

DOBWALLS AND TREWIDLAND PARISH Neighbourhood Development Plan 2021-2030



5th Draft

Regulation 14 Pre-Submission document

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Dobwalls and Trewidland (D&T) Neighbourhood Development Plan (NDP)

Section	Contents	Page
1.	INTRODUCTION.....	3
	Figure 1 Designated Neighbourhood Development Plan Area for D&T Parish.....	4
2.	D&T NDP: THE PREPARATION PROCESS.....	5
2.1	Getting started.....	5
2.2	Consultation process.....	5
2.3	Key priorities.....	5
2.4	Evidence base.....	6
2.5	Objectives.....	6
2.6	Policies.....	6
2.7	What Next?.....	6
3.	D&T NDP: SUPPORTING DOCUMENTATION.....	7
3.1	Evidence Base documents.....	7
3.2	Policy Alignment Check.....	7
3.3	Landscape Character Statement.....	7
3.4	Sustainability Check of Policies.....	7
3.5	Open Space Survey.....	8
3.6	Equalities impact assessment.....	8
4.	DOBWALLS AND TREWIDLAND PARISH: BACKGROUND.....	9
4.1	Description of Parish.....	9
4.2	Landscape Biodiversity and Heritage.....	9
4.3	Community Facilities and Open Space.....	10
4.4	Housing.....	10
	Figure 2 D&T Landscape Designations.....	11
4.5	Community Health.....	12
4.6	Accessibility, Communications & Transport:.....	12
4.7	Business, Employment and Jobs.....	12
5.	D&T HOUSING STATEMENT.....	13
5.1	Housing Requirement.....	13
5.2	Delivering the D&T Housing Requirement.....	14
6.	LANDSCAPE CHARACTER STATEMENT.....	16
6.1	Purpose.....	16
6.2	Process.....	16
6.3	D&T NDP Planning Policies supported by the Landscape Character Statement.....	16
7.	D&T NDP: THE VISION.....	16
8.1	Vision.....	16
8.2	Objectives.....	17

8.3	Figure 3: D&T NDP Links between Vision Objectives and Policies	18
8.	D&T NDP OBJECTIVES:.....	19
9.1	Landscape, Biodiversity and Heritage.....	19
9.2	Community Facilities and Open Space	19
9.3	Housing	19
9.4	Community Health	19
9.5	Accessibility, Communications & Transport.....	19
9.6	Business, Economy, and Jobs	19
9.	LINKS BETWEEN POLICIES AND OBJECTIVES.....	20
	Table 1: D&T NDP: Links Between Policies and Objectives	20
10.	POLICIES.....	21
10.1	Landscape, Biodiversity and Heritage Landscape Character	22
10.2	Landscape, Biodiversity and Heritage Biodiversity	24
10.3	Landscape, Biodiversity and Heritage Climate Change and Energy.....	25
10.4	Community Facilities & Open Space.....	27
10.5	Community Facilities & Open Space School Places Policy:	29
10.6	Community Facilities and Open Space Local Green Space	30
	Dobwalls Greenspace Strategy Map	32
	Trewidland Greenspace Strategy Map.....	33
10.7	Housing Settlement Boundaries.....	34
	Settlement Boundary Map Dobwalls.....	36
	Settlement Boundary Map Doublebois.....	37
	Settlement Boundary Map Trewidland.....	38
10.8	Housing: Housing Mix	39
10.9	Housing: Development Standards.....	41
10.10	Community Health Community Health.....	43
10.12	Accessibility, Communications and Transport Roads and Traffic.....	45
10.13	Accessibility, Communications and Transport Parking	46
10.14	Accessibility, Communications and Transport Broadband.....	48
10.15	Business Employment and Jobs Business Employment and Jobs	49
11.	PLAN DELIVERY AND IMPLEMENTATION.....	51
12.	MONITORING AND REVIEW.....	51
13.	PARISH BOUNDARIES IN 2021	52
	Proposed Parish Boundary change map	52
14.	ABBREVIATIONS & DEFINITIONS.....	53
15.	LIST OF APPENDICES AND SUPPORTING DOCUMENTS.....	55
	Appendix A: Parish Projects suggested by the public at Local Events in October 2019:	56
	Appendix B: Sustainability Check Document	57
	Appendix: C Equality Impact Assessment	59

Dobwalls and Trewidland (D&T) Neighbourhood Development Plan (NDP)

1. INTRODUCTION

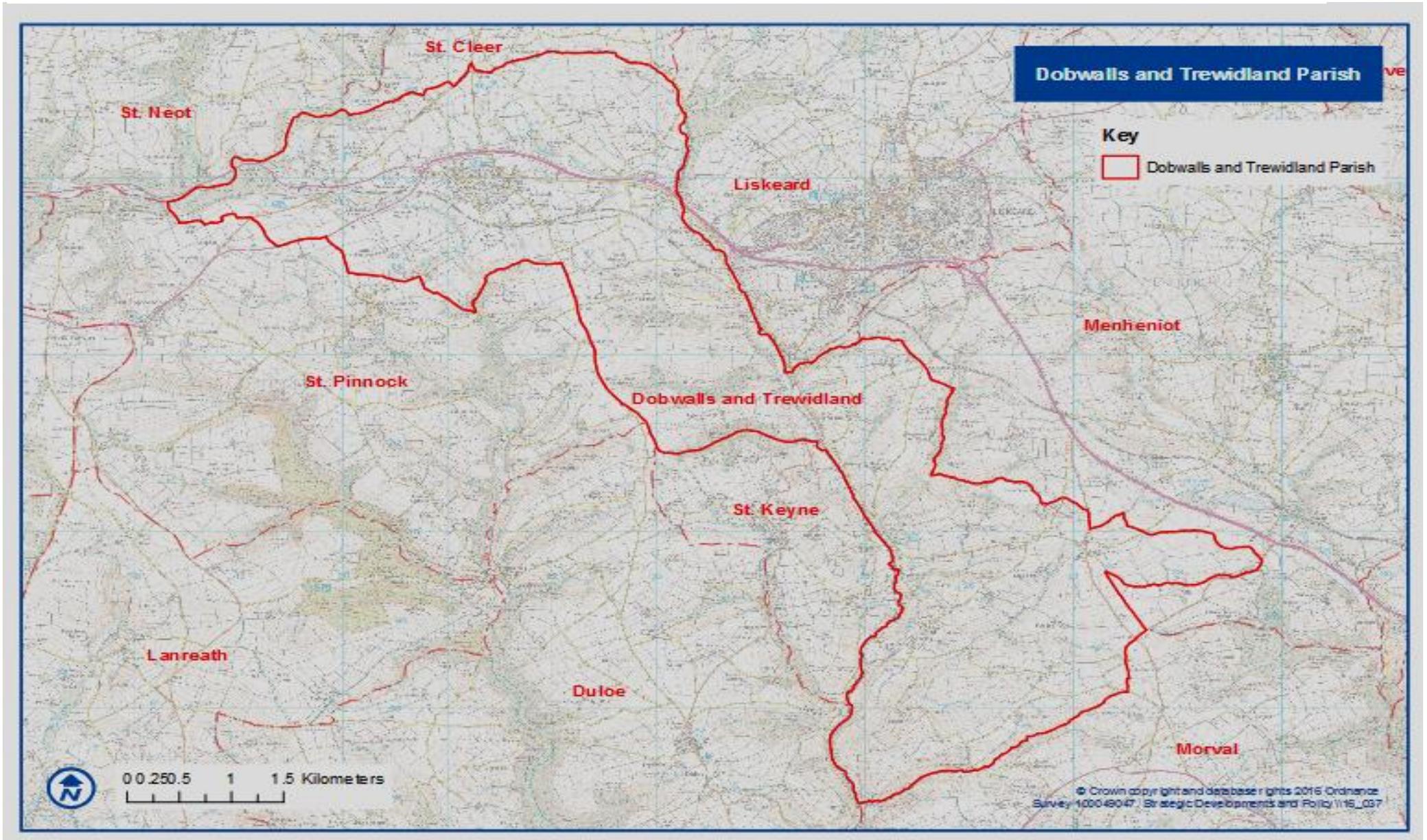
- 1.1 This document is the Dobwalls and Trewidland (D&T) Neighbourhood Development Plan (NDP). It presents the Vision and Objectives for the D&T Parish over the NDP period to 2030 and details planning policies which seek to enable delivery of the Vision and Objectives.
- 1.2 Neighbourhood Planning builds on the National Planning Policy Framework (NPPF) and the Cornwall Local Plan, Strategic Policies Development Plan Document (Local Plan), to give an extra level of detail at the local level. The D&T NDP has been developed to ensure that future growth and development throughout the parish is guided by the local community.
- 1.3 D&T NDP runs in tandem with the Cornwall Local Plan which runs to 2030. It is appropriate that it should have the same end period and therefore it will be reviewed and updated in 2030. The D&T Parish Council may, however, deem it necessary to update the NDP at an earlier date if circumstances warrant an interim review.
- 1.4 The NDP is supported by a number of other documents and background information which are referred to throughout the plan. These supporting documents can be accessed on the Dobwalls and Trewidland Neighbourhood Plan website at <https://www.dobwallsandtrewidlandplan.org.uk>
- 1.5 A glossary and abbreviations section is included at the back of this document for reference.
- 1.6 The D&T NDP applies to the area covered by the D&T Parish as shown in Figure 1.
- 1.7 D&T is situated in South East Cornwall and is part of the Liskeard and Looe Community Network Area (L&LCNA).
- 1.8 The community of D&T have decided to develop a NDP in order to allow greater influence on the types and location of development that will occur during the plan period. The community's priorities are to ensure that adequate sustainable provision is made to meet anticipated local needs for housing and other forms of development while protecting and enhancing the landscape, natural environment and historic character of the parish and the health of the local community.
- 1.9 The planning policies presented in the adopted NDP will seek to positively plan for the future of D&T and will be used and acted upon by Cornwall Council planning officers, landowners and developers through the development process, providing clarity on the community's needs and aspirations.

