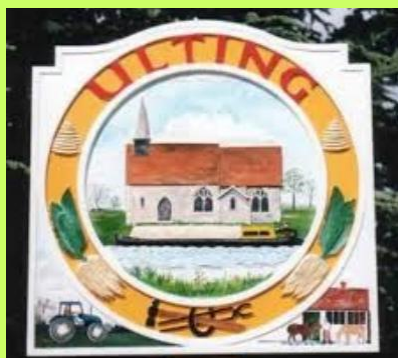


# Langford & Ulting Neighbourhood Plan 2014 - 2029



Referendum Version - 2021



C. S.

## Foreword

Langford and Ulting are two very small villages historically closely linked to agriculture and in more recent times to the water company. The rural history is still reflected in the community today and the water company is still very much in evidence. It is a green and very pleasant place to live with the Chelmer and Blackwater Conservation Area at its heart and many interesting, beautiful and historic buildings scattered through the two communities.

In 2011 the Localism Act was introduced and a couple of years later the Parish Council decided that we should produce a Neighbourhood Plan to give us a voice in the future of our communities' development. Thus it was that I was asked to set up a Steering Group with Jenny Clemo, our Parish Clerk, and so our journey began.

Over the years we have engaged with our community with questionnaires, focus groups and engagement meetings at our annual art shows, village picnics and at any event where residents gathered in any number. We have, over the years, experienced real enthusiasm from a large number of people many of whom have given their help generously and we have been able to use their many talents freely. We have had great help from the Rural Community Council of Essex, Planning Aid, AECOM and Locality – the latter through their extremely good Planning Camps which were so informative and useful. Our most recent task has been to update all of the information contained within the Plan to bring it right up to date.

The very reason we started on this journey, being a small community, has turned out to be a benefit. The results of the surveys, questionnaires and other community engagement events showed that a large majority of residents wanted the same things for the future in our villages and this makes it possible for the final plan to really deliver the aspirations and aims of our communities; to embrace and manage change whilst allowing Langford and Ulting to continue to be a green and pleasant place to live.

**Vicky Anfilogoff**

Chairman

Langford & Ulting Parish Council and Neighbourhood Plan Steering Group

# Contents

<b>Section 1 - Introduction</b> .....	4
<b>Section 2: About Langford &amp; Ulting Today</b> .....	9
<b>A Short History</b> .....	9
<b>Village Descriptions</b> .....	10
<b>Housing</b> .....	11
<b>Population</b> .....	12
<b>Health</b> .....	14
<b>Economic Activity</b> .....	14
<b>Section 3: Our Vision for Langford &amp; Ulting</b> .....	16
<b>Section 4: The Neighbourhood Plan Policies</b> .....	17
<b>A High Quality Natural and Built Environment</b> .....	17
<b>Design and Character of New Development</b> .....	23
<b>Historic Environment</b> .....	24
<b>The Economy and Business</b> .....	25
<b>Community Facilities and Services</b> .....	27
<b>Housing</b> .....	28
<b>Broadband and Mobile Connectivity</b> .....	30
<b>Section 5: Monitoring and Review</b> .....	32
<b>Section 6: Proposals Not Forming Part of the Plan</b> .....	33
<b>Appendix A: Evidence Base Documents</b> .....	34

# Section 1 - Introduction

## What is Neighbourhood Planning?

1.1 “The Localism Act 2011 introduced statutory Neighbourhood Planning in England. It enables communities to draw up a Neighbourhood Plan for their area and is intended to give communities more of a say in the development of their local area within certain limits and parameters”.

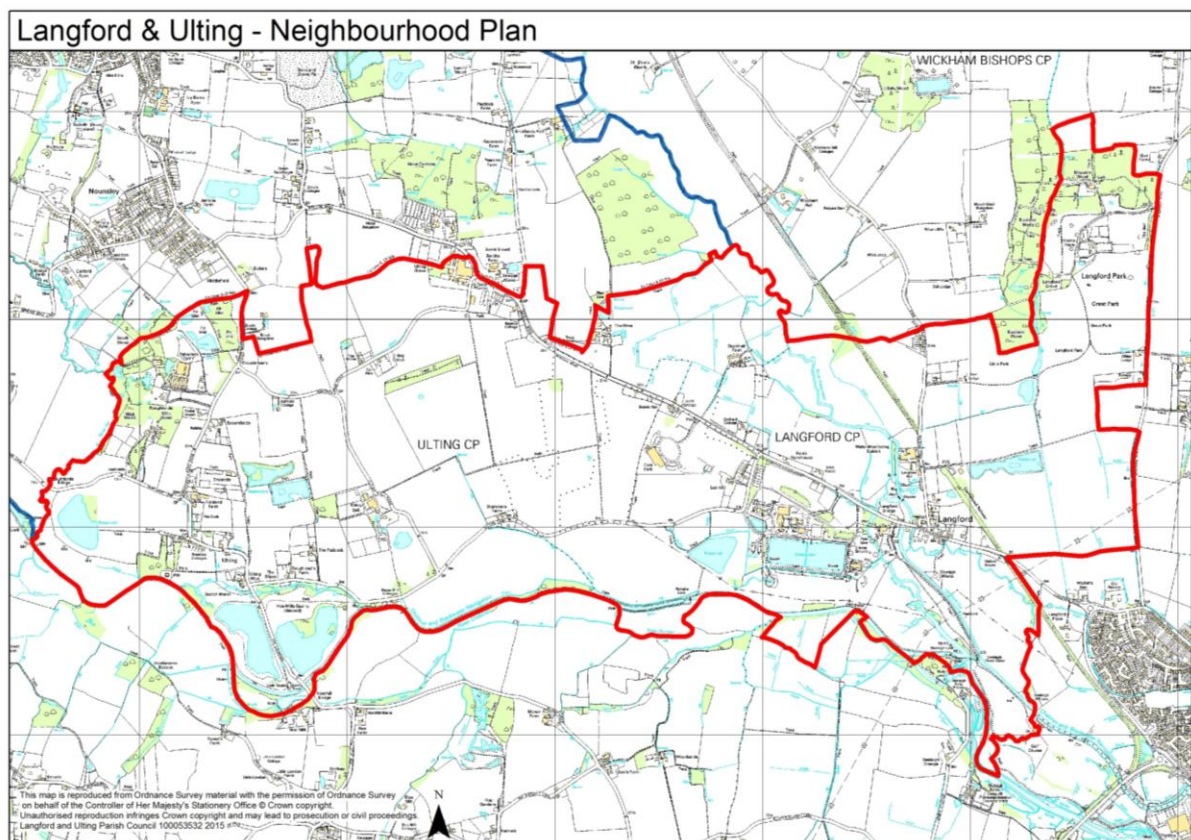
1.2 Neighbourhood planning provides the local community with a powerful tool to guide the long-term future of Langford and Ulting and its surrounding countryside for the period 2014 to 2029.

## Which Area does The Neighbourhood Plan cover?

1.3 The Langford & Ulting Neighbourhood Plan covers all of Langford & Ulting parish and is contiguous with the parish boundary. An application for the Neighbourhood Plan area designation was approved by Maldon District Council in a letter dated 24<sup>th</sup> April 2013. See: <https://e-voice.org.uk/langford-ulting/assets/documents/designation-letter>

1.4 It should be noted that a small part of the Neighbourhood Plan area at its eastern end includes part of the North Heybridge Garden suburb urban extension. The North Heybridge Garden Suburb Strategic Masterplan Framework and policies of the Local Development Plan will apply.

The Plan area is shown in the map below:



Map 1 – Langford & Ulting Neighbourhood Plan Area

## **What Time Period does The Neighbourhood Plan cover?**

1.5 The Plan covers the period from 2014 to 2029. This 15-year period has been selected to coincide with Maldon District Approved Local Development Plan 2014 – 2029. (LDP)

## **Why do we want a Neighbourhood Plan?**

1.6 Neighbourhood planning provides the opportunity for communities to set out a positive vision for how they want the neighbourhood area to develop in ways that meet identified local need and make sense for local people. Langford & Ulting Parish Council therefore decided to set up a Neighbourhood Plan Steering Group which would consult with the community and prepare a Neighbourhood Plan that would take into account local people's views on the appropriate amount and type of development in Langford and Ulting over the next 15 years.

## **Your Involvement in the Neighbourhood Plan Process**

1.7 Community consultation events have included two residents' surveys (Autumn 2012 and May 2014), which were hand delivered to all properties in the parish. Two focus group events were held, one in Langford in June 2013 and another in Ulting in July 2013, where residents were able to comment on their vision for the future of Langford and Ulting.

1.8 Residents were also given the opportunity to make comments at the Village Art Shows in 2013 and 2014 and at the Ulting Village Picnic in June 2014.

1.9 A survey of local businesses was carried out in the summer of 2014.

1.10 From the analysis of the 2014 residents' survey, it was decided that more information was required and a Housing Needs Survey was hand delivered to all residents in November 2014.

1.11 Subsequent to the withdrawal of the Neighbourhood Plan in October 2016, a Call for Sites form was circulated to residents and landowners in June 2017. This was with the intention of possibly allocating housing through the Neighbourhood Plan. A Site Assessment Report prepared by AECOM was received in April 2018.

1.12 Before finalising the policies in the Neighbourhood Plan a further Housing Needs Survey was delivered to all residents by hand in February 2019.

