

Our Neighbourhood Plan

shaping the future of our parishes:

Bobbingworth

High Laver

Little Laver

Magdalen Laver

Moreton

*Moreton, Bobbingworth and the Lavers
Parish Council*

Shaping our
future



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Designated Area of the Neighbourhood Plan

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.

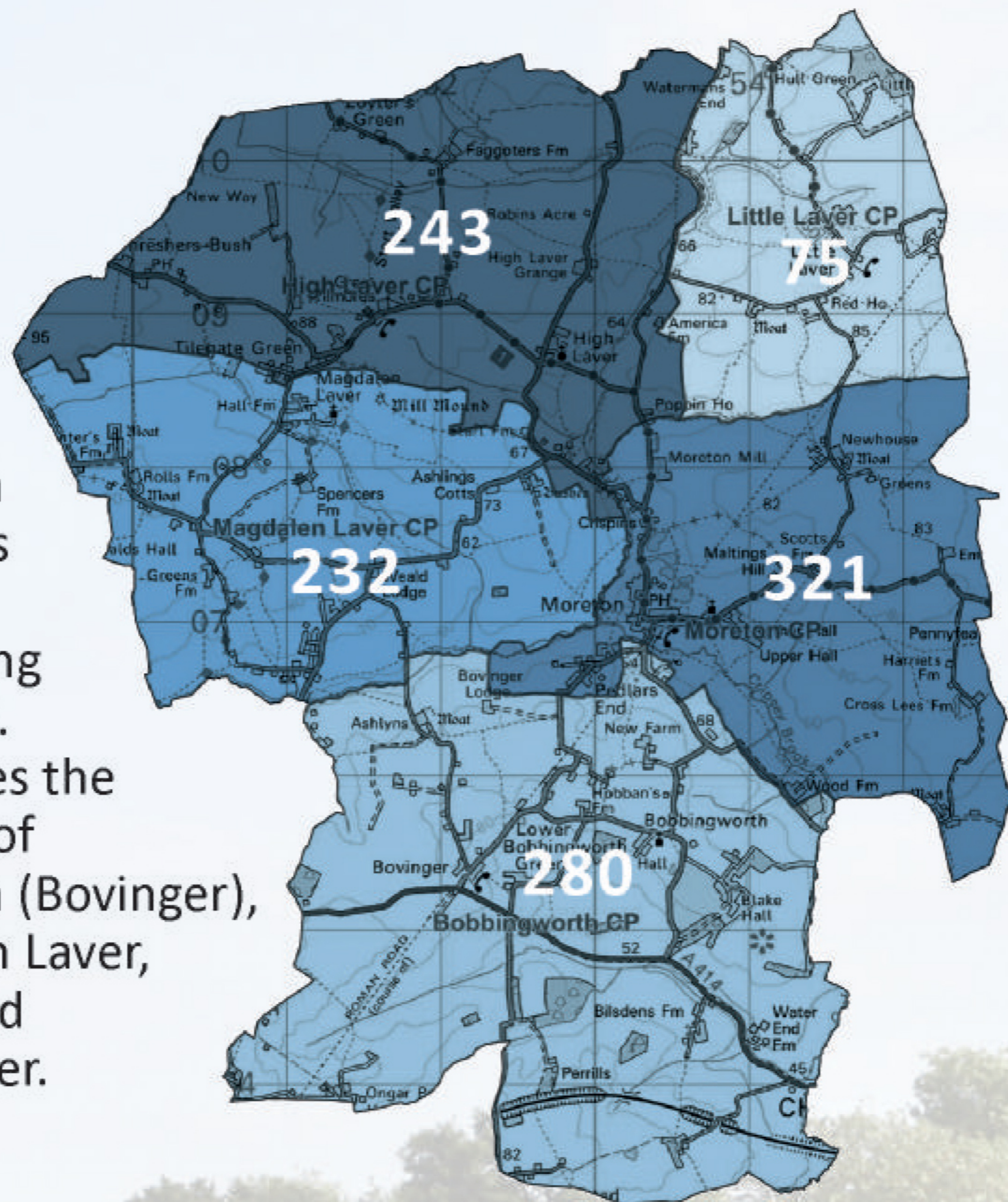


Figure 1
Adult population distribution across the five parish areas (Q4 2013)

Introduction and Background

A1. 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.

A2. 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.

A3. 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.

A4. 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.