Note on Parish Boundaries changes

At the date of preparation of the NDP, the Community Governance Review of Parish Boundaries (following the Local Government Boundary Commission for England review of Cornwall Council Ward boundaries), has recognised the proposals for the removal of:

- The Trewidland section east of the East Looe River from the current D&T parish and its merging with the St Keyne Parish, on the west bank of the East Looe River, to form a new 'St Keyne and Trewidland' Parish, and has published its recommendation that this change take place.
- The transfer of the whole of the Moorswater Industrial Estate into the Liskeard Parish with the residential properties at Looe Mills and next to the Viaduct remaining in the new 'Dobwalls' Parish.

Figure 1 Designated Neighbourhood Development Plan Area for D&T Parish



2. D&T NDP: THE PREPARATION PROCESS

2.1 Getting started

In 2016 Dobwalls and Trewidland Parish Council discussed the benefits of creating a NDP for the parish. The leader of the St Cleer Neighbourhood Plan and the Liskeard and Looe Community Network link officer made presentations to the parish council in February and April of 2016. Articles on Neighbourhood Planning were published in the parish magazine in June and September and a series of three public meetings took place in September and November in both Dobwalls and Trewidland. At the parish council meeting in December 2016 it was agreed that the council would proceed with the NDP preparation. The NDP has been led by the D&T NDP steering group, set up in the Spring of 2017. This group comprises parish council representatives and residents of the parish and is led by the parish council chair, co-ordinated by a parish councillor and supported by the D&T parish clerk.

2.2 Consultation process

The preparation of this NDP has been informed throughout by a comprehensive programme of consultation. Consultations have been taking place over the past four years. These have included:

- a. An initial questionnaire to all households circulated in March 2017.
- b. Awareness raising sessions carried out with several community groups in the Autumn of 2017.
- c. Displays of information being gathered at Christmas events in both village halls in 2017 and at summer events at both schools and at the Dobwalls Beer Festival.
- d. Leaflets with updates on activities and results available at all community events.
- e. A housing needs survey carried out by Cornwall Council and published in April 2018.
- f. A second questionnaire and survey carried out by Boscawen CEP in May 2018.
- g. Public roadshow exhibition days held in both Trewidland Village Hall and Dobwalls Memorial Hall in September 2018.
- g. Local exhibitions of proposed plan policy objectives and proposed parish projects at Dobwalls, Doublebois and Trewidland in October 2019.
- h. Results of questionnaires and surveys, updates on progress, and invitations to join the steering group have been published in the quarterly 'Villager' parish magazine, delivered to over 1,000 parish households.
- j. Creation of a dedicated website <https://www.dobwallsandtrewidlandplan.org.uk> to host all published material and research for the NDP.

All the consultations have been summarized in the 'Consultation Statement', as necessary under the formal NDP legislative requirements. This is available at www.dobwallsandtrewidlandplan.org.uk

2.3 Key priorities

The outcomes of the various consultations have highlighted the key priorities of:

- a. Population age diversity and Health provision.
- b. Open Spaces, Footpaths and Community Facilities including recreation and leisure provision for young and older residents.
- c. Need for appropriate housing types and tenures, numbers, locations and layout design.
- d. Protection and improvement of highly valued Biodiversity, Wildlife, Landscape and Heritage.
- e. Improvement Accessibility (including broadband), Transport, Parking and Roads.
- f. Support for local Business, Economy and Jobs.

2.4 Evidence base

These key topic areas became the basis of the evidence gathering carried out by topic groups made up by members of the wider steering group, over the 2017-19 period and the results of these and the responses to the major questionnaire in 2018 were presented to the community for further comment.

2.5 Objectives

In 2019 the NDP topic group members worked with the evidence and consultation responses to identify clear objectives in each of the major topic areas. These were then checked against the National Planning Policy Framework (2018/19) and Cornwall Local Plan (2016) policies to clarify their alignment with existing policy objectives. These objectives formed the basis of the 2019 local area consultation events in Dobwalls, Doublebois and Trewidland. (See matrices in Evidence Base documents).

2.6 Policies

From the topic area lists of objectives, the steering group identified which of these objectives could be achieved through planning policies in the D&T NDP. The group then worked on the development of clear policies which could be justified by the evidence base and supported by existing national and Cornwall planning policy.

Further supporting research was undertaken in 2019 (Landscape Character Study) and the first full list of policies was published in the 23rd February 2020 submission document to Cornwall Council (CC) for Strategic Environmental Appraisal (SEA). CC and statutory agencies confirmed that SEA would not be required for the D&T NDP in April 2020.

In 2020 a Sustainability Check of Policies and an Open Space Study and questionnaire were undertaken with support from CC officers. Each of these additional pieces of research has allowed the refinement of particular policies.

In addition to the policies that emerged from this exercise, it was recognised that several issues important to the community were not planning policy related but could be pursued as parish projects, as they are outside the scope of a NDP. These projects are listed in an appendix and in the evidence base documents to support the parish council and other groups in recognising their value and the case for future funding and more detailed consideration.

2.7 What Next?

The current plan document forms part of the Regulation 14 Pre Submission Consultation, which allows all residents and businesses in the parish to be consulted, prior to the Regulation 15 Submission of the D&T NDP to Cornwall Council for legal compliance checking. The plan document, with any changes required, will then be published by Cornwall Council as the Regulation 16.

Public consultation, before being sent to an independent examiner mutually agreed by CC and the D&T steering group, who will check the NDP to ensure it conforms with legislation, policies, designations and any other relevant documents. At this stage, the independent examiner may recommend that the NDP is amended before continuing to the referendum stage, or recommend that the NDP continue to the referendum stage.

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

Once adopted, the policies contained within the D&T NDP will have to be taken into consideration when planning officers determine future planning applications.

3. D&T NDP: SUPPORTING DOCUMENTATION

3.1 Evidence Base documents

D&T NDP is supported by a variety of other further documents and information and documents which provide a clear picture of the existing state of the parish which are often referred to in this document. The key supporting document referred to throughout this NDP is the `Summary of Evidence` document.

This includes:

- a. The purpose of the evidence base report: for each of the key policy areas set out.
- b. A summary of the themes and how these were derived.
- c. The structure of the evidence base which includes, for each theme:

Policy Overview.

Relevant baseline data and statistics for the parish and local area.

Community input for the theme as gathered from the various community engagement exercises.

Issues and opportunities emerging from the research and community input.

A policy check on each of the draft policies developed with NPPF and CLP.

3.2 Policy Alignment Check

As policy objectives were being developed by topic groups, an exercise to check that proposed objectives were in alignment with existing policy at national and local level was undertaken. All policy objectives were analysed against the relevant 2018 National Planning Policy Framework document policy objectives, the 2016 Cornwall Local Plan objectives and the 2005 Dobwalls and Trewidland Parish Plan.

The revisions to the National Planning Policy Framework in 2019 required us to revisit this exercise on the final policies being proposed and a similar exercise was carried out before the Regulation 14 Pre-submission Public Consultation in January 2021.

The results of this analysis forms part of the Basic Conditions Statement document; Appendices.

3.3 Landscape Character Statement

The high priority given to Landscape as a concern in the public consultation exercises means that the Landscape Character Statement (LCS) report is a key element of the D&T NDP submission. The research and development of the report was supported by CC Landscape Architect Kath Statham. It sets out key characteristics of the parish Landscape Character in relation to local and national standards and identifies Vision and Objectives of the D&T NDP in terms of its Parish Landscape.

The report is intended to allow local people, parish councillors, landowners and developers to understand the landscape, its history and current physical, cultural and aesthetic qualities.

The report also identifies

- Current and future pressures which could erode the quality of this landscape.
- Planning and Management Guidelines which have been developed in preparation of the D&T NDP and that will be material in future planning decisions.
- D&T NDP policies which specifically refer to the Landscape Character Statement.

