

A User Guide to assist with accessing and using The Morval Neighbourhood Development Plan

The Morval Neighbourhood Development Plan (**MNDP**) is a 45-page legal planning document, including 10 planning policies. Before the formal definition of each MNDP policy, there is a '**Justification**' section which describes the evidence and other key features that underpin that policy, and an '**Intention**' section that describes what the policy is intended to achieve. These two sections are important because they define what underpins the policy **definition**.

This User Guide has been written to assist a variety of users:

- To introduce the structure and policies of the MNDP for those unfamiliar with it
- To help those more familiar with the MNDP in finding relevant sections more quickly
- To assist those considering a planning application with features that need to be addressed.

The MNDP was project managed by our NDP Steering Group, written by an experienced consultant using extensive evidence provided by parishioners, approved by an Independent Examiner, overwhelmingly supported by a parish referendum and adopted by Cornwall Council. It came into force on 24th November 2022, and anyone submitting a new or amended planning application which does not conform to the MNDP policies should expect it to be refused, and for any subsequent appeal to be unsuccessful.

There is a hierarchy associated with regulations concerning planning applications for parishes like Morval:

- national planning regulations, as passed by HM Government, and overseen by the Secretary of State,
- the Cornwall Local Plan (**CLP**), which can further extend planning regulations, provided these do not contravene national planning regulations,
- the MNDP, which can further extend planning regulations, provided these do not contravene either national planning regulations or the CLP (i.e. the MNDP is assumed to include CLP and national planning regulations).

For ease of use and reference, the **first part** of this User Guide is in the form of a 14-point flow chart, which poses key questions and indicates where further information can be found in the MNDP policies and appendices.

It is worth noting that which this User Guide is primarily to assist in accessing the MNDP policies (16 pages) and the MNDP Appendices (15 pages), the whole MNDP is applicable for planning applications. Therefore, the **second part** of this User Guide lists the various sections of the Contents page of the MNDP.

Certain **key** words and phrases have **specific meanings** within the CLP and MNDP. The **third part** of this User Guide (the Glossary) sets out the current definitions and meanings, used in this User Guide or in the MNDP.

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Part 1: 14-point flow chart to assist with accessing the relevant MNDP policies and appendices

1 → For any planning application, have you referred to the Morval Neighbourhood Development Plan (MNDP)?

If NO, you are strongly advised to do so, as ALL planning applications NEED TO COMPLY with the MNDP.

2 → Have you ensured that **no part** of the planning application is covered by **any part** of the MNDP?

If YES, the planning application can proceed without further reference to the MNDP.

3 → Does the application have anything to do with:

- sustainable development (social/economic/environmental)?
- constructing new buildings / renovating historic buildings?
- recycling collection or a Community Repair Café?
- installing renewable or low carbon energy technology?
- renewable energy, water conservation or energy reduction?
- anything associated with any of the above?

If YES, Refer to Policy 1 – Page 14 (Sustainable Development and Climate Change)

4 → Does the application have anything to do with the following areas of the parish:

- Village Green, Widegates?
- St. Wenna's Church and churchyard?
- Landscape Character Designations?

If YES, Refer to Policy 2 – Page 15 (Local Green Spaces) and Appendix 2 – Page 34

5 → Does the application have anything to do with:

- new community facilities or extending or improving existing facilities:-
 - scale and design of the buildings?
 - car parking facilities, prioritising disabled spaces where appropriate?
 - noise and disturbance concerns?
 - traffic or road safety problems?
- change of use or redevelopment of a community building?
- relocating a community facility?
- removal of an existing facility?

If YES, Refer to Policy 3 – Page 16 (Community Facilities)

6 → Might the application affect:

- local wildlife species and habitats?
- wildlife areas, green spaces and connections between them?
- designated areas of large or linked areas of semi-natural habitat?
- large areas of semi-natural habitat in non-designated areas?
- patches of semi-natural habitat?
- habitat linkages such as Cornish hedges?
- trees subject to a Tree Preservation Order?
- non designated native trees that provide landscape character, natural windbreaks etc?

If YES, Refer to Policy 4 – Page 18 (Protection and Enhancement of Biodiversity)

7 → Does the application have anything to do with:

- promoting economic development, job creation, income-earning opportunities within the Parish?
- home-based enterprise proposals?

