

Marhamchurch — Neighbourhood Plan

2021 – 2030

SUBMISSION VERSION

Regulation 15 of the Neighbourhood Planning (General) Regulations 2012

September 2023

*Prepared by Marhamchurch Neighbourhood Plan Group
on behalf of Marhamchurch Parish Council
with the support of the people of Marhamchurch*



This is the version of the plan submitted to Cornwall Council following public consultation on the draft and consideration of the comments received

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Foreword

1. The Marhamchurch Neighbourhood Plan aims to help deliver the local community's needs and aspirations, helping the parish to become the place we would all like it to be. It has been produced by local volunteers, for and with the support of the Parish Council, based on the collective views of the people who live and work in the parish.
2. This is the version of the plan submitted to Cornwall Council following public consultation and consideration of the comments received. When it is finally approved the plan will form part of the statutory development plan for the area, which will mean that planning decisions should be made in line with its content and policies.
3. Through a series of events and consultations the Steering Group has listened to the community and local organisations on a wide range of issues. Every effort has been made to ensure that the plan fairly reflects local views. We hope that it will influence the well-being, sustainability and preservation of our community to 2030 and beyond.
4. As the plan moves forward it will depend upon local support. We hope that you will agree that it sets out the right vision for Marhamchurch in the future. Electronic copies of the plan and accompanying documents can be found at <https://marhamchurchneighbourhoodplan.co.uk/>.
5. The Parish Council would like to thank the members of the Steering Group and pay tribute to their work. We are also grateful for the help and the engagement of many others in the parish without whom it would not have been possible to produce the plan.
6. We hope that you will support the plan and we look forward to seeing it take effect for the good of Marhamchurch and its people.

Tony Perry

Parish Council Chairman

Sue Proudfoot

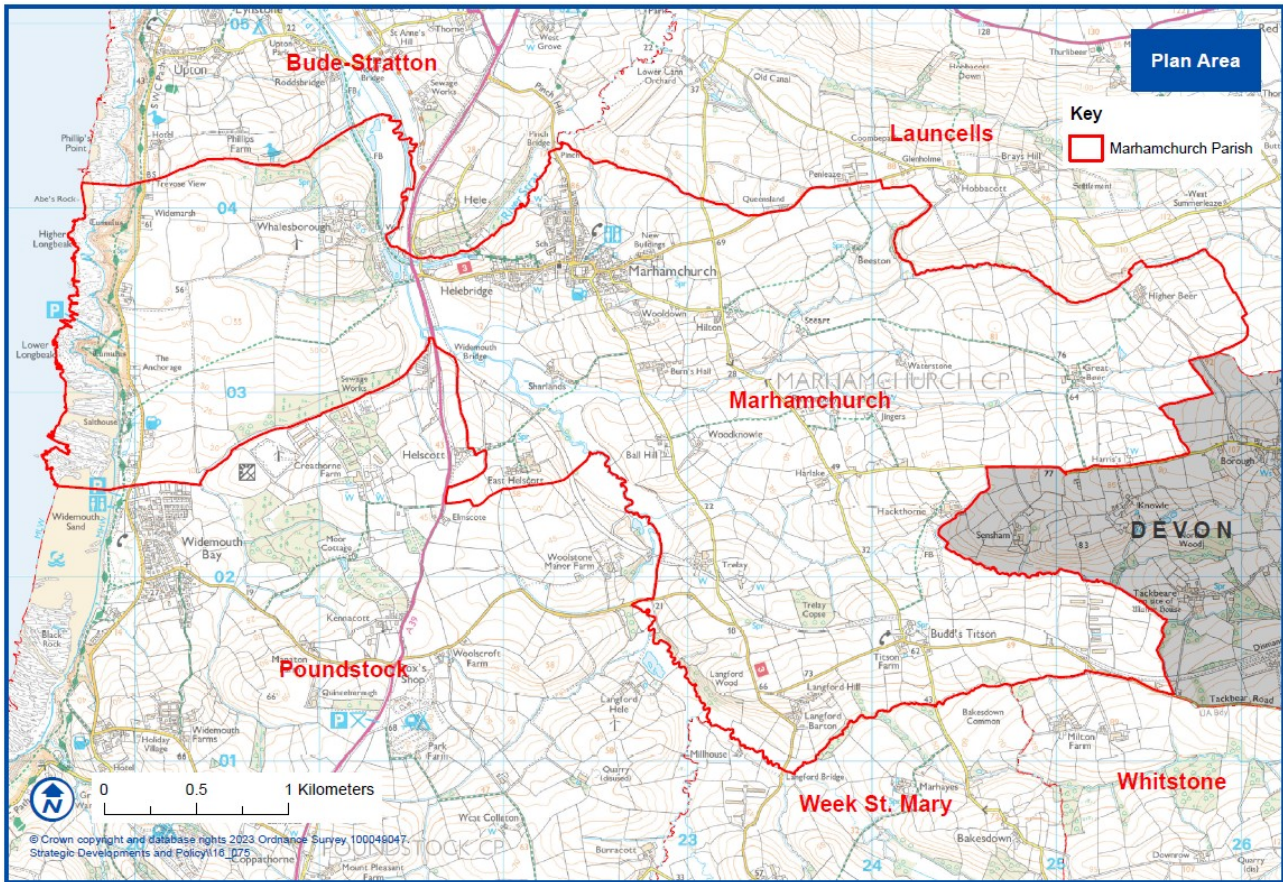
Neighbourhood Plan Steering Group Chairman



1. INTRODUCTION

1. Welcome to the plan for the future of Marhamchurch. Shaped by the local community – this is your plan. It covers the whole parish.

MAP 1: MARHAMCHURCH NEIGHBOURHOOD PLAN AREA



What is a Neighbourhood Plan?

2. A Neighbourhood Plan gives a local community a greater say over how its area will develop in the future. It is put together by the local community, tested by independent examination and referendum, and ultimately becomes part of the Local Development Plan, helping to guide decisions about development in the area.
3. Neighbourhood Plans are prepared under the provisions of the Localism Act 2011. This plan has been prepared in line with the regulations and meets the basic tests (see paragraph 1.7 below). Greater detail is set out in the Statement of Basic Conditions which accompanies the plan.

How far has the Marhamchurch Neighbourhood Plan progressed?

4. Marhamchurch Parish Council decided to prepare a Neighbourhood Plan in late 2016, Cornwall Council approved the designation on 4th January 2017 and a steering group was duly formed. Community consultation followed, with a questionnaire survey to all households and a consultation session on 27th November 2021. The draft version of the plan was issued for public consultation over a statutory six-week period from 24th April to 5th June 2023, including a consultation day on Saturday 13th May from 10am to 12 noon in the Sunday School Rooms.



5. In the light of responses received to the draft some amendments have been made to the plan and this revised version is now submitted to Cornwall Council who will arrange for its examination followed by a parish referendum. Greater detail about the consultation process is set out in the Statement of Consultation which accompanies the plan.
6. The plan complies with the National Planning Policy Framework (NPPF which can be found at <https://www.gov.uk/government/publications/national-planning-policy-framework--2>) and adopted plans for the area. In particular it complies with the Cornwall Local Plan 2010-2030 (at <https://www.cornwall.gov.uk/planning-and-building-control/planning-policy/adopted-plans/#localPlan>).

What must a Neighbourhood Plan do?

