

Morland Parish Council

Morland Parish Neighbourhood Plan 2017 - 2032

Pre-submission consultation version

Morland Parish Council

The consultation period for this document is open from 20th November 2017 to 16th February 2018.

If you wish to make any comments about this document please reply to:

Andrea Rukee, Clerk to Morland Parish Council,

clerk@morlandparishcouncil.org

or via the website:

www.morlandparishcouncil.org

or by post to

The Village Hall, Morland, Penrith CA10 3AT.

Please mark your response Morland Neighbourhood Plan Consultation Response

Morland Parish

Neighbourhood Plan 2017 - 2032

Introduction	<u>11</u>
Purpose	<u>11</u>
Background	<u>22</u>
The Planning Process: How the Neighbourhood Plan was prepared	<u>22</u>
Strategic Environmental Assessment and Habitat Regulations Assessment	<u>22</u>
Our Parish Past and Present	<u>44</u>
Location	<u>44</u>
Origins	<u>44</u>
Modern Times	<u>44</u>
Demographics of Morland Parish	<u>55</u>
Village Settlement Character	<u>55</u>
Morland Parish and Morland Village	<u>65</u>
Vision and Objectives	<u>66</u>
Policies	<u>88</u>
Village Design and Local Character	<u>88</u>
Open Countryside, Environment and Heritage	<u>99</u>
Housing	<u>1010</u>
Community Facilities	<u>1111</u>
Employment and Business	<u>1212</u>
Halmshaw's Garage Site	<u>1313</u>
Supporting Information	<u>1414</u>
Appendices	<u>1515</u>
Flood risk land, amenity land and Listed Buildings	<u>1515</u>
Designated Heritage Assets	<u>1616</u>
Proposals Map	<u>1818</u>

Introduction

This Pre-Submission Consultation version of the Morland Neighbourhood Development Plan is intended to be used to consult local people, statutory agencies and relevant local organisations for a minimum 6 week period on the content of the Neighbourhood Plan (under Regulation 14). Comments received will be taken into account by the Parish Council, assisted by the Neighbourhood Plan Steering Group, before a final version is submitted to Eden District Council (under Regulation 15) for publication (Regulation 16) and examination. The District Council will then arrange for an independent examination of this Plan and supporting documents. If the Examiner accepts the Plan it will be put to a local referendum for a decision as to whether or not it becomes part of the Statutory Planning Framework.

Purpose

Neighbourhood planning was introduced by the UK government in 2011 through the Localism Act. The Department of Communities and Local Government (DCLG) states that:

'Neighbourhood planning gives communities direct power to develop a shared vision for their neighbourhood and shape the development and growth of their local area. For the first time communities can produce plans that have real statutory weight in the planning system'. Source: DCLG Factsheet: Neighbourhood Planning (clause 1-6) October 2016.

The Morland Neighbourhood Plan (the 'Plan') provides a vision of the future of Morland village and the wider parish and a set of policies to support this vision. It covers the period from 2014 to 2032 to align with the emerging Eden District Local Plan (ELP).

The main purpose of this Plan is to provide a basis for decision making on planning applications. For clarity, where policy wording includes the words 'will be supported' it is intended that the Decision Makers will uphold this requirement. Developments will only be permitted where all policies are met.

(As the Morland neighbourhood plan will follow on from the Eden local plan would it not be appropriate to use the phraseology for neighbourhood plans along the lines of 'will take precedence, or carry additional weight'. Also the phrase 'will be permitted where all policies are met' may not be achievable as some proposals will relate to only one policy and would have no relevance to other policies of the plan).

The Plan has been sponsored by the Morland Parish Council (MPC), the qualifying body, and produced by the Morland Parish Council Neighbourhood Plan Steering Group. Consultation has taken place with the local community.

Commented [KH1]: I would suggest that each of the headings are numbered, with the subsequent paragraphs also numbered, as this will assist in cross-referencing throughout the plan. E.g. as shown on plan two page 23, or paragraph 5.3 et cetera

Commented [RA2]: A comment should be inserted confirming that the NDP relates to the entire Parish of Morland, for the avoidance of doubt.

Background

The Planning Process: How the Neighbourhood Plan was prepared

Morland Parish Council instigated the Neighbourhood planning process in 2016. It appointed Cllr Lesley Robson as chair of the Neighbourhood Plan Steering Group and formed a group of six interested local people together with the Parish Clerk to assist with the preparation of a draft plan. The Parish also appointed Tom Woof of Prospus Group Ltd to act as advisor and author to the group. A series of meetings **were** held with the group to discuss the themes and content of the plan. During this process the changing status of Morland village as firstly a 'Key Hub' and then a 'Small Village **and Hamlet**' in the emerging Eden Local Plan caused some delays, as it was not clear how the strategic locational policy for development would finally unfold for Eden District. The Steering Group undertook a **number of local consultation processes**, including publicity in the local parish newsletter, stall at a summer fete and three meetings and on the Parish website.

Strategic Environmental Assessment and Habitat Regulations Assessment

A request was made to Eden District to ask if an SEA or HRA was required for this Neighbourhood Plan. This request was made once the draft plan had been produced. At the time of writing, a response has yet to be provided. However, it is expected that neither an SEA nor an HRA will be required because the scope and effect of the policies within the plan are not significant to the strategic direction of the new Eden Local Plan, and that no significant sites are proposed for development.

