

Our Neighbourhood Plan to shape the future of our parish

2017-2035

Reviewed November 2024

*Moreton, Bobbingworth and the Lavers
Parish Council*

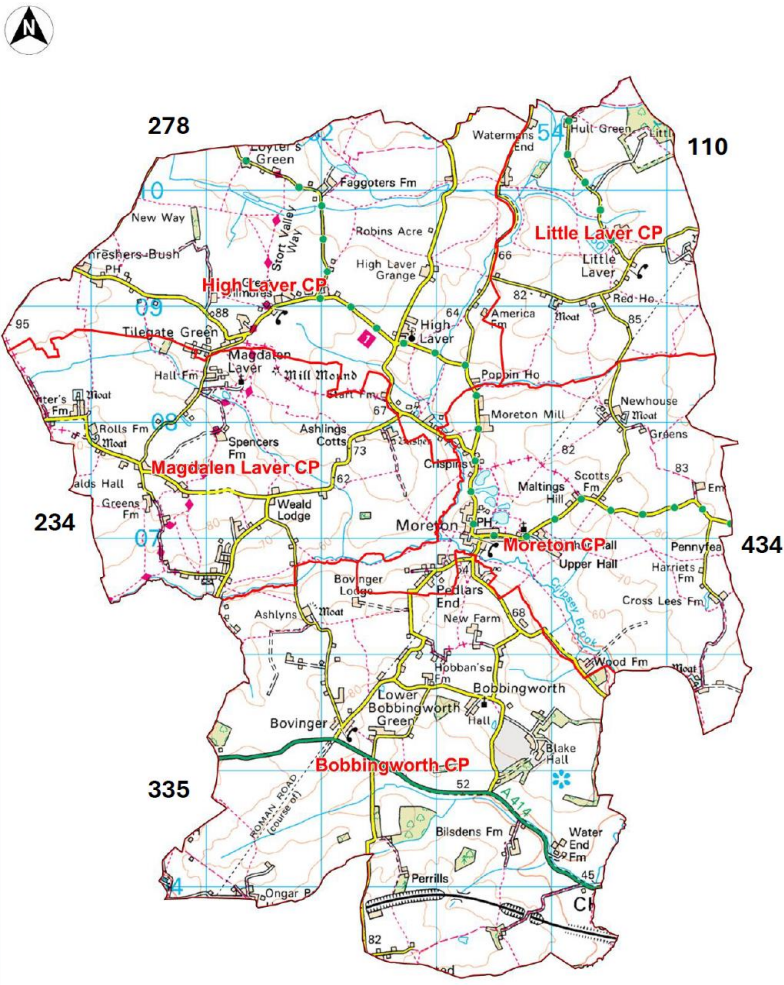
Shaping our
future

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

Numbers are adult population across each of the five Parish areas
(Source: Census 2021)

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This Neighbourhood Plan was 'Made' on 5th November 2019, when it was formally adopted by Epping Forest District Council and became part of the Epping Forest District Statutory Development Plan.

Part of the Neighbourhood Plan project was to ensure a plan of regular review was in place to ensure compliance with both District and National planning policy.

Planning Practice Guidance states that a neighbourhood plan must set out the period for which it is to have effect, and Neighbourhood plan policies remain in force until the plan policy is replaced. The period for this Neighbourhood Plan is 2017 to 2035.

Whilst there is no requirement to review or update a neighbourhood plan, it is recognised that policies in a neighbourhood plan may become out of date, for example if they conflict with policies in a local plan covering the neighbourhood area that is adopted after the making of the neighbourhood plan. In such cases, the more recent plan policy takes precedence. In addition, where a policy has been in force for a period of time, other material considerations may be given greater weight in planning decisions as the evidence base for the plan policy becomes less robust.

Communities in areas where policies in a neighbourhood plan that is in force have become out of date may decide to update their plan, or part of it.