7. To meet the basic conditions at examination a neighbourhood plan must:
 1. Be appropriate having regard to national policy
 2. Have special regard to any heritage or conservation interests
 3. Contribute to the achievement of sustainable development
 4. Be in general conformity with the strategic policies of the development plan
 5. Be compatible with human rights requirements and statutory obligations

What effect will the Neighbourhood Plan have?

8. When the plan has been approved at referendum it will become part of the Development Plan for the area. This will mean that it will be used alongside other local and national planning policies to help make planning decisions and to guide and manage future development in the area. It will become a reference point for the local planning authority, planning inspectors and decision makers of all kinds – investors, developers, funding bodies, community groups and existing and future residents. Its delivery will be the responsibility of us all.
9. The plan and its policies should be monitored to judge their effectiveness over time. A simple Monitoring Framework accompanies the plan. There may be a need to review the plan (or a part of the plan) in future and regular monitoring will help to assess this.

2. CONTEXT

Local setting and history

10. Marhamchurch parish lies in the north of Cornwall, extending from the Atlantic coast in the west to the county boundary with Devon in the east. It is a predominantly agricultural landscape, with the village of Marhamchurch lying on a ridge-top about 1 mile south of Bude. From the coastal shelf the land rises across a rolling plateau incised by the valleys of the rivers Neet and Strat. The Atlantic Highway (A39) runs north-south through the parish.

11. The parish covers an area of about 4.25 square miles and is home to about 850 people. Local facilities include the Parish Church, primary school, village shop and pub, Bray Institute, Methodist Church and Schoolroom, inn and shops at Widemouth Bay, public transport, footpaths and several open spaces.



Key issues

12. Marhamchurch is a great place to live. Its rural and coastal setting make for a good living environment and crime is low. However, it faces a number of challenges common to rural parts of the south west region. The local job market is largely characterised by seasonal and self-employment which results in a relatively low wage local economy. In contrast to this house prices in the parish are relatively high, making housing affordability a major challenge for many. Some development is necessary to support the local economy and enable the community to flourish, but any threats to natural and historic assets must be carefully managed.

13. The plan aims to:

1. strengthen community well-being and local identity, improve safety and connectivity and foster inclusion across the parish and with neighbouring parishes,
2. strengthen the local economy and prioritise affordable homes for locals,
3. protect and enhance the local environment, and
4. minimise the parish contribution to climate change by:
 - a) improving opportunities to meet needs locally,
 - b) reducing the need to travel,
 - c) protecting green assets and infrastructure,
 - d) increasing resilience to flooding and coastal change
 - e) promoting renewable energy, and
 - f) encouraging sustainable construction.

Planning context

14. The Cornwall Local Plan (CLP) provides the strategic planning context. Adopted in November 2016, it covers the period 2010 to 2030. The Marhamchurch Neighbourhood Plan must conform with the CLP's strategic policies and it shares the same horizon (2030).
15. The plan is also drafted to correspond with neighbourhood plans in adjacent parishes.
16. The Cornwall Climate Emergency Development Plan Document (DPD) was adopted in February 2023, establishing policies and guidelines to address the climate emergency. The Marhamchurch Neighbourhood Plan has regard to its content and seeks to complement it.
17. There also exists a Minerals Safeguarding DPD, adopted by Cornwall Council in December 2018, but none of its provisions affect Marhamchurch.

3. VISION, AIMS AND OBJECTIVES

18. The vision for the plan is based on views expressed in the consultations carried out:

VISION FOR MARHAMCHURCH
*Marhamchurch will be a vibrant rural community,
conserving the best of our heritage, promoting
sustainable living and enabling needs to be met locally,
with positive environmental outcomes.*

19. The plan's aims and objectives have been derived in the same way, augmented by the neighbourhood plan group's further research:

AIMS AND OBJECTIVES

1. Foster local safety, health and well-being
2. Define a development boundary for Marhamchurch village and prevent further ribbon development
3. Outside of that boundary limit development to that which requires a countryside location or will meet exceptional local needs
4. Provide for local housing needs, especially affordable homes
5. Build a strong local economy, providing for local job needs, sustainable rural employment opportunities, agricultural diversification and green tourism
6. Safeguard and sustain local facilities, including the shops, school, pubs, parish church, Bray Institute, Methodist church and schoolroom, cemetery and public transport
7. Promote local community development, encourage the development of new clubs and societies and support new community initiatives such as provision of allotments
8. Protect and maintain local green spaces and green infrastructure
9. Protect and enhance local biodiversity, landscape and the coastal belt
10. Safeguard flood capacity and increase resilience to flooding and coastal change through working with natural processes
11. Maintain and enhance local connectivity, especially for pedestrians and cyclists
12. Conserve and enhance local heritage assets, both designated and undesignated
13. Promote good design and sustainable construction
14. Support renewable and low carbon energy initiatives
15. Reduce environmental pollution, including soil, air, water, light and noise

4. DEVELOPMENT

A sustainable community

20. Some development is necessary to help sustain the life of a community, but unplanned development can result in unsustainable growth and harm to the environment. The plan aims to ensure that development is managed so that it will contribute positively to the life and well-being of the locality and is in keeping with the distinctive character of the parish.



Development boundary

21. The plan identifies a development boundary for the village of Marhamchurch, shown on Map 2 below and on the Village Inset Map at the back of this plan. Within that boundary development will normally be acceptable in principle. That boundary is drawn to include all built up parts of the village. Scope for infill and rounding off within the boundary is limited to small sites and this will help to ensure that development is in scale with the village.
22. Over recent years there have been a number of new developments which have increased the size of the village. The scale of need for development in the local area does not merit any further significant developments during the plan period to 2030 and the development boundary has accordingly been tightly drawn.
23. Proposals for affordable housing on an exception site or sites outside of but adjacent to the development boundary may be acceptable and are dealt with in Policy MNP5. The Cornwall Local Plan also deals with rural exception sites in its policy 9.
24. Elsewhere across the parish development will be tightly controlled and only supported where it can be delivered sustainably, is essential to meet agricultural, business or other small-scale needs which cannot be met inside the development boundary and conforms with other local and national planning policies.