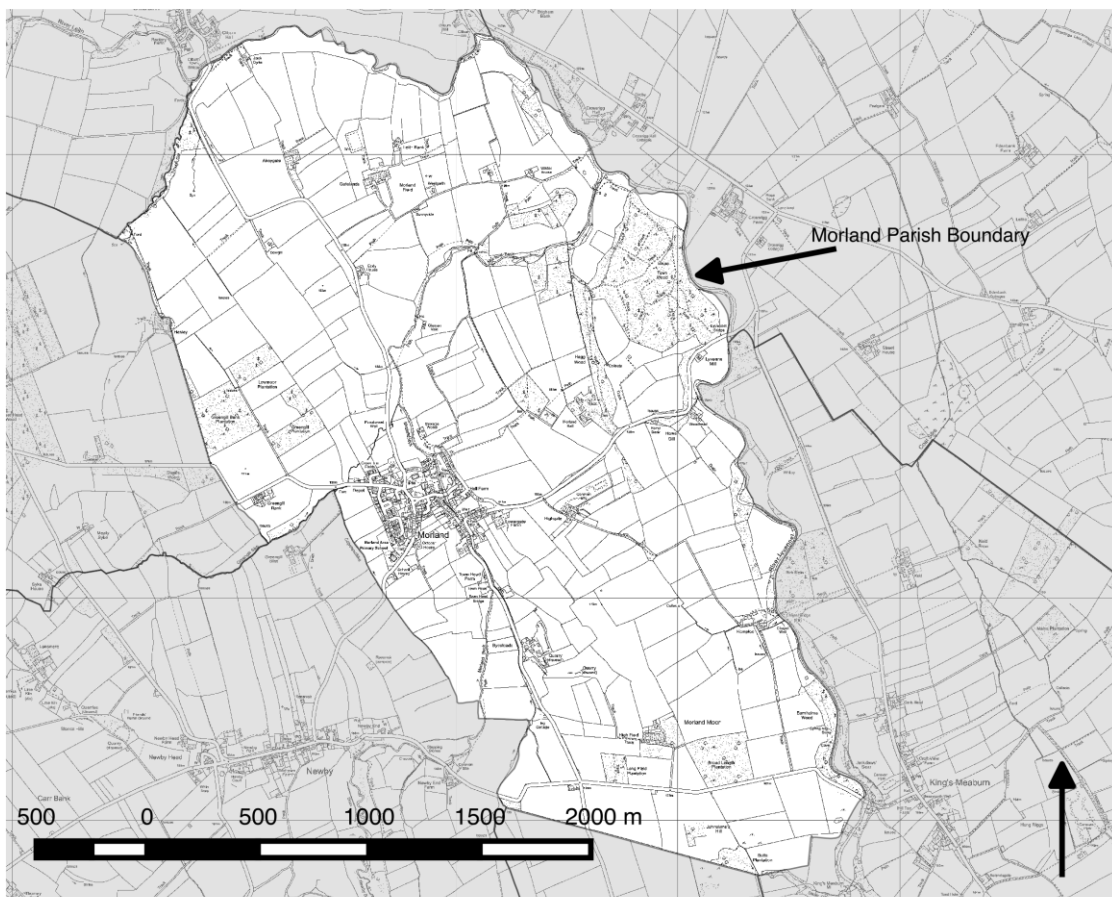
Commented [RA3]: Is this necessary? It doesn't add anything to the Plan.

Commented [KH4]: How many and between which dates?

Commented [KH5]:

Commented [RA6]: This needs to be updated. Under the Council's Neighbourhood Planning: Protocol for Support to Communities document, it states that (para 4.6):

"EDC will carry out screening/ scoping to identify any need for a Strategic Environmental Assessment, Sustainability Appraisal or Habitat Regulation Assessment (note: where consultants have been employed to prepare the Neighbourhood Plan they will be expected to undertake these)".



Map 1. [Moreland Parish Boundary and Designated Neighbourhood Area](#)

Commented [KH7]: This plan should clearly identify the parish boundary, the designated neighbourhood area, the neighbourhood plan area, the village boundary and the village character area, as this would clarify in everyone's mind where the various parts of the plan extend to. When reading through the plan it is not clear how these elements relate to each other.

Our Parish Past and Present

Location

Morland is situated in the Eden/Lyvennet Valley in Cumbria on a small tributary known as Morland Beck. It is located approximately 11km ~~from to the south east of~~ Penrith and 10km ~~to the north west of from~~ Appleby. It is ~~part one~~ of a series of small villages that are situated in the Cumbria Landscape Assessment¹ classification of 'Intermediate Farmland'. This landscape has key characteristics of:

- Transitional farmland between the lowland and upland landscapes;
- Extensive areas of improved pasture with some arable farming;
- Planned villages with greens displaying topographical and archaeological evidence of their medieval origins;
- Dissection of the landscape in part by the deeply incised or open river valleys;
- Wooded valleys and ghylls; ~~and~~;
- Sandstone and limestone vernacular

Origins

Morland is an ancient village in the Eden valley dating back to the 1st Century and ~~must have~~ remained a relatively small settlement for much of its history. Morland is a nucleated rural settlement situated on Morland Beck where the fall of the river allowed the development of a water mill. Development is recorded as taking place in the relatively more recent 17th, 18th and 19th centuries centred around the mill, church, chapels, and school.

Modern Times

Over the last fifteen years, Morland has seen much development, both in terms of renovation and greenfield development. The central village Hall Farm development rescued aged buildings and many of the oldest and most characterful features were maintained. Today the site although clearly ~~a developedment~~, is well embedded with mature gardens and trees. In addition, Crown Inn Fields and a recent extension site has brought a mix of housing in both size and looks. There are many recent examples of sensitive renovations and new build homes in Morland.

Morland has also seen a welcome rise in employment opportunities via the magnificent Morland Hall wedding venue, the now famous Mill Yard Café, a cycle barn venture and most recently an arts based social enterprise in the heart of the village.