The full content of the LC Statement document can be found on the

www.dobwallsandtrewidlandplan.org.uk

3.4 Sustainability Check of Policies

Cornwall Council's declaration of a Climate Emergency in January 2019 encouraged us to undertake a detailed Sustainability audit of the emerging D&T Plan policies.

The Sustainability Framework objectives used in the Sustainability Check of the Cornwall Local Plan policies in 2016 (under Environmental, Social and Economic Themes), are supplemented in the D&T NDP check by the World Wildlife Fund (WWF) 'One Planet Living Principles' which are used in our analysis to assist those using the report to understand these principles in relation to Cornwall Council's Sustainability Themes and Objectives.

For each 'One Planet Living Principle' the Vision for the NDP and NDP Objectives and policies was 'scored' to assess its effect using the eight criteria.

The sustainability check was undertaken in the Spring of 2020, after the SEA consultation of the draft NDP document, in advance of the Pre-submission Public Consultation process. This allowed the steering group to take advantage of issues raised in the Sustainability Check (SC) process to focus and improve the sustainability of the *Neighbourhood Plan Vision, objectives and policies* and to support parishioners in understanding the principles and objectives of sustainability.

The SC presented a valuable opportunity to ensure that policies mitigate against any potential negative impacts and to enhance positive outcomes for D&T. The full Sustainability Appraisal Checklist document can be found alongside other supporting information at: www.dobwallsandtrewidlandplan.org.uk

3.5 Open Space Survey

The key role of Open and Greenspace in relation to the physical and mental health of the parish population – particularly for those with mobility issues and for young and older people in the community – encouraged us to look more closely at the spread and nature of open space across the main settlements of Dobwalls, Trewidland and Doublebois. During 2020 Stuart Wallace of CC carried out an Open Space Assessment of the parish and the first draft of this document was published in August 2020. A short questionnaire was circulated in October 2020, and the results fed into these policy areas.

All supporting documents and evidence base are available at www.dobwallsandtrewidlandplan.org.uk and hard copies can be obtained by request to D&T parish clerk. These reports also refer the reader to the original source documents from which the evidence base information is drawn.

3.6 Equalities impact assessment

Each of the final NDP policy areas were reviewed in relation to the requirements of the European Commission's Equality Impact Assessment (EIA) requirements, defined as 'The systematic analysis of a policy or policies in order to identify the potential for an adverse impact on a particular group or community, especially those with a protected characteristic'.

It is a method of assessing and recording the likely differential and or adverse impact of a policy on people from different groups so that, if a policy results in unfairness or discrimination, then changes to eliminate or lessen the impact can be considered.

'Protected Characteristics' are defined in the act as age, disability, marriage or civil partnership, gender reassignment, pregnancy and maternity, race, religion or belief, sex and sexual orientation. In Cornwall we also have a category of Cornish Status which recognizes economic pressures and rural isolation as additional issues to be considered.

The results of this EIA analysis form part of the Basic Conditions Statement document; Appendices

4. DOBWALLS AND TREWIDLAND PARISH: BACKGROUND

4.1 Description of Parish

Dobwalls and Trewidland Parish lies in two sections to the west and south of the market town of Liskeard in South East Cornwall. The current D&T parish was historically part of the Liskeard South Parish from which the area of the urban expansion to the south-west (now part of Liskeard town) was removed.

The northern Dobwalls area includes the settlements of Doublebois to the far west and Moorswater to the East (with their commercial and industrial developments) in addition to the main settlement of Dobwalls which has over 890 households and a primary school.

The Trewidland area (in common with much of the southern part of the Dobwalls rural area) is very rural in character with the small settlements of Horningtops to the east, Plashford to the south and Landlooe Bridge (both on the East Looe River boundary) to the west. The village of Trewidland itself sits high on a spur above the valley and was first recorded in 1297. It includes over fifty houses, with the remainder of the population scattered in small hamlets, often related to ancient farm buildings which show evidence of settlement from the prehistoric and iron-age to the present. Trewidland also has a primary school shared with St Keyne parish.

4.2 Landscape Biodiversity and Heritage

The two landscapes of the parish which lie to the west and east of the East Looe River valley which dissects the parish are rather different in character. The main settlement of Dobwalls sits on the north west 'plateau' between the East and West Looe River valleys and the Fowey River valley to the north. The Trewidland area of the parish lies to the south east and is divided by the deeply cut tributaries of the East Looe River. The two areas of the parish are only connected by a short length of the East Looe River between Lodge Hill and Trussell Bridge.

Much of the southern area of the parish lies in the Looe and South East Cornwall Area of Great Landscape Value (AGLV). The north western edge of the Dobwalls area is bounded by the Fowey River valley AGLV.

In addition to the AGLVs the parish has several small areas which have been identified as County Wildlife sites and one small Site of Special Scientific Interest in the Trewidland area.

Much of the rural farmland is identified as medieval by the Historic Landscape Characterisation maps. In addition to the medieval landscapes there are areas of post medieval enclosed land to the south of the Dobwalls section of the parish which is likely to have previously been upland rough grazing or medieval common land. To the south east of the Trewidland section there are areas of more recently enclosed land where field systems have been significantly altered by hedge removal in the 20th century. (See: ***D&T NDP Landscape Character Statement 2019***)

There are fifteen listed buildings in the parish, including Doublebois House and the Church of St Peter in Dobwalls, the Moorswater Viaduct (Brunel), limekilns and several of the major farmhouses across the parish including Tempellow, Lean, Trehere, Lowertown and Brendon in the Trewidland area. Many of the 18th and 19th century historic remains are associated with the Liskeard to Looe Canal and, later railway, which run along the bottom of the East Looe Valley. The Bosent Cross on the Duloe road to the south of Dobwalls village is the only Scheduled Monument in the parish.

There are currently no Conservation Areas, Registered Parks, Gardens, Historic battlefields or features on the Heritage at Risk Register in the parish. (See: ***Landscape, Biodiversity and Heritage Evidence base***)

4.3 Community Facilities and Open Space

Both Dobwalls and Trewidland villages have primary schools and village hall/memorial hall provision. Dobwalls has a Spar/post office, Highwayman Pub and several other small shops and the Dobwalls United Church and hall which are well used by the local community. Trewidland has lost its shop, had both its 19th century chapels converted to housing.

There are no health services in the parish. Doctors, dentists and chiropody etc are available in Liskeard, but this can be a problem for residents with mobility difficulties, with long waiting list for doctors and dentists.

Dobwalls Football Club has several pitches and refurbished clubhouse facilities at the southern edge of the Village and there are several small areas with play equipment across the village, including a recently created skate park in one of the new housing developments.

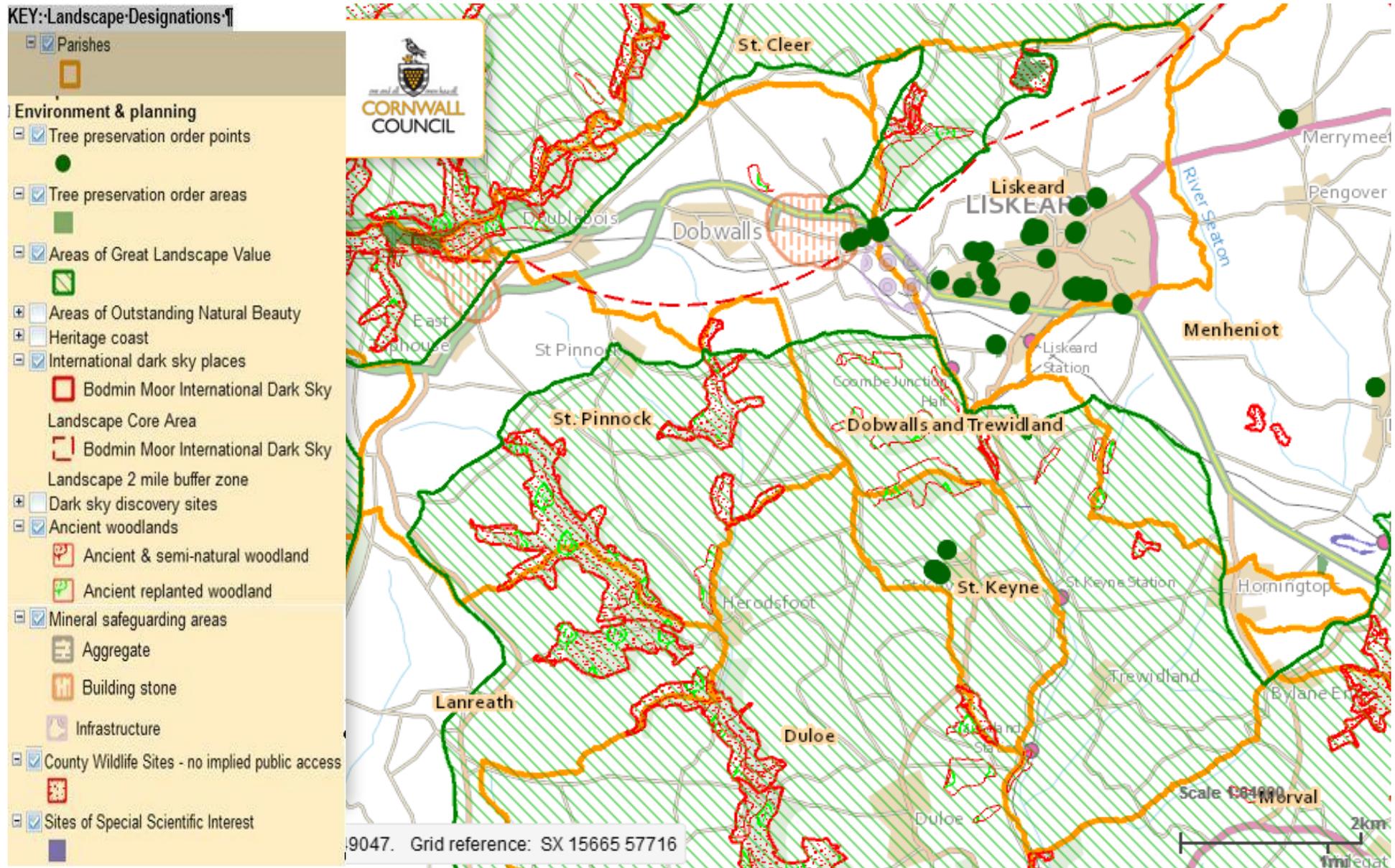
Trewidland has no play equipment or play space for children outside the school grounds which are some way outside the main village. (See: **Community Facilities and Green Infrastructure Evidence base**)