1.13 Detailed information on the community consultation process can be found in the Consultation Statement.<sup>1</sup>

1.14 The Neighbourhood Plan Steering Group has taken the following steps to create the Neighbourhood Plan: (see next page).

<sup>1</sup> The Consultation Statement and related Evidence Base documents are available online (<https://e-voice.org.uk/langford-ulting/langford-ulting-neighbourhood/>)

## **The Neighbourhood Plan Process**

### **2012**

April 2012 Neighbourhood Planning Regulations published

Autumn 2012 Early engagement (first resident survey)

### **2013**

Spring 2013 onwards Understanding the area – Data and evidence collection and interpretation

March 2013 Art Show – Opportunity for members of the public to make comments

June /July 2013 Focus Groups in Langford and Ulting

### **2014**

April 2014 Art Show – Opportunity for members of the public to make comments

May 2014 Second survey – testing ideas for the future development of the village and the surrounding countryside

June 2014 Ulting Village Picnic – opportunity to talk to residents about the Plan

July 2014 Business Survey

November 2014 Housing Needs Survey

November 2014 Landscape Character Assessment

Autumn 2014 Plan Creation – Bringing together all the evidence and consultation results

### **2015**

March/April 2015 Draft Neighbourhood Plan Pre-submission consultation - testing proposals for future development of the village and surrounding countryside (Draft Plan – 6 weeks)

July 2015 Plan amendment and finalisation

Winter 2015 Submission consultation (Final Plan – 6 weeks)

### **2016**

March/April 2016 Examination – an Independent Examiner tested the plan

October 2016 The Parish Council agreed to withdraw the Neighbourhood Plan

### **2017**

June 2017 Call for Sites

### **2018**

November 2018 Plan amendments agreed by Parish Council

### **2019**

February 2019 Housing Needs Survey

August/September 2019 SEA/HRA consultation

October/November 2019 Draft Neighbourhood Plan Pre-submission consultation - testing proposals for future development of the village and surrounding countryside

## 2020

February/August 2020 Plan amendment and finalisation

Winter 2020 Submission consultation (Final Plan – 6 weeks)

## 2021

February/March 2021 Examination – an Independent Examiner will test the plan

May 2021 Referendum

July 2021 Adoption – If approved at Referendum then Plan given full weight by Maldon District Council to determine planning applications

### **How the Neighbourhood Plan fits into the Planning System** (see Diagram 1 below)

1.15 Although the Government's intention is for local people to decide what goes on in their parish, all Neighbourhood Plans must:

- have appropriate regard to national planning policy and guidance;
- contribute to the achievement of sustainable development;
- be in general conformity with strategic policies in the development plan for the local area;
- be compatible with EU obligations and human rights requirements; and
- the making of the neighbourhood plan is not likely to have a significant effect on a European site<sup>2</sup> or a European offshore marine site<sup>3</sup> either alone or in combination with other plans or projects.

1.16 The Neighbourhood Plan must be in general conformity with the strategic policies of the LDP. In order to future-proof the Neighbourhood Plan, the Steering Group has ensured that the Neighbourhood Plan is appropriately in line with the up-to-date evidence, strategic needs identified for the area and the Local Development Plan.

1.17 Essex County Council is the Waste Planning Authority for the Plan area and is responsible for preparing planning policies and assessing applications for waste management development. The Essex and Southend-on-Sea Waste Local Plan (WLP) was adopted in July 2017 forming part of the statutory Development Plan and should be read alongside the Maldon District Local Development Plan. The WLP cover the period from 2017 to 2032. It sets out where and how waste management developments can occur and contains the policies against which waste management planning applications are assessed.

1.18 Essex County Council is the Minerals Planning Authority for the Plan area and is responsible for preparing planning policies and assessing applications for mineral development. The Essex Minerals Local Plan 2014 (MLP) forms part of the statutory Development Plan and should be read alongside the Maldon District Local Development Plan. Active and unworked sand and gravel deposits are subject to a Minerals Safeguarding policy (MLP Policy S8), which seeks to prevent deposits being sterilised by non-mineral development. A large proportion of the Neighbourhood Plan area is covered by sand and gravel deposits, and any development of 5ha or more may require a minerals resource assessment to be undertaken, as required by Policy S8. The MLP also designates Mineral Consultation Areas at a distance of 250m around active quarries, mineral infrastructure and mineral deposits permitted for extraction. ECC must be

<sup>2</sup> As defined in the Conservation of Habitats and Species Regulations 2012

<sup>3</sup> As defined in the Offshore Marine Conservation (Natural Habitats, &c.) Regulations 2007



consulted on all non-mineral related development proposed within these Consultation Areas.



**Diagram 1: Planning Policy Hierarchy in Relation to Langford & Ulting Neighbourhood Plan**

### **What is in The Neighbourhood Plan?**

1.19 The Plan is for the parish as a whole and looks at a wide range of issues, including:

- achieving high quality development which fits well with the location;
- protecting the rurality of the parish as well as the surrounding countryside including the landscape, views and habitats;
- meeting local housing needs;
- promoting local businesses;
- public rights of way; and
- broadband and mobile connectivity.

### **How this Plan is Organised**

1.20 The Plan is divided into five sections:

- **Section 1 - Introduction**
- **Section 2 - About Langford & Ulting Today:** a brief description of the parish today and the key issues that have influenced the Plan.
- **Section 3 - Our Vision for Langford & Ulting:** over the next 15 years.
- **Section 4 - Neighbourhood Plan Policies:** this sets out policies to support the overall vision and objectives.
- **Section 5 - Monitoring and Review:** how the Plan will be monitored and reviewed.

## Section 2: About Langford & Ulting Today

### A Short History

- 2.1 The parish of Langford was so named because of the long ford along the side of the River Pant, or Blackwater, 'lang' in Saxon meaning 'long'. It is a tiny rural village with many iconic listed buildings. Its Mill was recorded in the Domesday Book although not the 11<sup>th</sup> Century church, St. Giles, which is unique for having the only extant western apse in the county and, possibly, England.
- 2.2 Langford Hall was built during Tudor times and was used as the manor house for many years. It was acquired by the Wescomb family in 1680 and in 1782 Nicholas Wescomb built Langford Grove, now demolished, letting out the Hall to tenants. In the 1890s it housed the Cleveland Bay stud. It was he who built a cut through from the Mill to the River Chelmer to take his grains and flour to London via Maldon. However, with the building of the Chelmer and Blackwater Navigation Canal in 1793, The Cut became redundant, was filled in and today serves as a 'hazard' on the golf course. Two of the Wescomb daughters married cousins of Lord Byron and the village came under the Byron family control for a while. They eventually took up their seat in Nottinghamshire and left the village.
- 2.3 In 1848 the Langford and Ulting Halt was opened on the Witham-Maldon railway branch line and was closed by Dr. Beeching in 1964 as part of his programme of extensive cuts.
- 2.4 The village became prominent in 1927 when it was chosen as the site for a new Steam Water Pumping Station giving many jobs to villagers; the emphasis changing from agricultural to industrial for a while. In 1963 the steam operation closed and an electric pumping system was installed, with the old steam pumping station becoming a scheduled ancient monument in 1986 and is now the Museum of Power.
- 2.5 A village school ran from 1875 to 1920 and was then used as the Village Hall until 1993 when it was sold into private ownership. The old Victorian cowshed in the centre of the village was purchased by the Parish Council and converted into a new Village Hall. This is a vibrant part of village life where many varied activities take place, including a pre-school nursery and the annual Art Show.
- 2.6 Ulting is also a very rural parish with many scattered listed buildings. Agriculture continues to be at its heart with many residents now running small businesses from home.
- 2.7 The parish church of All Saints was built beside the River Chelmer in c.1150 with major restoration work in the 1870s. The cult of 'Our Lady of Ulting' began when a chantry of the Virgin Mary was established there and it became a place of pilgrimage ranking with Walsingham and other famous shrines.
- 2.8 In 1832 the first sugar beet factory in England was built in Ulting by Robert and James Marriage. They believed that refining sugar from locally grown beet would reduce the need to import sugar and, thereby, the need for slave labour. They built a steam mill – at a cost of £2,000 – adjacent to the current site of Sugar Mill Cottages and employed thirty men, women and children. Their enterprise and hopes were cut short by the import of cheap cane sugar.

2.9 In 1898, Ernest Doe started his business by taking over the lease of the blacksmith's shop in Ulting, at what is now known as 'Doe's Corner' and from this modest start Doe's has become a large, successful and well recognised agricultural business.

2.10 This is a very brief history but a longer version can be found at <https://e-voice.org.uk/langford-ulting/history-of-langford-ulting/>

### Village Descriptions

2.11 **Langford** is a small parish lying approximately 3 kilometres in a northwesterly direction from the picturesque market town and port of Maldon in Essex. The village is set in relatively low-lying countryside straddling the river Blackwater with the Chelmer and Blackwater Navigation forming the southern boundary.

2.12 The centre of the village is within the Langford Conservation Area which adjoins the Chelmer and Blackwater Navigation Conservation Area. Maypole Wood, Eastlands Wood and Langford Cut Meadows are designated as Local Wildlife Sites<sup>4</sup>.