The EFDC Local Plan was adopted in March 2023, just over three years after this plan was Made. In addition, since this time, there have been numerous revisions to the NPPF. As such it was agreed at the September 2024 Parish Council meeting to conduct a formal review of the plan, to ensure its continued compliance with both national and local policies, as well as reviewing and updating any relevant data.

Planning Practice Guidance sets out that there are 3 types of modification which can be made to a neighbourhood plan or order. The process will depend on the degree of change which the modification involves:

- Minor (non-material) modifications to a neighbourhood plan or order are those which would not materially affect the policies in the plan or permission granted by the order. These may include correcting errors, such as a reference to a supporting document, and would not require examination or a referendum.
- Material modifications which do not change the nature of the plan or order would require examination but not a referendum. This might, for example, entail the addition of a design code that builds on a pre-existing design policy, or the addition of a site or sites which, subject to the decision of the independent examiner, are not so significant or substantial as to change the nature of the plan.
- Material modifications which do change the nature of the plan or order would require examination and a referendum. This might, for example, involve allocating significant new sites for development.

This Neighbourhood Plan does not allocate any sites for development, nor does it allocate any Local Green Spaces. In general terms, the Neighbourhood Plan is fairly simple, and does only what is necessary to protect the rural parish.

The plan was reviewed over a period of 4 weeks in October 2024, the review concluding that Minor (not material) modifications were needed.

These modifications are included within this document.

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 was originally produced to be in general conformity with the relevant strategic policies of the adopted Epping Forest District Local Plan 1998 and Local Plan Alterations 2006, but has subsequently been reviewed to ensure conformity with the strategic policies in the 2023 adopted Local Plan.

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: 335 in Bobbingworth, 434 in Moreton, 278 in High Laver, 110 in Little Laver and 234 in Magdalen Laver – totalling 1,391 (Census 2021).

The area has approximately 500 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), two scheduled monuments, 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/restaurants.

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 was conducted over a number of 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

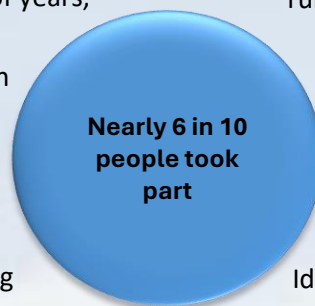
A20. In a separate questionnaire, we asked people running farms and other businesses about their growth ambitions, and the adequacy of internet and mobile communications.

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.

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 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 plan.

Referendum

A28. On 26 September 2019, a referendum was held with the question 'Do you want Epping Forest District Council to use the Neighbourhood Plan for Moreton, Bobbingworth and the Lavers to help it decide planning applications in the Neighbourhood Area?' 236 (22.5%) of registered electors recorded votes, of which 216 (91.5%) were in favour.

Going Forward

A29. This is a long term plan covering a period of 18 years, up to and including 2035. It is intended to provide policies which shape the future of the Parish.

A30. The Parish Council will continue to monitor the Neighbourhood Plan going forward, and conduct regular reviews in case an update to the Neighbourhood Plan is called for.

A31. The extent of any review will be decided based on the plans continued compliance with district and national policy, as well as it continuing to serve the purpose for which it was created.

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 Neighbourhood Plan and are a distillation of the responses received from the public consultation on the plan.

Strategy

Addressing future Housing needs

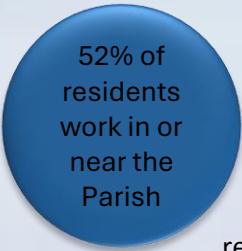
A36. This plan supports growth and new housing development in our communities, as economic development will make us a stronger, more thriving and vibrant community. Residents understand our need for housing growth – and the result of our consultations called specifically for good quality, small homes for our young and also our 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

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.



52% of residents 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.

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.

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.