Commented [KH8]: Over the last 15 years...useful to include an estimate of the proportionate increase in the size of the village ie ..an increase of 25%

Commented [KH9]: Locally renowned?

¹ Cumbria Landscape Assessment 2010, Cumbria County Council

Morland Parish Council

Morland Primary School goes from strength to strength with ever increasing numbers and an active parent group who recently managed the redevelopment of the play park.

Morland attracts many walkers, cyclists and caravan park residents and the pub and café benefit accordingly, in turn gaining many repeat customers.

The heart of the village, the Square and Beckside, remain unspoilt and look just as they did many years ago, achieved through careful maintenance, wildflower planting and tree and grassland management.

Morland and Newby village hall fulfils a number of roles in our village, it is a meeting point for many community groups such as the Women's Institute, playgroup, Church committees, amateur dramatics, fitness classes and more.

The hall hosts school events as well as occasional exhibitions and is well used by mixed age groups. The hall is used every year by the Morland Choristers which in turn brings many visitors to our village. The hall is integral to village life and has been and continues to be updated and enhanced, great care and commitment goes into it's support and as a result it's value is incalculable.

Demographics of Morland Parish

Morland Parish has a population of 375 people with a slightly larger cohort of older people (24%) than Cumbria (20%) or England as a whole (16%). It has a higher than average number of people who are self-employed and working in the private sectors and low unemployment. Most homes are owner-occupied and there is a low level of social rented properties. However, the private rented sector is slightly larger than average at 16% (England 15%).

Although house prices are lower in Morland than in England as a whole the affordability ratio² is higher in Morland (17.5) than average (15.4) because the local wage rates are generally lower.

Village Settlement Character

The village of Morland is essentially a five way cross roads with a river crossing at Force Bridge over Morland Beck. Hill Top and The Square show the two levels of early development with the steep and elongated square joining them. The Church is considerably set back from the highway and lies within its own churchyard making it less dominant than other buildings in the village such as the Mill Buildings and the Crown Inn Public House. The highway and public spaces in the village centre contribute significantly to the character of the village by their irregular shapes and abrupt changes in direction giving a series of closed views and changes in angle. Further details can be found in the 2017 Morland Heritage Report.

² Ratio of average house price to average wage

Commented [KH10]: From....? In ...? To a current roll of ...?

Commented [KH11]: Do you have a proportion?

Morland Parish and Morland Village

Morland Parish comprises both Morland village and approximately 680 ha of farmland with sporadic farmsteads to the north, east and north-west. The area of the parish outside of the village is not considered in this Neighbourhood Plan for any modification to the district-wide planning policy framework which has been prepared by Eden District Council. This is because the area outside of the settlement of Morland village is not expected to be the subject of any significant development pressure, being protected, as it is, by its status as a rural area and not a location where any significant development would normally be permitted. The existing policies and permitted development rights within the ELP that exist are considered sufficient to allow the necessary level of development to occur without any modification from this neighbourhood plan. As a consequence, this neighbourhood plan concentrates on the village of Morland and its boundary-relationship with the surrounding countryside.

Vision and Objectives

To ensure that Morland maintains and enhances its character with particular reference to its central village character area and provides sustainable development to meet the needs of its community.

Objective 1

To ensure that all new development, through design and use of materials, respects and enhances the traditional character of the village, particularly the character of the central area. In particular:

- That building materials receive proper critical consideration
- That the most appropriate local stone with reference to neighbouring properties is used
- That plot density is considered in relation to neighbouring properties
- That render, where appropriate, is of a texture and colour that complements that of its neighbours
- That appropriate roofing slate is used and that vernacular details are incorporated where appropriate (eg quoins) and alien features avoided (eg barge boards)
- That stone window/door surrounds are incorporated, particularly in the village character area
- That garden walls/boundary treatments respect the curved line of the highway and are of appropriate materials, especially in relation to the village character area
- That spaces created or affected by development and the views of these spaces are considered as part of the proposal and their amenity value is enhanced
- That development includes adequate on-site parking spaces, garden/play space and planting and that appropriate mitigation is used if any trees are removed/damaged
- That wildlife corridors through gardens/spaces are enhanced or created where appropriate
- That reference is made to the heritage report to supplement these notes
- That approaches to the village are protected and enhanced

There are many references to 'appropriate' and 'adequate' – what do you mean by this??

Commented [RA12]: All photos/images/maps etc... should be titled so it is clear how they relate to the text/why they've been inserted.

Commented [RA13]: This doesn't make sense, I'm not sure what you're trying to say here.

Commented [KH14]: This statement is contrary to the initial paragraph which says the neighbourhood plan includes the whole parish area. If it is the case that the village is the neighbourhood plan area, then it will need to be clearly defined on the map where the respective boundaries are.

Commented [KH15]: This adds further uncertainty as what is the neighbourhood plan area and or does it not, include the surrounding countryside (or parish area). If some surrounding countryside is included, then this needs to be clearly defined.

Commented [RA16]: •The vision is not particularly well worded and would benefit from being clearer.

Commented [KH17]: To help with this, if you are referring to the central village character area it will be useful to have a plan showing what is the central village character area and what does it include – also what is sustainable development which is the age-old question especially where it is to meet the needs of the community

Commented [RA18]: •The Plan sets out its objectives in too much detail with the first policy repeating the first objective. The other objectives stray into non-planning areas and need to be more focused on planning matters (neighbourhood plans can't deal with non-planning matters).

Commented [RA19]: EDC already does this

Commented [RA20]: How many spaces is this?

