



Morval

Neighbourhood Development Plan

2020 – 2030

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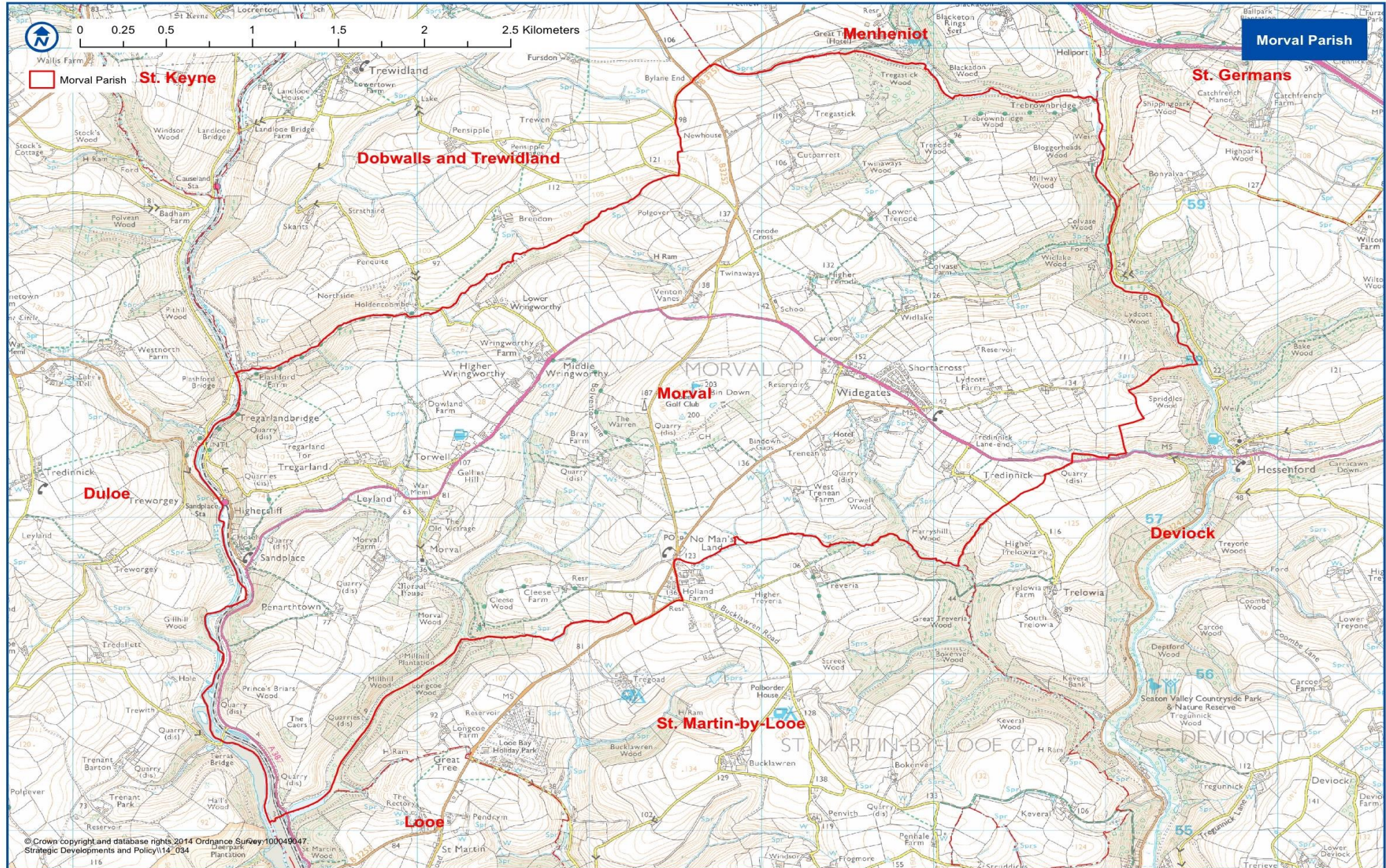
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1. Introduction

- 1.1. This document is the [Draft] Morval Neighbourhood Development Plan (NDP). It presents the Vision and Objectives for the Parish over the NDP period to 2030 and presents planning policies, which seek to enable delivery of this Vision and these Objectives.
- 1.2. Neighbourhood Planning builds on the National Planning Policy Framework (NPPF) and the Cornwall Local Plan: Strategic Policies Development Plan Document (Local Plan), to give an extra level of detail at the local level. The Morval NDP has been developed by the local community to ensure that future growth and development throughout the Parish is guided by their views and aspirations.
- 1.3. Morval NDP runs in tandem with the Local Plan, which runs to 2030. It is appropriate that it should have the same end period and therefore it will be reviewed and updated in 2030. The Parish Council may however deem it necessary to update the NDP at an earlier date if circumstances warrant any earlier review.
- 1.4. This document is supported by a number of other documents and background information which are referred to throughout. These supporting documents can be accessed at <https://www.morvalwidegates.weebly.com>. A glossary and abbreviations section is included at the back of this document for reference (Section 10).
- 1.5. Morval NDP applies to the area is that covered by the Parish Council and as shown in Figure 1.
- 1.6. Morval parish is located in South East Cornwall approximately two miles north of Looe and five miles south of Liskeard. It is a civil parish and within its boundaries are the village of Widegates and several hamlets including Morval and Sandplace. It enjoys a rural setting with the majority of the Parish classified as an Area of Great Landscape Value and is part of the Liskeard and Looe Community Network Area (CNA).
- 1.7. Once finalised and adopted by Cornwall Council (CC), the planning policies presented in this NDP seek to positively plan for the future of Morval Parish and will be used and acted upon by CC planning officers, landowners and developers through the development process; providing clarity on the community's needs and aspirations.

Figure 1: Designated NDP Area for Morval NDP.



1. Morval NDP – The Preparation Process

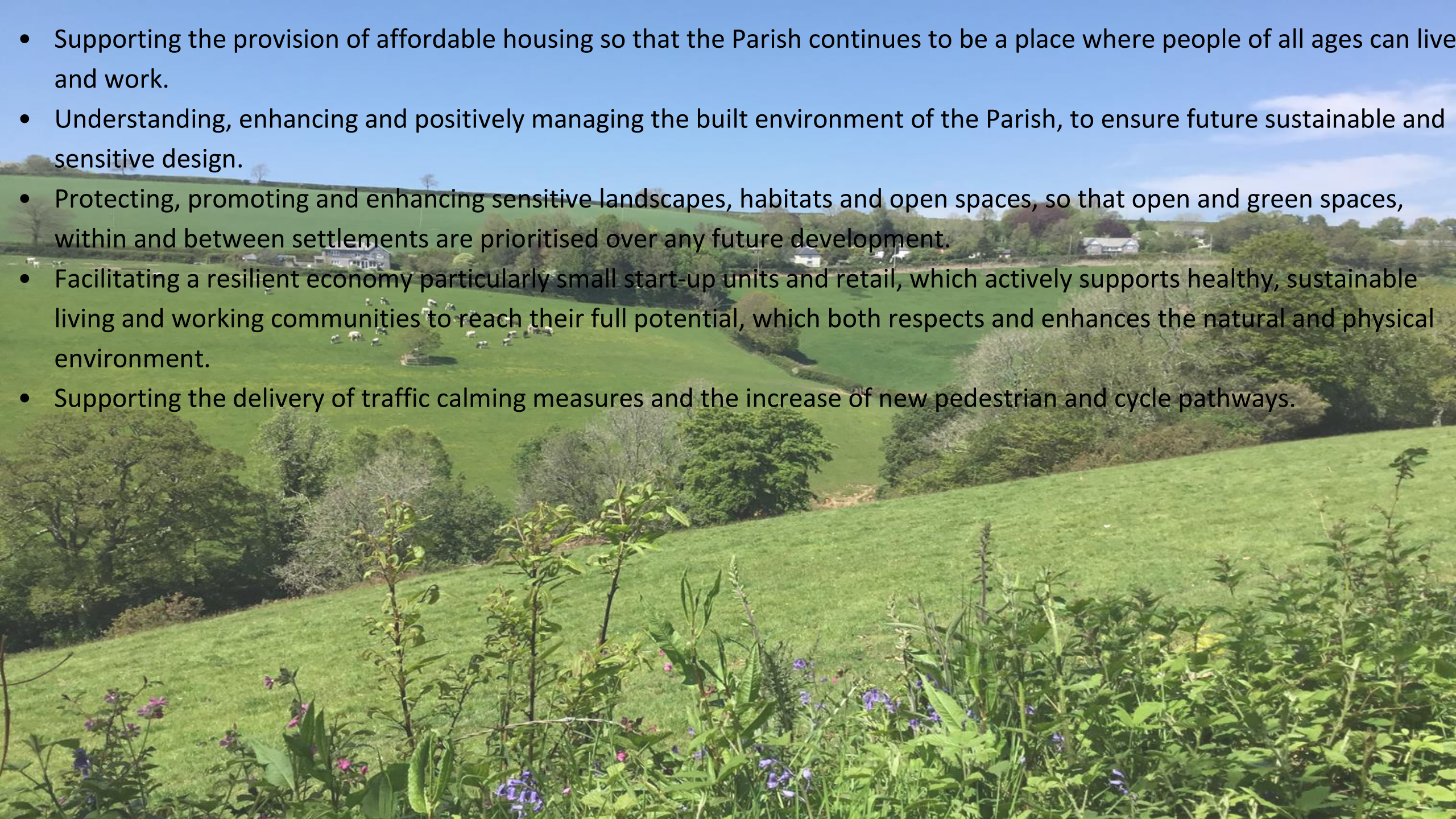
Getting this far.

