and try to protect our four parish byways by changing their status to exclude motor vehicles.

And while our survey didn't explicitly cover traffic management and highways, many people took the opportunity to express concerns about HGVs, verges, sat nav shortcuts, potholes and weight restrictions. These issues are outside the remit of our plan, but we'll work with the Highways Authority and seek to reduce the impact of large vehicles on our country roads.

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 – in particular Bobbingworth Nature Reserve and various designated Local Wildlife Sites.

Given the importance of preserving biodiversity and helping to create a 'living landscape' across the parish, our plan prevents development on these sites, and protects against any proposed development nearby.

Renewable energy

Our consultation indicated strong support for renewable energy, but 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 to protect the landscape and neighbouring properties.

And it's not over yet!

Getting us this far has involved more than a year's hard work by the Neighbourhood Planning Steering Group, Parish Councillors and many local volunteers. We've also had fantastic support from Epping Forest District Council, the Rural Community Council for Essex, The Big Lottery Fund and Locality Funds.

But our Neighbourhood Plan can't be a reality without the support of residents and businesses! The next phase is a further six weeks' consultation with our community, discussions with Epping Forest District Council and scrutiny by an independent examiner. Then the final plan will be put to the vote by all adult residents in a referendum, most likely in late spring 2014.

If adopted, our Neighbourhood Plan will have legal standing and become part of Epping Forest District Council's Local Development Plan.

And that's just the beginning. The hard part will then be in implementing it, ensuring that policies and objectives are carried through, and that everybody who has a stake in delivering it is held to account.

So your views will continue to count!

Rt Hon Eric Pickles, MP for Brentwood and
Ongar and Secretary of State for
Communities and Local Government

"I am pleased that the Parish of Moreton, Bobbingworth and the Lavers is developing a neighbourhood plan for its area. Neighbourhood planning is a vital part of the Government's reforms to help local communities play a much stronger role in shaping the areas in which they live and work and in supporting new development proposals."

Putting this plan together

The people

To get the process underway, 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 a widespread consultation among residents and analysing the results, examining various other pieces of evidence needed to support the plan, and drafting this Neighbourhood Plan document.

The process

Consultation

This draft Neighbourhood Plan is based on a widespread consultation with residents and businesses within the boundaries of Moreton, Bobbingworth and the Lavers Parish Council, together with other interested parties ('Stakeholders'). The consultation took place in the latter half of 2013 using survey 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.

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

To provide credibility, the surveys also captured important data including respondents' age group, education and employment status, and working patterns. And both survey questionnaires contained a section asking people about anything else that may concern them.

We also carried out a new housing needs survey to assess the affordable housing need for our community.

Analysis

Once the questionnaires were completed, we analysed the results of the surveys to explore trends, major issues and concerns, and areas of consensus. Numerical data was in many cases supported by individuals' personal comments.

Evidence

In line with the regulations for producing a Neighbourhood Plan, we also collated and reviewed a broad range of evidence to support the plan – including local and national government policy, and UK and EU law – and considered how each applies to future development in the parish.

The full collection of evidence is provided on the Parish Council web site at www.essexinfo.net/mbllpc

The resulting plan

The resulting draft Neighbourhood Plan for Moreton, Bobbingworth and the Lavers is based on a combination of all three of the above. As a result, we believe that it truly represents the views of the local community, backed by a strong legal and evidential footing.

Our plan covers a total of seven policy areas

- 1) Protecting our environment and historic, rural character
- 2) Housing
- 3) Farming, business and employment
- 4) Communications
- 5) Traffic, roads, and rights of way
- 6) Local and Open Green Spaces
- 7) Renewable energy

For each area, the plan provides context, some key results of the survey, and sets forward a series of policies.

If our plan is adopted, the policies will form the legal basis to guide sustainable planning and development in the parish for at least the next 15 years.

The policies

1) Protecting our environment and historic, rural character

Covering around 10 square miles, Moreton, Bobbingworth and the Lavers is the largest parish in Epping Forest District. It encompasses the five parish areas of Bobbingworth (Bovinger), Moreton, High Laver, Little Laver and Magdalen Laver. Its population of more than 1,150 adults is spread across the parish with Moreton village the largest and most concentrated settlement (Figure 1, page 2).