Commented [KH21]: Is this the same as the Cumbria County Council design standard? Also – does adequate also refer to garden playspace and planting and if so what is adequate, or should this reflect that evident on adjoining properties?

Objective 2

To protect and maintain key open areas within and on the edge of the village which are an essential part of the character of the village. In particular:

- That the area around the mill race and beck is maintained and enhanced
- That common land continues to be well maintained, grass is cut, wild flower planting is properly supported and any walls, fencing or other boundaries are maintained
- That designated amenity land is protected
- That verge and hedge maintenance continues and dead or removed trees are replaced
- That existing and new green infrastructure is maintained for wildlife and amenity value

Objective 3

To manage future housing development in Morland to appropriate levels of development to meet local need and in support the community while enhancing the character of the village. In particular:

- That development on windfall sites must meet all design based criteria of the Neighbourhood Plan
- That key features of adjacent properties neighbours are reflected, especially in the central village character area specified in plan ?????
- That eco, sustainable and affordable builds should receive careful consideration but that the greatest weight should be given to appropriate design and use of materials
- That new technologies and creative builds are supported where appropriate and to acknowledge that trends and needs are likely to alter during the period of the plan

Objective 4

To maintain existing employment opportunities-operations/businesses and encourage new ones appropriate to the character of the village in order that services can be maintained. In particular:

- To explore the possibility of a shop in Morland, in order to create another hub and greater social space
- To support more community transport
- To consider an alternative to tarmac in The Square, as mentioned in the Heritage report
- To consider parking in the village as a matter of urgency, particularly for High Street
- To consider a village parking area

Commented [RA22]: What are these? Where do you identify them?

Commented [KH23]: These do need to be identified on a plan and if they are on the edge of the village are they within the neighbourhood plan area or are they outside the neighbourhood plan area.

Commented [KH24]: Can this be defined and shown on the plan? If it is shown on the plan which plan all references like this should link to a specified plan

Commented [RA25]: As this is not planning related it should be removed

Commented [KH26]: again a common theme which plan shows the designated amenity land and what is it protected against

Commented [RA27]: As this is not planning related it should be removed

Commented [RA28]: This appears to be a repetition of bullet 10 under objective 1

Commented [KH29]: what is appropriate surely, development must simply meet local need

Commented [RA30]: This doesn't make sense and would benefit from being re-phrased

Commented [RA31]: This is not compliant with the NPPF and should therefore be removed

Commented [KH32]: where is 'where appropriate'? Is it on the character area in the village of the surrounding countryside?

Commented [RA33]: Does not relate to land use planning and should therefore be deleted.

Commented [RA34]: As above

Policies

Village Design and Local Character

The ~~C~~character of the built form of Morland Village and the surrounding countryside are important matters to be taken into account ~~when~~by any ~~proposed~~development proposal in the parish. ~~is considered~~. This character, which stems from the slow development of the village over centuries, is appreciated and cherished by the residents of Morland and it is something they wish to retain despite the possibility of development at a greater rate or scale than has previously occurred, or with the possibility of imported materials which are not of the local vernacular.

Commented [KH35]: character is not defined by a slow build rate but is more to do with the use of the local vernacular building form use of materials et cetera

The aim of this policy is to supplement ~~existing-Eden L~~ local ~~P~~plan policy which seeks to ensure that the design of developments is prepared with a full understanding and appreciation of the local context. It aims to provide clear criteria ~~by~~against which the design and materials ~~used in of a proposal are to will~~ be assessed. It identifies a central Village Character Area from which local for features and character are to be referenced and drawn.

MNP1 - Village Design and Local Character Proposals

Proposals which respect the traditional character of the village through their use of materials and design will be supported, particularly where:

- building materials complement or enhance the local surroundings~~are chosen after a careful critical consideration~~
- the most appropriate local stone (with reference to neighbouring properties) is used
- the plot density is considered in relation to neighbouring properties
- render, where appropriate, is of a texture and colour that complements that of its neighbours
- appropriate roofing slate is used and that vernacular details are incorporated where appropriate (eg quoins) and alien features avoided (eg barge boards)
- stone window/door surrounds are incorporated where appropriate and always in the Village Character Area
- garden walls/boundary treatments respect the curved line of the highway and are of appropriate materials, especially in relation to the village character area
- spaces ~~which~~that are created or affected by development, and the views of these spaces, are considered as part of the proposal, and their amenity value is enhanced
- developments requiring on-site parking spaces, gardens or play spaces seek to mitigate the effects of the removal or damage to any trees on the site
- where possible and desirable wildlife corridors through gardens/spaces ~~are~~should be enhanced or created
- reference is made to the Heritage Report in any submission~~to supplement these notes.~~
- approaches to the village are protected and enhanced

Commented [RA36]: Policy MNP1 is too strict/restrictive/unacceptably onerous (especially given that the village is not a designated Conservation Area) and needs to be toned down a bit by allowing more discretion. As currently worded it is contrary to the NPPF, especially paras 59 - 61. The policy is not positively prepared and comes across as anti-development.

It should be made clearer that proposals do not need to comply with each and every bullet point.

Formatted: Tab stops: 12.96 cm, Left

Commented [RA37]: Contrary to the NPPF paras 59 - 61.

Commented [KH38]: Which area to assist refer to, is it the village character area, the village as defined by the boundary or does it extend to the whole of the parish or into the 'protected area'?

Commented [RA39]: Bullets 2, 4 & 5 appear unnecessary/superfluous in view of the requirement set out at 1st bullet point

Commented [RA40]: How can it be judged if this is required?

Commented [RA41]: Vague - delete

Commented [RA42]: Move to Vision and Objectives? Reword to 'it is desirable that regard is had to the Heritage Report...'

