

Policy Justification

- a) The NDP household questionnaire surveys and feedback at local events have consistently shown that the community highly values the underlying character of the rural landscape and environment of the parish (99% strongly agree or agree in the 2018 postal questionnaire). In so far as development and change are necessary, the highest priority should be given to ensuring that it is carried out in a way that protects or, where appropriate, enhances wildlife habitats and the visual and historic qualities of the landscape. The area to the south of the Dobwalls section of the parish and almost all of the Trewidland section of the parish are covered by an 'Area of Great Landscape Value' designation. In addition, the NDP Landscape Character Statement has identified highly valued areas and views in the parish which are seen as particularly significant for local people and worthy of protection from any development that would detract from their quality. There are equally sensitive but undesignated historic places in the parish which will also benefit from the overall aims of the policies to relate new development closely to the specific character of the localities.
- b) NDP policy LC1 reflects these views and reinforces the provisions set out under Cornwall Local Plan (CLP) Policy 2 (respecting and enhancing the quality of Place), 12 (Design), 13 (Development Standards), 23 (Natural Environment), 24 (Historic Environment) and 25 (Green Infrastructure). NDP Policy 1 also strengthens the provisions of the CLP with respect to light pollution in relation to the Dark Skies Buffer Zone and it adds a requirement for planning applications that will make it easier to assess the real visual impact of proposed developments when decisions are made.

Policy Intentions

- To protect the natural beauty and character of the parish including the peaceful, quiet environment, and support the enjoyment of nature by the local community and visitors.
- To protect existing agricultural land (particularly of Agricultural Land Classification (ALC) of 3B and above) and conserve and enhance heritage and historic sites, buildings and boundaries.
- To reduce the impact of large-scale housing or other development on rural sites and ensure thorough archaeological assessment of such sites prior to development.
- To ensure that the scale, materials and appearance of new developments are sensitive to and in keeping with local historical characteristics of domestic and other buildings.

Policy: Landscape Character

LC1: Proposals for development within the parish will be supported where they:

- Demonstrate that they sustain local character and have appropriate regard to the identity of the local character assessment and settlement edge analysis evidenced in the D&TNDP Landscape Character Statement (LCS) through the design, siting and scale of the development proposal.
- Do not have a negative impact on the unique landscape as demonstrated in the LCS and where possible enhance the character and setting of the area.

LC2: Applicants should provide evidence of assessment and a clear understanding of the local landscape, built and natural environments and wildlife habitats in order to demonstrate that the proposed development:

- i. Will not detract from their significance and character.
- ii. Will be visually well integrated with nearby structures in terms of form, scale, building details, local features, materials, finishes, colour, siting, landscaping and characteristic patterns of settlement, reflecting the Cornwall Design Guide.
- iii. Does not contribute to light pollution of the night sky or provides significant mitigating measures.
- iv. Is not likely to lead to or increase in anti-social behaviour.

LC3: As part of the evidence for compliance with this policy planning applications should include a clear visual representation of the final form of the proposed buildings in the context of their immediate neighbours and the surrounding landscape.

Policy Justification

- a) In addition to the NPPF guidance on Conserving and Enhancing the natural environment, Policy 23 of the CLP emphasises the importance of local and county-wide biodiversity networks and wildlife corridors which link sites of biodiversity importance, which support the delivery of actions set out in the Cornwall Biodiversity Action Plan including the avoidance of adverse impacts on European and UK protected species and the loss or deterioration of ancient woodlands and trees.
- b) Biodiversity and Geodiversity have crucial influences on the wellbeing of people and play a key role in climate change. The NDP area retains much of its historic character and a wide range of natural or semi-natural landscapes, particularly in the wooded valleys of the Fowey, East and West Looe Rivers which run through the parish. These environments provide the greenspace networks which are the basis of human enjoyment of their local landscape (as walkers/cyclists etc). They are also important in sustaining the biodiversity which is so significant to the agricultural health of local farming and horticulture. One hundred percent of the respondents to the 2018 NDP postal questionnaire supported this protection.

Policy Intentions

- To protect and enhance existing wildlife and habitats including trees, woodland, wetland, heath land and hedges and road verges.
- To protect the biodiversity of all sites where development is proposed to avoid the loss of important species and valuable local character.
- To create new wildlife habitats and increase biodiversity as part of all new developments and projects.