4.4 Housing

There is some evidence of second home ownership in the parish, however this has not yet become a major issue. The high costs of housing, including 'affordable' housing, in the South-East Cornwall area makes it difficult for young families to buy or rent suitable property.

The Housing Needs survey (carried out by CC) indicated that there was unmet demand for rental accommodation for local people, despite the extensive recent housing development in the parish. (See: **Housing Evidence base**)

Figure 2 D&T Landscape Designations



4.5 Community Health

The 2011 census gave population data for Dobwalls and Trewidland parish as 2,068 with only a minor increase of 129 individuals from the 2001 census. However, the development of many large-scale housing areas around Dobwalls village in the intervening years has added more than 200 new properties in the parish since 2015.

The predicted differences in age structure of the Liskeard and Looe Community Network Area (L&L CNA) in the 2015 Office for National Statistics (ONS) estimates with the South West and England populations highlights the low numbers of younger (0-15) and working age residents and the significantly higher percentage of age 65plus residents (26.4%) in the network area (England 17.7%). Other demographic studies have predicted that these figures are likely to worsen, in terms of proportion of older/younger residents within the period of this plan to 2030, which will put further demands on local services and the health of the community as a whole.

The Local Insight profile for the L&LCNA (2017) indicated that across all age ranges percentages of people with limiting long term illness were up to 5% higher in the L&LCNA than in England as a whole. Indices of Multiple Deprivation show the Dobwalls area of the parish as being in the second most deprived classification for Health and Disability. (See: **Population and Health Evidence base**)

4.6 Accessibility, Communications & Transport:

The main A38 trunk road dual carriageway runs across the parish, including the Dobwalls bypass to the north of Dobwalls. There are minor roads running to Looe (B3252) on the Trewidland edge of the parish and to Duloe and Looe (B3254) south from Dobwalls. The parish is otherwise accessed by many narrow, single lane roads, bordered by high Cornish hedges and with occasional passing places.

There is a dedicated cycle path linking Doublebois, Dobwalls and the outskirts of Liskeard.

Dobwalls has bus services to Bodmin and Plymouth and also a school bus service which takes secondary students from Dobwalls and Trewidland to and from Liskeard School. The bus stops at Dobwalls United Church are also drop off/pick up points for the National Express network. Trewidland no longer has a public bus service.

Major railway stations closest to the parish are in Liskeard and at Bodmin Parkway which gives access to the national and local network including direct routes to major towns and cities-Truro, Plymouth and London Paddington.

There are no direct public transport links to the regional airport at Newquay from within the parish or Liskeard.

The parish benefits from an extensive network of public footpaths around the major villages. (See Dobwalls and Trewidland Greenspace Strategy maps).

Extensive parking problems exist within the parish in several key locations especially around the Spar shop in Dobwalls and the schools. These issues are particularly intensified at morning and afternoon school drop off/pick up peak times.

Although high speed Broadband is available in the parish, the connectivity in the remote areas is problematic.

(See: **Accessibility, Transport and Parking Evidence base**)

4.7 Business, Employment and Jobs

Traditionally farming has been the mainstay of the communities. However the impact of the expansion of mining on Bodmin Moor in the mid 19thc, and the construction of first the canal – to allow the transportation of lime for fertiliser - and then the railway in the East Looe River valley to export the output of mines on Bodmin Moor and subsequently the Great Western link from

Penzance to London, have added to the diversification of employment historically. Wholesale, retail, motor, health and social work and construction comprised around 45% of the employment in the 2011 census, although it is recognised that much of this employment is not necessarily within the bounds of the parish. Agriculture occupies the major part of the land area of the parish but only directly employed approximately 5% of the workforce. The major areas of industrial and commercial activity are on the designated industrial sites at Doublebois, Looe Mills (north of Moorswater) and the new site to the west end of Dobwalls village at Twelvewoods roundabout, in the northern area of the parish.

The parish, along with other parts of South East Cornwall, is impacted by the level of commuting into Plymouth, Exeter and Truro which helps to explain the level of professional and managerial occupations of residents in an area where there are few businesses demanding such jobs. There are no major tourism centres in the parish, with the exception of the Doublebois Caravan Site, Hoburn Holiday Park and Southern Halt. However, there are many small-scale holiday rental cottages and chalets across the rural areas of the parish. (See: **Business, Employment and Jobs Evidence base**)

5. D&T HOUSING STATEMENT

5.1 Housing Requirement

The *Dobwalls and Trewidland Parish Plan 2005 (D&TPP 2005)* survey identified 855 households across the parish at that time, many of which were located in the three major settlements of Dobwalls, Trewidland and Doublebois. 45% of respondents had lived in their village or hamlet for under 10 years, 26% for between 11 and 20 years and 30% for over 20 years. Around 80% of the responding households were living in owner-occupied homes with the remaining 20% rented from the then local authority for the area, Caradon District Council. Of the 17% of responding households with members needing accommodation in the near future, half wanted to stay in the same village or hamlet.

The D&TPP survey identified a preference for future residential development between the centre of Dobwalls village and the then proposed Dobwalls bypass (opened in 2009) to the north of the village. Many respondents specifically mentioned that development to the south of the edge of Dobwalls was inappropriate. Since that time local people have continued to support meeting local need not only to secure the future of the parish but also to rejuvenate it with a fresh sense of identity to support and regenerate village life.

In the area of Trewidland most of the residential developments in the past 15 years have been in small rural hamlets adjacent to farms, often through the conversion of barns, while in the village of Trewidland itself conversion of chapels and agricultural buildings have added to the housing stock.

Current housing situation: The *Cornwall Local Plan (CLP)* sets out the key housing targets which are to be met as a minimum during the course of the plan's 20-year period 2010 to 2030. The CLP states that 1,500 dwellings should be delivered between April 2010 and April 2030 in the parishes which make up the rural area of the L&LCNA.

Cornwall Council's latest updated figures for the CLP show the situation as at March 31, 2020. The allocation for the L&LCNA and specifically the parish of Dobwalls and Trewidland are shown in the table below. It shows that the parish has not only reached but has also passed the minimum NDP housing target to be in conformity with the CLP.

Minimum NDP housing target to be in conformity with Cornwall's Local Plan				
CNA	Local Plan Housing Figure	CNA Commitments April 2010 – March 2020	CNA Completions April 2010 – March 2020	Remainder of Local Plan Housing Figure
Liskeard & Looe Rural	1500	531	1010	-
Parish	Adjusted pro rata rate	Parish Commitments April 2010 – March 2020	Parish Completions April 2010 – March 2020	Parish baseline figure (pro rata of CNA remainder)
Dobwalls And Trewidland	8%	35	200	-

Cornwall Council's affordable housing figures for the CLP period up to March 2020 show that of the 200 parish completions 85 are affordable housing and of the 35 parish commitments 20 are affordable housing.

5.2 Delivering the D&T Housing Requirement

As of November 2020 Cornwall Homechoice, the register of households with a local connection to the parish wishing to rent an affordable home from Cornwall Council or Housing Associations in the parish, listed 44 households. This figure was 92 when Cornwall Council carried out a parish housing need survey, published in April 2018. One reason for a reduction in the figure could be a review of the Homechoice register by Cornwall Housing. Since 2018 any applicant on the register is removed from it if they have not been actively bidding for properties during the previous year. But it is clear the number on the register is flexible and will fluctuate up and down.