Commented [RA43]: From what?

Commented [RA44]: How?

Open Countryside, Environment and Heritage

The open countryside surrounding Morland village is valued as open agricultural land that is tranquil and scenic. It is characterised by irregular field boundaries usually comprising hedgerows with mature trees within them. Forestry and water courses are also evident with occasional field barns and farm steadings dotted in the landscape. All the land is enclosed now and no open moor land remains in Morland Parish.

The aim of this policy is to prevent development occurring outside of the defined village boundary. The boundary therefore provides a limit to development on the edge of the village and will preserve the open land within the village and the borders of it from development that may create an unacceptable visual or landscape intrusion. This policy provides additional guidance to decision makers in the application of policy.

Photo of landscape

MNP 2 -Open Countryside, Environment and Heritage

Development proposals that conforms to the development plan as a whole will be permitted within the village boundary shown on the proposals map. Development proposals outside of the village boundary will need to demonstrate overriding material considerations that outweigh the development plan and, in particular, any landscape or visual harm likely to result if it is to be permitted. Development proposals within the village boundary will be encouraged where they fully understand complement and reflect enhance the heritage aspects of the village. Development on the sites designated as Amenity Open Space in the 1996 Local Plan or other protected areas shown on the Proposals Map will not be permitted as these areas are considered to form an integral part of the environment, heritage and open character of the village.

Commented [RA45]: This policy is too broad and tries to be all encompassing. Careful consideration needs to be given to what you are trying to achieve and then consider splitting the policy.

Commented [KH46]: Does this refer to the green hatched area shown on the village plan as a protected area? Protected from what and how far does the green area extends to all does it extend to the whole of the remaining parish area?

Commented [RA47]: Morland is not a Conservation Area and the village boundary extends well beyond the identified village character area [VCA]. It therefore seems unreasonable/unduly onerous to require new development outside the VCA to reflect heritage aspects of the village - see para 60 of NPPF. As worded, the policy appears to encourage pastiche development. Furthermore, what are the 'heritage aspects' you are looking to encourage/replace? There are many different development styles and periods in the village. The policy is too prescriptive yet vague at the same time and non-NPPF compliant.

Commented [RA48]: This reference should be removed as it will be meaningless on adoption of the Eden LP.

Commented [RA49]: Make it clear which Proposals Map you are referring to here

Housing

The status of Morland village as a location for housing has varied throughout the emergence of the strategic policy of new Eden Local Plan. It was, at one point, to be one of 42 villages where allocations for housing were to be made, but it has emerged from that process as one of 102 villages where only small scale, sensitive windfall housing is to be permitted and where it is limited to infilling or rounding off. Where ~~these~~ sites are previously developed (brownfield) sites, and the development is for four units or less, then the proposal may contain only open market housing. Where the proposal is for five units or more then some contribution to affordable housing will be expected. Where the site is greenfield land then all ~~the~~ houses must be restricted to local people through a local occupancy condition. In Morland village, all new housing (whether on greenfield or brownfield land) is expected to comply with Policy MNP2 and therefore be located within the village boundary. ~~This contains both greenfield and previously developed land.~~

The aim of this policy is to ensure that new housing is carefully designed to meet local needs and enhance the character of the ~~village within the strategic requirements of housing policy for the district~~. There is no evidence to suggest that the affordable or local occupancy requirement of Morland is significantly different to those of the district as a whole and therefore no modification of Local Plan policies LS2 and HS1 are proposed. However, the character of Morland village and, in particular, the character features evident in the central part of the village are of paramount importance and achieving the appropriate design including use of materials takes precedence over other planning considerations.

MNP3 - Housing

Housing development will be permitted where it it demonstrates all of the following:

1. fully ~~It~~ complies with the criteria set out in MNP1; and
2. ~~Reflects~~ the character and features evident in the central character area of Morland; and
3. ~~Protects~~ the amenity of neighbours.

~~The use of low energy and sustainable techniques are to be encouraged but not at the expense of achieving an appropriate design solution. Where affordable housing contributions or local occupancy conditions are required as a result of Local Plan policies LS2 and HS1, then these are to be given less weight than the achievement of a satisfactory design that reflects the aims of this policy and the Neighbourhood Plan as a whole.~~

Formatted: Numbered + Level: 1 + Numbering Style: 1, 2, 3, ... + Start at: 1 + Alignment: Left + Aligned at: 0.63 cm + Indent at: 1.27 cm

Formatted: Font: Not Bold

Commented [RA50]: Even outside of the VCA? See comments in respect of MNP2

Formatted: Font: Not Bold

Formatted: Font: Not Bold

Commented [RA51]: What does this mean?

Commented [RA52]: This is contrary to the NPPF which does not give more weight to design over low/renewable energy proposals. Both need to given equal consideration.

Commented [RA53]: No. This is also contrary to the NPPF and strategic policy HS1 of the Eden Local Plan and should be deleted/amended appropriately. If suitably designed affordable housing can be achieved in the National Parks, it should also be possible to achieve this in Morland. The ELP recognizes that house prices in Eden are amongst the highest in Cumbria and seeks to ensure that those in housing need in the District benefit from more affordable housing. Design should not be seen as more important than the delivery of affordable housing; both are equally important.

Community **Features and** Facilities

The community **features and** facilities within Morland which are the primary focus for this planning policy document are:-

1. the open spaces including highway and private land which contribute to the amenity and character of the village; ▲
2. the river banks and flood plain areas; ▲
3. the amenity land comprising agricultural fields; ▲
4. the architectural features that exist in the public realm and on private land; ▲
5. the trees that contribute to the character and amenity of the area; ▲
6. the boundary treatments that abut the highway; ▲
7. the school: the pub; the cafe and the church. ▲
8. Other features not listed may also be of importance. |

The aim of this policy is to seek the protection and enhancement of these features so far as the application of planning policy may allow. A principle area for enhancement is the creation of more and better parking facilities near or in the centre of the village; and encouragement is also to be given to new development for retail use.