2.13 "The settlement comprises a scatter of houses around the T-junction formed by the B1018 which runs north to Wickham Bishops"<sup>5</sup> and the B1019 which joins Heybridge to Hatfield Peverel. There are 76 dwellings which vary from cottages to substantial houses in their own grounds.

2.14 There are 19 listed residential properties with 11 listed other buildings and features which include a garden temple, walled garden, bridge and weir, a pump and railings. The predominant building materials are timber framed and plastered or red brick with handmade red plain tile roofs and red brick chimneystacks<sup>6</sup>. The village has many houses built between the 16th and 19th centuries. The more recent 20<sup>th</sup> century additions are either rendered or red brick with tiled roofs with a few exceptions. There are 8 listed structures associated with the Chelmer and Blackwater Navigation.

2.15 "The village has important open spaces within it, notably the grounds of the Museum of Power"<sup>7</sup> which houses Langford Water Pumping Station, a Scheduled Ancient Monument, the closed and open churchyards in the centre of the village and the wide vistas along the rivers Chelmer and Blackwater. There is a significant amount of open space between buildings and boundary treatment is sensitive to the rural setting including natural hedges, trees and low picket fences.

2.16 Visitor attractions include the Museum of Power, Maldon Golf Club, the Blackwater Rail Trail and the Chelmer and Blackwater Navigation. The Grade II\* listed St Giles church is also of interest.

<sup>4</sup> Maldon District Local Wildlife Sites Review – Essex Ecology Services Ltd, December 2007

<sup>5</sup> Langford Conservation Area Appraisal 2006, p3

<sup>6</sup> EB024 Building Materials

<sup>7</sup> Langford Conservation Area Appraisal 2006, p13

2.17 Langford has the following facilities:

- community shop run by volunteers (open 2 hours daily)
- Parish Church
- village hall
- mobile library (Once every 3 weeks stops at Ulting Lane green, Langford)

2.18 **Ulting** is a small parish lying approximately 5 kilometres in a west northwesterly direction from the picturesque market town and port of Maldon in Essex. “It is predominately rural in character with a dispersed settlement pattern. The southern part of the parish comprises the flood plain of the River Chelmer and this area of low-lying land rises gently to the north.

2.19 The main settlement, little more than a hamlet, overlooks the river on this higher ground,”<sup>8</sup> and is included in the Chelmer and Blackwater Navigation Conservation Area. Wick and Fairwinds Woods are designated as Local Wildlife Sites<sup>9</sup> and are protected by a Tree Preservation Order.



2.20 There are 58 dwellings which vary from cottages to substantial houses in their own grounds and two narrow boats.

2.21 There are 17 listed residential properties with 14 listed other buildings and features including Ulting School, garden wall and railings. The predominant building materials are timber framed and plastered or red brick with handmade red plain tile roofs and red brick chimneystacks<sup>10</sup>. The village has many houses built between the 16th and 19th centuries. The more recent 20<sup>th</sup> century additions are either rendered or red brick with tiled roofs with a few exceptions. There are 2 listed structures associated with the Chelmer and Blackwater Navigation. All Saints Church which is situated in a peaceful setting by the Chelmer and Blackwater Navigation is Grade II\* listed.

2.22 Ulting has the following facilities:

- Parish Church

## Housing

2.23 Overall there are 134 properties, including two narrow boats moored at Hoe Mill, Ulting, in the parish. Between 2001 and 2011 two agricultural buildings in Ulting were converted into dwellings. Under the Town and Country Planning (General Permitted Development Order) 2015, a further five agricultural buildings in Ulting and one in Langford have been granted permission to be converted into dwellings. Maldon District Council granted planning permission for 11 large family homes on a piece of land adjacent to the Museum of Power in Langford. Building work commenced on these homes in December 2014, 9 are now occupied and work on the remaining two is almost complete. In March 2015, planning permission for 2 large family homes on a plot in Langford Conservation Area was granted and these have been completed.

<sup>8</sup> Maldon District Local Plan First Review, adopted August 1996. p 206

<sup>9</sup> Maldon District Local Wildlife Sites Review – Essex Ecology Services Ltd, December 2007

<sup>10</sup> EB024 Building Materials

2.24 In the 2011 Census Langford had 63 dwellings with a predominance of family housing (84% of homes have 3 bedrooms or more), 89% of homes are owned, with 6% available for social rent and 5% private rent.



2.25 In the 2011 Census Ulting had 56 dwellings and 2 narrow boats with a predominance of family housing (78% of homes have 3 bedrooms or more), 78% of homes are owned, with 3% available for social rent, 14% private rent and 5% rent free.



2.26 The residents' survey carried out in May 2014 revealed that residents would prefer development on individual plots rather than one large housing estate.

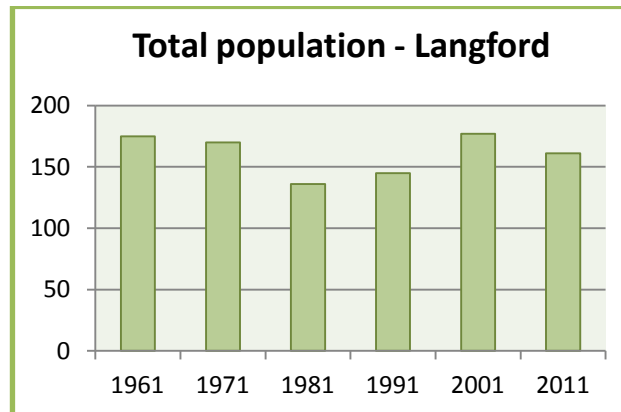
2.27 The Housing Needs Surveys undertaken in November 2014 and April 2019 revealed a local need for market and affordable housing but there is pressure from developers for Langford to accommodate significantly more housing than is necessary to meet local housing need.

### Population

2.28 From the 2011 Census, the total population of the parish of Langford & Ulting was 328.

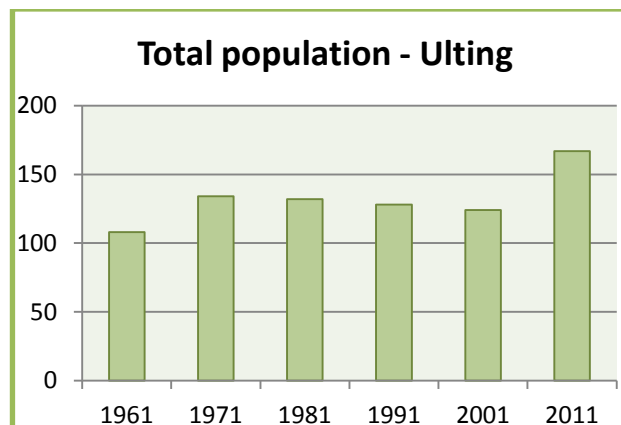
## Langford

2.29 "The population decreased by 3% between 1961 and 1971 and then decreased by a further 20% to 136 in 1981. In 1991 the population estimate was 145"<sup>11</sup> with four houses having been built in the previous 10 years. In 2001 the population was 177 and this had decreased by 9% to 161 in 2011. The population is also ageing with the share of residents above 60 years of age moving from 21% in 2001 to 30% in 2011. There are a significant lack of residents between the ages of 25 and 39 (6%).



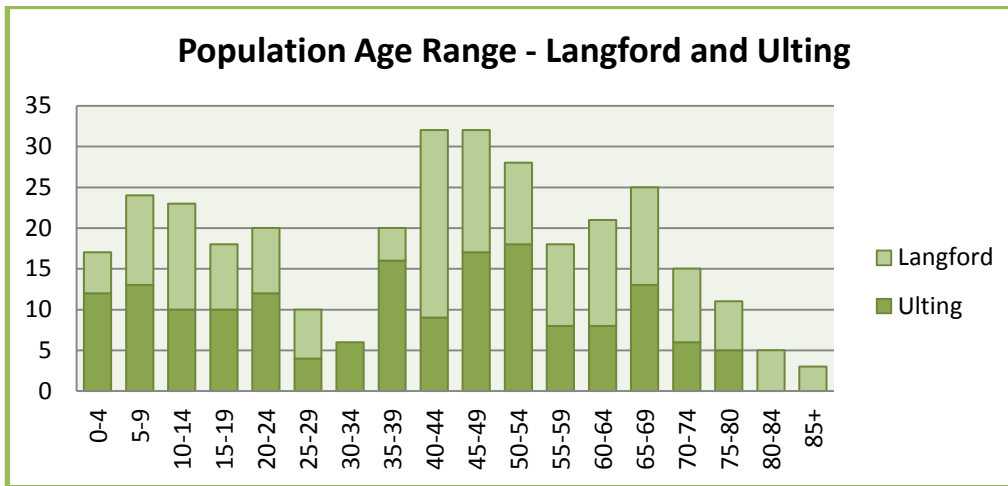
## Ulting

2.30 "The population increased from 108 in 1961 to 134 in 1971, but remained virtually static over the next ten years with a total of 132 in 1981"<sup>12</sup>. In 2001 the population was 124 but by 2011 the population had increased by 35% to 167. The proportion of residents above 60 years of age has remained fairly constant at approximately 19% between 2001 and 2011. There are a significant lack of residents between the ages of 25 and 34 (6%).