- 2.1. The preparation of the NDP has been led by the NDP Steering Group. This group comprises 12 members of the public working closely with Parish Councillors. Due to coronavirus restrictions, Neighbourhood Plan meetings since July 2020 have been held virtually, usually weekly on Monday evenings, with monthly reports to Parish Council and more frequent work with individual Councillors.
- 2.2. The preparation of this NDP has been informed throughout by a comprehensive programme of consultation. Consultations have been taking place over the last year. These have included:
- An explanation of the NDP and three open questions were delivered to every household in August 2019 as part of 'Outlook' community magazine. The responses to these questions informed the details of the full Questionnaire
 - Opinions were gathered on 28th September 2019 at a MacMillan Coffee Morning using simple question format and conversations with NDP steering committee reps
 - Morval Neighbourhood Plan Questionnaire January/February 2020, asking the importance of topics to the community delivered to every household within the parish. Additionally questionnaires could be filled in online. The questionnaire was delivered to households in January 2020, with an initial closing date of 31st January extended to 10th February.

- We have kept parishioners informed of progress through Outlook, which is delivered monthly to all parish households by volunteers. When the coronavirus restrictions meant this could no longer happen, the editors continued to produce it, but as a downloadable version on the parish website (www.morvalwidegates.weebly.com)
- As the planned face-to-face outreach events were abandoned due to coronavirus, a detailed mailshot was posted to every household in October 2020, updating residents on the progress of the NDP and inviting responses
- A dedicated NDP section of Morval Parish Website is regularly updated and provides contact details for any questions and comments from parishioners
- A second mailshot was posted to every household in March 2021, updating residents on progress by the Steering Group and inviting responses specifically on Public Transport, Dark Skies and local green space 'Trenode Field' and also inviting any other thoughts or feedback. This drew a very full and detailed response from at least 51 residents (some replied on behalf of two or more) and led to a third mailshot in April 2021 outlining those responses and explaining the next steps.
- A dedicated public Facebook account was created as a further means of engaging the community.

All the consultations have been summarized in the 'Consultation Statement', as required by the formal NDP legislative requirements. (To be completed once consultation has been completed)

The above activities have provided a comprehensive picture of the community's main concerns that the NDP should seek to address and highlighted the key priorities of:



- Supporting the provision of affordable housing so that the Parish continues to be a place where people of all ages can live and work.
- Understanding, enhancing and positively managing the built environment of the Parish, to ensure future sustainable and sensitive design.
- Protecting, promoting and enhancing sensitive landscapes, habitats and open spaces, so that open and green spaces, within and between settlements are prioritised over any future development.
- Facilitating a resilient economy particularly small start-up units and retail, which actively supports healthy, sustainable living and working communities to reach their full potential, which both respects and enhances the natural and physical environment.
- Supporting the delivery of traffic calming measures and the increase of new pedestrian and cycle pathways.

What next?

2.5. Following submission of this plan to Cornwall Council for their consideration, it will be consulted on before being sent to an independent examiner (mutually agreed by Cornwall Council and the Morval Parish NDP Steering Group) who will check the NDP to ensure it conforms to legislation, policies, designations and any other relevant policies. At this stage, the independent examiner may recommend that the NDP be amended before continuing to the referendum stage.

2.6. The NDP will be subject to a referendum, in order to gauge community support. The NDP will only be adopted by Cornwall Council if the majority of those voting in the referendum support it.

2.7. Once adopted, the policies contained within the Morval Parish NDP will have to be taken into consideration when planning officers determine future planning applications.

3 NDP Sustainability Appraisal

3.1. In order to ensure that the plan considers environmental, social and economic issues, the Morval NDP Steering Group carried out a light touch 'NDP Sustainability Appraisal (SA)'. The NDP SA considered the Morval NDP Vision, Objectives and Policies against a SA Framework, in order to consider how these aspects perform against 19 key sustainability objectives, these being:

- | | | |
|-------------------------------|-------------------------------------|----------------------------------|
| 1. Climatic Factors | 8. Landscape | 15. Health, Sport and Recreation |
| 2. Waste | 9. Maritime | 16. Economic Development |
| 3. Minerals and Geo-diversity | 10. Historic Environment | 17. Education and Skills |
| 4. Soil | 11. Design | 18. Transport and Accessibility |
| 5. Air | 12. Social Inclusion | 19. Energy |
| 6. Water | 13. Crime and Anti-social behaviour | |
| 7. Biodiversity | 14. Housing | |

3.1. The Sustainability Appraisal Checklist presented a valuable opportunity to identify chances to mitigate against any potential negative impacts and to enhance positive outcomes for Morval. The Sustainability Appraisal Checklist document can be found alongside other supporting information at <https://morvalwidegates.weebly.com/morval-ndp.html>

4 Morval NDP - Supporting Documentation

- 4.1. Morval NDP is supported by varieties of other further documents and information, which are often referred to in this document.
- 4.2. These documents include details and results of main consultations, including initial thoughts on a NDP (August 2019), full questionnaire (January/February 2020) and further mailshots and questions in October 2020 and March 2021.
- 4.3. All supporting documents and evidence base are made available on request from the Morval Parish Clerk or by visiting <https://morvalwidegates.weebly.com/>
- 4.4. Evidence Documents for the NDP
 - Cornwall Local Plan Strategic Policies (2010-2030) 2016
 - Caradon Local Plan 2007
 - The Strategic Housing Land Availability Assessment (SHLAA) January 2016
 - The Strategic Housing Market Needs Assessment (SHMNA) 2013
 - Cornwall and Isles of Scilly Landscape Character Study 2007
 - Neighbourhood Plan Survey - Summary Report July 2020
- 4.5. Evidence that has influenced the shape and content of policies includes from statutory documentation such as the Cornwall Local Plan and locally sourced first-hand information from the parish residents and businesses. The Parish Council and NDP Steering Group also commissioned specific pieces of work to support investigation and evidence gathering of issues raised by local residents that were not otherwise addressed in statutory documents.

5 Morval: Background

The Parish of Morval with a population nearing 800 occupies a quiet, rural area between the market town of Liskeard and the historic fishing port of Looe in South East Cornwall. Much of the land between the residential areas is farmland, agriculture being the main occupation in the parish alongside a number of small owner-run businesses.

The name's origin is uncertain, with the Cornish words 'Mor' and 'Val' (relating to sea, berries and miners) offering little in the way of explanation. The rural character of the Parish is made up of green landscapes and the valleys and fields, which are dotted with mediaeval farm-buildings that are rich in character and history part designated by both an Area of Great Landscape Value and a Zone of Influence for a Natura 2000 site.

Morval is bounded to the north by the neighbouring parishes of Dobwalls and Trewidland, and Menheniot; to the east by St Germans and Deviock; to the south by St Martin's-by-Looe and Looe, and to the west by Duloe.

Traditionally an agricultural heartland, settlements in the parish tended to be centred around the principal farms nearby the hamlets of Sandplace, Trenode and Morval, some of which were aligned to the historic Morval Estate, before more-modern ribbon development led to the main cluster of houses at Widegates.



Located within the parish is St Wenna's Church, which dates back to the 13th Century, and nestles in trees alongside Morval House.



It is one of two places of worship in the parish; the other is Grace Community Church standing adjacent to the main A387 running through Morval.

