



21 August 2020

Whether you are a resident of Mawnan Civil Parish, or the owner or manager of a business located in the Parish, this notification applies to you.

As you will know, over the past three years a team of volunteers has been canvassing opinions on how the Parish should develop over the next ten years, and your responses at community events, when interviewed or in a questionnaire in 2018, have enabled the team to prepare a Neighbourhood Development Plan (NDP) based on those opinions. The intention is that this Plan will form part of the formal planning process, and legally must be taken into account in all future planning applications.

The time has now come when Mawnan Parish Council and the NDP team can make the content and policies within the Mawnan NDP available for you to see, and comment upon, in a formal public consultation. This consultation period lasts until 30 October 2020.

It was intended that this consultation would have taken place earlier this spring, but the intervention of Covid-19 made it impossible to proceed whilst maintain social distancing measures, as it would have involved meetings and face-to-face discussions. However, the UK government has recently announced that the consultation may now take place, primarily online but with special arrangements made for those who are unable to access the Plan via the Internet.

An explanation of how to view the NDP, an outline of its associated documents and structure, along with a note of some of the key policy areas is overleaf.

How to contact us with your questions or comments

If you have any questions about the NDP, or wish to make a comment, please do so before 30 October in one of the following ways. We will reply to ALL your questions and comments, so please make sure you always include your name and contact details (which will not be made public).

1. Email us at info@mawnan.org or mawnanNDP@gmail.com
2. Telephone **01326 250 640** or **07943 865 890** and leave a message if nobody is immediately available
3. Write to: NDP Administrator, c/o 5 Chapel Town Close, Mawnan Smith TR11 5UU
4. If you are unable to view the NDP online please tell us and we will deliver a paper copy to you. The NDP is a large document split into seven constituent parts, so to keep costs down we ask that you only initially request a copy of the main NDP Policy document, and only thereafter those associated documents that you think you will want to read. We will arrange to collect copies back from you so they can be made safe to pass on to other residents in their turn.

Remember, this is your NDP; it is designed to enable limited and appropriate development while protecting the unique character of this Parish's landscape, with its farmland, coastal and estuarine areas all combining together in a way that you told us you found so special. We live, and many work, in a Parish rightly designated an Area of Outstanding Natural Beauty. With your support we can keep it beautiful, so do have a look at the NDP and offer us your comments.

Yours sincerely

Malcolm Faiers
Chair, Mawnan Parish Council

Terry Damer
Chair, Mawnan NDP steering group

You may view all the NDP documents by going to <https://mawnan.org/ndp-plan> or by pointing your smartphone camera at the link here:



You will see a list of the following seven constituent documents that you can choose to view one-by-one. They are:

1. The main NDP Policy document (66 pages)

- a. This introduces the NDP, gives the history of the Parish and its key characteristics, before explaining the NDP preparation process, the vision statement for the Parish and the NDP objectives.
- b. Then follows the 14 core policies of the NDP, each one with its specific justification and intention.
- c. Here you will see how the NDP seeks to limit the location and scale of any new development proposal, and how the policies set out to influence and guide the principles of appropriate design, conservation and enhancement of landscapes and biodiversity, and the protection of our built heritage and valued green spaces.

2. Non-Designated Heritage Assets list and description (with photos) (38 pages)

- a. This identifies 101 dwellings and structures that do not have national listing protection, but which we believe justify local protection. They range from traditional and characteristic houses, and historic structures, to WWII pillboxes.

3. Green Space list (21 pages)

- a. This identifies 37 areas in the parish, which are demonstrably special to the community for their beauty, historic significance, recreational value, tranquillity or wildlife.

4. The Parish Design Statement and Settlement Character Descriptions (56 pages)

- a. When we canvassed your opinions in 2018, 94% of you said that new developments should reflect the character of the locality, and 88% of you said we should have a village character statement.
- b. This seeks to address those wishes and provides clear guidance on how all new developments of one or more properties should adhere to the principles as set out in the document.

- c. These principles cover how new buildings should be neighbourly in scale, height and volume, reflect locally distinctive building traditions, and should consider their effect upon adjacent buildings and landscape features. As well as much more.

5. Local Landscape Character Assessment (LLCA) (56 pages + 42 pages of appendices)

- a. The LLCA is a robust evidence-based document describing the character of the landscape in Mawnan Parish that gives Mawnan its sense of place and local distinctiveness.
- b. This may be used to inform decisions regarding the environmental suitability of new development in the parish.

6. Building for Life is an independent 2015 study: a government-endorsed standard for well-designed homes and neighbourhoods. (24 pages)

7. AONB Management Plan is a statement of significance for the South Coast Western area including Mawnan Parish. The AONB provides an extra layer of protection against inappropriate and intrusive development. (7 pages)

Note:

- The use of the word **'Development'** applies equally (with the exception of permitted development rights) to all single or multiple dwellings and buildings on a site, whether new or rebuilds, and includes extensions to an existing building.
- Due to the size of some of the documents described above, we would be very grateful if you could view them online wherever possible, and only ask for printed copies when this is not possible for you. Thank you.