A5. 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. This Plan has been produced in general conformity with the relevant strategic policies of the adopted Epping Forest District Local Plan 1998 and Local Plan Alterations 2006. ***In addition the emerging Epping Forest District Local Plan is nearing adoption and the Moreton, Bobbingworth and the Lavers Neighbourhood Plan has taken relevant information relating to this emerging District-wide Local Plan into account***

Our Parishes

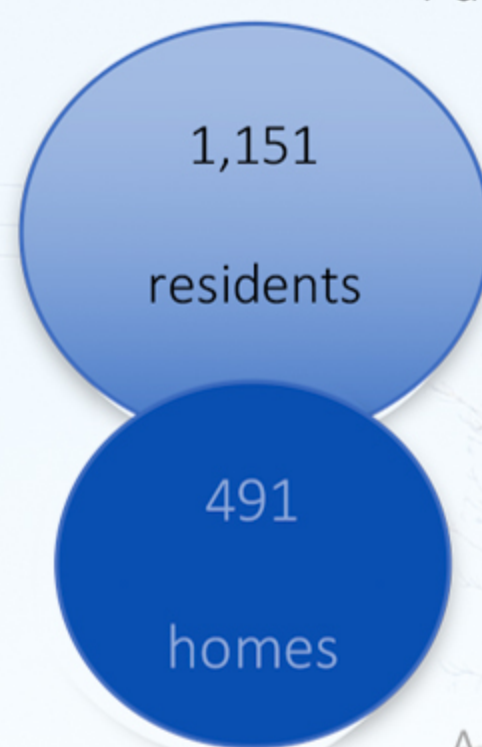
A6. Our Parishes are geographically the largest Parish area in the Epping Forest District, covering an area of around 10 square miles. The area encompasses five sparsely populated parishes with adult populations of: 280 in Bobbingworth, 321 in Moreton, 243 in High Laver, 75 in Little Laver and 232 in Magdalen Laver – totalling 1151 (figures as of 2011).

A7. 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).

A8. 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.

A9. 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.

A10. 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

A11. Creating our 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.

A12. 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.

A13. This has been conducted over the past two and a half 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.

A14. 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 plan.

A15. 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

A16. We have had support from Epping Forest District Council, the Rural Community Council for Essex, The Big Lottery Fund and Locality.

Consultation

A17. This 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.

A18. 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.

A19. The consultations captured important data including respondents' age group, education, employment status and working patterns

A20. In a separate questionnaire, we asked people running farms and other businesses about their growth ambitions, and the adequacy of internet and mobile communications.

A21. Both consultation questionnaires contained a section asking people to identify anything else that might concern them.

A22. Additionally, all residents were given the opportunity to complete an independent housing needs survey to assess the affordable housing needs for our community.

A23. 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.

A24. As a result, the 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

A25. 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.



Nearly
6 in 10
people took
part

A26. 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.

Analysis

A27. 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 was 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 plan.

Going Forward

A28. This Neighbourhood Plan will guide planning and future development in the Parish for the next 18 years.

A29. 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 the Neighbourhood Plan. In addition they will review regional and national regulations or legislation on a regular basis in case an update to the Neighbourhood Plan is called for.

A30. This is a long term plan covering the next 18 years. It is intended to provide policies which shape the future of the Parish.

A31. A plan of regular review will be created to ensure compliance with both District and National planning policy.

Aims and Objectives

Sustainability

A32. Sustainability is the bedrock of our proposed Neighbourhood Plan.

A33. 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.*"

A34. 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.

A35. These objectives have been used as the basis to guide all policies in this draft Neighbourhood Plan and are a distillation of the responses received from the public consultation on the Plan

Strategy

Addressing future Housing needs

A36. 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.

52 % of residents work in or near the Parish

Farming, business, employment and the local economy

A37. 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.

A38. 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.

A39. 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

A40. 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.

A41. 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

A42. 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

A43. 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

A44. 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.

Our Policies

A45. 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

A46. 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.

A47. 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.

A48. 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

A49. 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

Our policies on housing and development

A51. 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.

A52. Our Neighbourhood Plan consultation highlighted that while our residents would