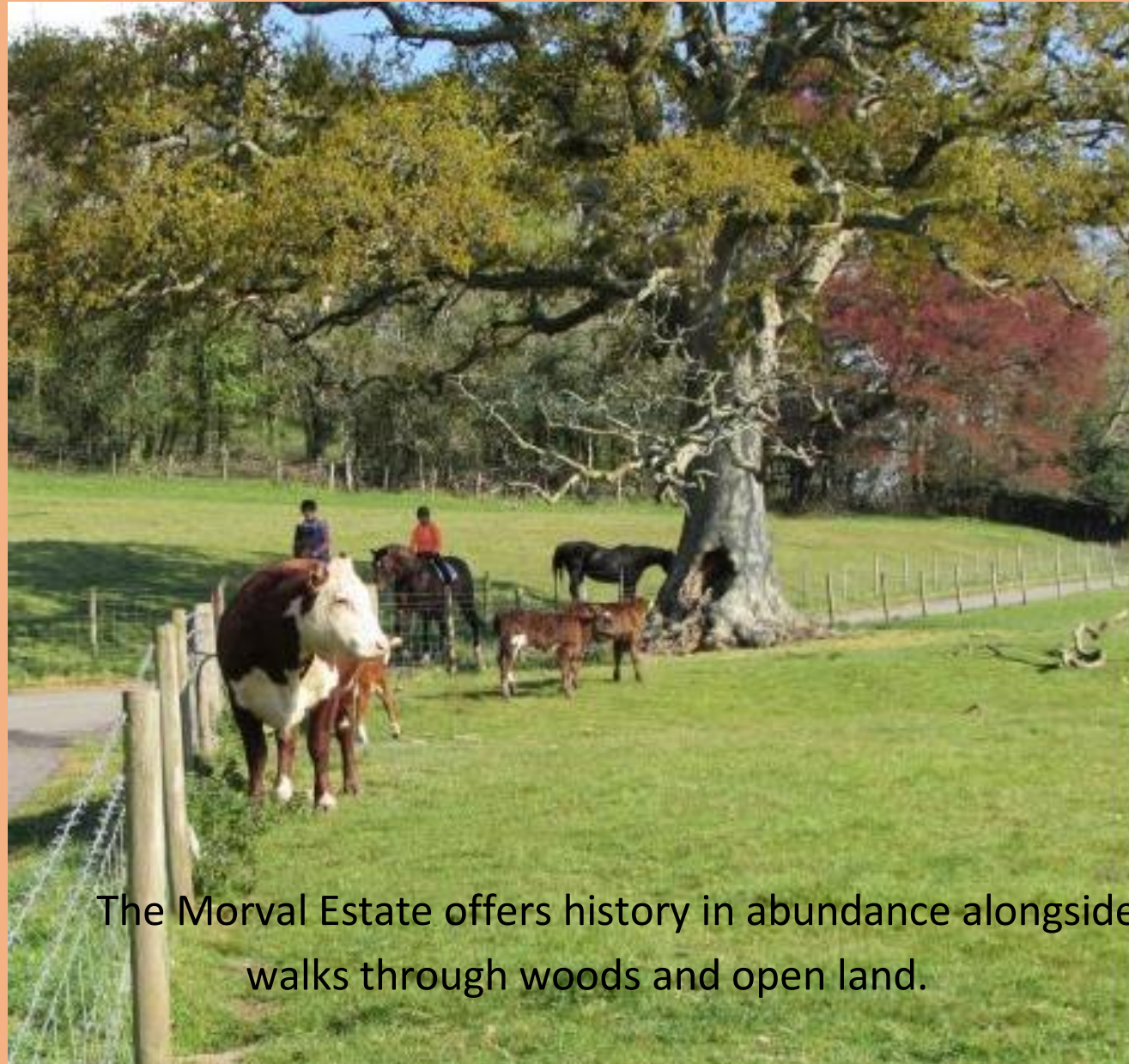


There is a vibrant primary school at Widegates.



The Reading Room Community Hall is located within Widegates Village not far from the area known locally as Widegates "Village Green".





The Morval Estate offers history in abundance alongside walks through woods and open land.



The Morval War Memorial can be found just outside an entrance to the Morval Estate adjacent to the A387.



There is an intermediate train station serving the hamlet of Sandplace before reaching the harbour town of Looe.

There are a number of small industrial units, both at Oaklands, the former boatyard, and in Widegates village but other than that, job opportunities are restricted mainly to working off the land. Tourist accommodation facilities also exist with farmhouse B&Bs, country house hotels and glamping benefiting from the lure of rural walks, horse and pony-trekking and the nearby beaches and quaint Cornish fishing harbours.

Leisure facilities are provided by the 18-hole Looe Golf Club at Bindown. Designed by six-times British Open champion Harry Vardon (1870-1937), the 5,940-yard course is set in an area of breathtaking beauty with panoramic views of Dartmoor, the Tamar estuary, Looe Island and the English Channel and rolling Cornish moorland.



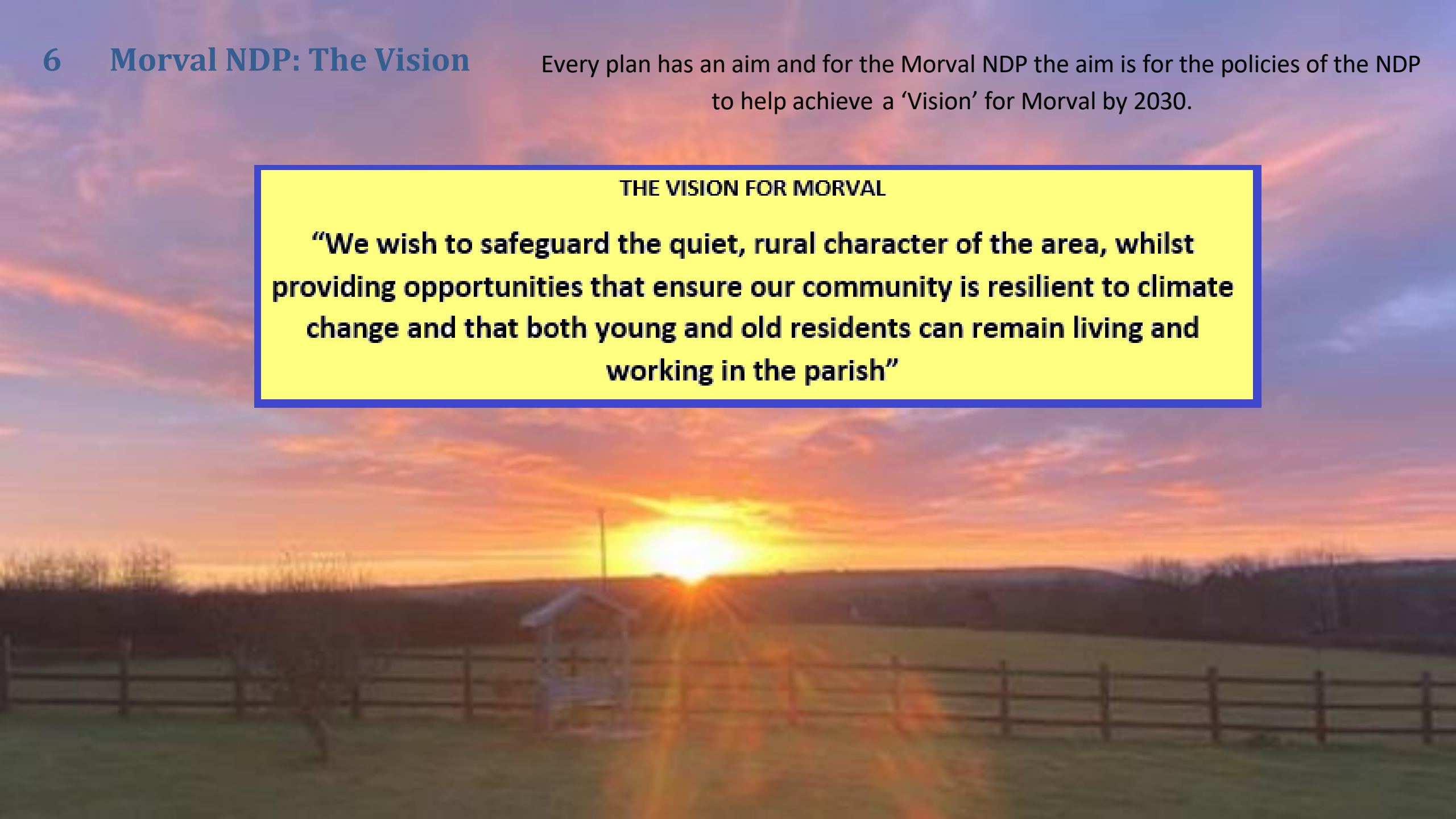
Despite its disseminated nature, the parish has always boasted a number of close-knit friendly groups, clubs and organisations, often linked together by the parish magazine 'Outlook' and by dedicated social media pages.