NP4 - Community **Features and Facilities**

New development will be permitted where an appropriate provision of amenity space is ~~create~~**provide** that will complement and reflect the village character. New architectural features ~~and structural planting~~ will be permitted where these enhance the character of the village. Parking provision for visitors and residents will be encouraged where they complement the character of the village.

Formatted: Numbered + Level: 1 + Numbering Style: 1, 2, 3, ... + Start at: 1 + Alignment: Left + Aligned at: 0.63 cm + Indent at: 1.27 cm

Formatted: Font:

Formatted: Font:

Formatted: Font:

Formatted: Font:

Formatted: Font:

Formatted: Font:

Formatted: Font:

Commented [RA54]: Bullets are easier to read

Commented [RA55]: The NPB should be familiar with which features make a positive contribution to the village and should therefore be protected and enhanced

Commented [RA56]: It isn't possible to 'enhance' something that does not yet exist

Commented [KH57]: is this to do with the provision of additional and better parking facilities together with the provision of additional retail use.

Commented [RA58]: It is not entirely clear/obvious how the text above relates to this policy

Commented [RA59]: What sort of development? Would this apply equally to proposals for new car parking? Do all proposals for new community facilities need to provide amenity space? Who's responsible for the maintenance of the amenity space?

Commented [RA60]: What is deemed to be 'appropriate'?

Commented [RA61]: What does this mean? How can this be assessed on receipt of a planning application?

Commented [RA62]: This is not a land use planning matter and is not therefore an issue for the NDP – please delete.

Employment and Business

Morland contains some limited employment opportunities such as the pub, the cafe, the school, local farms and Tuer's garage. This latter site currently accommodates a number of small scale businesses such as haulage, HGV repairs, engineering and storage. There is also the former filling station and garage known as Halmshaw's garage or Hilltop Garage. Further employment generating uses are to be encouraged in order to help improve the sustainability of the village be a sustainable location which by providing opportunities for both living and working. Nevertheless, it is recognised that a higher than average number of people in Morland have developed self-employment opportunities, and this is to be encouraged.

Commented [RA63]: Is it feasible/possible to incorporate these within the identified village boundary?

The aim of this policy is to protect and encourage the support existing businesses employment opportunities that exist in Morland in order to help provide further employment opportunities for local residents. These opportunities exist in the conversion of existing buildings, to such uses as are compatible with residential use, such as convenience retail, office uses, education, and tourism. New commercial development could take place at existing employment sites such as Tuer's garage or existing farm steadings, provided it did where it does not harm the amenity of nearby residential properties.

Commented [RA64]: What do you mean by this? It would be helpful to provide clarification.

MNP5 - Employment and Business

New developments to facilitate additional employment opportunities may will be permitted at Tuer's garage site where this will not result in an provided it causes no unacceptable impact on existing nearby properties. The conversion of the site or existing buildings to retail or other use that serves the local community (including retail) will be encouraged provided the character of the village is maintained.

Commented [RA65]: Not a positive expression, creates uncertainty.

Commented [RA66]: What is meant by unacceptable? Para 123 of the NPPF identifies what planning policies and decisions should aim to achieve

Commented [RA67]: Do you mean in terms of amenity? It isn't clear what you mean here.

Commented [KH68]: Does this relate to Tuer's garage, or to other sites within the village – clarification required in the wording

Commented [RA69]: What does this mean? How can this be assessed?

Halmshaw's Garage Site

This prominent site in Morland presents a good opportunity for redevelopment which would enhance the character of the village and provide much needed facilities. It is a site which operated as a petrol filling station and vehicle repair centre for many years and closed in the 1990's. The site is currently in two separate ownerships with one having a legal entitlement to purchase the other up to 2021. After that date each part of the site may be sold separately.

As a former petrol filling station some investigation as to potential contamination of the ground is likely to be required as part of any planning application. If contamination is found then it is likely that housing development will be one of the few uses that could fund any cleanup - and this could comply with the Local and Neighbourhood Plan policies if the proposal is sufficiently well designed.

However, depending on the specifics of the proposal, the site may also be suitable for ~~the~~some provision of resident parking ~~provision which would provide~~ (a much needed facility) and assist with the enhancement of the character of the village. At present one owner has not responded to approaches regarding the future development potential of the site, and while the other is willing to see the site redeveloped, they feel bound by the legal requirement to offer their part for sale up to 2021.

However, as this plan is intended to remain valid up to 2032, the future use of the site in whole or in part beyond 2021 is a matter that can be considered here. Also a legal right of access exists on the site which may limit the development potential of the site.

The aim of this policy is to signal the likely uses and development form that could be acceptable in any proposal put forward on the site. These uses and built form guidelines do not amount to an allocation policy because of the difficulty of securing the owners' willingness to bring the site forward for development. However, the ideas set out in the policy are expected to carry significant weight in any subsequent decision making.

MNP6 - Halmshaw's Garage Site

New development for residential use would be supported on this site provided the criteria in MNP1 are met. Consideration should also be given to incorporating car parking areas for existing and proposed residents where this does not compromise an acceptable design. The inclusion of units aimed specifically at older people would be particularly welcome on this site.

Commented [KH70]: Will be required – standard practice

Commented [KH71]: will this be resident parking for those residences erected on site, or is this general car parking, to remove parking from the village centre? Clarification is required regarding what is hoped to be achieved.