Despite being just 20 miles from London, it's a beautiful, unspoiled environment. The entire parish benefits from the protection afforded by the Metropolitan Green Belt. Its settlements are ancient and historic, with many listed buildings and two Conservation Areas, a nature reserve and several wildlife sites. Its farmland is of very high quality. Residents place a very high value on the rural and tranquil nature of our parish, enjoying its many aspects of country living.

The five Parish churches;
(From top R-L) Moreton
Church, Bobbingworth
Church, High Laver Church,
Little Laver Church &
Magdalen Laver Church



As an overarching principle, this Neighbourhood Plan is designed to create a sustainable community through sustainable development.

United Nations Resolution 42/187 defines sustainable development as "development that meets the needs of the present without compromising the ability of future generations to meet their own needs."

And the UK Government's National Planning Policy Framework states that "pursuing sustainable development involves seeking positive improvements in the quality of the built, natural and historic environment, as well as in people's quality of life."

The paramount importance of protecting our environment and historic, rural character in a sustainable way runs as a common theme throughout our Neighbourhood Plan, translated into the policies set out in this document.

Our overarching policy

We will not support development which has a detrimental impact on the rural and historic nature of the parish.

Protecting our environment and historic, rural character (policy MBL 1.1)

- Development must respect our countryside and land, heritage assets and biodiversity, which must be protected
- It must preserve the parish as a place where residents and visitors enjoy the recreational benefits of excellent access to the countryside
- And development must encourage the vitality of our communities protecting, maintaining and improving facilities that are valued by residents, including community buildings, accessible green spaces and communications facilities

The above policy is a guiding principle, which steers and governs our specific policies in the following areas

- Housing
- Farming, business and employment
- Communications
- Traffic, roads and rights of way
- Local and Green Open Spaces
- Renewable energy

2) Housing

Houses within our parish are predominantly expensive and large – costing 2.5 times the national average. Despite the size of many homes in the area, the average occupancy is only 2.5 people. There are not enough small homes for young people and families, nor for older residents who may wish to downsize.

Local young people in particular find it almost impossible to stay in our parish. We lack starter or other small accommodation to rent, and there are no shared-ownership properties to help get them on the housing ladder.

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.

100% of the land within our parish is protected by the Green Belt, and it is important to residents that the rural and open character of the area is retained.

Highlights of survey feedback

When asked the question “What type of new homes would be most appropriate for the parish?”

- 70% of respondents said they favour small homes and small homes for retirement, whereas
- 30% favour medium-sized homes

The survey results also show that

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

Asked about the parish areas in which affordable housing would best be situated, people responded as shown in Figure 2.

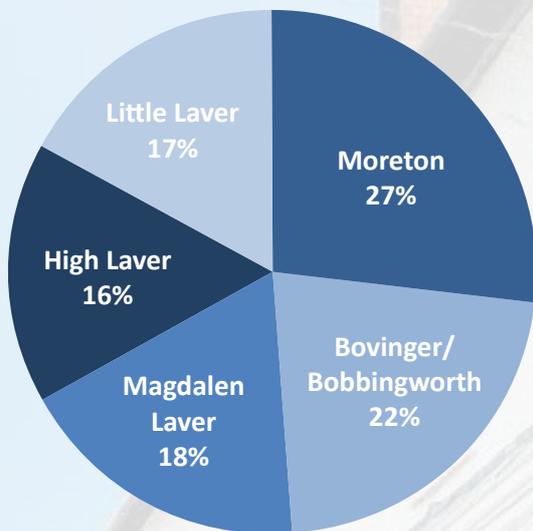


Figure 2
Where would affordable housing best be situated?

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

Our policies on housing

New homes can bring many benefits, but providing them must be balanced against many other considerations – including causing the least harm to the Green Belt and the rural character of our parish, along with conserving land and biodiversity for future generations in the interests of sustainability.

All land within our parish is part of the Metropolitan Green Belt. In practice this means that policies on housing and planning are very restricted. The presumption is that no new homes should be built on ‘greenfield’ sites in the Green Belt unless very special circumstances can be shown, for example: affordable housing or perhaps for a project where the community will gain substantial benefits, which can offset the harm to the Green Belt – such as building a village hall under a Community Right to Build Order.

All new build housing developments within our parish (other than affordable housing in the limited circumstances listed in policy MBL2.4 or the Parish Council led exception to policy MBL 2.3 must, therefore, be on brownfield or infill sites. Conversions and replacement buildings can also be considered.