However, it is accepted that, generally, delivering affordable housing is only achievable when it is part of, or combined with, the provision of open market, speculative residential development. It is argued that, to meet the potential demand for affordable, local need homes in the remaining period of the CLP, future developments should be balanced to incorporate affordable and speculative provision in accordance with the NDP housing policies detailed below.

But the publication of the government's new methodology for calculating housing requirements, which comes into effect in 2021, is expected to considerably increase the housing requirement for Cornwall.

A review of the CLP will be necessary to ascertain how that increased figure will be distributed across the county. And the review will also need to encompass the major planning system reforms in the government's Planning White Paper.

The NDP aim is to maximise the provision of affordable housing for local people and those with a local connection and it's clear that, historically, the parish has played its part in achieving that goal.

The NDP believes the provision of small scale open market development, and being receptive to rural exception sites to meet local need (provided they are in accordance with CLP Policy 9 and result in no negatives impacts) is the appropriate strategy which is in general conformity with strategic policy. It also gives the NDP an element of flexibility to accommodate the planning reforms which are coming, without the need to allocate any large sites for development.

So, faced with the prospect of future national government and local government legislation, it becomes even more important that the NDP policies are given due consideration as they are based on the responses of the people of the parish to the various surveys, roadshows and open days organised by the steering group across the parish.

The survey conducted by Jeff Muir, of Boscawen CEP, in 2018 asked specific questions about housing and results indicate that people are most concerned about:

- a. The impact on the landscape and loss of local character. (nearly 60%)
- b. Traffic congestion on existing narrow lanes. (almost 50%)
- c. Building land being available to allow elderly, disabled or vulnerable people with a link to the parish to live independently. (almost three-quarters in favour)
- d. Prioritising affordable new homes for people with a local connection. (84%)
- e. Having an affordable plot of land for self-build. (20%)

We firmly believe our Neighbourhood Plan should mirror the opinions, concerns and desires of a community who cares about the future of this parish in the decades ahead by recognising:

- i. A need for truly affordable housing for both sale and rent in the area. The results indicate that current house prices and definitions of “affordability” applied by the planning authority are not able to meet the needs of the local area.
- ii. That by concentrating on “meeting local need” we can not only safeguard the future of the parish but also rejuvenate it with a fresh sense of identity to regenerate village life in Dobwalls and Trewidland and parish life across the whole area.
- iii. That Dobwalls School does not have capacity for the children already living in the village – with several families suffering significant problems through having primary age siblings in schools several miles apart, including Looe and Liskeard, and, at Trewidland the school population is falling as house prices make it difficult for young families to move into the village.
- iiii. The importance of enhancing “community”. There must be planning gains for the parish and the community when planning permissions are granted. Communities like ours are entitled to demand “enhancements” off the back of permissions because of the worry that ever-encroaching development leaves in its wake a short-fall in the infrastructure. Any permission must incorporate the improvement of the facilities in the parish to allow, for example, the use of community buildings for local health service clinics and provision of public open space to support physical and mental health.

Based on the above, we would argue that future development must ensure that new housing within Dobwalls should complement and link to existing developments and ensure the provision of affordable housing and rented accommodation to support people to live in the community and establish family and social connections which create inter-generational security.

As for Trewidland, the village supports some growth which re-invigorates the community and makes it more sustainable. The village would favour limited proposals, based on no more than 10 properties, with a high percentage of those being affordable homes, suitable for young families.

The NDP is not opposed to the delivery of a realistic and justifiable number of dwellings up to the end of the Local Plan period in April 2030. However, it is vital to ensure that any new dwellings are appropriate to the needs of the parish and that they do not overload the already full school roll in Dobwalls or cause damage to the highly-valued character of the settlement or its surrounding landscape. Development should only take place in the most suitable areas, to a scale which is in keeping with the settlement and which contributes to preserving and enhancing the identity of the parish.

6. LANDSCAPE CHARACTER STATEMENT

6.1 Purpose:

This report forms a key element of the D&TNDP submission. It sets out the important characteristics of the parish landscape to allow local people, parish councillors, landowners and developers to understand the landscape, its history and current physical, cultural and aesthetic qualities. It also identifies:

- a. Current and future pressures which could erode the quality of the landscape.
- b. Vision and Objectives of the D&T NDP in terms of its parish landscape.
- c. Planning and Management Guidelines which have been developed in preparation of the D&TNDP and that will be material in future planning decisions.

6.2 Process:

Members of the steering group of the D&TNDP undertook local investigations including the development of a detailed evidence-based document on Landscape, Biodiversity and Heritage and the collation of an extensive photographic record of the parish. A smaller Landscape Character group then analysed the National and Cornwall Landscape Character information and extracted the most relevant information related to the parish areas covered by the NDP in consultation with Kath Statham, landscape officer of Cornwall Council. A local Commentary section was added to each of the key themes, updating information and identifying important local issues.

This information then formed the basis of the 2019 Local consultation events, which asked residents to identify areas in the landscape which they particularly valued, and why.

The LC group then identified Planning and management Guidelines which would be relevant for the NDP.

6.3 D&T NDP Planning Policies supported by the Landscape Character Statement:

- **LC 1/2 Landscape Character.**
- **BIO 1/2/3 Biodiversity.**
- **CCE 1/3 Climate Change and Energy.**
- **HO 1/2 Settlement boundaries and Rural Exception sites.**
- **HM1 Affordable Housing.**
- **HS Site and Building design Objectives.**
- **RT 1/2 Road Traffic.**
- **BB1 Broadband.**
- **BE2 (b) Business and Employment.**

The full content of the Landscape Character Statement can be viewed online at <https://www.dobwallsandtrewidlandplan.org.uk>

7. D&T NDP: THE VISION

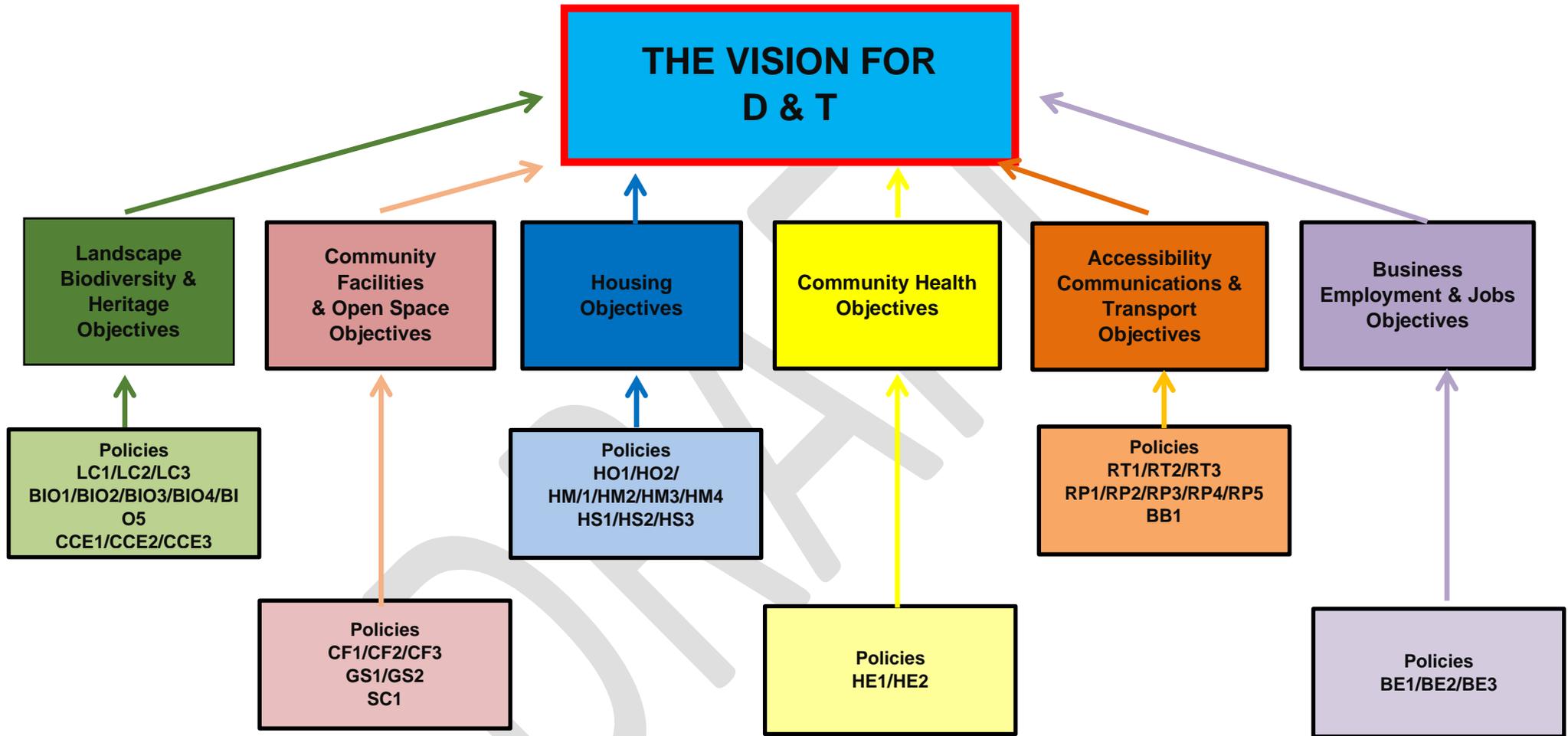
- 8.1 **Vision:** Every plan has an aim and for the D&T NDP the aim is for the policies of the NDP to help achieve a 'Vision' of D&T by 2030. The Vision for the D&T is as follows:

THE VISION FOR D&T PARISH

In 2030 Dobwalls and Trewidland Parish will be a resilient community where residents of all ages have appropriate and affordable homes, full and equitably-paid employment, access to suitable education, health and social care facilities and recreation and live in a sustainable, safe and protected environment, with suitable and affordable local, regional and national transport links.