Commented [RA72]: Really?

Commented [RA73]: The policy, however, only refers to residential use and says nothing about development form

Commented [RA74]:
The policy would carry weight upon adoption of the NDP but will carry the same weight as other policies in the NDP and ELP. Wording should reflect this/be amended accordingly.

Does this mean that proposals for uses other than housing should be refused planning permission? Could the site accommodate other facilities that appear to be much needed in the village?

Commented [KH75]: The introduction or need for specialised housing for older people has not been previously rehearsed, so there needs to be a justification for this requirement

Commented [RA76]: Any new development would also have to achieve the minimum parking requirements.

Supporting Information

Glossary of Terms and Abbreviations

- EDC - Eden District Council
- MPC - Morland ~~P~~parish Council
- SSSI - Site of Special Scientific Interest
- SAC - Special Area of Conservation
- NDP - Neighbourhood Development Plan
- NPPF - National Planning Policy Framework
- SEA - Strategic Environmental Assessment
- HRA - Habitat Regulations Assessment
- SFRA 2 and 3 - Strategic Flood Risk Areas Zones 2 and Zones 3

List of Supporting Documents

- ~~Eden Core Strategy 2010, Eden District Council~~
- Morland Heritage Report, (2017) Kate Bellwood
- Eden Local Plan 2014 - 2032, ~~(anticipated 2018)~~⁷, Eden District Council

Commented [RA77]: This will be superseded by the ELP

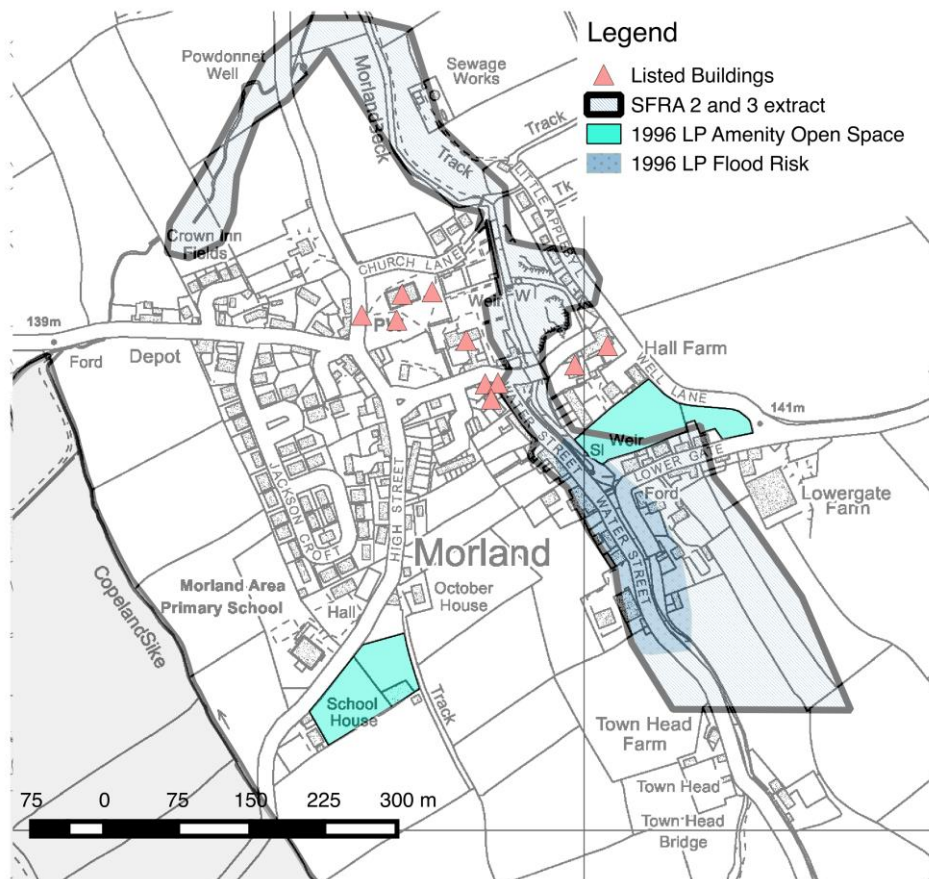
Appendices

Commented [RA78]:

Title: Land at Risk of Flooding (Flood Zones 2 & 3)

Need to properly reference the SFRA document. Have you checked plan against latest EA data?

Remove refs to 1996 documents as these will shortly be superseded



Flood risk land, amenity land and Listed Buildings

Designated Heritage Assets

Grade I

- Church of St Lawrence

Grade II*

- Altar Tomb To South East Of Chancel Of Church Of St Lawrence

Grade II

- Sundial to South West of Tower of Church of St Lawrence
- Gate Piers, Front and Return Walls to Church of St Lawrence
- Morland House
- Hazeldene
- Forecourt Wall, Railings, and Gate to Front of Hazeldene and Wingrove Cottage
- Wingrove Cottage
- Hall Farm; House and adjoining Cottage
- Entrance Arch, Threshing Barn, Byres, and Gin Gang to North East of House at Hall Farm

Local Heritage Assets

- Mounting Steps
- Force Bridge

Designated Local Green Spaces

- Land at Well Lane/Morland Beck
- Land opposite Morland Primary School

Open Spaces in Morland Village

The Triangle

The Mill Yard

Commented [KH79]: these should be numbered so each asset can be identified on the supporting plan. Where these assets have been referred to in the main document than there needs to be a reference' As shown in appendix 1 attached to this plan''

Commented [RA80]: Eden has not adopted a register of local heritage assets. However, preparing a NDP does provide an opportunity to promote buildings and spaces by identifying their special interest by developing a list of locally valued heritage assets and protected through a specific policy in the neighbourhood plan.