Highlights of Survey Feedback

A49. When asked the question

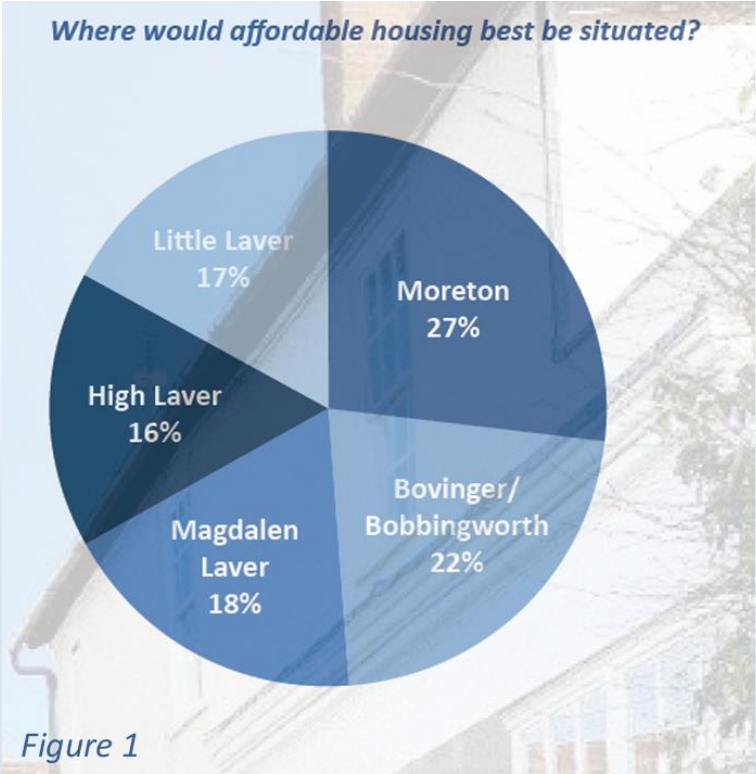
“What type of new homes would be most appropriate for the Parish?”

- 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

- 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.



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 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 have regard to national planning policy and advice and be in general conformity with our District’s Local Plan

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. These policies require that the construction of new buildings 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.

A56. Replacement dwellings can be acceptable in the same use and not materially larger than the one it replaces.
Plan area subject to the Local Plan Green Belt policy
DM4 which restricts replacement dwellings to being of

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

- a) New build open market housing shall be for smaller dwelling units consisting of 1 or 2 bedrooms. In the case of proposals for 3 or more dwellings a limited number of dwellings providing 3 or more bedrooms may be acceptable.
- b) 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.
- c) Affordable housing will be of a type and tenure derived from the latest local affordable housing needs survey.
- d) Adequate off-street parking must be provided (as per policy MBL 4.2).

Policy MBL 1.2 Affordable Housing on Rural Exception Sites

- a) Affordable housing will be supported on exception sites where there is a demand expressed in a recent affordable housing needs survey. The dwellings shall be of a type and tenure which meets the demand specified in the survey.
- b) The design, density and plot-size shall minimize the impact on the openness of the Green Belt, protect and enhance the landscape, visual amenity and biodiversity and wherever possible improve damaged or derelict land.
- c) 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.
- d) Rural Affordable Housing will be subject to a S106 legal agreement ensuring that it remains an affordable dwelling in perpetuity for local people, as defined in Policy H3 (parts C & D) of the adopted Local Plan.

Policy MBL 1.3 Redundant buildings

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. To aid sustainability, replacement dwellings are encouraged to incorporate principles of energy conservation and utilise renewable energy resources and new energy saving/generating technologies as may become available where appropriate and viable;
 - ii. The building is not listed or identified as a building of local architectural or historic interest.
- b) 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

A57. 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

- A58. 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).
- A59. 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.