99% agree that new housing should have off-street car parking

91% of respondents support developments in small groups of one to four homes

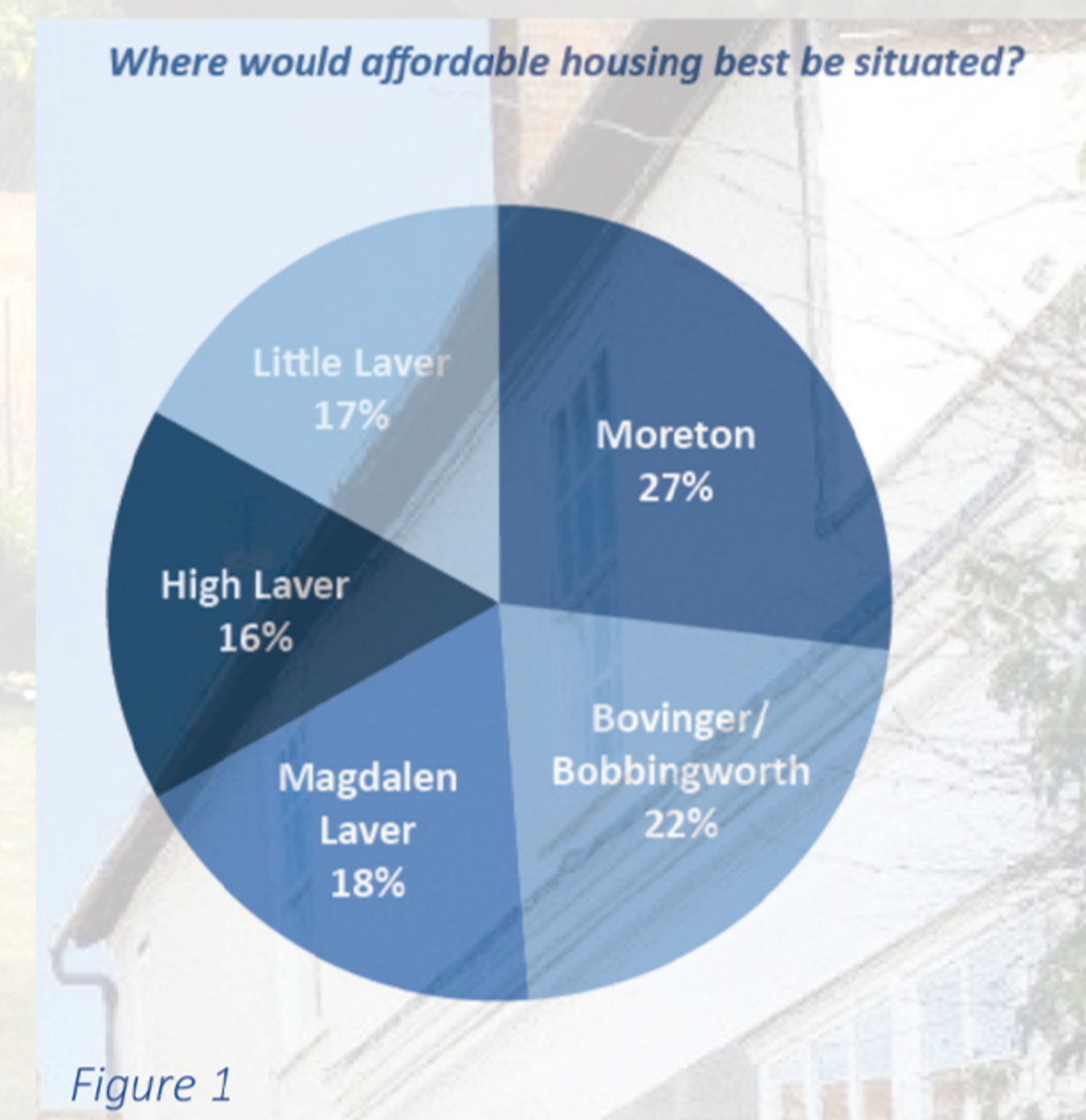
86% of respondents want new housing to be designed in sympathy with the surrounding area

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

A50. 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.



A53. 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.

A54. Current national and local plan policy relating to the Green Belt is specified in the NPPF, mainly in paragraph 89. These policies 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.

A55. National Green Belt policy is set out in the Green Belt chapter of the National Planning Policy Framework. This establishes that the construction of new buildings in the Green Belt is inappropriate, but that exceptions to this include the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces; limited infilling in villages, and limited affordable housing for local community needs; the redevelopment of brownfield land; and the re-use of buildings provided that they are of permanent and substantial construction.

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

New open market housing developments should predominantly comprise one or two bedroomed homes. All new development should be sensitively designed to respect local character and to conserve heritage assets and their settings. Affordable housing should be of a type and tenure that reflects the latest available local affordable housing needs survey.

Policy MBL 1.2 Affordable Housing on Rural Exception Sites

The delivery of affordable housing through rural exception sites where appropriate should take into account the need to minimise the impacts on the openness of the Green Belt.

Policy MBL 1.3 Redundant buildings

The conversion of a redundant building into residential use will be supported where the building is of a permanent and substantial construction and development preserves the openness of the Green Belt. The incorporation of sustainable construction techniques and renewable technologies that respect the character of the building and its surroundings will be supported.