<sup>11</sup> Maldon District Local Plan First Review, adopted August 1996. p 130

<sup>12</sup> Maldon District Local Plan First Review, adopted August 1996. p 206



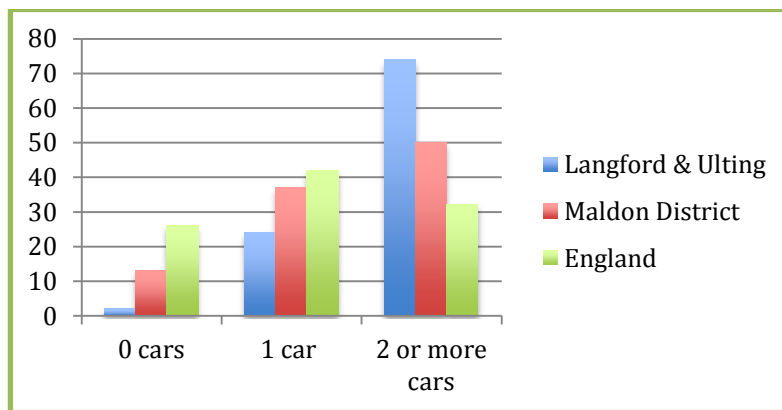
**Health**

2.31 86% of residents are in very good or good health according to the 2011 Census.

**Transport**

2.32 In 2011 there were 285 cars or vans available in Langford and Ulting. Two households (2%), did not own a car or van compared with England - 26% and Maldon District - 13%. 24% of households had one car compared with England - 42% and Maldon District - 37%. 74% of households in Langford and Ulting had 2 or more cars. This compares with an average of 32% for England and 50% for Maldon District.

2.33 Of the 163 residents who were in employment in 2011, 69% travelled to work by car. 11% travelled by train, but as it is approximately 4 miles from Langford to Hatfield Peverel station and 2.5 miles from Ulting, a car is almost certainly the usual way of getting to the station. 13.5% worked mainly from home and 2% caught a bus, coach or minibus.



**Car Ownership Comparison**

2.34 There is a two to two and a half hourly bus service running six times on weekdays and Saturdays between Maldon and Chelmsford which has three stops along the B1019, Doe’s Corner, Ulting Lane and Langford village.

**Economic Activity**

2.35 Of the 245 people economically available in the parish, 68% are economically active. Of these, 67% are employed either full or part time and 30% are self-employed either full or part time. Of the 32% who are economically inactive, 57% are retired, 17% are students and 18% are looking after the home or family.

## **Key Issues**

2.36 The Steering Group identified a number of key issues derived from the statistical content above and the results of the household questionnaire surveys, (2012 and 2014), the business survey (2014) and housing needs surveys (2014 and 2019), as follows:

- achieving high quality development which fits well with the location;
- protecting the rurality of the parish as well as the surrounding countryside including the landscape, views and habitats;
- meeting local housing needs
- promoting local businesses;
- public rights of way; and
- broadband and mobile connectivity.

2.37 These reflect the issues the community sought to see resolved in the neighbourhood planning process and have shaped and influenced the Langford & Ulting Neighbourhood Plan



## Section 3: Our Vision for Langford & Ulting

### 3.1 Our **vision** is:

**Langford & Ulting will continue to be a friendly and neighbourly place to live and work in. Future development will meet the needs of this rural community whilst retaining the special qualities of our countryside and waterway setting and reflecting the historically dispersed nature of and diversity of styles in the evolution of our parish.**

### 3.2 Following on from consultation and engagement with the community, the majority view is that we support the following **objectives**:

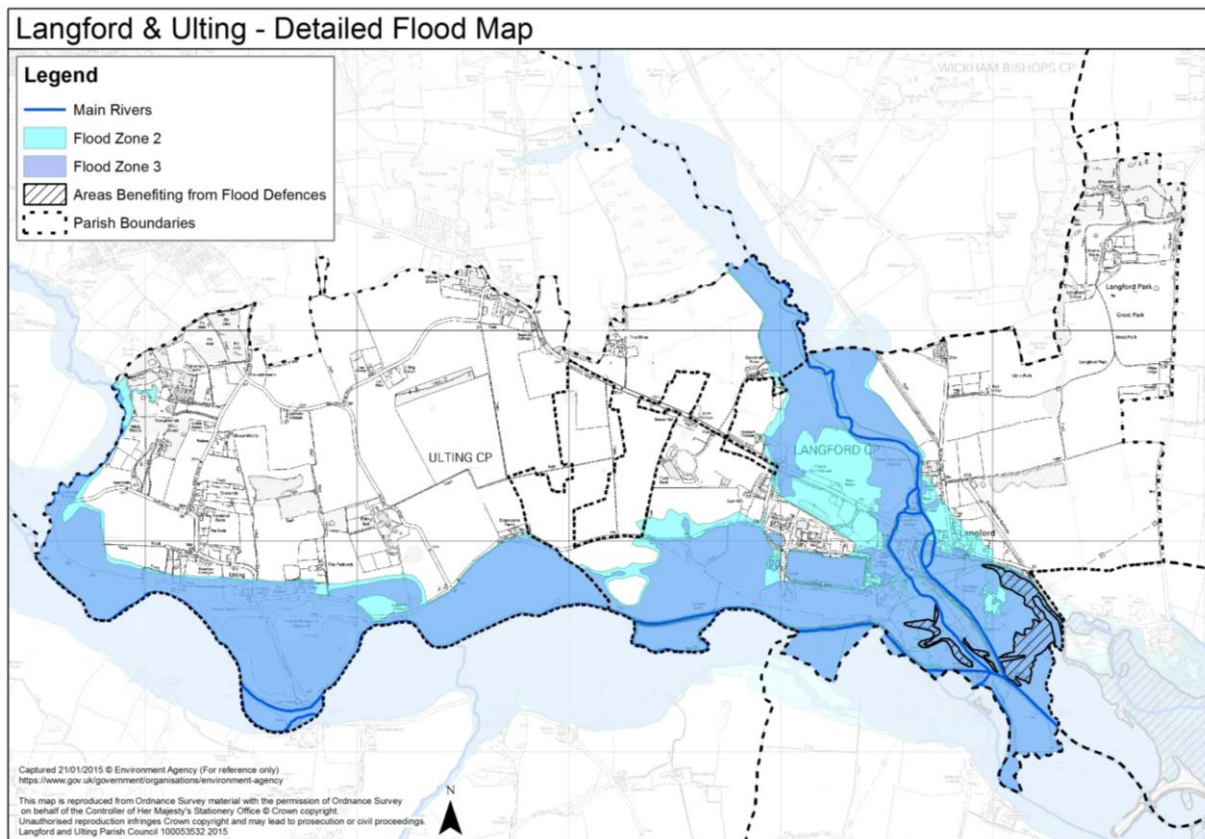
- to enhance the friendliness and neighbourliness of our community by increasing connectivity and providing opportunities for community engagement;
- to protect the parish's special landscape and countryside attributes;
- to protect and enhance the historic features that make our place unique;
- to achieve a high standard of design in new development;
- to adhere to the principles of sustainable development;
- to meet local housing needs;
- to support and encourage businesses through rural and agricultural diversification, the provision of suitable premises and tourism;
- to enhance the quality of life for residents;
- to protect and support local facilities and services; and
- to encourage healthy lifestyles.

## Section 4: The Neighbourhood Plan Policies

- 4.1 This part of the Plan contains the policies that will help to realise the community’s vision and objectives for Langford & Ulting and address key issues that have been raised during consultation. Policies in this section relate to the use and development of land.
- 4.2 Once the Plan has been made by Maldon District Council these policies will be taken into account by the District Council in determining planning applications.
- 4.3 Each policy is preceded by a short introductory section which outlines the background and intent of the policy and refers to relevant evidence. The evidence documents are also listed in Appendix A and are available to read on the Parish Council’s website or Maldon District Council’s website.

### A High Quality Natural and Built Environment

- 4.4 The distinctive nature of the parish is defined by, and intrinsically linked to, the countryside and environment within which it is located. Many residents clearly value the rural feel of the area. The Residents’ Surveys gave strong support to managing wildlife habitats in the parish.
- 4.5 It must also be acknowledged that the Environment Agency Flood Plain Extents map in the Mid Essex Strategic Flood Risk Assessment shows large areas surrounding the River Blackwater to be designated as Flood Zone 3b “Functional Floodplain”. This is defined as “land where water has to flow or be stored in times of flood”. According to Table 3 of the NPPF, ‘more vulnerable’ land uses (such as residential development) should not be permitted in this zone. This means that the Plan area is constrained in terms of flood risk. Whilst Map 2 shows the extent of the flood plain at the time of writing, reference should be made to the most up to date information on the Environment Agency’s website.