8.2 Objectives: In order to achieve this vision a number of 'Objectives' were set out under each of the major policy headings. In order to achieve these objectives a number of policies were developed. It is these policies which will have to be taken into consideration when planning officers determine future planning applications, thereby helping to turn the aspirations of the NDP into a reality. The way the Vision, Objectives and Policies link together is illustrated in Figure 3.

8.3 Figure 3: D&T NDP Links between Vision Objectives and Policies



, 19

8. D&T NDP OBJECTIVES:

9.1 Landscape, Biodiversity and Heritage: *To recognise, value and protect the distinctive qualities of the parish Landscape in terms of landscape character, biodiversity, heritage and sustainability and to ensure that new development respects and contributes to the existing qualities which are highly valued by the local community.*

9.2 Community Facilities and Open Space: *To protect and upgrade existing community facilities, open spaces and green infrastructure to meet the needs of all those in the local population/community, to support the social, physical and mental health of individuals and groups (such as teenagers and older residents) and engender a sense of community in each of the parish settlements.*

9.3 Housing: *To allow a sustainable increase in the number of homes in the parish to meet the needs of the community, while ensuring the properties are of a high quality, in the right location and in a range of sizes and designs.*

To create a parish whose character is no longer eroded by speculative residential development which could fail to meet the aspirations of people of all ages who have a genuine local connection to the area and who need a roof over their heads at a price they can afford, either to buy or rent.

9.4 Community Health: *To create and maintain a well-balanced community and a parish which provides a healthy environment for individuals and families, which encourages local employment and the provision of recreational facilities.*

9.5 Accessibility, Communications & Transport: *To ensure residents can move around safely in the parish, access facilities and work outside the parish.*

To ensure residents have access to high-speed broadband.

9.6 Business, Economy, and Jobs: *To ensure that economic development and job creation will be supported within the parish, provided this does not adversely affect the environment.*

9. LINKS BETWEEN POLICIES AND OBJECTIVES

D&TNDP sets out 13 policies in order to help achieve the Objectives and the Vision for the area. Table 1 illustrates how each policy contributes to each objective. The number of policies included is individual to each NDP (an initial sustainability check objective has been added to the analysis).

Table 1: D&T NDP: Links Between Policies and Objectives

Policies (Policy numbers)	Dobwalls and Trewidland Parish NDP Objectives						
	Landscape Biodiversity And Heritage	Community facilities And Open Space	Housing	Community Health	Access Comms & Transport	Business Employment & Jobs	Sustainability
Landscape Character (LC1/2/3)	Y	Y					+
Biodiversity (BIO1/2/3/4/5)	Y			Y			+
Climate Change and Energy (CCE1/2/3)	Y		Y		Y		+
Community Facilities (CF1/2/3)	Y	Y		Y			+
Green Space (GS1/2)	Y	Y	Y	Y			+
School Places (SC1)		Y					
Housing Settlement Boundaries (HO1/2)	Y		Y				
Housing Mix (HM1/2/3/4)			Y	Y			+
Housing Standards (HS1/2/3)			Y	Y			+
Community Health (HE1/2)		Y	Y	Y			+
Roads (RT1/2/3)					Y	Y	
Parking (RP1/2/3/4/5)			Y		Y		
Broadband (BB1)		Y	Y			Y	
Business and Jobs (BE1/2/3/4)					Y	Y	+

10. POLICIES

Each of the policy areas in the following policy section is set out in the same format:

10.1 Policy Topic e.g. Housing.

10.2 Policy Title e.g. Housing Mix.

10.3 Justification of need for policy in relation to:

10.2.1 Existing NPPF/ CLP policy.

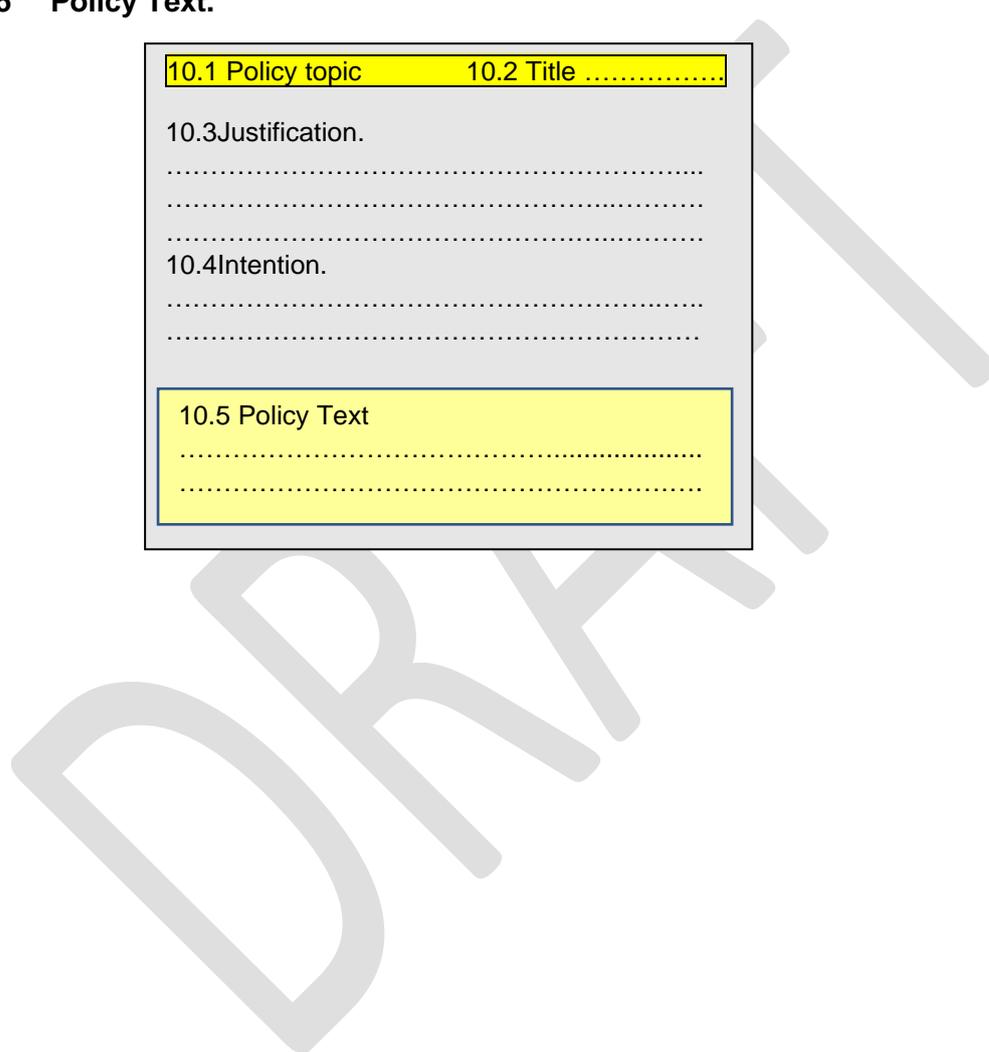
10.2.2 Evidence base research on the parish.

10.2.3 Evidence from consultation exercises as part of the NDP process.

10.4 Intention of policy based on policy objectives.

10.5 Policy Text.

10.1 Policy topic	10.2 Title
10.3 Justification.	
.....	
.....	
10.4 Intention.	
.....	
.....	
10.5 Policy Text	
.....	
.....	



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.

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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.