Policy MBL 1.4 Replacement dwellings within the Green Belt

The replacement of a permanent dwelling will be supported, subject to the new dwelling not being materially larger than the one it replaces. Replacement dwellings should be sympathetic to and respect local character. The incorporation of sustainable construction techniques and renewable energy technologies that respect the character of the building and its surroundings will be supported.

2) Farming, business and employment

Highlights of survey feedback

Evidence and Justification

A56. 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.

A57. 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).

A58. 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?

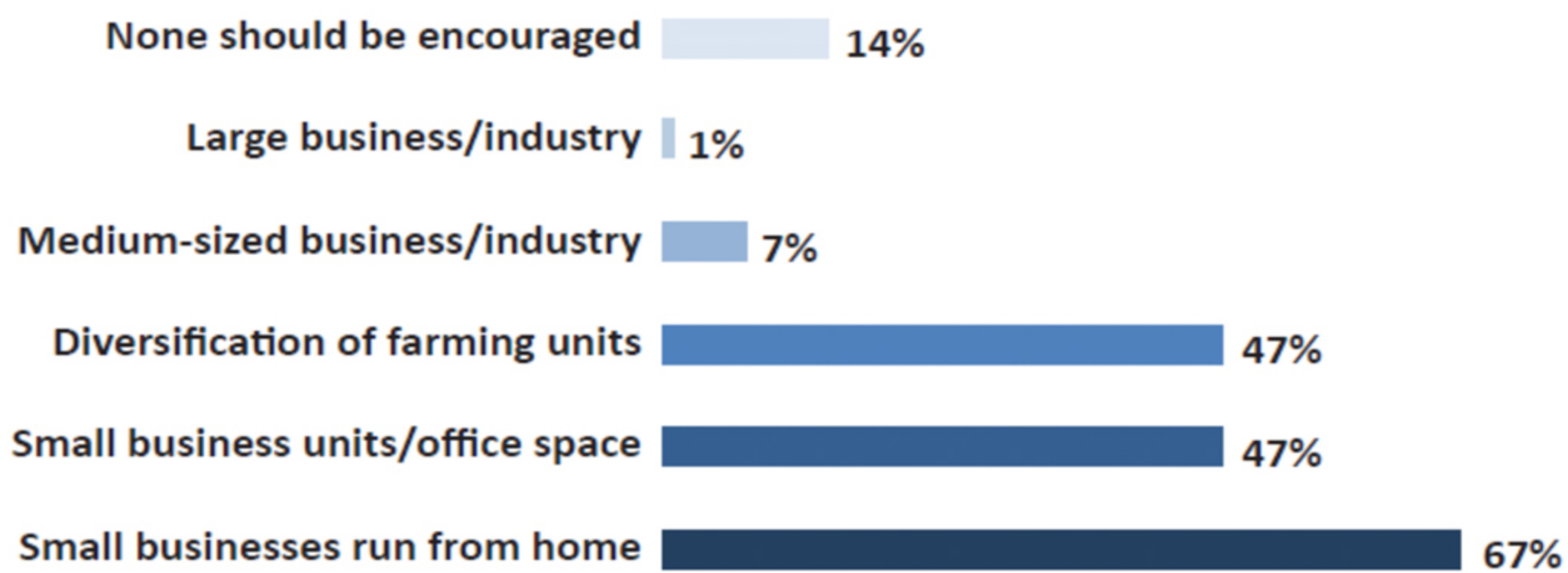


Figure 2

Our policies on farming, business and employment

A59. The Parish Council is keen to enable small businesses, including home-working, to thrive and provide local employment opportunities.

A60. The Parish Council also seeks to ensure that development is 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. The Parish Council is keen to ensure that the approach to new development does not preclude modern, innovative architectural designs; and that business growth does not result in harm to highway safety, for example through a significant amount of extra traffic, especially large vehicles, on our narrow rural lanes. The Parish Council is also keen to target zero carbon emissions and encourage the use of renewable technologies.

Policy MBL 2.1 Development of small businesses

Proposals for the sustainable growth and expansion of business and enterprise, both through the conversion of existing buildings and the development of well-designed new buildings, will be supported, subject to demonstrating respect for local character, residential amenity and highway safety. Development should, where viable and deliverable, incorporate renewable and low carbon technologies.

Policy MBL 2.2 Farm diversification

The development and diversification of agricultural and other land-based rural businesses will be supported, subject to taking into account local character, residential amenity and highway safety. Development should, where viable and deliverable, incorporate renewable and low carbon technologies.