6 Morval NDP: The Vision

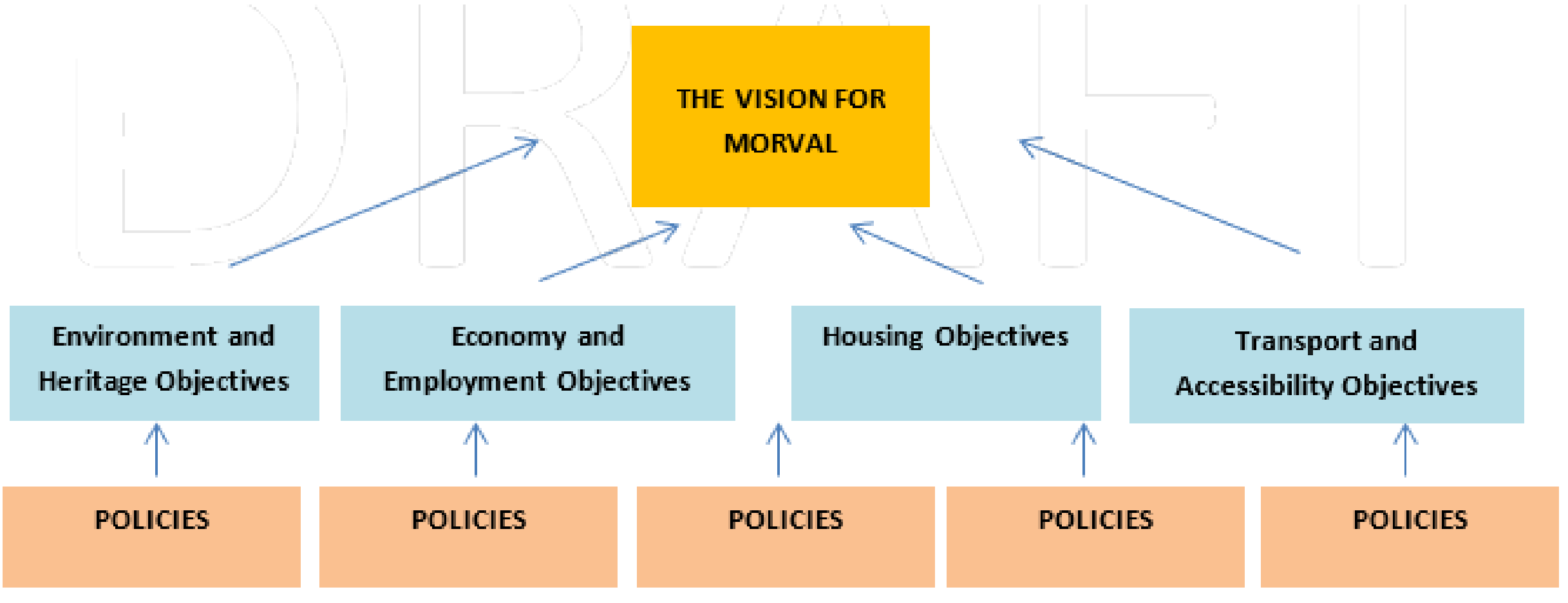
Every plan has an aim and for the Morval NDP the aim is for the policies of the NDP to help achieve a 'Vision' for Morval by 2030.

THE VISION FOR MORVAL

“We wish to safeguard the quiet, rural character of the area, whilst providing opportunities that ensure our community is resilient to climate change and that both young and old residents can remain living and working in the parish”



In order to achieve this Vision a number of 'Objectives' are set and then, in turn, in order to achieve these Objectives, a number of Policies are set out. It is these policies that will have to be taken into consideration when Planning Officers determine future Planning Applications, thereby helping to turn the aspirations of the NDP into a reality. This is how the Vision, Objectives and Policies link together:



7 Morval NDP: Objectives

Environment and Heritage Objective.

To sustain the high quality of our natural and man-made environment, including respecting the Area of Great Landscape Value which covers much of the parish and incorporating renewable energy solutions and ecological considerations into any new development;

Economy and Employment Objective.

To support job creation through encouragement of appropriate development, whilst maintaining the characteristics of the area through appropriate building design and scale.

The use of high quality locally sourced materials will be supported;



Housing Objective.

To promote provision of housing suited to the needs of our community whilst maintaining the characteristics of the area through appropriate building design and scale. The use of high quality locally sourced materials will be supported;

Transport and Accessibility Objective.

To promote new pathways and traffic calming within the Parish.

8 Morval Housing Statement

NDP Housing Requirement

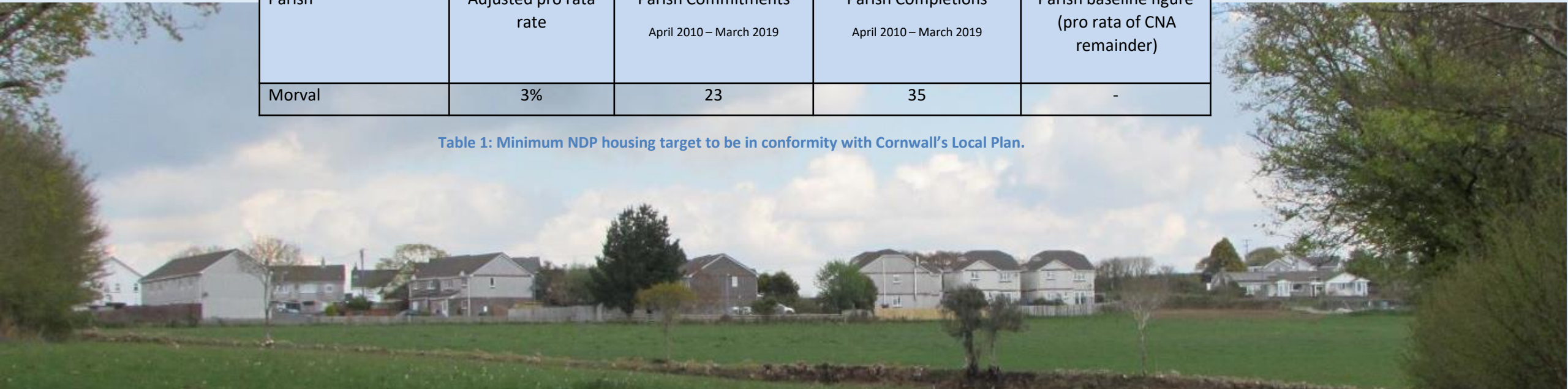
8.1. Cornwall's Local Plan apportions 1,500 dwellings to be delivered in the 18 parishes that make up the rural area of the Liskeard and Looe CNA

8.2. Figures supplied by Cornwall Council are presented in Table 1 and show that Morval Parish has over provided on the adopted target and therefore **needs to deliver no more additional new dwellings between 2020 and 2030**, to be considered in general conformity with the Local Plan.

8.3. There have been a number of houses that have been built and granted permission to build since 2010.

CNA	Local Plan Housing Figure	CNA Commitments April 2010 – March 2019	CNA Completions April 2010 – March 2019	Remainder of Local Plan Housing Figure
Liskeard & Looe Rural	1500	610	903	-
Parish	Adjusted pro rata rate	Parish Commitments April 2010 – March 2019	Parish Completions April 2010 – March 2019	Parish baseline figure (pro rata of CNA remainder)
Morval	3%	23	35	-

Table 1: Minimum NDP housing target to be in conformity with Cornwall's Local Plan.



Delivering the Morval Housing Requirement

8.4 The Cornwall Local Plan states that ‘as the main settlement in the CNA, Liskeard will be a focus for growth’ and as it can ‘support more growth than other smaller settlements in the remainder of the CNA’ it will be ‘required to accommodate the majority of those (new) dwellings’.

Given that Morval Parish is already well beyond its apportioned target within the Liskeard and Looe CNA, and lacks the infrastructure and transport links to support further development, the implication of this is that less growth should be expected in Morval Parish in the future than has been experienced in the recent past.



8.5 Consultation has highlighted that 80% of respondents either strongly opposed or opposed larger scale developments in the Parish. Therefore the NDP seeks to facilitate the delivery of new dwellings through sites which meet the definition of infill or rounding off or are small scale affordable housing led exception sites abutting the existing settlements. This is to ensure that development takes place in the most appropriate areas, to a scale, which is in keeping with the settlement pattern of dispersed houses, farms and hamlets and contributes to preserving and enhancing the identity of Morval Parish.

9 Morval NDP: Policies

9.1. The NDP sets out 10 Policies in order to help achieve the Objectives and the Vision for the area. This table illustrates the how each Policy contributes to each Objective.