Map 2 – Detailed Flood Map

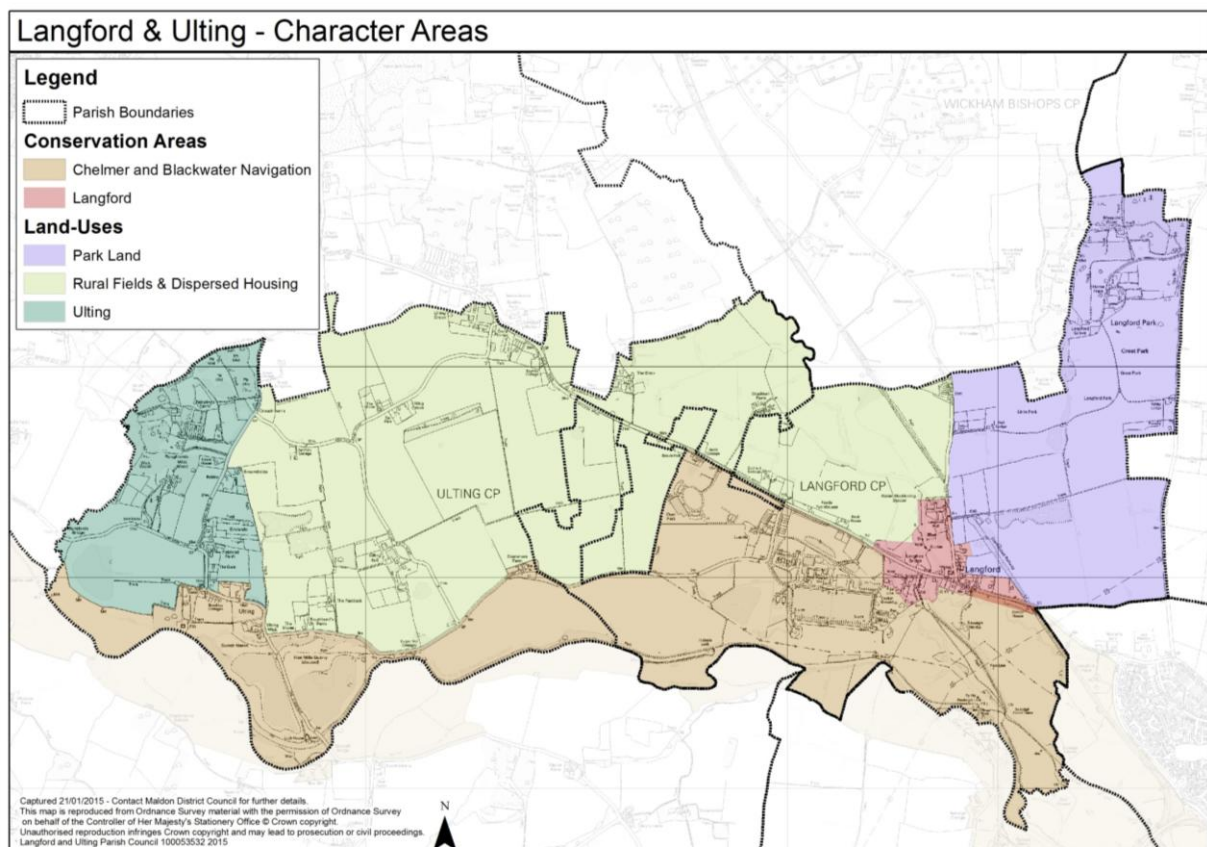
## Landscape Features

4.6 The Government's National Planning Practice Guidance underpins the NPPF and states: 'One of the core principles in the NPPF is that plans should recognise the intrinsic character and beauty of the countryside. This includes designated landscapes but also the wider countryside.' The guidance emphasises that landscape should be taken into account in plan-making and decision-taking on planning applications.

4.7 A Landscape Character Assessment has been carried out to help identify the particular features that make up the character of Langford & Ulting. The work on the assessment was undertaken by volunteers in the community and specifically developed as part of the Neighbourhood Plan evidence base in 2014. The assessment draws on the existing published documents available including the Braintree, Brentwood, Chelmsford, Maldon and Uttlesford Landscape Character Assessments, the Chelmer and Blackwater Conservation Area – Landscape Character Assessment, Langford Conservation Area Review and Appraisal and the Maldon District Historic Environment Characterisation Project.

4.8 The Landscape Character Assessment identified five distinct Character Areas, which are shown on the map below. A brief description of the attributes of each Character Area is given below, but further information is available from the Character Assessment document. The Character Areas are:

- Chelmer and Blackwater Navigation
- Langford Conservation Area
- Ulting
- Fields
- Parkland



Map 3 – Character Areas

- 4.9 The key-defining characteristic of the **Chelmer and Blackwater Navigation** Character Area is its beautiful open countryside.
- 4.10 Positive aspects are the excellent walks along the canal and numerous footpaths and the magnificent views to be had. Hawthorn and blackthorn hedges provide a froth of blossom in the Spring and there are blackberries and sloes to pick in the Autumn. Sugar Mill Cottages stand as a testimony to the first sugar beet mill in England that was built in Ulting in 1832 by Robert and James Marriage in their attempt to promote the abolition of slavery by producing sugar by 'free labour'. Sadly the plantation owners and cheap imported sugar scuppered this venture. There is a marker on the canal bank to show where the mill once stood.
- 4.11 Negative aspects include the pylon routes crossing the Lower Chelmer/Blackwater valleys which are detrimental to the open character of the area and speeding vehicles on the narrow lanes.
- 4.12 The key defining characteristics of the **Langford Conservation Area** are its landmark features. The church is unique in Essex in having the only extant original western apse and is a lively working building with regular services and other social events. It now houses a small non-profit making community shop in the vestry.
- 4.13 The old General Stores and Homestead, which was once the village shop, is very poorly maintained and detracts greatly from the beauty of the Conservation Area.
- 4.14 The Southend Waterworks Company bought the Mill, designed by the architect Frederick Chancellor in 1879. In 1924 the machinery was removed and an extraction pump was installed. It is unfortunate that this very large building could not be used to more benefit for the village. A proposal to turn the building into flats sadly came to nothing as the ceiling heights do not comply with building regulations and access is still required to the pump.
- 4.15 The Mill House, once the residence of the Miller, has had many incarnations since the mill fell silent. In the 1980s it became an old people's home, then in the 1990s it housed asylum seekers, and is now back in use as a hotel.
- 4.16 The Museum of Power was the original steam pumping engine house for the waterworks, which came to the village in 1927. This materially altered the make-up of the village and transformed the rural village into an important water-pumping centre for the Southend area until 1963 when an electrical pumping station by the reservoirs replaced it. It is now open to the public, and although it is a positive feature that the building has been retained as a social and educational centre, it is unfortunate that, for security reasons in 2006, the museum had to install a high chain link fence and gates to the front boundary and high security railings to the east boundary, which although necessary, have a negative impact on the Conservation Area.
- 4.17 The lane from the Museum up to Beeleigh is well used by golfers, hikers and dog walkers, but is not well maintained. Unfortunately large ditches have been dug to stop travellers from setting up camp here. Although they are necessary, these and the problem of fly tipping along the lane, ruin the appearance of the open space which could be more appealing to walkers and visitors to the Museum. Many of the Museum's signs at the entrance to the Museum could also be replaced and improved.
- 4.18 The **Ulting Character Area** is totally rural and wonderfully 'out of the way'. It is characterised by the openness of the fields and the extensive vistas across them to hills and woodlands beyond. There is also a peacefulness here, which is quite wonderful, especially alongside All Saints Church, which sits beside the canal.

4.19 Negative aspects are the dilapidated buildings at the Nounsley end of Crouchmans Farm Road, which are an eyesore that detracts from the beauty of the surrounding countryside. In this group of buildings there are two dilapidated houses, which could easily be brought back into use. Although these are actually in the Braintree District Area and therefore outside the parish, they are very visible and detrimental to the rural scene.

4.20 There is also a problem with 'wild swimming' and sometimes unsocial behaviour on the canal by the Church in the summer months which is a great nuisance to residents.

4.21 **The Fields** is a beautiful open area with lots of space and the feeling of countryside. The fields are large with few hedges giving the feel of an expansive rural open space with beautiful old buildings. Although the road through this area is of good quality it is nevertheless liable to flood at the Langford end.

4.22 The **Parkland** character area is differentiated by its open spaces and long views with some occasional ancient pollarded oaks. The area has an open agricultural feel with arable fields either side of the road.

4.23 At times of traffic congestion in Heybridge, Maypole Road is used as a short cut by speeding traffic, which impacts on the otherwise peace and tranquility of this area.

4.24 In summary, the parish is characterised by a quiet and peaceful rural, agricultural quality.

4.25 As a result, the Neighbourhood Plan includes a suite of policies designed to enhance the natural and built environment of the parish. Policy 1 seeks to ensure that development proposals take full account of the character and appearance of the Character Area in which they are located.

#### **Policy 1 Landscape Features**

Development proposals should be designed to respect the natural landscape features that are important to the character and appearance of the area and as described in the Landscape Character Assessment.

Development proposals which would result in an unacceptable harm to the relevant natural features will not be supported unless appropriate mitigation to compensate for the loss or harm is incorporated in the planning application concerned or where there are overriding public benefits arising from the development.

4.26 The National Planning Policy Framework refers to the impacts that new development could have on the natural environment and wider area including:

- mitigating and reducing to a minimum potential adverse impacts resulting from noise from new development and avoiding noise giving rise to significant adverse impacts on health and the quality of life;
- protecting tranquil areas which have remained relatively undisturbed for their amenity value;
- limiting the impact of light pollution from artificial light on local amenity; intrinsically dark landscapes and nature conservation.

#### **Biodiversity**

4.27 There are two key wildlife corridors which form important components of a district-wide ecological network. The Chelmer and Blackwater Navigation is a west-to-east river and canal

corridor also featuring a towpath and linear banks which are important green infrastructure routes for leisure users and wildlife. The Blackwater Rail Trail is the route of the dismantled railway which links Maldon to Witham and is a significant corridor for wildlife movement. While not a statutory right of way, the Rail Trail has potential to become an important walking and cycling route in the future.

