
Moreton, Bobbingworth & the Lavers Parish Council

Clerk : Julia Milovanovic, 10 Knights Way, Great Dunmow, Essex CM6 1UL
Telephone: 01371 875320 email: mbldparishcouncil@gmail.com

5th March 2019

Dear Tai

Thank you for your email and the attached letter (undated) in which you outline that EFDC may like further clarifications to address some issues.

I have discussed these issues with the chairman of the Neighbourhood Steering Committee and I will respond to your various points:

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- i. We are comfortable with the term 'local people' as it is used in the NPPF (see attached extract). Local people in 'Rural Affordable Housing on Exception Sites' has a very special meaning and it not easily defined without creating many paragraphs of verbiage, which is not our intention as we have always wanted our Neighbourhood plan to be easily read and understood by our 1000 plus residents. Rural affordable housing on exception sites is clearly different to any other affordable housing and initially draws on the most local community. If these properties would be empty one will draw on a wider community – initially the surrounding parishes.
- ii. The Neighbourhood Development Plan Steering Group decided not to accept the examiner's recommendation. The current EPDC Local Plan uses the descriptions of "substantial, permanent and - worthy of keeping" for the use of buildings. Again please see attached extract from your own local plan
- iii. The Neighbourhood Development Plan Steering Group is also comfortable with the use of "where significant development of agricultural land is demonstrated to be necessary, local planning authorities should seek to use areas of poorer quality land in preference to that of a higher quality"

This is a description used in NPPF (see attached extract) – and it describes our local sentiment well.

Thank you for your comments and I look forward to receiving final list / comments from consultees and your confirmation that the our Neighbourhood Plan has been forwarded for examination.

Yours sincerely

Julia Milovanovic

Julia Milovanovic
Parish Clerk