NDP POLICIES	NDP OBJECTIVES			
	Objective A	Objective B	Objective C	Objective C
	Environment and Heritage	Economy and Employment	Housing	Transport and Accessibility
Policy 1 Sustainable Development and Climate Change	✓	✓		
Policy 2 Local Green Spaces	✓			
Policy 3 Community Facilities	✓	✓		
Policy 4 Protection and Enhancement of Biodiversity	✓			
Policy 5 Employment Development		✓		
Policy 6 Small Scale 'infill and rounding off' housing development			✓	
Policy 7 Rural Exceptions for Local People			✓	
Policy 8 Design Requirements	✓		✓	
Policy 9 Transport, Accessibility and Parking				✓
Policy 10 Flood Risk and Mitigation	✓			

Environment and Heritage

9.2 Sustainable Development and Climate Change

Policy 1 Justification

9.3 Respondents to the Morval NDP questionnaire demonstrated that they believe that the future of our planet is dependent on having a green future. For these reasons, sustainability considerations thread through this Plan and underpin all its policies. This Plan strongly aligns with and supports CLP Objective 9, to be a recognised leader in responding to climate change.

9.4 To make new development as sustainable as it can be. Development should have the minimum possible effect on the environment and the effects of climate change should be taken into account in planning new development This means making sure that new buildings consume fewer resources when they are built and into the future through greater energy efficiency and reducing the need to travel.

Sustainable development in Morval:

Sustainable, appropriate development is development that meets current human need without compromising natural capital. It takes account of the needs of future generations, other species, and the carrying capacity of the planet. It recognises the intrinsic value of nature and the protection of the environment. We want our community to be resilient enough to withstand future shocks, notably climate change and resource depletion.

9.5 As such the policies contained within this Plan need to be read as a whole and the impact on climate change of new developments will be considered against each relevant policy.

9.6 The CLP sets out its support for measures that will save energy and that will increase the proportion of energy produced from low-carbon technologies: Policies 1 (Presumption in favour of sustainable development), 14 (Renewable and low-carbon energy) and 15 (Safeguarding renewable energy). These policies also set out constraints on the installation of renewable energy facilities in the countryside, including wind turbines and ground-based solar panels.

9.7 When asked whether low carbon development should be encouraged in any new build development over 67% of respondents encouraged solar energy, heat pumps and grey water recycling. While the CLP already provides for development rights and constraints regarding energy saving and carbon reduction measures for the Parish as a whole, there is a need to strengthen these provisions by adopting a code of sustainability standards to be met by all newly constructed and renovated buildings. For developments of more than 5 houses, the expectation is that developers aspire to the highest standard. The most appropriate benchmarks for establishing these standards are provided by the Home Quality Mark of the Building Research Establishment which provides five-star ratings for a range of specific indicators of the quality of homes regarding maintenance and running costs, impacts on health and wellbeing and environmental footprint. www.homequalitymark.com

Policy 1 Intention:

9.8 The intention is to deliver sustainable development within Morval Parish and reduce dependency on fossil fuels and fuel transportation, while stimulating, support and facilitating, renewable energy and to ensure that all new builds and refurbishments embrace renewable energy potential at the planning stage.

9.9 In addition NDP Policy 3 seeks to provide strong and clear guidance on the installation of energy-saving and carbon reduction measures with special reference to all new builds.

Policy 1: Sustainable Development and Climate Change

- 1) New development in Morval will be supported where it can be demonstrated that the proposal is sustainable, embodying the social, economic and environmental aspects of sustainable development set out in the Plan's definition of sustainable development.
- 2) Proposals for the construction of new buildings and renovations of historic buildings will be encouraged to conform to current Home Quality Mark (Building Research Establishment) best practice standards with respect to siting, energy, construction materials, performance in extreme weather, transport and amenity, quality of living space and environmental impact.
- 3) Proposals for the installation of a Recycling Collection Point in the parish and the setting up of a Community Repair Café will be looked at favourably.
- 4) Proposals for installing renewable and low carbon energy technology will be supported where it can be demonstrated that all reasonable measures have been taken to implement the latest appropriate technologies to minimise energy use at the development site.
- 5) Developers are encouraged to accompany proposals with a statement setting out how the development promotes renewable energy, water conservation and energy reduction where:
 - i. solar gain is appropriately managed;
 - ii. renewable technologies such as but not limited to solar, heat pumps or biomass boilers are included where possible;
 - iii. facilities for charging low emission vehicles are included;
 - iv. grey water storage is included, where possible.

9.10 Local Green Spaces

9.11 The CLP provides protection for open spaces through its Policies 12 (Design,) 13 (Development standards), 16 (Health and wellbeing) and 25 (Green infrastructure). Moreover in order to promote healthy communities the NPPF provides for the designation by local communities of 'Local Green Spaces', thereby affording them special levels of protection from unwanted development while permitting improvements that will enhance their amenity value. Local Green Spaces should be demonstrably special to a local community for their recreational value, including as playing fields, or for their beauty, tranquillity, historical significance or the richness of their wildlife.

9.13 The Parish is covered by a number of national and local landscape and historic designations, which are already afforded protected status through separate legislation such as the Area of Great Landscape Value, a scheduled monument at Bin Down and a number of public rights of way. These are identified in Appendix 2 along with designations that protect biodiversity.

9.14 Trenode Field was considered in the Local Green Space Assessment and the Parish Council as landowners acknowledge the sites importance to the area but are still considering all options as to how this site can best benefit the Parish. The Council has therefore agreed to publicly consult with parishioners prior to any future plans to amend or improve community facilities on Trenode Field.

Policy 2 Justification

9.12 Respondents to public consultation felt that the existing green spaces in the Parish were highly important. Maintaining the openness and accessibility of all of these areas will benefit the overall health and wellbeing of the community.

Policy 2 Intention

9.15 NDP Policy 2 is intended to protect all qualifying open spaces within the Parish, while providing for improvements to them that will benefit the community, by designating them as Local Green Spaces.

Policy 2: Local Green Spaces

The following areas shown in Appendix 1 are designated as Local Green Spaces:

1. Village Green, Widegates
2. St. Wenna's Church and churchyard

9.16 Community Facilities

Policy 3 Justification

9.17 Community facilities are important to the people who live across the Parish and help to create a happy place to live. These include:

- Widegates Reading Room & Village Hall (run by a committee of volunteers)
- St Wenna's Parish Church (13th Century or earlier), and Grace Community Church
- provision for pre-school children (a parish playgroup originally run by volunteers, which subsequently re-emerged as a toddlers' group at the village primary school)
- public toilets (currently closed and redundant, which could be improved and re-instated)
- there is also an identified need for a children's play area, if a suitable site could be found



There is a farm shop (Tredinnick), a village shop (Bindown Stores, which had also previously been a post office), a public house (the Polraen), and a specialised respite centre for the most seriously disabled, and their carers (Tudor Lodges, one of the few such specialist centres within the country).

This objective seeks to enhance the wellbeing of Parish residents. This is to be achieved through the potential provision of new facilities or the improvement of existing community facilities for social and leisure activities.



9.18 Through the public consultation undertaken it was apparent that there are issues around community facilities within the Parish. There was a call for a new community hall to be provided and this may be because of the issues with the current village hall, which some respondents felt was too small and needs to be updated, although it is the most used facility in the Parish, followed by the Village Green and St Wenna's Church. The most popular request for a new facility is for a children's play area, as none presently exists.

Policy 3 Intention

9.19 NDP Policy 3 is intended to recognise and safeguard the valued community facilities on offer within the Parish and identify where there are areas of deficiency and improvement is required. This in turn will help to contribute to a vibrant cohesive community.

Policy 3 – Community Facilities

1. Proposals for new community facilities or the extension or improvement of existing facilities will be considered favourably provided that:
 - (a) the scale and design of the buildings are in keeping with the character of the settlement;
 - (b) the proposal continues to support the use of a community facility;
 - (c) provide car parking facilities, prioritising disabled spaces where appropriate;
 - (d) the proposal is not likely to result in noise and disturbance which would detrimentally affect the amenity of nearby residential properties; and
 - (e) they do not cause traffic or road safety problems.

2. The change of use or redevelopment of a community building to a non-community use will only be permitted where the community facility is:
 - (a) incorporated or replaced i.e. of the same quality and quantity or better provision within the new development; or
 - (b) relocated to a more appropriate building or to a location which improves its accessibility to potential users; or
 - (c) is no longer required because there are easily accessible alternatives in the locality which can offer the same facilities.