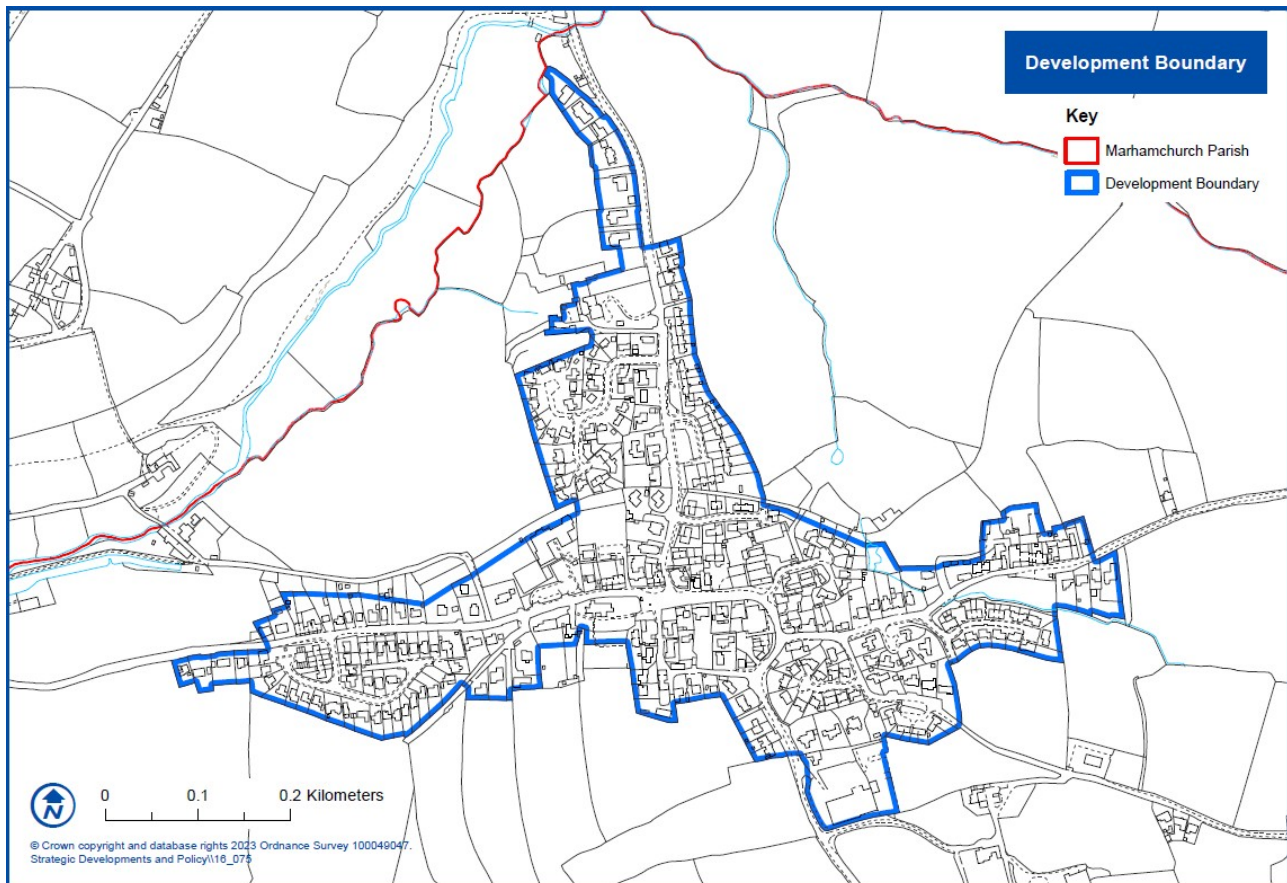
POLICY MNP1: DEVELOPMENT BOUNDARY

- 1. The plan establishes a development boundary for the village of Marhamchurch as shown on Map 2.**
- 2. Within the development boundary, small scale infill, rounding off and development of previously developed land will be supported, provided it is in scale and character with the site and surroundings, is of an appropriate density, will cause no significant adverse impacts on natural or historic assets, local amenity, traffic, parking or safety, and conforms with other policies in the plan.**

3. Outside the Development Boundary, development will only be supported where it requires a countryside location and meets the requirements of local and national planning policy.

4. Proposals for affordable housing led development outside of but adjacent to the development boundary will be supported where they meet the requirements of Policy MNP7 and Cornwall Local Plan Policy 9.

MAP 2: MARHAMCHURCH DEVELOPMENT BOUNDARY



Design and construction

25. New development will be expected to display good, sensitive design, in harmony with the locality. Designers should pay careful attention to the local vernacular, landscape character and local setting. This need not necessarily exclude good modern innovative design.
26. The plan encourages building techniques and technology which will deliver sustainable, energy efficient buildings and help to ensure that development, in both its public and private areas, is safe, inclusive and accessible for all.
27. National standards for sustainable construction change over time. Development will be supported which at least meets current national standards. Designs will be particularly welcomed which strive to surpass the basic standards and deliver greater energy efficiency, achieve greater carbon reductions, further reduce use of non-renewable resources, or employ other innovative eco-friendly building techniques. The plan aims to complement the Cornwall Climate Emergency DPD, whose policies new development must satisfy.

POLICY MNP2: GOOD DESIGN

Development will be supported which:

- a) is of high design quality clearly derived from the site context, respecting the local vernacular, safeguarding local distinctiveness and in scale and keeping with its setting,**
- b) enhances local character and protect local heritage, biodiversity, landscape, views and skylines,**
- c) is safe, attractive, inclusive and accessible for all, designing out opportunities for crime and anti-social behaviour,**
- d) incorporates high quality landscaping which retains existing features, reinforces local landscape character, restores degraded landscapes, and provides mitigation from harm,**
- e) in the case of extensions to existing buildings, are in keeping with and consistent in scale and form with the original building,**
- f) provides two car parking spaces per dwelling as a standard and includes electric vehicle charging points wherever possible,**
- g) protects residential amenity without negative impacts for neighbours in terms of privacy, overlooking, overbearing and dominant impact, loss of daylight and sunlight, noise and disturbance, odour or fumes, and**
- h) meets the requirements of any future Marhamchurch Parish Design Code.**

Dark skies

- 28. The parish lies close to Bude and the Atlantic Highway runs through it. Nevertheless Marhamchurch is in general quiet and peaceful, and over much of its area night skies are dark. These qualities are valued and appreciated by locals and the plan aims to protect and enhance them.
- 29. The policy below is widely applied across Cornwall and further information is available in Cornwall Council's guidance leaflet at <https://www.cornwall.gov.uk/media/ozyn0hwx/cc-ndp-guidance-on-dark-night-sky.pdf>.

POLICY MNP3: LIGHT POLLUTION AND DARK SKIES

Proposals for development will be supported where it is demonstrated that, if external lighting is required, it protects the night sky from light pollution through:

- a) The number, design, specification and position of lamps;**
- b) 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**
- c) Limiting the correlated colour temperature of lamps to 3000 Kelvins or less.**

Flooding

30. The valley floor of the River Strat lies largely within Flood Zone 3b and is a functional flood plain where water will be stored in times of flood. Elsewhere in the parish there are occasional local flood issues during times of unusually heavy rainfall. There are some flood defences in the vicinity of Helebridge.
31. All development will be required to deal safely and satisfactorily with foul and surface water drainage without giving rise to flooding either on or beyond the site. Sustainable drainage systems (SuDS) should feature as part of new development and the incorporation of green SuDS and natural flood management measures will be particularly welcomed.

POLICY MNP4: FLOODING

Development should minimise or eliminate flood risk arising from new development, incorporating sustainable drainage systems (SuDS) to reduce surface water run-off and mitigating against any loss of permeable surfaces, trees, landscape or any feature which reduces flood risk. The incorporation of green SuDS and natural flood management measures will be particularly supported.

Renewable energy

32. Renewable energy is a critical factor in helping to address the climate emergency. The local community supports endeavours to increase renewable energy supplies whilst at the same time aiming to protect farmland and the natural beauty, heritage, biodiversity and tranquillity of the area.
33. Renewable energy development proposals will be considered in relation to the policies of the Cornwall Climate Emergency DPD and the impact they would have upon matters of local, regional or national interest, particularly landscape, heritage, visual impact and wildlife.
34. Small scale schemes and community led initiatives to deliver renewable energy which also contribute to the local economy and community will be welcomed so long as they meet the requirements of the Cornwall Climate Emergency DPD.
35. Large scale renewable energy developments which would cause wide impacts on the parish and beyond should be considered against the policies of the Cornwall Climate Emergency DPD, the strategic policies of the Cornwall Local Plan and national guidance and will be discouraged.
36. Solar panels on historic buildings will be supported if there will be no harm to the appearance, character or value of the building. This may be achieved by the use of appropriate low visual impact solar tiles or solar slates.
37. Ground-mounted solar panels or small scale wind turbine developments or hydroelectricity projects will be welcomed where the purpose is to generate power for use within the parish, there will be no unacceptable landscape, heritage, biodiversity, species or amenity impacts, they are of an acceptable scale and the land will be restored after the use ceases.