Type, size and design of new-build homes (policy MBL 2.1)

- New-build housing should be of a variety of housing types and may include starter homes and some retirement housing
- All new-build housing, whether market or affordable housing, should comprise smaller dwellings. This means predominantly one or two bedrooms, but some three or four bedroom dwellings can be included if in a mix of one or two bedroom dwellings. New-build housing of five or more bedrooms is not acceptable, except in very special circumstances
- Housing should be socially inclusive and developments of more than one dwelling may not be designed as gated developments
- New-build homes should be sensitively designed and sympathetic to their surroundings, but this should not preclude modern, innovative architectural designs
- To be sustainable, all new-build dwellings should be built in accordance with current Environmental Protection Regulations (see also [policy MBL7](#)) and current, sustainable and renewal energy technologies should be incorporated where viable
- Adequate off-street parking must be provided (as per [policy MBL 5.2](#))

Scale of new-build housing developments (policy MBL 2.2)

- All new-build housing developments should be between one and four dwellings unless either
 - (a) The site is brownfield or infill land – in which case the development must not further affect the openness of the Green Belt, or
 - (b) More than four homes are needed to enable a public amenity initiative led by the Parish Council to become financially viable
- Developments comprising more than four dwellings [as exceptions pursuant to (a) or (b) above] should provide at least 50% affordable housing unless it can be proven that viability of the development or the prevailing need for affordable housing justifies a relaxation of the requirement

Location of new-build homes (policy MBL 2.3)

- All new-build housing development should be located on infill sites or brownfield sites, with the exception of affordable housing, where in certain circumstances building on greenfield sites may be permitted (see [policy MBL 2.4](#)) or the development includes a public amenity facility led by the Parish Council and both affordable and market housing are needed to enable delivery of that scheme.

Affordable housing (policy MBL 2.4)

- Affordable housing developments will only be permitted where it can be demonstrated that there is a social or economic need for affordable housing in the Parish.

- Affordable housing developments should be located on infill sites or brownfield land where suitable sites exist
- If no suitable infill or brownfield sites are available to provide affordable homes for a parish area, some or all of the affordable housing provision for that area may be located on a greenfield site, as long as all the following conditions are met:
 - (a) The housing is 100% affordable and meets a housing need that cannot be met elsewhere in the individual parish area (or the development includes a public amenity facility led by the Parish Council and both affordable and market housing are needed to enable delivery of that scheme).
 - (b) The development is not detrimental to the character of the area or the countryside or to Green Belt objectives
 - (c) There are no significant grounds for objection on highways, infrastructure or other planning grounds
 - (d) The location and proposal is supported and has been approved by the Parish Council
 - (e) No suitable land in public ownership is available as a site
 - (f) The development is viable to provide 100% affordable housing. If not viable at 100% affordable housing, the site is not suitable for development (except in the case of the Parish Council led initiative referred to in (b)).
- Density appropriate to a rural area will be supported, although plot sizes (excluding parking spaces to meet [policy MBL 5.2](#)) should be small, to minimise the loss of Green Belt Land
- To ensure a continued supply of smaller homes, the design (including garden) and development layout should be such that extending the size of the house to increase the number of bedrooms is not possible.
- Conditions withdrawing permitted development rights to retain small size of homes will be supported
- To secure the successful provision of affordable housing, planning permissions must be made subject to conditions or legal agreements which
 - (a) Restrict the whole development (or appropriate part of it) to affordable housing
 - (b) Prevent it going ahead until legally binding arrangements are in place with a registered provider to take the transfer of the land (or appropriate part) or affordable housing, and
 - (c) Ensure that the affordable housing is available for initial and subsequent needs for local people whose income prevents them affording a dwelling of sufficient size on the open market

Redundant buildings (policy MBL 2.5)

- Converting redundant buildings into new residential accommodation will be supported in principle. Proposals of this nature 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

- (a) The building is substantial, permanent, and worthy of keeping
- (b) The appearance of the converted building will be in keeping with or enhance its surroundings
- (c) The boundary design, curtilage and landscaping are in keeping with or enhance its surroundings and preserve the openness of the Green Belt
- (d) Current, sustainable and renewal energy technologies are incorporated where viable