3. In line with sustainability objectives, proposals which support the physical and mental wellbeing of residents through the provision of health and social amenities and adult education/key skills training opportunities will be supported if
 - (a) they meet the needs of the local community;
 - (b) they do not impact unfavourably on existing facilities;
 - (c) they are in scale and keeping with the settlement.

4. In line with policy 4.4 of the Cornwall Local Plan, community facilities and village shops should, wherever possible, be retained and new ones supported. Proposals involving loss of provision would need to demonstrate that there is no need for the facility or service, that it is not viable, or adequate facilities or services exist or the service can be re-provided in locations that are similarly accessible.



9.20 Protection and Enhancement of Biodiversity

Policy 4 Justification



9.21 There was good support during consultation to protect and enhance the natural environment and this can also be achieved by encouraging developers to provide habitats in their developments. New developments are rarely designed to achieve a net-gain in biodiversity even where this is possible. Instead they generally seek just to minimise losses, and even straightforward, low-cost ways of protecting and enhancing biodiversity through development are often overlooked.

9.22 We want to encourage developers to choose appropriate sites in order to protect wildlife species and habitats. Within development sites areas of semi-natural habitat should be retained and linked to other areas of habitat off-site. Cornish Hedges, stone walls, hedgerows and other boundary features should be maintained & restored whilst respecting the varying pattern of ancient field systems. Because of the AGLV covering the Parish, trees/woods/orchards, green corridors, natural streams and ponds and any areas of habitat supporting a high level of biodiversity should be conserved.



In particular, planning applications should:

- provide for nesting birds, roosting bats and hedgehogs,
- maximise opportunities for enhancing wildlife in new areas of rural public open space

9.23 Where biodiversity features such as Cornish hedges are to be lost the impacts should be adequately mitigated and compensated for.

9.24 Detailed information is available in the Cornwall Council Biodiversity Guidance, which is able to view by visiting:

<https://www.cornwall.gov.uk/environment-and-planning/planning/planning-policy/adopted-plans/planning-policy-guidance/cornwall-planning-for-biodiversity-guide/>



9.25 The Parish is covered by a number of national and local designations that protect biodiversity, which are already afforded protected status through separate legislation such as Ancient Woodlands, County Wildlife Sites and Tree Preservation Orders. These are identified in several maps in Appendix 2 along with designations that protect local landscape and historic sites.

Policy 4 Intention:

9.26 This policy will also ensure that new developments are designed to achieve a net gain in wildlife by creating, restoring, enhancing and linking areas of semi-natural habitat. Adequate information prepared by suitably experienced ecologists should be supplied with planning applications to show that a net-gain in biodiversity is possible and is the intended outcome.

9.27 We also want to make sure that information about local wildlife habitats and species is used to inform the design of developments from the earliest stage, to ensure that opportunities to protect and enhance wildlife are maximised.

Policy 4 Protection and Enhancement of Biodiversity

1. All new development should be planned and designed to protect and enhance local wildlife species and habitats, demonstrating how they will deliver a net gain in biodiversity, which is in accordance with the Cornwall Council's Biodiversity Supplementary Planning Document.
2. Where appropriate proposals should enhance the biodiversity and green infrastructure of the parish through retaining and enhancing wildlife areas and green spaces and the connections between them. Development proposals should appropriately demonstrate that:
 - a) they avoid designated areas, which contain large or linked areas of semi-natural habitat and seek to protect large areas of semi-natural habitat in non-designated areas;
 - b) where sites contain patches of semi-natural habitat, they make sure these can be retained and ideally linked together as part of the intended end land-use;
 - c) they ensure there is potential to retain, restore and re-create habitat linkages such as Cornish hedges as part of developments;
 - d) they retain and maintain trees subject to a Tree Preservation Order and seek to protect and maintain non designated native trees that provide landscape character, visual amenity, skyline interest or provide a natural shelter/windbreak;
 - e) they look for enhancement opportunities to create, expand, buffer and link semi-natural habitats on-site; and
 - f) they consider the potential for creating new semi-natural habitat off-site if opportunities on-site are limited, this is known as 'biodiversity offsetting'.

Economy and Employment

9.29 The CLP sets out its objectives and targets regarding the local economy mainly in policies 2a (Key targets) and 5 (Business and tourism). These policies aim to provide for significant increases in both employment floor space and full time jobs. CLP Policy 5 expresses support for tourism facilities and for employment development in the countryside and in smaller rural settlements provided it is of a scale that is appropriate to its location.

Policy 5 Intention:

9.33 Policy 5 is intended to support development proposals that will increase the numbers and the diversity of local employment opportunities.

Policy 5: Employment Development

- 1) Proposals that will promote economic development and the creation of jobs and income-earning opportunities within the Parish, including:
 - i. the construction of start-up units/work hubs and work hubs units, on existing sites such as Astwood Developments and Oaklands Business Park (as shown on the map).
 - ii. adaptations to suitable existing buildings, renovations or re-use of farm buildings,
 - iii. other improvements in infrastructure, communications or other utilities,will be supported, provided they are of an appropriate scale and do not detract from the appearance and character of their immediate neighbourhood and the wider landscape, or reduce or compromise any existing facilities or services for which there is a proven need.
- 2) Home based enterprise proposals will be encouraged where it can be shown that there will be no unreasonable adverse impact affecting nearby residents and countryside, or the character and appearance of the locality by reason of visual impact, vehicle movements, noise vibration, special lighting, advertising and activity at unusual hours.

9.30 Consultation has highlighted that the type of business development most supported is start up units and work hubs. It was highlighted that access to additional employment land could be required with 61% of businesses stating they would need additional space in the next 3-5 years including office and workshop space at existing premises.

9.32 In addition the running of businesses at/from home is a major and increasingly valuable part of local economies particularly in areas such as this where a large percentage of the Parish is rural. In most cases planning permission is not required except where building alterations are involved or the scale of business materially changes the use of the premises.

Policy 5 Justification

9.31 It is considered essential that any employment development should be located and designed appropriately in order to ensure that it does not detract from the appearance and character of the area.



9.34 Small scale 'Infill and rounding off' housing development:

9.35 The CLP includes a number of policies intended to encourage the creation of new housing, through new construction and conversions, that are suitable for the county's needs and that are located appropriately: Policies 3 (The Role and Function of Places), 6 (Housing mix), 7 (Housing in the countryside), 8 (Affordable housing), 9 (Rural exception sites) and 10 (Managing viability). CLP Policy 21 (Best use of land and existing buildings) covers the re-use of land and buildings.

9.36 Policy 2a of the Cornwall Local Plan sets out the housing allocation of 1,500 homes for the remainder of Liskeard and Looe Community Network Area, over the plan period (2010-2030).

9.37 Cornwall Local Plan Housing Implementation Strategy published in 2019 identifies that 903 homes have been completed and a further 587 homes have planning permission or are under construction (total 1,490) In addition the Council expects a further 192 to come forward on small windfall sites.

9.38 Consequently this is a Community Network Area, which can deliver the target through infill, windfall and rounding off. Despite this, housing targets are not a maximum threshold and do not reflect the households identified on the Homechoice Register.

9.39 The community of Morval Parish desire to plan for appropriate sustainable development within the key settlements which provide a number of facilities and services and allow a mechanism which would allow young people to remain living in the parish. The starting point was to gauge how the community could achieve this and following consultation, it was considered that given the existing topographical and landscape constraints the use of infill and rounding off sites was considered the best planning tool for directing future housing development.

9.40 It is noted that Cornwall Local Plan provides specific advice in relation to infill development in smaller villages and hamlets where advice at paragraph 1.68 indicates that 1 or 2 dwellings is an appropriate scale.

9.41 This approach will provide opportunities for appropriate sustainable development within the villages and hamlets of the Parish, which is reflective of the housing aspirations of the community.



9.42 The community of Morval Parish has expressed a desire to ensure, as far as possible, that development takes place within identifiable and clearly defined areas rather than spreading out into the open countryside.

These points are made in the background text supporting CLP policies 3 (The role and function of places) and 7 (Housing in the countryside).

9.43 It should also be noted that infill sites may be identified within the hamlets of the Parish for the development of a few additional houses of size, scale and design appropriate to the hamlet. Development proposals for these sites will be considered within the framework of Policy 3 of the CLP which relates to small villages and hamlets, in conjunction with the NDP policy.

Policy 6 Intention

9.44 The intention of Policy 6 is to clarify the areas where infill and rounding-off development will be supported in accordance with paragraph 1.68 and Policy 3 of the CLP, and to support the construction of new housing units on infill, rounding-off and brownfield sites that are appropriate to the local situation.