Policy: Biodiversity

- BIO1: To protect the character, local distinctiveness and significance of the parish of Dobwalls and Trewidland, developers should avoid adverse impact on the natural environment. All sites outside the main settlements Dobwalls, Trewidland, and Doublebois must comply with CLP 23: sensitivity, beauty, capacity, bio-geodiversity and conservation and ensure that soil quality is protected particularly in areas with Agricultural Land Classification is 3B or above.
- BIO2: Development proposals should wherever possible retain and maintain designated trees and protect others. Where a proposal to remove trees is made a detailed tree appraisal and replanting scheme must first be agreed.
- BIO3: Development proposals should where relevant recognize and allow for wildlife forage areas, corridors and green spaces as these encourage, enhance, underpin and sustain the green infrastructure of the parish and its surrounding area.
- BIO4: Developers must demonstrate compliance with best practice as set out in the Cornwall Biodiversity Supplementary Planning Document (SPD) in relation to creating new habitats, e.g. bee bricks, bird/bat boxes and hedgerow corridors and if possible ensure net gain to the biodiversity of the site, including the planting of indigenous tree species in all new housing developments, at least one tree per household.
- BIO5: Applicants must be aware of the need to protect and enhance valued community space from unwanted development. This would include woodlands, public rights of way (PRoW) and open access areas shown on relevant OS Maps and land use designations indicated on the Green Space Strategy maps.

Policy Justification

- a) The challenge of minimising our contribution to climate change and how we can best adapt to the effects of climate change is woven through the NPPF and the CLP. In declaring a climate emergency in January 2019 CC has formally recognised the need to combat the causes of climate change and reduce local and global impacts.
- b) Dobwalls and Trewidland Parish already has renewable energy developments in the form of solar farms (Pensipple) and wind turbines at Fursedon and Knilly Lane. The need for locally sourced energy supplies to minimise the impacts of climate change is recognised as being highly significant for our future and the activities of the Trewidland Community Energy Group encouraged the exploration of community owned or part owned energy schemes. Where the development of renewable energy projects brought tangible benefits to the community these were supported by 60% of NDP 2018 questionnaire respondents.
- The need for reduction in energy use as a priority to reduce energy generation needs is also seen as vital. The requirement for high energy performance in new developments (and in refurbishment and change of use proposals) is therefore seen as a vital part of the response to the climate emergency. In addition, the need for development to be located to maximise accessibility to public transport, support local services thus reducing the need to travel and encourage better design standards to minimise energy use and fuel poverty are seen as vitally important in an area which has a significant local social deprivation profile.

Policy Intentions

- To encourage low energy alternatives wherever possible to reduce climate and other environmental impacts.
- To ensure local energy production in keeping with landscape value and heritage objectives and wherever possible to encourage the use of brownfield sites and the roofs of existing and proposed buildings for solar energy collection.
- To ensure that there are substantial benefits to the community from any renewable energy proposals.
- To reduce wherever possible the impact of climate change (and resultant rainfall intensity) to diminish problems of flooding on many of the rural lanes and decrease the risk of erosion and landslide in the narrow valley roads.

Policy: Climate Change and Energy

CCE 1: Development proposals for renewable energy schemes in Dobwalls and Trewidland Parish will be supported where they are:

- a. Integrated so that the energy generated can be supplied directly to domestic, business or other buildings in the parish, thereby reducing energy consumption and can show how they meet the criteria set out in the Landscape Character Statement.
- b. Fully or partly owned by Dobwalls and Trewidland residents, businesses or community associations. This can be demonstrated by the evidence that the development is fully or partly owned through an appropriate community energy enterprise.
- c. Are accompanied by CIL contributions to the upgrading of the energy performance of existing poor-quality housing in the parish in terms of improving thermal performance and reduced fuel poverty and CO₂ production.

CCE2: All new developments should include onsite electrical vehicle charging points or appropriate electrical supply to allow access to such a facility appropriate to the development.

CCE3:

- a) Ensure that no new developments increase the risk of flooding or erosion either within specific sites, within settlements or on the surrounding landscape where it may particularly impact on local roads, lanes and pedestrian routes.
- b) Ensure that all new developments take opportunities to maximise rainwater capture and reuse and safely retain flood water onsite as a means of reducing flooding downstream and increasing biodiversity.