As we have not seen site of the Morland Heritage Report, we cannot comment on to what degree the report supports the identification of the LHAs. If you are interested in identifying LHAs, you need to explain why they are eligible/what's important about them using either the national criteria or your own list of criteria.

However, we would request you use the terminology 'locally valued heritage assets' in the NDP as the Council may seek to adopt its own list of local heritage assets in the near future and using the same terminology would cause likely cause confusion.

Commented [RA81]: Your proposals map does not identify these, unless they are the '1996 LP Amenity Open Space' – but terminology needs to be consistent.

ELP Proposals Map for Morland identifies several areas of Public Open Space in Morland (including land opposite the school), to which Policy COM2 'Public Open Space' applies.

If you are seeking to designate Local Green Space through the Morland NDP, you need to have robust evidence to support this designation and related text incorporated within a policy in the NDP, explaining the purpose and implications of the designation.

Commented [KH82]: These should be cross referenced and identified on the neighbourhood plan so that each one can be clearly identified as to where it is and where its boundaries lie, to avoid confusion

Morland Parish Council

The Beckside

The Play Park and Football Pitch

The Tennis Court

The Wildflower Area

Jacksons Croft Green and Verge

European Sites within 10km of the village centre

Udford Low Moss SSSI

River Eden SAC

River Eden SSSI

River Lyvennet SSSI

River Lyvennet SAC

Temple Sowerby Moss SSSI

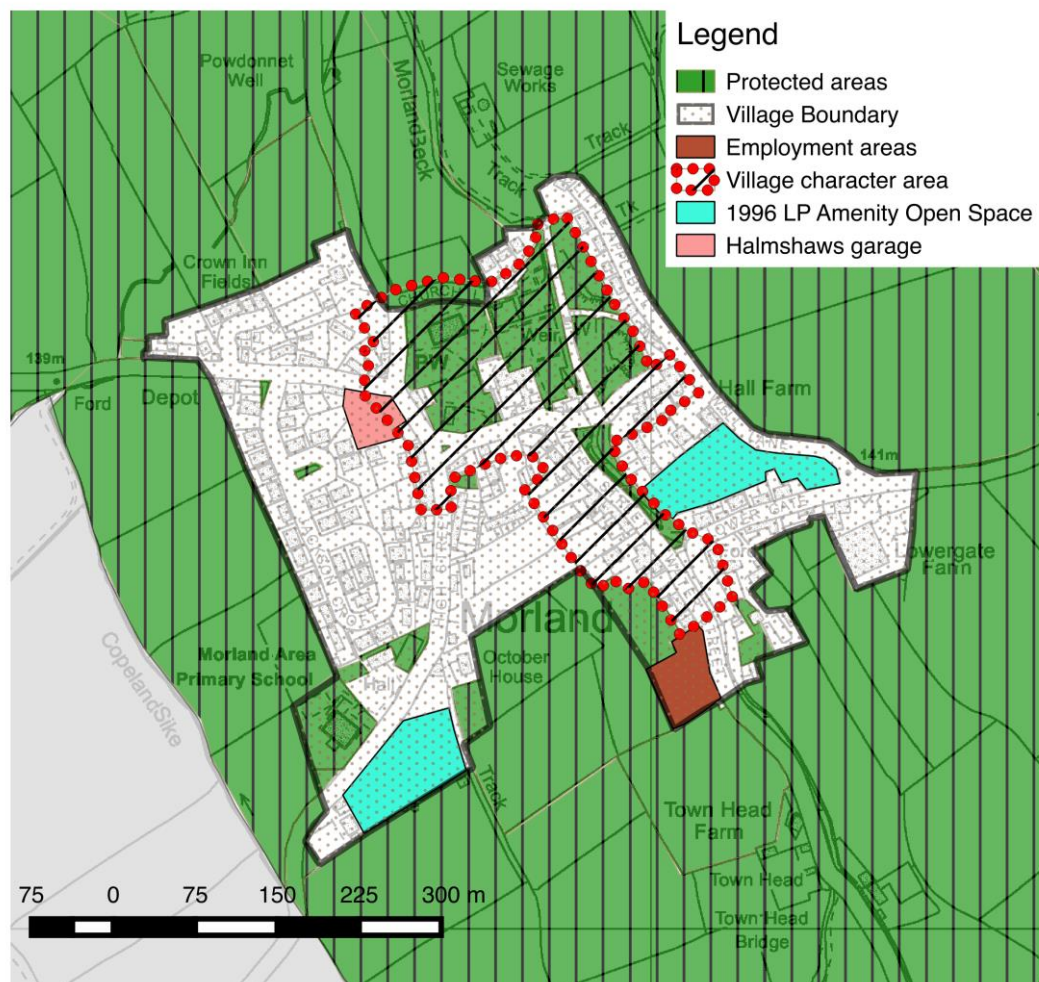
Cliburn Moss SSSI

Burrells Quarry SSSI

Asby Complex SAC

Crosby Ravensworth Fell SSSI

Commented [KH83]: they should be cross referenced and identified on a further plan identifying where these various areas are and to what extent they may impact on the neighbourhood plan itself.



Acknowledgements

The Parish Council wish to thank:

Lesley Robson and members of the steering group,
Andrea Runkee, Clerk to Morland Parish Council,
Tom Woof of Prospus Group Ltd for their work in
preparing this neighbourhood plan.

© Morland Parish Council 2017

Morland Neighbourhood Plan Pre-Submission Consultation Version