Policy 6 Small-scale “infill and rounding off” housing development

Housing Proposals for the construction of small-scale developments of new housing on infill, rounding-off and brownfield sites within villages or within other rural hamlets will be supported where development:

(1) Is an infill scheme, which fills a small gap in an otherwise continuous built frontage and does not physically extend the settlement into the open countryside.

Proposals should consider the significance or importance that large gaps can make to the setting of settlements and ensure that this would not be diminished;

(2) Is a rounding off scheme, which involves the rounding off of a settlement and does not visually extend building into the open countryside;

(3) Involves development of previously developed land within or immediately adjoining that settlement of a scale appropriate to its size and role;

(4) Conserves and enhances the settlement’s special historic, architectural and landscape character;

(5) Does not cause a detriment to the residential amenity of any existing or neighbouring dwellings (e.g. through loss of privacy) or to the character of the locality and it provides a safe means of access.

9.46 There is a general need for low cost, high quality housing which enables young people to remain living and working in the Parish, which is evidenced by consultation

9.47 This policy recognises the Community's concerns about the provision of new housing in the Parish and to help meet affordable housing needs, rural exceptions sites which are well located close to the existing settlements will be supported. The provision of housing which is secured as low cost in rural areas can benefit, not only the initial occupier(s), who may have work, family links, caring responsibilities or simply the best opportunity to provide a suitable house for themselves, but it will also benefit the local community by ensuring that the dwelling is available after initial occupation to those from the Parish in housing need in the future. Such housing may provide additional benefits in terms of sustaining the local community, the school or providing opportunities for more employment.

9.48 In line with Council policy all schemes within Morval are subject to a parish local connection policy. Relevant occupancy controls would be included in a section 106 obligation. A connection can be established either through residence or employment and the criteria also makes provision for other exceptional circumstances.

A cascade will operate with homes being let or sold:
Initially to households with a parish connection;
Then to households with a connection to adjoining parishes; and
Then with the same connection to Cornwall.

9.49 For all planning applications that involve affordable housing, applicants will be required to complete a Section 106 Agreement.

The purpose of this Agreement is to ensure that the affordable housing is of a high quality and that:

- the homes go to local people most in need of affordable housing, and
- the rents or prices are affordable, and remain so in the future

9.50 Consultation undertaken found that should further development occur in the Parish above the Local Plan target it should be small scale to preserve the rural character of the area with 66% of respondents either supported or strongly supported individual houses followed 65% expressing a preference of 2-5 houses.

9.51 The Cornwall Local Plan Strategic Policies 2010-2030 under policy 9 (Rural exception sites) states that 'Market housing must not represent more than 50% of homes or 50% of the land take, excluding infrastructure and services'. Cornwall Council's starting position is to seek 100% affordable and work backwards from there with an absolute minimum of 50% provision if informed by viability information.

Policy 7 Intention:

9.52 The intention of Policy 7 is to allow local people to access housing which is achievable and affordable to them and to ensure that new small scale development is acceptable in its context so it preserves or enhances the characteristics in the Parish.

Policy 7 - Rural Exceptions Housing for Local People

Rural exceptions sites of up to five dwellings outside of but adjacent to the settlements within the Parish for affordable housing to meet local needs will be supported to meet a local need where this need is evidenced and where the development does not have an unacceptable impact on the visual and landscape amenity of the area.

Developers must approach Morval Parish Council's Chair via the Parish Clerk as early as possible in the planning process, so that they can be made aware of local requirements and allow early resident consultation.

Any such development should be small scale and proportionate to the size of the settlement and is subject to the following criteria:

- 1) Affordable homes should be well integrated with market housing
- 2) The type and size of affordable homes should meet the specific needs identified for Morval Parish
- 3) The proposal has a target of 100% affordable housing. Any reduction will need to be supported by a viability assessment
- 4) The dwellings will be occupied by people with a local connection in housing need in accordance with the Local Housing Authority's standard definitions

9.53 Design Requirements

9.54 It is important to plan and provide for locally generated housing needs, by managing development and encouraging a mix of sustainable housing types and tenures that will help residents remain within the area through different life stages. Through consultation the community felt that small family homes, bungalows or small starter homes would help this mix. They were also supportive of off street parking, gardens and that they fit in with existing styles and materials.

9.56 Innovation is encouraged if the development is complementary in its form and shape, it enhances its setting and the choice of materials, scale and detailing are appropriate to said policies.

9.57 The Chief Planning Officer's Advice Note:

Good Design in Cornwall (<https://www.cornwall.gov.uk/media/akdfwhzg/good-design-in-cornwall-chief-planning-officer-s-advice-note.pdf>) states that 'a rule of thumb for private outdoor amenity space (communal if serving apartments) is that, as a minimum, this should equal or preferably exceed the footprint of the building it serves. However, all gardens should be appropriate to their context which in most instances will equate to a requirement for gardens sizes larger than this'.

Policy 8 Justification:

9.55 To maintain Morval's distinctiveness, development should contribute to the sense of place by responding to the local historical, cultural and landscape context and enhance and feel part of the existing settlement and landscape. Any development will be expected to conform to the design standards set in the Cornwall Design Guide 2013 or its successors. At the time of writing this Plan, the Guide is under review for consultation as a Supplementary Planning Document (SPD). It can be found at <https://www.cornwall.gov.uk/planning-and-building-control/design/cornwall-design-guide/>



9.58 Cornwall Council supports measures to protect and enhance the dark night sky throughout Cornwall, with additional emphasis where there are dark sky designations. Given the proximity of the parish there are opportunities for the local economy to benefit from Bodmin Moor's status as an International Dark Skies Landscape therefore developers will need to adhere to the standards set out within the policy. Further guidance can be found by visiting: <https://www.comwall.gov.uk/media/ozyn0hwx/dark-night-sky-guidance.pdf>

Policy 8 Intention:

9.59 The Plan aims to protect the unique character of the environment by allowing for growth whilst ensuring that design and construction quality is high and that the countryside surrounding the village and settlements is maintained. New development should be designed to respond to the specific character of the site and its local surroundings and to create a sense of place.

Policy 8 Design Requirements

Where appropriate, proposals for new development will be assessed against the following criteria:

- 1) The development must demonstrate how it will integrate into the existing surroundings.
- 2) Buildings should be no more than two storeys in height unless special circumstances can be demonstrated to prove that there will be no adverse impact on the character and appearance of the area.
- 3) The proposal will need to demonstrate it meets the requirements of all the policies of this Plan and takes account of the character and appearance of the natural and historical environment of the area.
- 4) The proposal will need to establish a strong sense of place.

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Policy 8 Design Requirements continued