Replacement dwellings (policy MBL 2.6)

- The replacement of existing permanent dwellings, on a one for one basis, may be permitted, as long as
 - (a) There is no greater impact on the Green Belt than caused by the original dwelling
 - (b) The replacement dwelling does not amalgamate more than one existing dwelling and thereby reduce the number of smaller dwellings in the parish
 - (c) Current, sustainable and renewal energy technologies are incorporated where viable
- As with [policy MBL 2.1](#), replacement homes should be sensitively designed and sympathetic to their surroundings, but this should not preclude modern, innovative architectural designs

3) Farming, business and employment

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 viewpoint, our area is highly sustainable. A remarkable 52% of respondents work in or near the parish – thanks to the diverse range of small businesses, high level of home working and agricultural base.



The landscape across the parish is primarily agricultural, with more than 20 farms producing cereals, potatoes, oilseed rape, field beans and some livestock. Several farms have already diversified to provide units for other small businesses, and the Green Belt designation has protected these developments from spoiling the landscape.

Highlights of survey feedback

In our survey, 62% of respondents support the idea of businesses being run from home, or small business units and office space (see Figure 3).

There's also a reasonable level of support for the diversification of farm buildings. But only 1% of people want to see larger industry in the parish, particularly due to the heavy traffic this can generate.

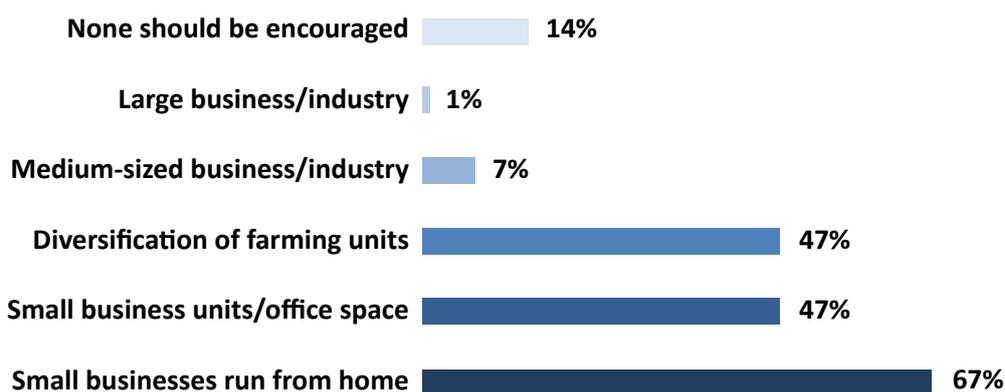


Figure 3

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

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 bio-diversity should be protected from development.

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

To be sustainable, all business developments should incorporate current sustainable and renewal energy technologies where viable.

Homeworking (policy MBL 3.1)

- Using residential space for business use will be supported where this enables people to work at home, as long as
 - (a) There's no negative impact on other local residents
 - (b) The business use remains subsidiary to the residential use of the property
 - (c) Current, sustainable and renewal energy technologies are incorporated where viable and proportionate

Development of small businesses (policy MBL 3.2)

- Growth of existing small businesses and new start-ups will be supported, as long as
 - (a) The development does not harm the rural character of the parish
 - (b) There's no negative impact on other local residents
 - (c) There's no significant increase in traffic, especially large vehicles
 - (d) Current, sustainable and renewal energy technologies are incorporated where viable

Farm diversification (policy MBL 3.3)

- Farm diversification will be supported, as long as
 - (a) No agricultural land is taken out of production
 - (b) The development does not harm the rural character of the parish
 - (c) There's no adverse impact on the landscape or biodiversity
 - (d) There's no significant increase in traffic, especially large vehicles
 - (c) Current, sustainable and renewal energy technologies are incorporated where viable

Land (policy MBL 3.4)

- Development which results in the loss or degradation of our all grades of agricultural and other land will not be supported, unless there are exceptional circumstances where the benefits to the community are shown to outweigh the harm – for example to provide Parish Council led initiatives for community facilities which would be otherwise unachievable
- Any harm should be mitigated, for example by using the minimum amount of land needed to achieve the community objective, and/or by planting and landscaping

4) Communications

Broadband speeds are 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 also help make the Parish more sustainable.

Highlights of survey feedback

Concerns about communications facilities were revealed in both the residents' and business surveys.