If YES, Refer to Policy 5 – Page 19 - (Employment Development)

8 → Does the application have anything to do with:

- a small-scale new housing development that is:
 - an infill scheme?
 - fills a small gap in an otherwise continuous built frontage
 - does not physically extend the settlement into the open countryside
 - a rounding off scheme?
 - involves the rounding off of a settlement
 - does not visually extend building into the open countryside;
 - brownfield scheme?
 - development of previously developed land
 - is of a scale appropriate to its size and role;
- affecting the settlement's historic/architectural/landscape character?
- affecting the residential amenity of existing/neighbouring dwellings?
- providing community benefits?

If YES, Refer to Policy 6 – Page 21 - (Small scale 'infill and rounding off' housing development)

9 → Does the application have anything to do with:

- developments on areas deemed as 'Rural exceptions sites'?

If YES, Refer to Policy 7 – Page 22 - (Rural Exceptions for Local People)

Also, as there are significant criteria to be met, including (but not restricted to):

- location (with respect to existing settlements)
- permitted numbers of dwellings
- affordability
- necessary percentage of affordable housing
- impact
- meeting a specific need
- occupancy

developers are encouraged, at the earliest opportunity, to approach Morval Parish Council's Chair (via the Parish Clerk) for advice

10 → Does the application need to consider the new Design Requirements?

These include (but are not restricted to):

- integration with surroundings
- number of storeys
- natural and historical environment
- establishing a strong sense of place
- a safe and accessible environment
- public and private spaces
- external amenity space
- protecting the night sky from light pollution

If YES, Refer to Policy 8 – Page 24 – (Design Requirements)

11 → Does the application need to consider Transport, Accessibility and Parking?

This includes (but is not restricted to):

- vehicle access, pedestrians and cyclists
- rights of way, public footpaths, cycle routes, bridleways, multi-use trails
- speed limits and sight lines
- number of off-street parking spaces for different dwellings

If YES, Refer to Policy 9 – Page 26 (Transport, Accessibility and Parking)

12 → Might the application have any impact on:

- Flood Risk to your proposed application?
- Flood Risk to existing properties?
- the likelihood of other possible associated problems occurring?

If YES, Refer to Policy 10 – Page 28 – (Flood Risk and Mitigation)

13 → Might the application have anything to do with:

- Designated Local Open and Green Spaces?

If YES, Refer to Appendix 1: – Page 30

14 → Might the application have anything to do with:

- Potential Morval NDP Projects?

If YES, Refer to Appendix 3: – Page 44 (Potential Morval NDP Projects)

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Part 3: Glossary & Abbreviations

<i>AGLV</i>	<i>Area of Great Landscape Value is a local designation in the Cornwall Local Plan. They are areas of high landscape quality with strong distinctive characteristics that make them particularly sensitive to development. Within ALGVs the primary objective is conservation and enhancement of their landscape quality and individual character.</i>
<i>Brownfield</i>	<i>Previously developed land - according to Section 1.68 of the CLP: "In principle the use of previously developed land within or immediately adjoining the settlement will be permitted provided it is of a scale appropriate to the size and role of the settlement."</i>
<i>CLP</i>	<i>Cornwall Local Plan, the development plan drawn up by Cornwall Council, conforming with the NPPF and subject to national-level examination and approval. The current Cornwall Local Plan was approved in November 2016.</i>
<i>Infill</i>	<i>According to Section 1.65 of the CLP: "The filling of a small gap in an otherwise continuously built up frontage that does not physically extend the settlement into the open countryside."</i>
<i>MNDP</i>	<i>Morval Neighbourhood Development Plan</i>
<i>NDP</i>	<i>Neighbourhood Development Plan, a development plan drawn up by members of a local community and based on extensive consultations within that community. NDPs must not conflict with the NPPF or the Cornwall Local Plan.</i>
<i>NDP Area Designation</i>	<i>The process whereby an application was made by Morval Parish Council to Cornwall Council in March 2016 for the area of Morval Parish to be designated as the Neighbourhood Area to be used for the creation of an NDP.</i>
<i>NPPF</i>	<i>National Planning Policy Framework, the overall planning framework set by the central government with which all local and neighbourhood plans must comply.</i>
<i>Rounding-off</i>	<i>According to Section 1.68 of the CLP: "This applies to development on land that is substantially enclosed but outside of the urban form of a settlement and where its edge is clearly defined by a physical feature that also acts as a barrier to further growth (such as a road). It should not visually extend building into the countryside."</i>