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10.4 Community Facilities & Open Space

Policy Justification

- a) The NPPF sets out the social role of the planning system in ‘supporting vibrant and healthy communities’ through facilitating social interaction, creating healthy, inclusive communities and promoting the retention and development of local services and community facilities such as shops, meeting places, sports venues, cultural buildings, public houses and places of worship. Ensure that developments create safe and accessible environments where crime and disorder and the fear of crime do not undermine quality of life or community cohesion. Places should contain clear and legible pedestrian routes, high quality public spaces which encourage the active and continual use of public areas and high quality open spaces should be protected or their loss mitigated, unless a lack of need is established. Adopt proactive strategies to adapt and manage risks through measures including green infrastructure (i.e. ‘a network of multifunctional greenspace, urban and rural’), which is capable of delivering a wide range of environmental and quality of life benefits for local communities.
- b) Cornwall Local Plan includes policies to reduce poverty and social exclusion and provide opportunities for all to participate fully in society and improve health through access to open space and health, recreation and sports facilities. Also, improvement of access to key services and facilities by reducing the need to travel and by providing safe, sustainable travel choices. Provide Open space and green infrastructure which can play an important role in improving health and wellbeing by providing accessible space for recreation. Support Green Infrastructure networks which can be enhanced through the maintenance/improvement of strategic green corridors, provision of enhanced walking and cycling routes and enhancement to ecological networks.

Policy Intentions

- To support existing community facilities (such as village halls, post offices, shops, schools) and encourage multiple use of these to improve their economic and social viability.
- To support the upgrading of facilities to meet new social needs and to provide accessible local support for health care and welfare needs.
- To ensure all public buildings, premises and open spaces have suitable access for all, including those with mobility issues.
- To ensure that Section 106 Agreements and CIL funds which become available from development within the parish are assigned to support the objectives of the policies.
- To protect, maintain and upgrade public open spaces and greenspaces in the parish and identify opportunities to upgrade existing public open spaces, where these exist to provide a range of age, gender and interest specific activities, especially those that support improved physical and mental health.
- To ensure that appropriately sited and designed seating and other play / exercise equipment is included in all new housing development to support health and social interaction.
- To create informal meeting places as a focus to help people get to know/ interact with their local neighbours.
- To create a children’s play area in Trewidland village.
- To maintain and support the Public Footpaths of the parish and enhance their use and enjoyment.
- To ensure that safe areas for dog-walking are identified and that these do not lead to conflicts with other users.
- To support the potential of cycle trails eventually linking up with the proposed Looe Valley route.

Policy: Community Facilities and Open Space

CF1: Protect and promote community facilities: Development proposals should retain, promote and enhance essential community facilities village halls, public toilets, post offices, schools, green

spaces and car parking. The loss of community and cultural assets will be resisted unless replacements of better value are provided at an agreed location.

CF2: Development of community health and cultural facilities and services in sustainable locations (e.g. health clinic facilities, allotments, play parks, fitness trails, extensions to cycle trails and sporting facilities, etc) will be supported.

CF3: Facilities to meet the needs of all sectors of the community: Developments should provide continuous even surfaces and kerbs for pedestrians and wheeled users to aid safe mobility around the parish.

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Policy Justification

- a) A substantial level of concern has developed during the NDP consultation on the shortage of places at Dobwalls School. Rapid development in the village has led to siblings of pupils already at the school being unable to secure places and therefore having to be taxied to primary schools in Liskeard or Looe. The school could consider larger class sizes, but there are current absolute limits on student numbers across all age groups and key stages.
- b) It is clear that the community is concerned that further development should not prejudice places for local children and therefore the impact of further development on the need for school places at Dobwalls School would need to be assessed.

Policy: School Places

SC1 Residential development proposals must demonstrate that suitable school places are available at Dobwalls School or Trewidland School (whichever is the nearer) to accommodate any increased need generated by that residential development.

Policy Justification

- a) The CLP provides protection for open spaces through its Policies 12 (Design), 13 (Development Standards), 16 (Health and Wellbeing) and 25 (Green Infrastructure). Moreover, in order to promote healthy communities the NPPF provides for the designation by local communities of 'Local Green Spaces', thereby affording them special levels of protection from unwanted development while permitting improvements that will enhance their amenity value. Local Green Spaces should be demonstrably special to a local community for their recreational value, including playing fields, or for their beauty, tranquillity, historical significance or the richness of their wildlife.
- b) Dobwalls Parish benefits from a number of small areas that are suitable for designation as Local Green Spaces and include:
- Football fields, school field, The Green on Treheath estate, play area off Pendray Gardens, play park at Rowe Court, triangular area at Five Lanes, graveyard, green 'island' in Tremabe Park, grass verges on main road, grassed area around the Memorial Hall and War Memorial, allotments and a skate park at Honey Meadow.
 - Benches are situated at the graveyard, the triangle at Five Lanes, outside the Spar Shop, facing onto Havett Road, at the end of Havett Close and at Twelvewoods roundabout.

Maintaining the openness and accessibility of all these areas will benefit the overall health and wellbeing of the community, as would the provision of benches beside the play equipment and provision of new play and exercise equipment in existing and new developments, with suitable signage to these areas and those already in place. Sports equipment to suit all ages would be beneficial. Additional benches and signposting would be a bonus, as would the provision of a safe dog walking field/area and extra dog bins on already established dog walks in and around the village.

We should support the Cornwall Council initiative of planting trees as part of the County Forest and wildflower planting by not cutting all green areas to the edge. There are in the Dobwalls are significant groups of trees/County Wildlife Sites at Doublebois Wood, Glynn Valley Woods and Graton and Cliver Woods. There are no Sites of Special Scientific Interest (SSSI) in the Dobwalls area.

Trewidland and Doublebois have no public open green spaces, other than the site around the village noticeboard at Trewidland and both villages would benefit from a children's play area, if suitable sites can be found. Trewidland has no Tree Preservation Orders (TPOs). There are significant groups of trees at the entrance to Lowertown Farm and the avenue to Great Trehere. There are also County Wildlife Sites with no implied access, Lean and Tempellow Woods and Quarry Wood. The only SSSI in the Trewidland area is– Rosenun Lane.

Policy Intention

- To protect all qualifying open spaces as described above within the parish, while providing for improvements to them that will benefit the community, by designating them as Local Green Spaces as part of the D&T NDP Greenspace Strategy.