4.28 Other locally designated ecological assets include Local Wildlife Sites as identified by Essex Wildlife Trust, designated Ancient Woodlands and water bodies. Any locally important designated assets identified in the future should also be considered by this policy.

4.29 The National Planning Policy Framework states that impacts on biodiversity should be minimised. Given that climate change will have a major impact on biodiversity, the impacts of development should be minimised through the use of sustainable drainage systems (unless there is clear evidence that this would be inappropriate), whilst paying high regard to ecological networks.

### **Policy 2 Protecting and Enhancing Biodiversity**

As appropriate to their scale, nature and location all development should protect and where appropriate enhance biodiversity by:

- a) protecting designated sites, protected species and ancient and species-rich hedgerows, grasslands and woodlands; and
- b) preserving ecological networks, and the migration and transit of flora and fauna; and
- c) protecting ancient trees or veteran trees of arboricultural value, or ancient woodlands; and
- d) promoting the mitigation, preservation, restoration and recreation of wildlife habitats, and the protection and recovery of priority species; and
- e) providing a net gain in flora and fauna; and
- f) adopting best practice in sustainable drainage.

Development proposals which would unacceptably harm biodiversity or wildlife will not be supported unless appropriate mitigation or compensatory measures are incorporated into the wider proposal.

### **Recreational disturbance Avoidance and Mitigation**

4.30 The Maldon District Local Development Plan, together with neighbouring Local Planning Authorities' Local Plans and Neighbourhood Plans are likely to adversely affect the integrity of European designated nature conservation sites ('European Sites') due to increased recreational pressure from a growing population. Maldon District Council has worked with the other Greater Essex Local Planning Authorities and Natural England on the Essex Coast Recreational disturbance Avoidance and Mitigation Strategy (RAMS).

4.31 The Essex coast RAMS focuses on the mitigation that is necessary to protect the wildlife of the Essex coast from the increased visitor pressure associated with new residential development in-combination with other plans and projects, and how this mitigation will be funded.

4.32 Financial contributions will be sought for all residential development, which falls within the zones of influence for the Essex coastal European Habitat sites, towards a package of measures to avoid and mitigate likely significant adverse effects on these sites. Details of the zones of

influence and the necessary measures are included in the Essex Coast RAMS Supplementary Planning Document (SPD)<sup>13</sup>.

4.33 The Essex Coast RAMS was adopted by Maldon District Council on 6<sup>th</sup> August 2020.

4.34 Proposals within the zones of influence for recreational disturbance to European Sites will need to carry out a project level Habitat Regulations Assessment and implement bespoke mitigation measures to ensure that in-combination recreational disturbance effects are avoided and/or mitigated.

### **Policy 3 Recreational disturbance Avoidance and Mitigation**

All residential development within the zones of influence of European Sites are required to make a financial contribution towards mitigation measures, as detailed in the Essex Coast RAMS, to avoid adverse in-combination recreational disturbance effects on European Sites.

All residential development within the zones of influence will need to deliver all measures identified (including strategic measures) through project level Habitat Regulations Assessment (HRAs), or otherwise, to mitigate any recreational disturbance impacts in compliance with the Habitat Regulations and Habitats Directive.

### **Footpaths and Bridleways**

4.35 Footpaths, cycle routes and bridleways crisscross the parish and are an established means of providing access to the countryside. This provides a recreational resource, but also opportunities for social interaction and the promotion of healthy lifestyles and social wellbeing. They therefore make an important contribution to the quality of life and are valued by the community.

### **Policy 4 Footpaths and Bridleways**

Existing footpaths, cycle routes and bridleways provide good opportunities for well-connected access to local destinations by sustainable modes of transport across the parish and provide a high level of recreation and amenity value.

As appropriate to their scale, nature and location new developments should integrate with the current green infrastructure network, seeking to improve the connectivity between wildlife areas and green spaces through measures such as improving and extending the existing footpath and cycle path network, allowing greater access to housing, schools, work places and retail facilities, green spaces, public open spaces and the countryside.

<sup>13</sup> [https://www.maldon.gov.uk/info/20048/planning\\_policy/8114/other\\_local\\_plan\\_documents/9](https://www.maldon.gov.uk/info/20048/planning_policy/8114/other_local_plan_documents/9)

## Design and Character of New Development

- 4.36 The National Planning Policy Framework, states that ‘good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities’. It continues by stating that ‘plans should set out a clear design vision and expectations’ and that, ‘design policies should be developed with local communities so they reflect local aspirations, and are grounded in an understanding and evaluation of each area’s defining characteristics’. Neighbourhood plans can play an important role in identifying the special qualities of each area and explaining how this should be reflected in development. This is one way that sustainable development can be achieved and the quality of life can be improved and is reflected in the NPPF, to always seek to secure high quality design, sympathetic to local character and history, and a good standard of amenity for all existing and future occupants of land and buildings.
- 4.37 There was very strong unanimous support in the community that any new buildings should be sympathetic to their surroundings and that alterations to existing buildings should be carried out sensitively taking account of the location and character of the host property and those around it.
- 4.38 Comments emphasised the diversity of styles in the village and indicated this is what makes it special. A clear lack of support for pastiche and “sameness” bore this out. Turning this into a policy means that high quality design development which responds to the character of the existing parish and which reflects and respects the diversity of styles will be supported.
- 4.39 The parish has a dispersed settlement pattern which has evolved over time. With a rich plethora of listed buildings and Conservation Areas, the character is gained from the variety and diversity of building styles and materials. More recent developments have been architecturally undistinguished and have added dwellings of similar design together in one place rather than reflecting the range and diversity of existing architecture.
- 4.40 The Character Assessment work that the community has carried out together with the Langford Conservation Area Appraisal and Management Plan describes and explains the distinctive character of the parish.
- 4.41 There is an opportunity to enhance the built environment and improve the quality of design, but also to embrace diversity and add to the richness of the parish’s character.
- 4.42 This policy intends to provide clear guidance to those preparing proposals for development that the community wishes to celebrate diversity and variety in any new buildings and an overall high quality. This approach is consistent with the design-led approach as captured in national planning policy. The Plan sets out the Council’s approach towards a clear design vision and expectations for development sites. This will ensure that applicants have as much certainty as possible about what is likely to be acceptable.



## Policy 5 Design and Character

Proposals should plan positively for the achievement of high quality and inclusive design reinforcing the locally distinctive and aesthetic qualities of the buildings and landscape in the Parish. This means that:

- a) new buildings, alterations and extensions to existing buildings, should be individually designed but take their cue from the scale and character, form and materials of existing buildings, and where relevant the host building; and
- b) traditional boundary treatments should be respected and reinforced and high walls and fences should be avoided; and
- c) plot sizes and widths and gardens should reflect the existing grain and pattern of development in the locality; and
- d) good quality materials should be used; and
- e) new development should respect the historic environment of our Parish.

## Historic Environment

4.43 The residents' surveys gave strong support to the importance of living within a historic and beautiful environment.

4.44 There is evidence for settlement in the Langford and Ulting area from the Mesolithic period onwards. There are significant areas of cropmarks, including a round-barrow cemetery beside the river and Roman settlement, including a possible temple, on the gravel terraces. In total, 199 historic sites are recorded on the Historic Environment Record, of which 138 are undesignated. See also Langford Historic Settlement Assessment Report, 2006<sup>14</sup>.

4.45 The parish includes a number of designated heritage assets including three Grade II\* listed buildings – Ulting Hall (which is located outside the boundaries of the Conservation Areas), the Church of St. Giles, Langford (which is located within the boundary of the Langford Conservation Area) and the Church of All Saints, Ulting (which is located within the boundary of the Chelmer and Blackwater Conservation Area). There are a total of 55 Grade II listed buildings, most of which are located within the Conservation Areas, but there is also a significant minority located outside the Conservation Areas. There is one Scheduled Monument – Langford Pumping Station.

4.46 In the Neighbourhood Plan area, there are also a number of 'non-designated heritage assets'. These are historic buildings and structures which, although they may not meet the criteria for national listing, possess local value because of their architectural and historic interest. Local Planning Authorities are encouraged to identify 'non-designated heritage assets' against consistent criteria and recognise them in 'local lists'. The preparation of a local list for Langford and Ulting is programmed for 2020.