5. HOMES

38. There are 433 homes in Marhamchurch parish, including a wide variety of types, tenures and ages and ranging from substantial individual estate houses and farmhouses, through medium sized homes including conversions, to a number of smaller dwellings.
39. In January 2023 the average house price in England according to the ONS was £290,000 and in Cornwall just over £319,200. The average house price in Marhamchurch at April 2023 according to Zoopla was just under £400,000.
40. The high cost of housing means that even the smaller properties in Marhamchurch are generally beyond the range of local first-time buyers and there is a particular need for affordable homes for young people and families.



Housing provision

41. The Cornwall Local Plan sets housing targets and delivery is monitored annually. Marhamchurch falls within the Bude-Stratton Community Network Area which has a minimum housing requirement of 600 homes for the period 2010-2030. It is estimated by Cornwall Council that Marhamchurch should contribute about 12% of that figure (around 72 homes).
42. Since 2010 in Marhamchurch 39 new homes have been completed, an average of 3.25 homes each year. If that average rate of completions were to continue it can be estimated that about 26 more homes will be built in the parish by 2030 and planning permission already exists for half of that number (13 homes).
43. These figures show that housing completions in Marhamchurch are broadly on course to meet the housing contribution required from the parish through a combination of existing planning permissions and further windfall sites likely to come forward.
44. There is therefore no strategic need to propose a site for housing development in the plan and it is anticipated that new housing proposals will come forward during the plan period

on small unallocated sites, through conversions or on exception sites to provide affordable homes.

45. Any future housing proposals should be in scale and character with their setting, protecting or enhancing local distinctiveness, causing no unacceptable harm to local interests and contributing towards carbon reduction through sustainable construction and high energy efficiency, in line with policies MNP1 and MNP2 and the policies of the Cornwall Climate Emergency DPD.

Affordable housing

46. In December 2022 there were 14 households registered on Cornwall Council's Homechoice register who were actively looking for an affordable home to rent and who met the local connection criteria for Marhamchurch parish. There is a current stock of 39 homes (9% of all homes) in the parish available for social or affordable rent.
47. Provision of new affordable homes would therefore be welcomed, providing the proposals are for sites which would cause no harm to the locality. Small sites would be preferred in order to minimise environmental and visual impacts.
48. Policy 9 of the Cornwall Local Plan establishes the approach to rural exception sites and is augmented and complemented by the policy below.

POLICY MNP5: AFFORDABLE HOUSING

1. Proposals for affordable housing on infill sites within the village development boundary will be welcomed and supported.

2. Proposals for rural exception sites, including sites for single affordable dwellings, may be supported where the proposal:

a) will meet clearly identified local housing needs and is located where it will enhance or maintain the vitality of a village community and the parish as a whole,

b) comprises a small-scale scheme with an appropriate mix of dwelling types and sizes, reflecting the identified need, and

c) is located and designed to enhance local character and distinctiveness.

3. Occupation of any affordable houses on a rural exception site shall be prioritised in perpetuity firstly to persons with a local connection to the parish, then to neighbouring parishes and lastly to people across Cornwall.

Second homes and holiday homes

49. Demand for second homes and holiday properties is a factor underlying growth in property prices. The 2011 census recorded just under 12% of homes in the parish as having no permanent occupants and in 2018 it was estimated that between 4-8% of dwellings in the parish were second homes. Some dwellings transfer from second homes to principal residences as owners reach retirement.
50. Increased house prices resulting from the demand for second homes and holiday homes limit the opportunities for many locals, particularly first-time buyers, to enter the housing market. However, the introduction of a policy restricting new homes to occupation as a principal residence only is presently considered premature. Growth in second homes and holiday letting properties will be kept under review and the position will be revisited should the combined total rise above 20% of the total number of dwellings in the parish.

6. COMMUNITY

Community facilities and infrastructure

51. Marhamchurch is an active, cohesive and inclusive community. Although it experiences barriers to housing and services typical of a rural area, local residents enjoy its attractive living environment and appreciate the low crime rates. The range of shopping and facilities available in Marhamchurch village and Widemouth Bay, together with the nearby town of Bude, do much to support the local community.
52. The plan aims to maintain and develop those qualities through policies designed to sustain community life, maintain and improve local facilities, encourage the establishment of new local enterprises, promote inclusion and community safety, and enhance connectivity within and beyond the parish.



53. The village of Marhamchurch is the focus for most activity in the parish. The parish church, village school, Bullers Arms pub, Bray Institute, Methodist Church and Methodist Schoolroom are meeting points for the community and help to create local identity and purpose. The plan aims to safeguard local facilities for present and future generations. Their retention and prosperity are important to local well-being. Cornwall Local Plan policy 4.4 protects against the loss of community facilities and village shops and this plan requires that its provisions be met.
54. Any new local facilities and services or enhancements to existing ones will be welcomed and the plan promotes improvements to meet local needs, particularly including support for green energy and water conservation, improvements to local green spaces, play equipment and the cemetery, the community village shop, sustainable travel, cycle and footpath routes, and 20mph zones in the village and on the coast road.

POLICY MNP6: A STRONG AND SUSTAINABLE COMMUNITY

- 1. Development which supports the strength and vitality of the local community will be welcomed. In particular, development which will meet local needs which otherwise might not be met, will be supported.**
- 2. Proposals for additional community facilities and infrastructure will be supported, providing they are well designed, include safe adequate access, parking where possible and will have no significant negative impact on the local environment and amenities.**
- 3. In order to help safeguard the sustainability of the local community, development that would result in the loss of or significant harm to a local community facility or asset of community value will only be supported where the provisions of Cornwall Local Plan policy 4.4 are met.**

Local green spaces

55. Local green spaces provide valuable opportunities for access and recreation, form habitats for wildlife, contribute to local amenity and are highly valued by the local community. The plan protects the most important existing open spaces in the parish. Only new or improved amenities necessary to improve their enjoyment by the general public will be permitted.
56. All the designated spaces are highly valued by the local community, capable of being managed and protected beyond the plan period and conform to the required criteria for a local green space, being:
 - a) reasonably close to the community they serve;
 - b) demonstrably special to the local community because of their beauty, historic significance, recreational value, tranquillity or richness of wildlife, and
 - c) local in character and not an extensive tract of land.
57. The local green spaces proposed in the plan are shown on Map 3 below and those in the vicinity of the village are also shown on the Village Inset Map at the back of this plan. They include woodlands, meadows, grassed areas, parks, playing fields, play spaces and wildlife corridors as enumerated in the policy.

POLICY MNP7: LOCAL GREEN SPACES

- 1. The following areas, shown on Map 3, are designated as local green spaces in the plan:**
 - a) Whalesborough Woods (woodland adjacent to towpath from weir to Whalesborough lock),**
 - b) Grass area and car park at Helebridge outside Canal Museum (presently owned by Bude and Stratton Town Council),**
 - c) Marhamchurch School Playing field,**
 - d) Revel field including Marhamchurch playpark,**
 - e) Marhamchurch churchyard, cemetery and memorial garden,**
 - f) War memorial and surround including grass area by lych gate in village square,**
 - g) Grass area opposite Pinch Hill ex council houses in village,**
 - h) Hedge, grass bank and culvert opposite Park Farm adjacent to Hobbacott Rise, and**
 - i) Land owned by Cornwall Council around the multi-use trail.**

2. These local green spaces will be safeguarded from development. Any development that would result in loss of or harm to them will not be permitted. Only new or improved amenities directly associated with public enjoyment of the green space will be permitted.