Residents' survey

- 91% of residents say access to good broadband is desirable or highly essential
- 66% report poor broadband speeds
- 92% say good mobile phone reception is desirable or highly essential
- 66% report poor, patchy or non-existent signals
- 69% would support new masts in the parish

Business survey

- 86% of businesses say access to the internet is vital to their operations
- 72% report poor broadband speeds
- 96% say good mobile phone reception is desirable or highly essential
- 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 make it easier to do business in our parish sustainably.

Broadband and mobile telephones (policy MBL 4.1)

- Installing and upgrading broadband infrastructure to improve availability and speeds across the parish will be supported, and proactively lobbied-for
- If new infrastructure is needed to improve broadband or mobile phone reception and coverage in the parish, this will supported, as long as
 - (a) The benefits clearly outweigh any downsides
 - (b) New masts or other equipment are sited sensitively, with regard to visual impact on the landscape and distance from residential properties
 - (c) Providers take steps to mitigate any aesthetic or other harm caused by an installation

5) Traffic, roads and rights of way

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 also 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 recreation benefits this brings.

Highlights of survey feedback

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

People 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 Moreton conservation area)
- Speeding along narrow country lanes
- The general state of the roads, including potholes
- Damage to byways by 4 x 4 vehicles (the parish has four byways, two of which are designated wildlife sites which have suffered badly from 'off-roading')
- 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, but 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.

Traffic reduction (policy MBL 5.1)

- No new development – residential nor business – should lead to a significant amount of extra traffic, especially large vehicles, on our rural lanes

Parking (policy MBL 5.2)

- Parking arrangements for new-build homes and businesses (see also [policies MBL 2](#) and [MBL 3](#)) should be adequate for residents and their visitors, off the highway and designed not to dominate the rural scene.

Improved public rights of way (policy MBL 5.3)

- 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

The Parish Council has limited powers to directly control or influence matters relating to roads, rights of way and traffic within the parish. But the Parish Council can, and will continue to, work with the Highways Authority, English Heritage and other bodies on the issues raised in the consultation, including

- Supporting and lobbying for weight and speed restrictions
- Trying to change the designation of byways to stop motor vehicles using them
- Repairing, protecting and maintaining Moreton Bridge

6) Local and Open Green Spaces

The parish’s distinctly rural character is much enriched by the existence of some very specific Local and Open Green Spaces. Bobbingworth Nature Reserve and various designated Local Wildlife Sites are particularly important for preserving biodiversity and helping to create a ‘living landscape’ across the parish.

Highlights of survey feedback

As shown in Figure 4, our consultation revealed strong support for the continued protection of our open green spaces, among many other features that residents would like to preserve.

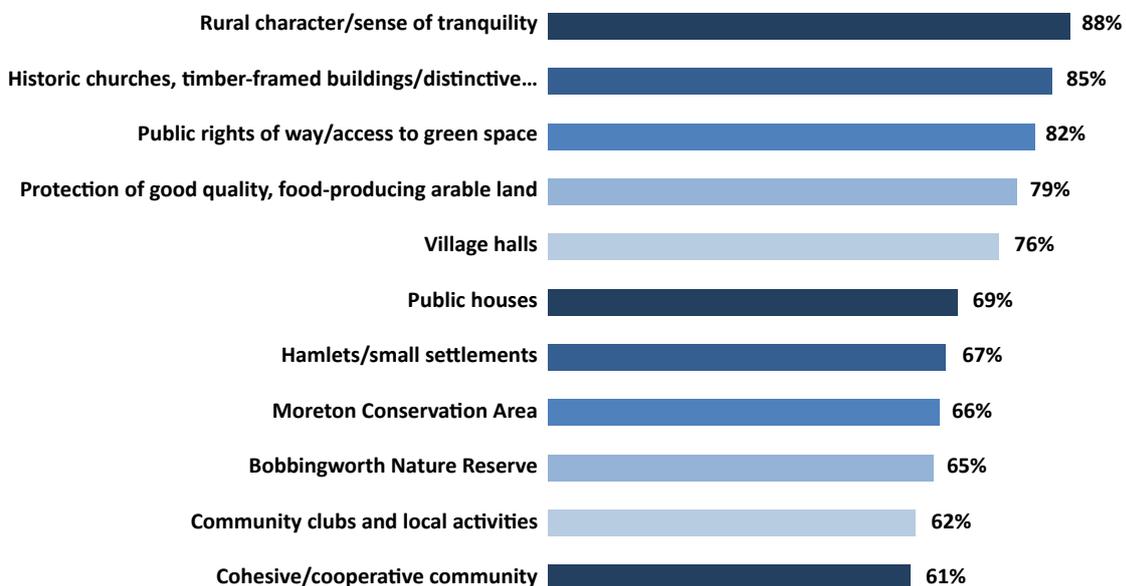


Figure 4
Which aspects of life in this parish are important and need preserving?