<sup>14</sup> <https://e-voice.org.uk/langford-ulting/assets/documents/langford-historic-settlement-a>

## Policy 6 Historic Environment

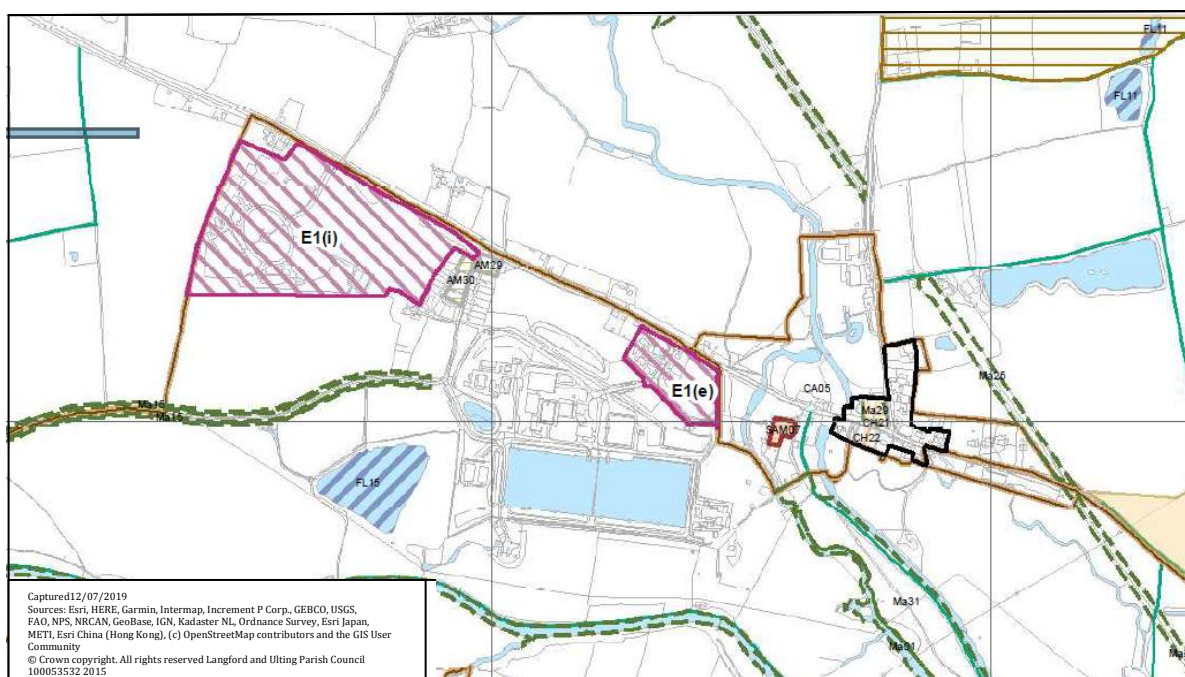
Any designated heritage assets in the Parish and their settings, will be conserved or enhanced for their historic significance and their importance with particular regard to their local distinctiveness, character and sense of place.

Proposals for development that affect non-designated heritage assets will be considered taking account of the scale of any harm or loss and the significance of the heritage asset.

## The Economy and Business

4.47 Maldon District is predominately rural in nature and has over 70 miles of coastline. Its natural landscape is dominated by two estuaries and the plain along the Rivers Blackwater and Crouch. Historically much of the economy was based on agriculture and land related activities, but in recent decades there has been a shift towards a more mixed economy with an increased service sector. The District Council recognises that the villages and rural areas make an important contribution to the overall economical strength of the District.

4.48 The District Council recognises that one of the District's key strengths is its entrepreneurial base with relatively high levels of self-employment. However, with changes to the global market, more constrained public sector investment and the need to improve competitiveness, building upon the strengths and diversity of the economy to provide a range of employment opportunities is key. Within the parish, there are three notable employers; Ernest Doe & Sons Ltd, CML Microsystems Plc and Essex & Suffolk Water. 11.75 hectares of the CML Microsystems site at Oval Park is allocated in the LDP for B1 and B2 development and also has an extant planning consent for future employment generating development to the benefit of the local economy. The allocated area at Oval Park is identified on the excerpt from the LDP Policies Map (North West) as E1(i) below:



Map 4 – Local Development Plan Policies Map

4.49 The Business Survey showed that the majority of businesses in the area operate from home. There was a wide mixture of businesses ranging from farming and agriculture to construction, knowledge based, retail and service industries and repair and manufacturing. Whilst the majority of businesses trade locally, some of the businesses within the parish operate nationally and internationally. Many of the businesses employ a significant number of people and over 60% of these people are local.

4.50 Of the things that made business life tougher, many were non-planning issues that are not appropriate for the Neighbourhood Plan and will need to be addressed through other mechanisms. Nevertheless there was a clear indication that slow internet speed was a key issue and that local businesses would support an increase in population to help generate more jobs and to ensure that they can operate on equal terms with those in towns.

4.51 National planning policy highlights the need for planning policies to support economic growth in rural areas to help create jobs and prosperity and to take a positive approach to sustainable new development.

### **Small Business Use**

4.52 Given the rural nature of the parish there are a number of small businesses and home workers. This is borne out by the Business Survey. They are important to the parish and therefore this policy supports and encourages the establishment or growth of small businesses in suitable locations and those working from home. Small businesses are defined as those employing up to ten people.

4.53 This policy helps to provide a supply of suitable space for businesses to locate and grow within the parish bringing welcome employment opportunities to the parish and District as a whole.

### **Policy 7 Supporting and Encouraging Small Business**

The provision of employment generating space for small businesses will be supported. This can take the form of:

- new buildings or extensions to existing premises provided that they are of a high quality design, suitably accessed and would not adversely harm the amenities of adjoining or nearby residential occupiers or
- the change of use of an existing building which is sympathetically converted, in an accessible location and which would not adversely harm the amenities of adjoining or nearby residential occupiers.

### **Working from Home**

4.54 There has been a significant increase over the last ten years or so in home working. This ranges from more people working from home, perhaps for a day a week or by basing their business from home. Often working from home is regarded as a non-planning issue because planning permission is not required in most situations. However, the encouragement of working from home has much potential in contributing to the achievement of sustainable development. It can reduce out-commuting and help to boost local economies by enhanced spending power through lower levels of commuting costs and more use being made of local facilities and services.

4.55 Given the rural nature of the parish and the contribution that home workers can make, the policy positively promotes home working opportunities. It does this through encouraging designers of new homes or buildings to incorporate options and possibilities for creating a home office or workspace area. This can be achieved for example, by discouraging open plan

layouts or designing garages or roof spaces that are capable of conversion into suitable work areas.

### **Policy 8 Working from Home**

New dwellings should be designed to enable a home office to be accommodated through the conversion of a garage or roof space or a workspace area or by arranging the internal layout to provide appropriate or dedicated workspace. Development proposals to facilitate home working should retain car parking spaces or provide for replacement or additional parking spaces.

### **Farm and Other Rural Buildings**

4.56 There are a number of farm and other rural buildings within the parish that could provide opportunities for new or existing businesses to remain in, or locate to, the parish. This includes tourism uses. Subject to satisfactory design and location and the impact on the road network and any nearby residential occupiers, the reuse of such buildings can help to strengthen the local economy.

### **Policy 9 Farm and Other Rural Buildings**

The reuse of farm and other rural buildings will be supported for business or tourism purposes provided that the proposed use:

- a) would not have an unacceptable impact on the surrounding landscape; and
- b) can be satisfactorily accommodated within the local road network; and
- c) would be compatible with agricultural and other land based activities; and
- d) would not unacceptably harm the amenities of adjoining or nearby residential occupiers; and
- e) the building in question can be converted to a high standard using materials sympathetic to the local palette.

## **Community Facilities and Services**

4.57 Langford has a parish church, community shop run by volunteers, a village hall and a mobile library once every three weeks. Ulting has a parish church. Langford residents valued the village hall. The importance of village clubs and groups was also highlighted and both churches and the village hall are important in providing meeting places and for wider social interaction. The Museum of Power is also an important visitor attraction and has a café facility.

4.58 The National Planning Policy Framework promotes the retention and development of local services and community facilities in villages highlighting local shops, meeting places, sports venues, cultural buildings, public houses and places of worship.

4.59 The policies aim to retain existing facilities and services and support the appropriate development of new ones.

## **Policy 10 Community Facilities and Services**

Proposals to retain and enhance existing community facilities and services or to provide new ones will be supported provided that:

- a) the service or facility does not cause unacceptable harm to the amenity of nearby residential uses; and
- b) the proposal would not lead to unacceptable traffic congestion or adversely affect the free-flow of traffic; and
- c) access arrangements are satisfactory and an appropriate level of parking can be provided.

## **Policy 11 Protecting Community Facilities**

The change of use of premises or redevelopment of sites that provide valued community facilities or services will only be supported where:

- a) the premises or site cannot be readily used for, or converted to any other community facility; or
- b) the facility or service which will be lost will be adequately supplied or met by an existing or new facility in the locality or settlement which shall be equivalent to or better than the facility that is being lost in terms of both quantity and quality.

4.60 Development proposals will be required to ensure the provision of all new community assets and open spaces, are designed for multi-purpose use, and link to the green infrastructure network.

## **Housing**

### **Langford**

4.61 The residents' survey confirmed that most respondents felt the amount of existing housing in Langford was 'about right'. However, support for a 'few more houses' was also given. Together these two categories of response accounted for 97%. This was also confirmed in responses to another question in the survey which asked about the number of new homes which should be built over the next 15-year period. Responses to this question which offered a wide range of options from '0' to '100+', indicated that 'up to 10' was most popular but some respondents favoured from '11 – 50', which equates to 5 new houses a year. A large majority of respondents preferred development on individual plots and were against one large estate with only one respondent being in favour.

4.62 The survey also asked about other aspects of housing. In relation to tenure across privately owned, privately rented, sheltered and housing association, again respondents felt that the existing spread of tenure was 'about right', but privately owned housing came out top in relation to the 'few more needed' category. This response was again consistent with another question in the survey on the variety of housing in Langford.

4.63 In relation to type and size of property, support was given for smaller houses and bungalows with greatest support for low cost and affordable housing.