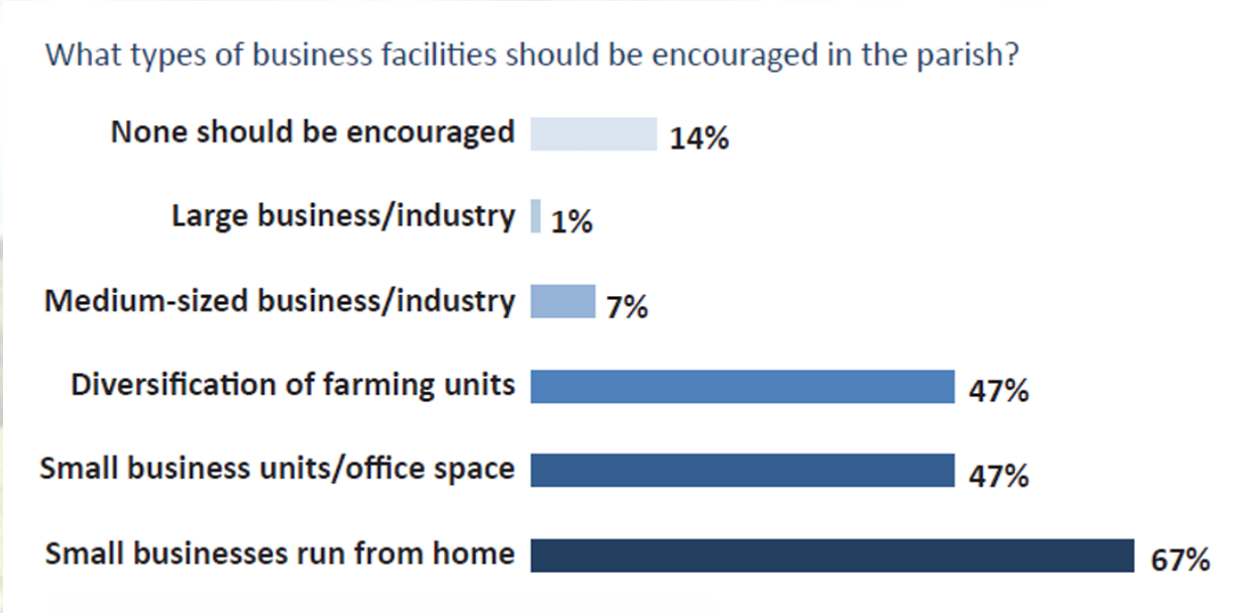


Figure 2

Our policies on farming, business and employment

A60. 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.

A61. 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

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 does not conflict with national or local planning policies relating to the Green Belt;
 - 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 increase in traffic which is hazardous to road safety, results in congestion or has potential to create damage to the highway beyond that created by current traffic levels;
 - v. There is no direct or indirect adverse impact on listed buildings, or the character or appearance of designated conservation areas;
- b) To aid sustainability, development of small business is encouraged to 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:
- 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;
 - The development does not harm the rural character of the Parish;
 - There is no adverse impact on the landscape or biodiversity;
 - There is no significant increase in traffic, especially large vehicles;
 - Where the farm complex includes listed or curtilage listed structures, the development would not result in harm to historic or architectural significance;
- b) To aid sustainability, farm diversification is encouraged to 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

A62. 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.

A63. The NPPF recognises the importance of high quality communication, including full fibre broadband connections. It states that equipment should be sympathetically designed and camouflaged.

Highlights of survey feedback

A64. 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

A65. 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.

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 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. 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

A66. 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.

A67. 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

A68. 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.

A69. 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

A70. 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

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

Policy MBL 4.2 Parking

- a) Parking arrangements for new development proposals (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.
- a) 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

A71. 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 supports renewable and low carbon energy and associated infrastructure, setting out that local planning authorities should approve applications if its impacts are (or can be made) acceptable.

Highlights of survey feedback

A72. Our consultation indicated support for renewable energy developments, but respondents expressed concern about wind turbines on a large scale.

Our policy on renewable energy

A73. 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

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.

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.

Moreton, Bobbingworth and the Lavers Parish Council
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