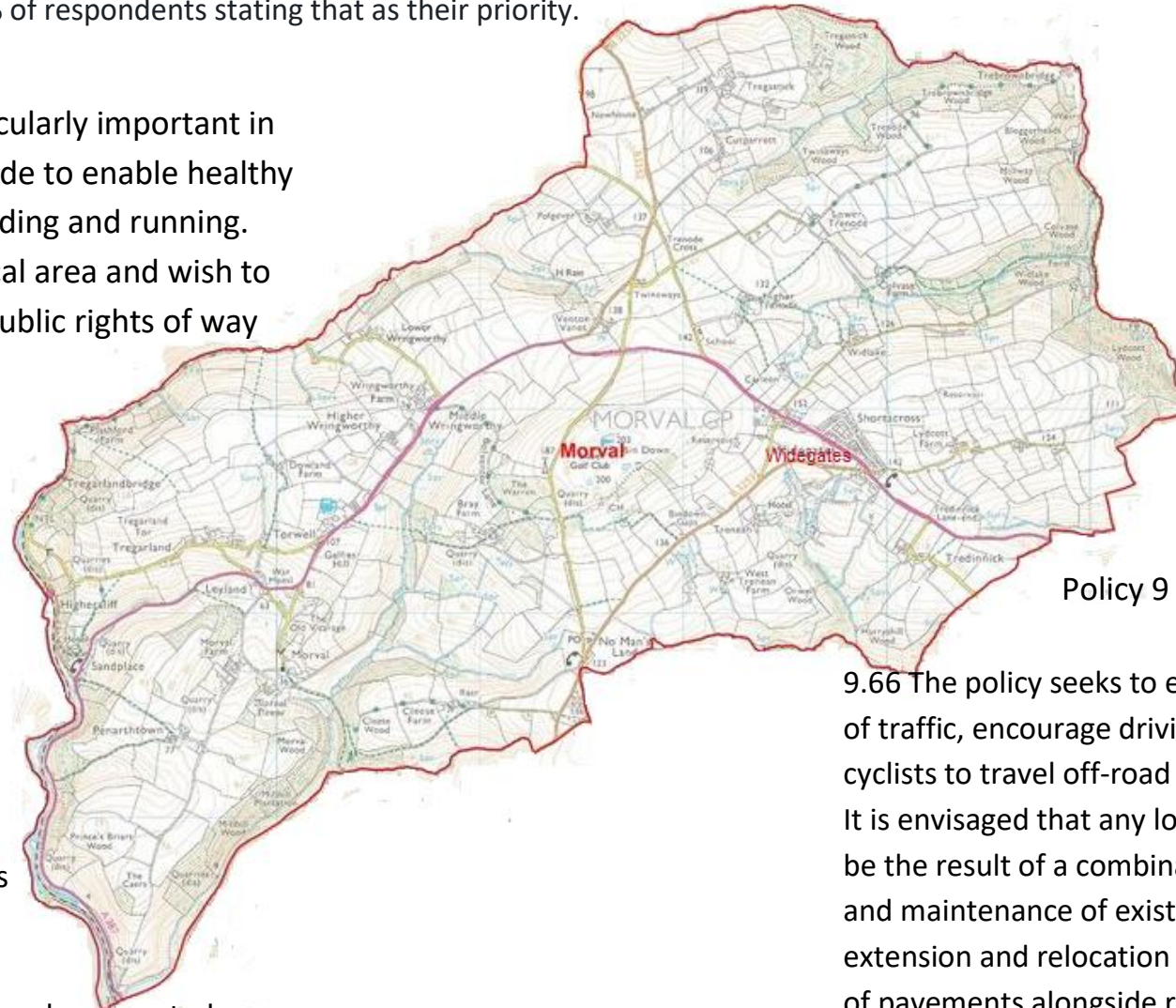
- 5) Any development should create a safe and accessible environment where crime and disorder (and the fear of crime) do not undermine either quality of life or community cohesion.
- 6) The development design should demonstrate a good street layout, low vehicle speed and good access for emergency vehicles and refuse collection.
- 7) The development should have well defined public and private spaces that maintain the local rural character and appearance of the area. Private spaces should be as a minimum equal the footprint of the building it serves and be large enough for drying washing, wildlife friendly planting, safe areas of play for children and where practical the growing of vegetables. Private spaces that exceed this requirement will be considered favourably.
- 8) The development should respond to the semi-rural nature of the parish, and reflect the identity of local surroundings. However, this should not prevent or discourage appropriate innovation.
- 9) The development should use high quality materials that are locally sourced where possible to complement the existing palette of materials used within the parish.
- 10) The development should be visually attractive through good architecture and appropriate landscaping.
- 11) The development should make provision for adequate well-designed external amenity space including refuse and recycling storage, and car and bicycle parking to ensure a well managed and high quality streetscape.
- 12) If external lighting is required, it protects the night sky from light pollution through:
 - i) The number, design, specification and position of lamps;
 - ii) Full shielding (at the horizontal and above) of any lighting fixture exceeding 500 initial lumens and evidence of limited impact of unshielded lighting through use of adaptive controls; and
 - iii) Limiting the correlated colour temperature of lamps to 3000 Kelvins or less.

9.60 Transport and Accessibility

Policy 9 Justification:

9.61 Morval is a rural parish and many of its roads are narrow and twisty which creates issues for both pedestrian and cyclists. 75% of respondents to the questionnaire were concerned about the lack of pedestrian paths within the parish. Morval has historically fewer footpaths than in urban areas, however it was clear that the key concern was the route from Widegates Village to the Tredinnick Farmshop with 42% of respondents stating that as their priority.

9.62 Public rights of way are particularly important in facilitating access to the countryside to enable healthy activity such as walking, cycling, riding and running. Residents regularly walk in the local area and wish to protect the footpaths and other public rights of way in the Parish (see Appendix 2).



9.63 In addition, overwhelmingly 81% of responses to the questionnaire were concerned about the speed levels in the Parish and in particular along the A387 through Widegates Village. This clearly affects local residents and tourists alike with implication for safety, local business and the environment.

Policy 9 Intention:

9.67 Whilst many of these measures are essentially projects they may involve development that requires planning approval, which will be strongly supported.

9.66 The policy seeks to encourage measures to reduce the volume of traffic, encourage driving more slowly, enable pedestrians and cyclists to travel off-road and improve the provision of parking. It is envisaged that any long term improvement in the situation will be the result of a combination of measures such as the protection and maintenance of existing public rights of way and the appropriate extension and relocation of footpaths; creation of cycle paths; provision of pavements alongside roads and the introduction of traffic calming measures such as reduced speed limits and yellow lines at critical points.

Policy 9 Transport, Accessibility and Parking

1. All new development shall include safe and effective provision for vehicle access, pedestrians and cyclists.
2. Support will be given to proposals that improve and safeguard existing rights of way, increase and enhance existing public footpaths, and extend or create cycle routes, bridleways and multi-use trails across the Parish, provided such ways are safe, convenient and attractive and do not adversely affect the character of the area nor have an adverse effect on other land uses in the vicinity. Developments that harm or inhibit the use of public rights of way will not be supported unless alternative and appropriate provision is made.
3. Planning applications that may be required to reduce speed limits, improve sight lines or otherwise improve safety at potential accident spots will be considered favourably.
4. Development proposals that generate a significant amount of traffic movement must be accompanied by evidence that sets out the transport issues relating to the development and how they will be mitigated.
5. Proposals for residential development will be supported where in addition to any garage space they provide:
 - i) a minimum of 1 off-street parking space for dwellings with 1-2 bedrooms;
 - ii) a minimum of 2 off-street parking spaces for dwellings with 3 or more bedrooms;
 - iii) 1 additional off-street visitor parking space for every 2 dwellings for proposals of 4 or more dwellings; and,
 - iv) the provision of electric vehicle charging outlets will be considered favourably.

Proposals will be supported where they meet the requirements for parking set out in the most up-to-date Cornwall Design Guide produced by the Local Planning Authority.

9.68 Flood Risk and Mitigation

Policy 10 Justification:

9.69 Environment Agency maps indicate that the majority of the Parish is located within the Flood Risk Zone 1 however residents have highlighted that there has been significant flooding in parts of Morval particularly after heavy rainfall located at the B3253 near its eastern junction with A387 (between Widegates and Nomansland), the southern end of the unadopted road between the A387 and the B2353 (near Bindown) and the A387 between the Morval War Memorial and Sandplace.

Policy 10 Intention:

9.70 The intention of this policy is to ensure that any new developments built in the parish are not at risk from flooding or exacerbate the flood risk to any other part of the parish or adjacent parishes, whether to housing or other land. It is particularly important that any run off arising from development can be dealt with without increasing the risk of pollution to groundwater, watercourses and ditches, or land.

Policy 10. Flood Risk and Mitigation

New housing development of over 1ha in Flood Risk Zone 1 will need to demonstrate it has a site-specific flood risk assessment, which shows that the risk of flooding from all sources both on and off the site is minimised and managed effectively.

All housing developments will be required to ensure that, as a minimum, there is no net increase in surface water run-off. Priority should be given to incorporating Sustainable Drainage Systems (SuDS) to manage surface water drainage, unless it is proven that SuDS are not appropriate.

Unless any of the measures below can be demonstrated to be unnecessary, applicants for planning permission should show how their proposals:

- a) are supported, where required, by a sequential, risk-based approach to the location of the development, in order to avoid possible flood risk to people and property; as well as setting out measures to manage any residual future risk;
- b) incorporate measures to reduce vulnerability to the impacts of climate change;
- c) incorporate proportionate and appropriate pollution control measures to prevent adverse impacts on the water environments;
- d) are in line with Environment Agency Practice Note GP3 'Groundwater Protection, Principles and Practices';
- e) include SuDS as the preferred method of surface water disposal. Connection of surface water to the mains sewer should only be considered as a last option.

Glossary & Abbreviations

AGLV	<i>Area of Great Landscape Value is a local designation in the Cornwall Local Plan. They are areas of high landscape value 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>
Brownfield	<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>
CLP	<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>
Infill	<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>
NDP	<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>
NDP Area Designation	<i>The process whereby an application was made by Lanteglos-by-Fowey Parish Council to Cornwall Council in March 2016 for the area of Lanteglos by Fowey Parish to be designated as the Neighbourhood Area to be used for the creation of an NDP.</i>
NPPF	<i>National Planning Policy Framework, the overall planning framework set by the central government with which all local and neighbourhood plans must comply.</i>
Rounding-off	<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>



Appendices 1: Designated Open and Local Green Spaces; 2: Landscape Character Designations and 3: Potential Morval NDP Projects are available as separate documents