Footpaths, cycle paths and other local networks



58. Footpaths, cycle paths and other routes are an important local community asset. The South West Coast Path and the National Cycle Network both pass through the parish. Map 3 below shows these routes and those in and around the village also appear on the Village Inset Map at the back of this plan.
59. The plan seeks to protect and enhance all such routes and promotes safety improvements, particularly Foundry Lane as a cycle path alternative to the dangerous narrow Helebridge road and a safe cycle way adjacent to the cliff path. Improved connectivity with networks in adjoining parishes will also be welcomed.

POLICY MNP8: FOOTPATHS, CYCLE PATHS AND OTHER ROUTES

1. Pedestrian, cycle and bridle networks, shown on Map 3, will be protected, particularly including:

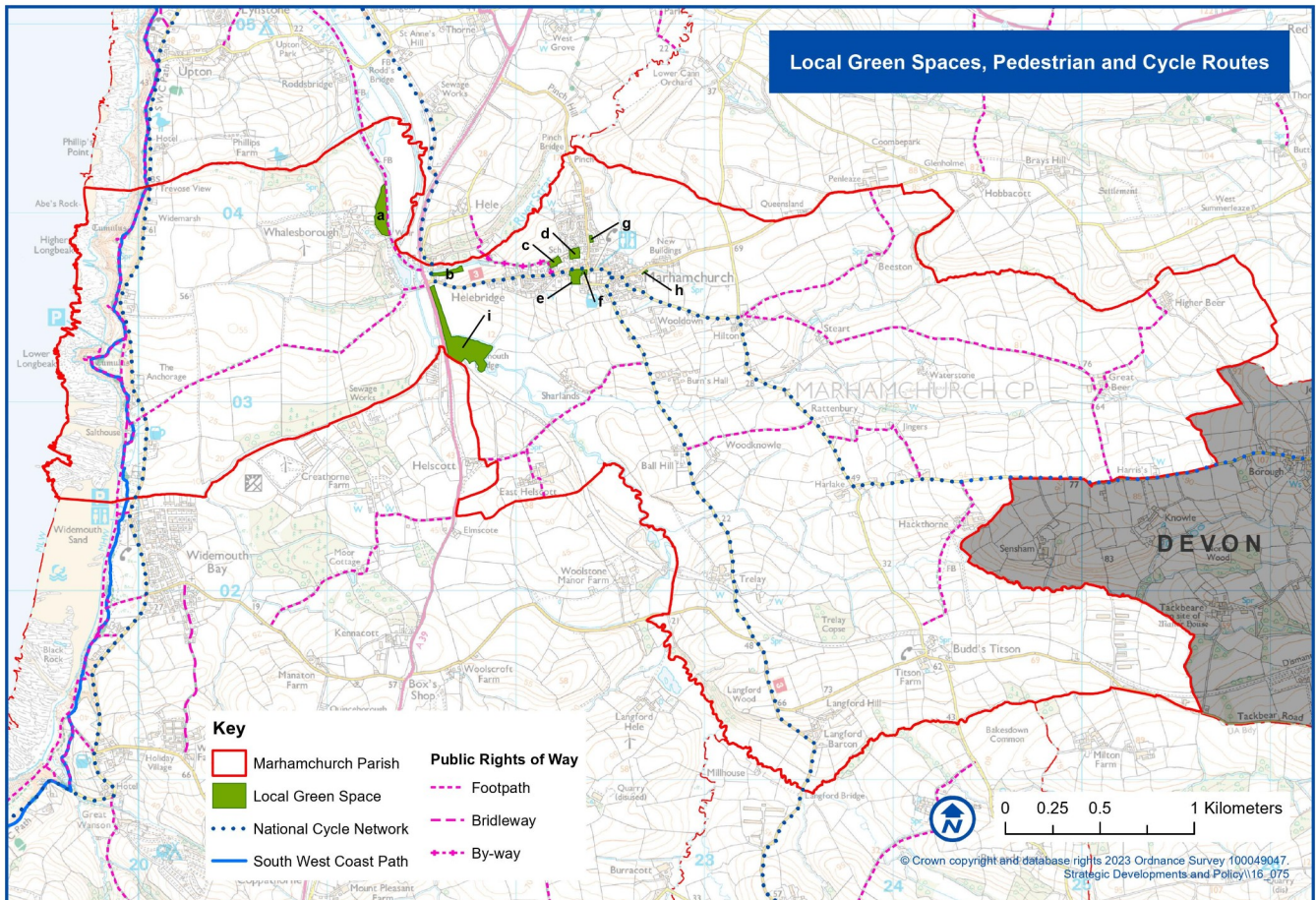
- a) the South West Coast path,
- b) the National Cycle Network routes,
- c) all statutory footpaths, bridleways and by-ways,
- d) Whalesborough Walks and cycle paths, including Whalesborough Circular Boundary Route and access therefrom along the southern parish boundary to Marine Drive (opposite the Beach House Hotel), and along the northern parish boundary onto Marine Drive adjacent to Church Races,
- e) the tow path (Whalesborough Lock to Marhamchurch Foundry via Helebridge) and Foundry Lane,
- f) the multi use trail from Helebridge to Bude and from Helebridge southwards (the bridge to nowhere) and
- g) the route of the disused railway line, which could form part of a green network.

2. Development that impacts on existing local pedestrian, cycle or bridle networks will be supported where the route is preserved or enhanced or where a suitable alternative route is proposed of the same or improved quality.

3. Support will be given to proposals that improve and/or extend the existing footpath and cycle path network, allowing greater access to new housing, town centres, green

spaces, coast and open countryside. Routes should be designed and improved to be accessible to all, including people with disabilities by applying the principle of ‘Least Restrictive Access’.

MAP 3: LOCAL GREEN SPACES, PEDESTRIAN AND CYCLE ROUTES



Local Green Spaces

- | | |
|--|--|
| <ul style="list-style-type: none"> a) Whalesborough Woods (woodland habitat adjacent to towpath from weir to Whalesborough lock) b) Grass area and car park at Helebridge outside Canal Museum (presently owned by Bude and Stratton Town Council) c) Marhamchurch School Playing field d) Revel field including Marhamchurch playpark | <ul style="list-style-type: none"> e) Marhamchurch churchyard, cemetery and memorial garden f) War memorial and surround including grass area by lych gate in village square g) Grass area opposite Pinch Hill ex council houses in village h) Hedge, grass bank and culvert opposite Park Farm adjacent to Hobbacott Rise i) Land owned by Cornwall Council around the multi-use trail |
|--|--|

7. ECONOMY

60. Marhamchurch supports a small but significant range of employment, more than might be found in many similar parishes. Agriculture and tourism are significant local employers, but there are also a number successful self-employed persons and flourishing local businesses such as the fresh fish shop at Widemouth and the market garden at Neetfield.
61. All these businesses are important to the local economy. The plan aims to help them flourish and ensure that the sites and premises involved remain available for business use.
62. The 2011 census shows 64.5% of the population to be economically active of which 21.8% are self-employed. Many workers commute out of Marhamchurch to their workplaces, as is common in rural areas. For the economically active resident population the most significant occupation is skilled trades and the major activities are motor trades, accommodation and catering services, construction, education, health and care, farming, forestry and fishing.
63. The plan aims to foster conditions for local economic prosperity and business growth in scale and keeping with the area.