3) Communications

Evidence and Justification

A61. 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.

A62. The policies in the NPPF paragraph 44 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.

Highlights of survey feedback

A63. 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

A64. The Parish Council seeks the improvement of broadband speeds and mobile phone signals for residents and businesses to enhance quality of life, improve access to education and to sustain a business environment in our Parish. We will support and proactively lobby for installing and upgrading broadband infrastructure to improve availability and speed across the Parish.

Policy MBL 3.1 Broadband and mobile telephones

Proposals for communications infrastructure will be supported 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 any impact on 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.

4) Traffic, roads and rights of way

Evidence and Justification

A65. 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.

A66. 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

A67. 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.

A68. 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

A69. Whilst not an issue that can be tackled by the Neighbourhood Plan, the Parish Council, whilst recognising the need for the movement of people and goods by road, would like to see a reduction in the negative impacts caused by vehicles to roads and lanes within the Parish. The Neighbourhood Plan provides for highway safety, car parking and the enhancement of public rights of way.

Policy MBL 4.1 Traffic

Development should not result in harm to highway safety.

Policy MBL 4.2 Parking

New development should provide sufficient off-road parking spaces such that development does not result in increased on-road parking. Development must achieve adopted County car parking standards as a minimum.

Policy MBL 4.3 Improved public rights of way

Improvements to public rights of way will be supported, as will proposals to enhance rights of way as green corridors in the living landscape..

5) Renewable energy

Evidence and Justification

A70. 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. The NPPF, paragraph 97, encourages renewable energy technologies subject to various criteria to

protect the landscape, building and the neighbouring properties.

A71. Our consultation indicated support for renewable energy developments, but respondents expressed concern about wind turbines on a large scale.

Our policy on renewable energy

A72. The Parish Council seeks to reduce the carbon footprint of the Parish and will encourage proposals to incorporate the technology to help to achieve this.

Policy MBL 5.1 Renewable energy installations

Renewable energy installations will be supported where they respect local character and residential amenity.

End Note - Epping Forest District Council's Call for Sites

A73. 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.

Glossary

Term	Definition
Affordable Housing	Housing made available, based on the evidence of need, to people who are unable to afford housing at market prices. Affordable housing includes starter homes, social, rented and shared ownership housing, provided to eligible households whose needs are not met by the market
Brownfield Site	Land that has been previously developed, such as industrial use
Conservation Area	An area designated under Section 69 of the Town and Country Planning Act 1990 as being of 'special architectural or historical interest', the character and appearance of which it is desirable to preserve and enhance.
Developer Contributions (or S106 Contributions)	Contributions required under a Section 106 agreement from development to be set aside for future works and services directly related to the development.
Development Plan	Statutory Plans, including Local or District Plans and Neighbourhood Development Plans which are used to determine planning applications.
Greenfield Site	Land where there has been no previous development.
Infrastructure	Basic services necessary for development to take place, for example, roads, electricity, sewerage, water, education and health facilities.
Infilling	The infilling of a small gap within an otherwise built-up frontage or group of houses
Listed Building	Any building or structure which is included in the list of 'buildings of special architectural or historic interest' as defined in the Planning (Listed Building and Conservation Areas) Act 1990.
Local Referendum	A direct vote in which communities will be asked to either accept or reject the Neighbourhood Development Plan.
Metropolitan Green Belt	A statutory designation of land around London, extending out to other counties, that has been identified to prevent urban sprawl by keeping land permanently open.
National Planning Policy Framework (NPPF)	Sets out national policy and how this is expected to be applied.
Designated Neighbourhood Area	Area to which a proposed Neighbourhood Development Plan or Neighbourhood Development Order will relate.
Neighbourhood Plan	A local plan prepared by a parish council and community representatives for a particular neighbourhood area, which includes land use topics. If accepted by an independent examiner and passed by a simple majority at referendum, the Plan carries equal weight to other adopted local plans.
Rural Exception Site	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.
Renewable Energy	Energy flows that occur naturally and repeatedly in the environment such as wind, water, and solar. Low carbon technologies are those that can help reduce emissions (compared to conventional use of fossil fuels).
Scheduled Monument	The formal designation of a nationally important archaeological site or historic building, given protection against unauthorised change.
Supplementary Planning Document	Documents which add further detail to the policies in the Local or District Plan. They can be used to provide further guidance for a development of specific sites or a particular issue.
Sustainable Communities	Places where people want to live and work, now and in the future.

www.MBLParishCouncil.co.uk

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