Our policy on Local and Open Green Spaces

No development should be considered in the Local Green Spaces designated in this plan (see Appendix), in order that their biodiversity can be maintained and enhanced, and that their overall rural character can be preserved.

Local and Open Green Spaces (policy MBL 6.3)

- House building or commercial development on Bobbingworth Nature Reserve, designated Local Wildlife Sites and other similar green spaces will not be supported
- Developments near to Bobbingworth Nature Reserve or a designated Local Wildlife Site should not cause any harm to the nature reserve or Local Wildlife Site and, where possible, should support the biodiversity of the site

The sites in question are listed in the Appendix and on the Parish Council web site at www.essexinfo.net/mbllpc

7) Renewable energy

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 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 to incorporate technology which reduces the carbon footprint of the building will be supported.

Renewable energy installations (policy MBL 7.1)

- Renewable energy installations will be supported, as long as
 - (a) there's no adverse impact on the landscape or neighbouring properties
 - (b) the installation does not impact on a listed building nor street-facing elevation in a Conservation Area

Delivering our plan

This draft plan has been prepared largely by volunteers, drawn from across the parish communities. While some external help has been sought, it's ultimately a plan that has been written 'by the people, for the people'. As such, if approved and adopted, it will fall to the community to see it delivered.

Delivery is a long-term process. We won't see our vision achieved overnight and this plan is drafted in line with the anticipated life of the Epping Forest District Council plan, of which this Neighbourhood Plan will form a part.

We'll need to put in place a robust framework for delivery to ensure that successive administrations at local, district and county levels are able to implement local peoples' wishes and contribute to its success.

Moreton, Bobbingworth and the Lavers Parish Council will be central to this process. If our plan is approved and adopted, the Parish Council will implement measures to ensure the delivery of the plan, including

- Ongoing review of planning decisions to ensure alignment with the plan and overall scrutiny of progress
- Proactive steps to ensure that key promises made in the plan are carried through
- Appointing a volunteer committee to scrutinise compliance with the plan and to help with implementation

Endnote

Epping Forest District Council's call for sites

As part of its continuing planning process, Epping Forest District Council (EFDC) is calling for sites to be put forward that may be suitable for possible development.

The consultation among residents sought people's views about six such sites – none of which has so far been evaluated by EFDC as regards its suitability for development.

Residents were asked whether or not they felt each site is suitable for development. And our consultation triggered further suggestions for possible development sites. This feedback will be 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 for development within the parish.

Appendix

Local and Open Green Spaces

Open Green Space

Bobbingworth Nature Reserve

Designation Status

QEII Fields In Trust

Local Green Space

Belsnam Wood

Renkyns Wood

Weald Bridge Meadow

Pole Lane

Dewley Wood

Dolman's Spring

Dorking's Farm Meadow

Penson's Lane

Pickle's Garden

Water Lane Verge

Crispin's Meadow

North Lane

Blake Hall Meadow

The Hoppitt Green Space, Moreton

The Village Sign Green Space, Moreton

The Old Ford Green Space, Moreton Bridge

Designation Status

Local Wildlife Site – EP134

Local Wildlife Site – EP145

Local Wildlife Site – EP146

Local Wildlife Site – EP154

Local Wildlife Site – EP 166

Local Wildlife Site – EP169

Local Wildlife Site – EP170

Local Wildlife Site – EP171

Local Wildlife Site – EP 172

Local Wildlife Site – EP173

Local Wildlife Site – EP175

Local Wildlife Site – EP178

Local Wildlife Site – EP179

None

None

None

welcome to comment on this draft via the
Council website at www.essexinfo.net/mbllpc.
Comments can also be made by email and letter to

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