Rural economic diversification

64. The plan aims to foster conditions for local prosperity and sustainable business growth in scale and keeping with the parish, including agricultural diversification and green tourism. The reuse of redundant traditional farm buildings can make a contribution providing the development will be sustainable and will enhance the locality, in line with Cornwall Local Plan policy 7.3.
65. Changes of use of existing business premises will be required to show that continuance of the business is no longer viable, as required by Cornwall Local Plan policy 5.2.

POLICY MNP9: SUSTAINABLE ECONOMIC GROWTH

1. New business, visitor and tourist development will be welcomed providing it:

- a) can be delivered sustainably,
- b) is well designed and will be in scale and character with its setting, and
- c) will cause no significant adverse impacts on the natural or historic environment, amenity, traffic, parking or safety.

2. Proposals for business, visitor and tourism development which will involve the reuse of traditional farm buildings which can be shown to be redundant and which meet the above criteria and those of CLP policy 7.3 will be supported.

Telecommunications

66. Much of the parish has superfast broadband connectivity. Mobile phone network coverage is variable. The plan aims to improve and build on this, helping to redress business disadvantages faced in a rural area by securing very good broadband and tele-communications infrastructure in association with new development and by encouraging improvements to connections in those parts of the parish that are less well served.

POLICY MNP10: TELECOMMUNICATIONS

Development proposals to install infrastructure to improve mobile, broadband or other digital connectivity within the parish will be supported where no significant harm to the landscape will result.

8. ENVIRONMENT

67. Marhamchurch village occupies an elevated ridgetop position overlooking the valley of the River Strat. The parish enjoys varied, undulating, largely rural landscape with farmland, woodland, streams, river meadows and some spectacular coastline.
68. There is a rich local history, with evidence of occupation from the late Neolithic period. The heart of the village is a conservation area and there are a number of listed buildings.
69. The plan aims to protect and enhance these important local features and characteristics.

Heritage and historic assets

70. The heart of Marhamchurch village is a Conservation Area, designated in 1997 and shown on Map 4 below and at a larger scale on Map 6 (Village Inset Map) at the back of this plan. It encompasses the historic core of the village around St Marwenne's Church and the original farmsteads, together with the Revel Playing Field which is important to the setting of the village and affords views to the coast.
71. A Conservation Area Character Statement was published by North Cornwall District Council and remains available and relevant today. It describes the key features and characteristics of the Conservation Area and identifies several opportunities for enhancement within it.
72. There are 25 listed structures in the parish, as set out in the table below and shown on Map 4 and those in the vicinity of the village also on the Village Inset Map. The Parish Church of St Marwenne is listed Grade I, Langford Hill is Grade II* and 23 buildings are listed Grade II. Two bowl barrows east of Lower and Higher Longbeak are also recorded as a scheduled ancient monument. The statutory list is at <https://historicengland.org.uk/sitesearch?searchType=site&search=marhamchurch>.

DESIGNATED HISTORIC ASSETS

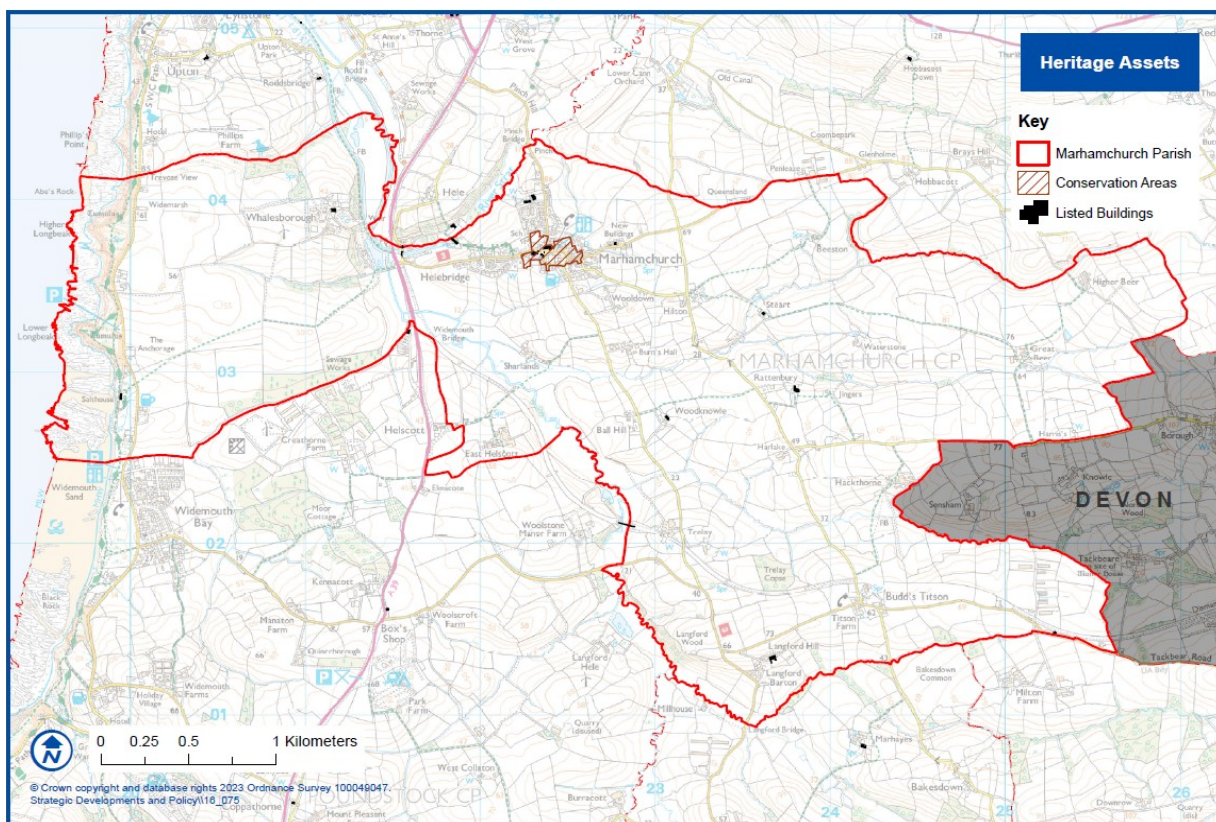
Marhamchurch War Memorial (Grade II)	Rose Cottage (Grade II)
Parish Church of St Marwenne (Grade I)	Milton Cottage (Grade II)
Lych Gate to Churchyard of Church of St Marwenne (Grade II)	Road bridge over the River Strat and continuation of East Parapet Wall (Grade II)
Monument to the Uglow Family about 2 metres east of the Church of St Marwenne (Grade II)	Canal Bridge over the Bude Canal (Grade II)
Church of England Institute (Grade II)	Stear (Grade II)
Langford Hill (Grade II*)	Whalesborough Farmhouse (Grade II)
Wall, gate piers and gates of Langford Hill (Grade II)	Hele Mill Cottages (Grade II)
Rectory (Grade II)	Woodknowle (Grade II)
Coach House, Stables, Millhouse about 10 metres south west of the Rectory (Grade II)	Rattenbury Farmhouse (Grade II)
The Little House (Grade II)	East Hele Farmhouse (Grade II)
Rosamund Cottage (Grade II)	Hobbacott Down (Grade II)
Barn Orchard Barn Orchard Cottage and outbuilding adjoining at east end of Barn Orchard Cottage (Grade II)	New Buildings, 6 (Grade II)
House adjoining at west of Little House (Grade II)	Two bowl barrows, one 220m east of Lower Longbeak and the other 320m east of Higher Longbeak (Scheduled Monument)

73. The plan aims to recognise the value of local heritage assets, both designated and undesignated, to protect them and to seek their enhancement. The 26 structures included in the National Heritage List for England are already protected by national and local development policies. The plan affirms that and the policy below adds protection for those historic assets which are not included in the national list but which do appear on the Cornwall and Isles of Scilly Historic Environment Record (HER). At the time of publication the HER recorded 192 undesignated heritage assets in Marhamchurch parish. The Cornwall and Isles of Scilly HER can be found at <https://www.cornwall.gov.uk/environment/conservation-and-environment-protection/strategic-historic-environment-service/cornwall-and-isles-of-scilly-historic-environment-record/>.