### **Ulting**

4.64 The residents' survey confirmed that most respondents felt the amount of existing housing in Ulting was 'about right'. However, there was support for a 'few more houses'. Together these two categories of response accounted for 88%. This was also confirmed in responses to another question in the survey which asked about the number of new homes that should be built over the next 15-year period. Responses to this question which offered a wide range of options from '0' to '100+', indicated that 'up to 10' was most popular but some respondents favoured from '11 – 50'. A large majority of respondents preferred development on individual plots and were against one large estate.

4.65 The surveys also asked about other aspects of housing. In relation to tenure across privately owned, privately rented, sheltered and housing association, again respondents felt that the existing spread of tenure was 'about right', but privately owned housing came out top in relation to the 'few more needed' category. This response was again consistent with another question in the survey on the variety of housing in Ulting.

4.66 In relation to type and size of property, support was given for smaller houses and bungalows with greatest support for low cost and affordable housing.

### **Providing to Meet Local Housing Need**

4.67 Langford and Ulting form part of Maldon District's rural area for the purposes of housing land supply. Langford is identified as a smaller village in the LDP's settlement hierarchy and for the first time will have an identified settlement boundary within which housing development will be acceptable. The nature of Langford is such however, that opportunities for development will be small scale principally on individual plots and small areas of land. The village and parish contribution to housing land supply will therefore be limited to small scale development and is likely to amount to an average of 1 or 2 dwellings per year over the plan period.

#### **Policy 12 New Housing**

Small-scale infill residential development within the settlement boundary of Langford that does not unacceptably impact on the character and appearance of the surrounding area or living conditions of future occupiers and neighbouring occupiers will be supported where it complies with other policies in the Neighbourhood Plan and the Maldon District Local Development Plan. In particular proposals should respect the characteristics and local distinctiveness of the Langford Conservation Area. Proposals will be expected to have a direct highway frontage.

4.68 It is recognised that the District as a whole is very rural in nature and many live in dispersed rural communities. Whilst Langford and Ulting are small dispersed settlements they do have a number of services and facilities and many businesses. The community does not want to see the villages, or the parish as a whole, stagnate. In contrast, there is a desire to see the strong community identity of the parish and these two settlements reinforced and strengthened. For this reason the parish is keen to see that the needs of those already living and working in the parish are met.

4.69 However, the characteristics of the local area are also paramount. There are residents who have spent many years in the parish in family housing who now wish to move to more suitable accommodation but do not wish to leave family, friends and familiar surroundings by having to

move further afield. There are also younger families who wish to locate to the parish but cannot do so and young people born and brought up in the parish with no wish to leave but who cannot find suitable accommodation to rent or purchase.

4.70 The parish as part of its evidence base carried out a Housing Needs Survey in November 2014. Undertaken independently by the Rural Community Council of Essex (RCCE), the document is available as part of the supporting information for this Plan. This comprehensive survey found that there was an identified need for some affordable housing.

4.71 A second Housing Needs Survey was undertaken by the RCCE in April 2019. This survey also showed that there was an identified need for some affordable housing.

4.72 The Parish Council received technical support from AECOM and a call for potential sites was carried out in June 2017, with the intention of possibly allocating housing through the Neighbourhood Plan. Unfortunately, reduced Sites 9 and 10 as recommended in the Call for Sites Assessment report were no longer available.

4.73 The Parish Council feel that such affordable housing as defined in the National Planning Policy Framework can be supported through the rural exceptions route and that it is not necessary to either repeat higher level national and local policies on this or to identify and allocate sites in this Plan as this would in any case, go against the grain of an exception site.

## **Broadband and Mobile Connectivity**

4.74 High-speed broadband and better mobile connectivity can make a significant difference to those living and working in villages and rural areas. Both the householder and business surveys confirmed that broadband speed in some parts of the parish is slow. This affects the ability of residents and businesses to maximise their future potential as broadband is a key method of communication and contributes to quality of life. In addition, parts of the Parish have none or a very poor mobile signal.

4.75 In line with Broadband Delivery UK, part of the Department for Culture, Media and Sport, the Government is keen to see improvements to broadband and mobile infrastructure. The National Planning Policy Framework supports high quality communications infrastructure. It specifically states that the development of high-speed broadband technology and other communication networks plays a vital role in enhancing the provision of local community facilities and services.

4.76 The District Council also recognises the benefits of high speed broadband in encouraging home based working within the rural areas.

4.77 High-speed broadband will help to address these issues and bring additional opportunities for our communities.

4.78 The policy tries to ensure that developers have early regard to the connectivity of their proposals and that provision is factored into decisions about cost and investment. Opportunities to provide ducting during infrastructure works should be taken where possible.

### **Policy 13 – New Broadband and Mobile Infrastructure**

Insofar as planning permission is required proposals for the installation of new broadband and mobile phone infrastructure will be supported provided that:

- Infrastructure is fully integrated into the design of future development proposals; and
- Where new masts or structures are required, they should be sympathetic to their surroundings.

All new residential and commercial developments should be designed to be served by a fast and reliable broadband connection to the premises. Connection should include the installation of appropriate cabling within the homes or business units as well as a fully enabled connection of the developed areas to the full main telecommunications network to provide the fastest available broadband access.



## Section 5: Monitoring and Review

- 5.1 Once the Neighbourhood Plan has been 'made' by Maldon District Council, the Council will determine all applications and other proposals in the light of policies set out in the plan.
- 5.2 There is no statutory requirement for the impact of this Plan and its policies to be monitored. Langford & Ulting Parish Council will periodically monitor the impact of policies on change in the Parish by considering the policies' effectiveness in the planning application decision-making process. The Parish Council will do this by referring to this Plan when reviewing planning applications. The Parish Clerk will keep a record of the application, any applicable policies, and comment from the Parish Council together with the eventual outcome of the application.
- 5.3 Applicants will be expected to demonstrate in their applications how they conform to the Neighbourhood Plan policies.
- 5.4 A full or partial review of this Plan may be triggered by changes to legislation, changes to national or District-wide planning policies or significant planning issues being raised by the local community which cannot be dealt with effectively by a combination of national, district and/or existing Neighbourhood Plan policies. The District Council has now embarked on a review of the Local Development Plan. It is anticipated that the Plan will be adopted in late 2023. This will be an important event for the local planning policy context. The Parish Council will assess the need for a review of the neighbourhood plan within six months of the adoption of the emerging Local Development Plan Review.
- 5.5 Throughout the implementation of the Neighbourhood Plan period, the Parish Council will seek to maintain and develop its working relationship with Maldon District Council and other organisations as well as engaging with its residents and the community.

## Section 6: Proposals Not Forming Part of the Plan

6.1 This section covers non-planning matters that are aspirations that we want to keep in mind for the future.

- 30mph speed limit on B1019/1018 through the whole of Langford including Maldon Road, Hatfield Road and Witham Road. With the additional 11 houses at the old waterworks site and two more large houses by the railway bridge this becomes more feasible.
- 30mph speed limit on Maypole Road. This may well be achieved with the advent of the North Heybridge Garden Suburb development.
- Reduced speed limit on B1019 between the Langford and Ulting village gateways.

## Appendix A: Evidence Base Documents

1. Neighbourhood Plan Evidence Base Documents can be found on the Parish Council website:  
<https://e-voice.org.uk/langford-ulting/assets/documents/>

- EB001** Terms of Reference
- EB002** Designation Letter
- EB003** Website
- EB004** Newsletter Articles
- EB005** Village Plan 2010
- EB006** Questionnaire 2012
- EB007** First Residents' Survey
- EB008** Art Show 2013
- EB009** Langford Focus Group
- EB010** Ulting Focus Group
- EB011** SHLAA Owner's Letter
- EB012** Landowner Letter
- EB013** Landowner Map
- EB014** Art Show 2014
- EB015** Langford Questionnaire 2014
- EB016** Ulting Questionnaire 2014
- EB017** Second Residents' Survey
- EB018** Business Questionnaire
- EB019** Business Survey 2014
- EB020** Housing Needs Survey 2014
- EB021** Statutory Consultee Email
- EB022** Reg 14 Comment Form
- EB024** Building Materials
- EB025** Landscape Character Assessment
- EB026** Site Assessment Report
- EB027** Housing Needs Survey 2019
- EB028** Screening Opinion on need for SEA and HRA Assessment

2. The documents referred to below can be accessed by clicking on the link unless otherwise stated:

### Approved Maldon District Local Development Plan

- [https://www.maldon.gov.uk/info/20048/planning\\_policy/9712/approved\\_local\\_development\\_plan\\_21\\_july\\_2017](https://www.maldon.gov.uk/info/20048/planning_policy/9712/approved_local_development_plan_21_july_2017)

### Landscape Character Maldon District

- Landscape Character Assessment 2006:  
<https://www.maldon.gov.uk/publications/LDP/pre-submission/2%20Design%20and%20Climate%20Change/EB009a%20Landscape%20Character%20Assessment.pdf>
- Landscape and Visual Impact Assessment 2010:  
<https://www.maldon.gov.uk/publications/LDP/pre-submission/2%20Design%20and%20Climate%20Change/EB021%20Landscape%20and%20Visual%20Impact%20Assessment.pdf>
- Historic Designed Landscapes of Essex, Part 4, The District of Maldon, Essex Gardens Trust, 2010 (pp 51-58): <https://www.maldon.gov.uk/publications/LDP/pre->

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