POLICY MNP11: HERITAGE ASSETS

1. Development proposals that conserve and enhance designated and non-designated historic and heritage assets and their settings, including archaeological features, historic field boundaries and structures, trees and orchards will be supported.
2. Where historic buildings and features form a group any development should maintain the spaces between buildings and preserve any elements of the landscape and/or street scene which contribute to the value of the group and its setting.
3. Undesignated heritage assets, buildings and groups of buildings that make a positive contribution to the character, views and setting of their location, including assets identified during the lifetime of the plan, should be conserved and where possible enhanced. Such assets are recorded in the Cornwall and Isles of Scilly Historic Environment Record.

MAP 4: CONSERVATION AREA AND LISTED BUILDINGS



Countryside and the coast

74. Describing the value of countryside and coast and establishing the policy approach towards their protection, including a policy specifically designed to protect the "coastal belt" (that area of the parish within immediate view of the sea.
75. The open countryside of the parish is generally protected by the policies of the Cornwall Local Plan and this plan. Policy MNP1 limits development outside the village development boundary to that requiring a countryside location or which will meet a local need which could not otherwise be met.
76. The coastal strip is designated as an Area of Great Landscape Value in the Cornwall Local Plan where the aim is to conserve and enhance the quality and individual character of the landscape. This plan reinforces that protection, adding recognition of the importance of retaining the area's unspoilt open character.
77. The Cornwall Shoreline Management Plan maps a Coastal Vulnerability Zone and outlines measures for management and adaptation which will be appropriate as changes take place. Widemouth Bay is identified as an extremely dynamic area in physical coastal terms and very prone to cliff landslides.
78. Fields adjoining Marine Drive but which lie just outside the AGLV and Coastal Vulnerability Zone are also important to the parish's coastal setting and sea views. The plan seeks to protect them and requires that development proposals pay particular regard to their significance. Those fields, the AGLV and the Coastal Vulnerability Zone are shown on Map 5.
79. A number of coastal areas are at risk, mostly beyond this plan's horizon, but it will be appropriate to recognise and respond to such longer term effects now. The emerging Cornwall Climate Emergency DPD will include appropriate policies. Working with natural processes is encouraged by the SMP and this plan affirms that approach.

POLICY MNP12: PROTECTING THE LANDSCAPE

1. Proposals for development will be supported where they:

- a) do not harm but maintain and enhance the landscape, having regard to its special qualities and safeguarding and enhancing local features that make a positive landscape contribution,
- b) pay particular regard to coastal character, protecting the Area of Great Landscape Value (AGLV) and fields adjacent to Marine Drive (shown on Map 5) and preserving or enhancing sea views, and
- c) incorporate high quality landscaping which retains existing features, reinforces local landscape character, restores degraded landscapes, and provides mitigation from harm.

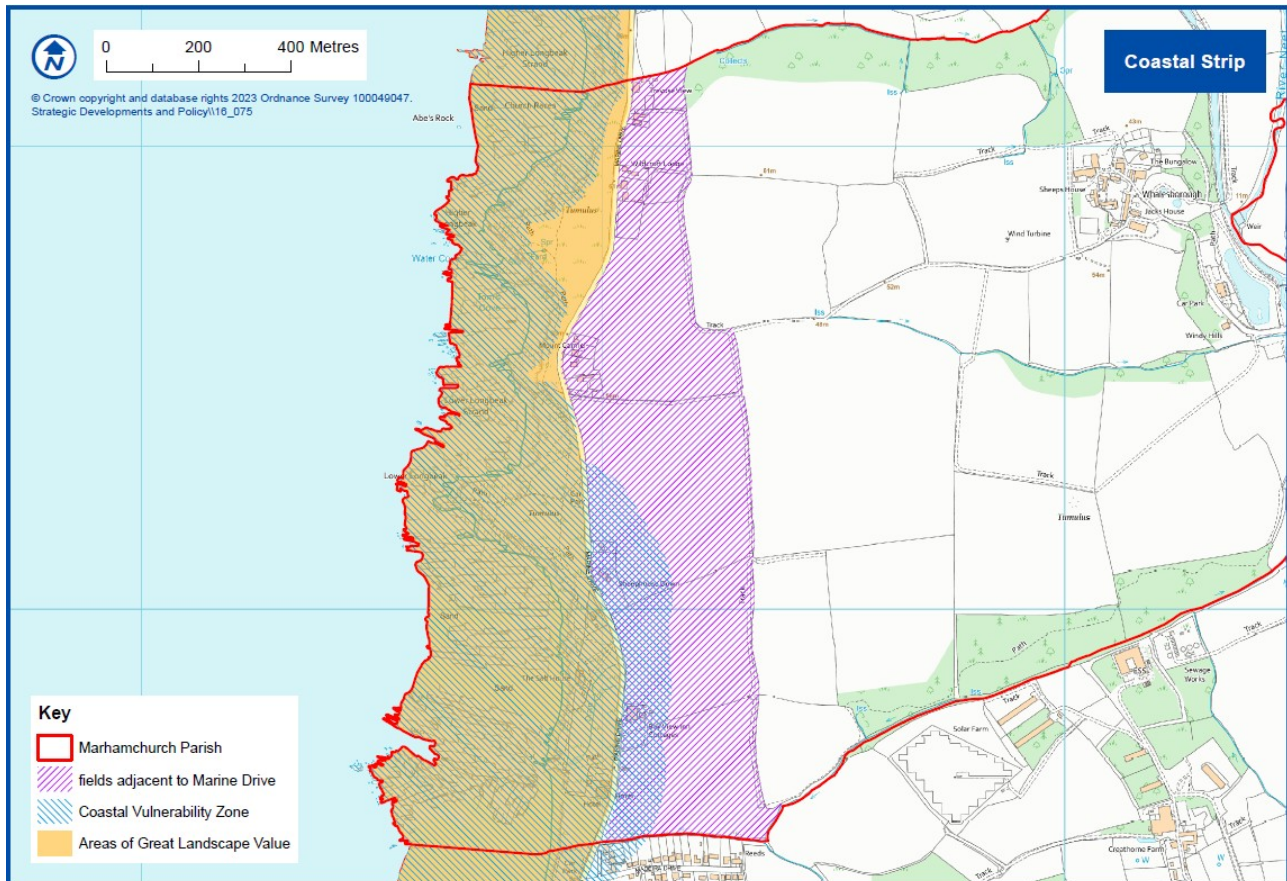
POLICY MNP13: SAFEGUARDING THE COAST

1. Development proposals must pay particular regard to the parish's sensitive coastal setting. Minor development to existing properties, or to improve coastal defences in the Area of Great Landscape Value (AGLV) or in the Coastal Vulnerability Zone as indicated on Map 5 will be supported where they are essential and / or consistent with the management policies in the Shoreline Management Plan and the Cornwall Climate Emergency DPD. New development will not be supported in this area.

2. In all other areas in close proximity to and immediate view of the coast, development will only be supported where it is in accordance with other policies in this plan, the Cornwall Local Plan and where appropriate evidence is provided to demonstrate that the site is not at risk of loss to the sea over the expected lifetime of the proposal.

3. Coastal resilience and adaptation solutions should be multi benefit and where possible incorporate improved public access, biodiversity gains, carbon sequestration, heritage awareness, economic opportunities and health benefits.

MAP 5: THE COASTAL STRIP



Biodiversity

80. The parish provides varied habitats for flora and fauna. The plan aims to protect the landscape and biodiversity value of the parish, augmenting national and strategic policies to protect the appearance of the area and its role in helping species to flourish.
81. Development should aim to respect the planning mitigation hierarchy: Enhance – avoid – minimise – restore – compensate – offset. Replacement of existing habitat is a last resort after all other options to retain it have been fully considered. The Cornwall Climate Emergency DPD includes policies protecting biodiversity and requiring that new development provides a biodiversity net gain.

Climate Emergency

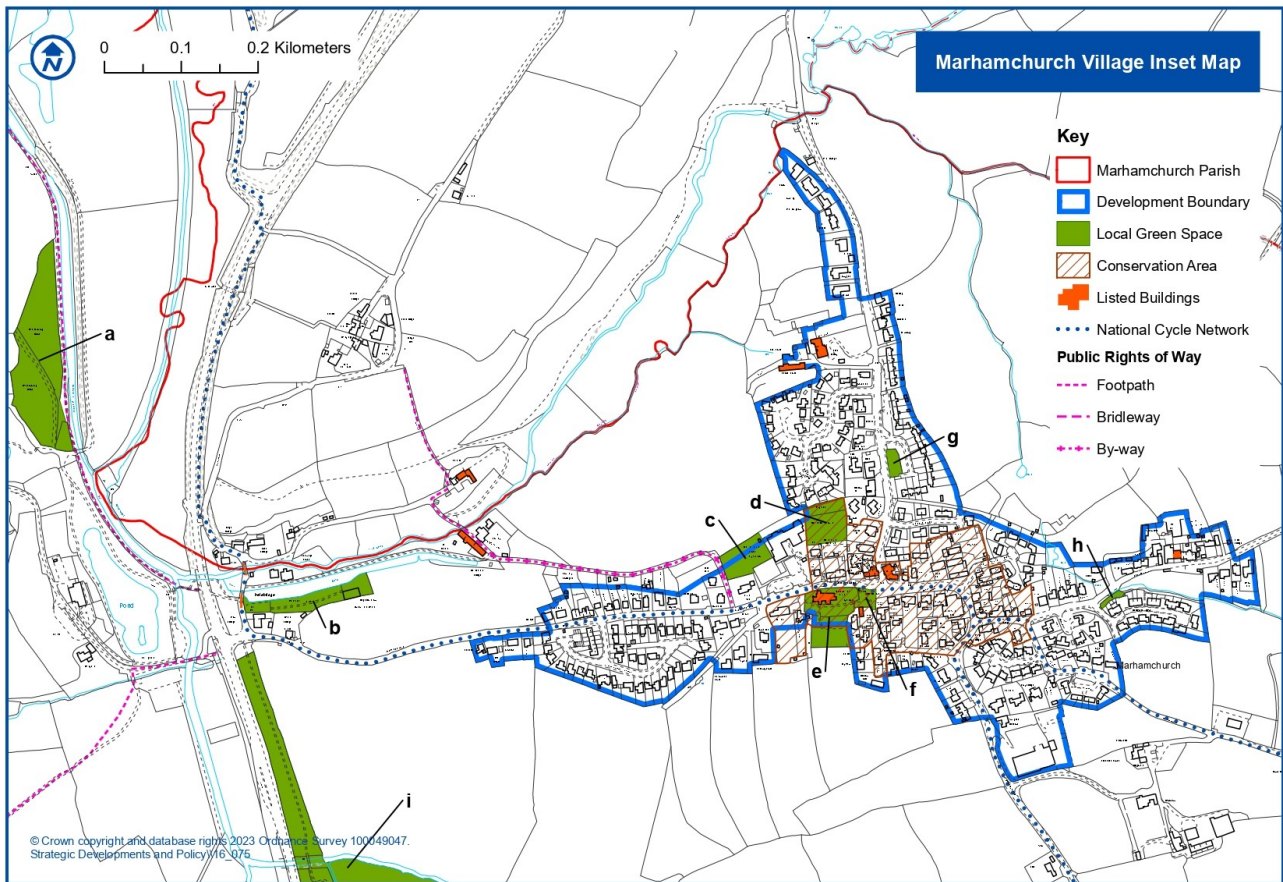
82. The plan aims to contribute towards addressing and reversing the climate emergency and its policies seek to conform with those of the Cornwall Climate Emergency DPD, which comprehensively deals with the topic. All new development must satisfy its policies.

9. DELIVERY AND MONITORING

83. Many of the plan's proposals will happen only with private sector investment, but this does not remove Parish Council or other public bodies from their responsibilities for infrastructure and services. The plan's policies aim to steer and shape development, but it is expected that developer contributions will be gathered through S106 agreements, Community Infrastructure Levy, (CIL), or similar order to address any specific mitigation required and to offset the broader impacts of any new development.
84. The policies of this plan, the Cornwall Local Plan and the Cornwall Climate Emergency DPD will be complementary, together providing a firm platform for all parties to cooperate in promoting, enabling and delivering beneficial developments and improvements of all kinds. Conformity between plans will be key to unlocking funds to support this plan's delivery, and it is hoped that Cornwall Council and Marhamchurch Parish Council will take a proactive role in this regard.
85. Once the Neighbourhood Plan is formally adopted by Cornwall Council it will become part of the local development plan. This means that it will be a material consideration in the determination of planning applications. The Council will therefore assess development proposals in Marhamchurch against the objectives of the Neighbourhood Plan alongside the Cornwall Local Plan and any related implementation or other plans to ensure that the aspirations of the community are being met.
86. The plan and its policies should be monitored to judge their effectiveness over time and a monitoring framework has been prepared to enable this to be done. There may be a need to review the plan (or a part of the plan) in future and regular monitoring will help to assess this. Any formal amendments to the plan will have to follow a similar process as was used to prepare the original plan.

MAP 6: VILLAGE INSET MAP

This inset map draws together at a larger scale all elements of the plan which relate to the village in order that they can be more clearly seen in relation to one another



LOCAL GREEN SPACES SHOWN ABOVE

- a) Whalesborough Woods (woodland adjacent to tow path from weir to Whalesborough lock)
- b) Grass area and car park at Helebridge outside Canal Museum (presently owned by Bude and Stratton Town Council)
- c) Marhamchurch School playing field
- d) Revel Field including Marhamchurch playpark
- e) Marhamchurch churchyard, cemetery and memorial garden
- f) War Memorial and surround including grass area by lynch gate in village square
- g) Grass area opposite Pinch Hill ex council houses in village
- h) Hedge, grass bank and culvert opposite Park Farm adjacent to Hobbacott Rise
- i) Land owned by Cornwall Council around the multi-use trail