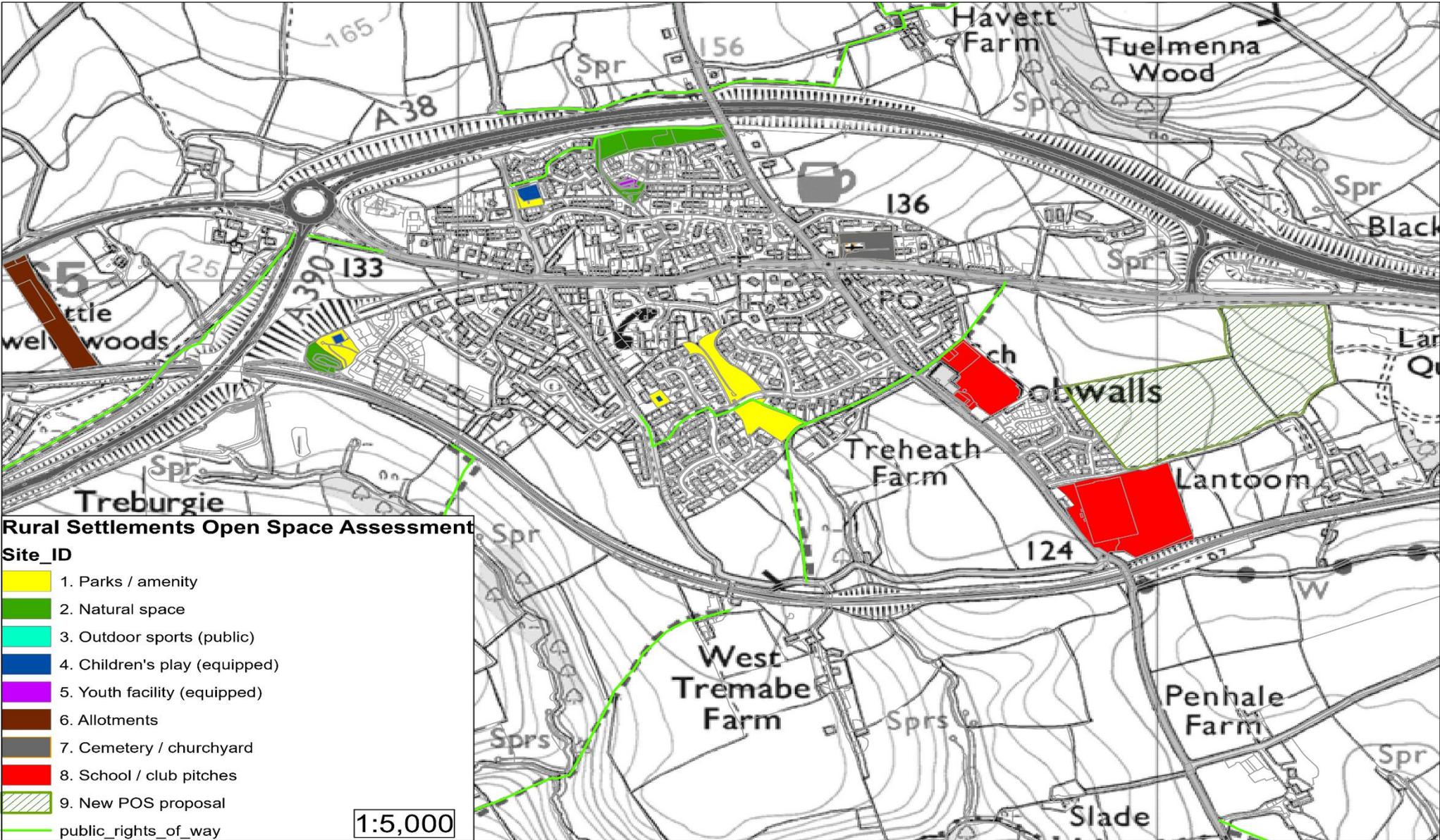
Policy: Local Green Spaces**GS1:**

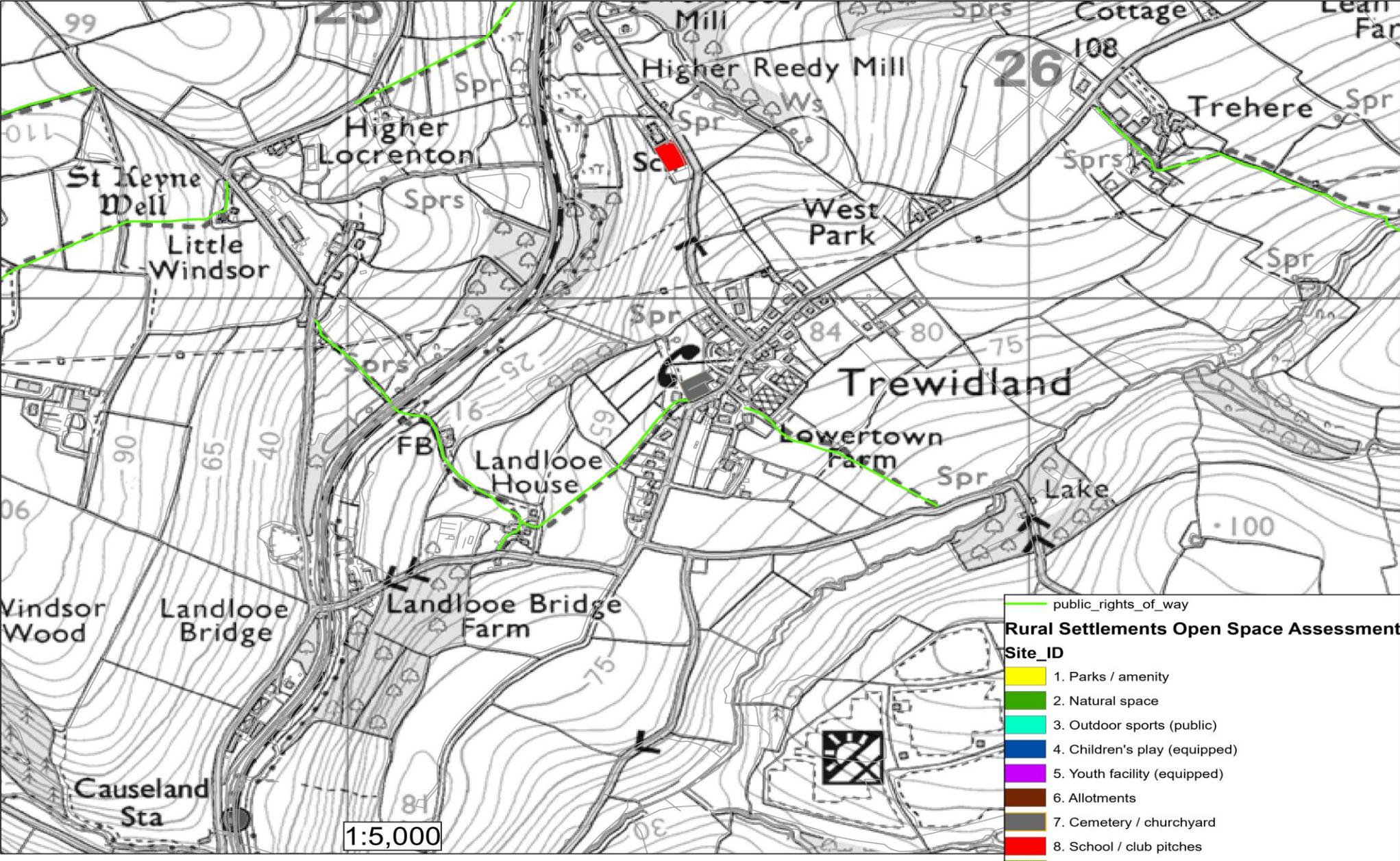
- a) Areas as listed above and shown on the Green Space maps are designated as Local Green Spaces and will be afforded protections accordingly, while permitting improvements intended to increase their amenity value. Development that would result in the loss of the amenity value of any of these areas or that would result in any harm to their character, setting, accessibility, appearance, wildlife or general quality, will not be supported.

- b) As part of the Forest for Cornwall initiative, tree planting in these areas, as an element of any development and to preserve ancient woodland at Doublebois, will be supported.
- c) Access to all Public Rights of Way will be retained and where necessary re-instated.

GS2: New development in Trewidland should provide appropriate green space for a children's play area and community use.

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Policy Justification

Cornwall's Local Plan minimum housing target for the "rural" part of the Liskeard and Looe Community Network Area from April 2010 to April 2030 was 1500 new homes. The council's table for the L&LCNA rural area shows that between April 2010 and March 2020 a total of 1010 properties were built and the area was committed to provide another 531 properties, through planning permissions, a total of 1541, 41 above the target of 1500. So there is no figure in the box entitled "Remainder of Local Plan Housing Figure" with another 10 years of the plan to go.

The table also shows that for the parish of Dobwalls and Trewidland the number of properties completed in the parish between April 2010 and March 2020 was 200 and there was a commitment to construct another 35 properties, in line with planning permissions still to be implemented, a total of 235. The table indicates that the parish's baseline figure to comply with its percentage of the CNA remainder is zero as the L&LCNA completions and commitments at March 2020 are above the initial minimum target of 1500.

So, the NDP steering group submits that the figures speak for themselves. Dobwalls and Trewidland Parish has experienced an exceptional and unprecedented level of residential development in recent years and has met and surpassed the minimum requirements of the Local Plan. The parish has more than fulfilled its obligation, but the authors of the NDP, although adopting a realistic and flexible view, at the same time remain resolute in their commitment to reflect the views of the people of the parish which are given below.

Public Consultation: The results of the major questionnaire undertaken in 2018 clearly indicate that there is strong support for housing that is small in scale, genuinely affordable and reflects local character and needs. Respondents also felt land should be set aside for the accommodation needs of the elderly, disabled or vulnerable, particularly where this could be located centrally, within level walking distance of key facilities such as shops, community hall, pub, bus stops etc. Research has highlighted that Dobwalls has an unusually convenient geography and services in this respect which would particularly facilitate such development on sites to the north of the village centre.

The questionnaire gives a mandate to consider settlement boundaries and how they might be used to control new development. The top three improvements respondents would like to see developments bring to their community are housing that meets specific local needs (62%), improved access to GP services (61%) and improved roads and infrastructure (55%). There was some interest in land availability for self-build. There were also 42 'other' responses, mostly requesting that there be no new development.

The detailed local analysis of results indicated that:

- for Dobwalls the priority is the protection of the rural landscape setting of the village.
- in Trewidland the priority is for improved parking in all new developments and support for local community buildings and the school.
- for Doublebois, public events in October 2019 identified there was a desire for some new housing development in the hamlet, if it could bring with it improved local facilities and public open space.

Housing Policies

HO1: Settlement boundaries

This plan establishes settlement boundaries for Dobwalls, Trewidland and Doublebois. Only proposals for small scale housing development of infill, rounding off within the settlement boundaries will be supported so that the open countryside is preserved and agricultural land retained for its primary use.

Dobwalls: Ensure that future development schemes are appropriate to the village, with 50% affordable, to complement existing developments as an extension of them, with the emphasis on affordable housing and rented accommodation for people with a genuine local need.

Trewidland: Ensure any new residential properties are appropriate to the village and that development proposals are limited to schemes offering 50% affordable homes suitable for young families.

Doublebois: Ensure future development proposals emphasise affordable housing and rented accommodation for people with a genuine local need.

HO2: Rural exception sites

Rural exception sites will only be supported where the proposal is in accordance with Policy 9 of the Cornwall Local Plan and evidence can be given that the development will not have:

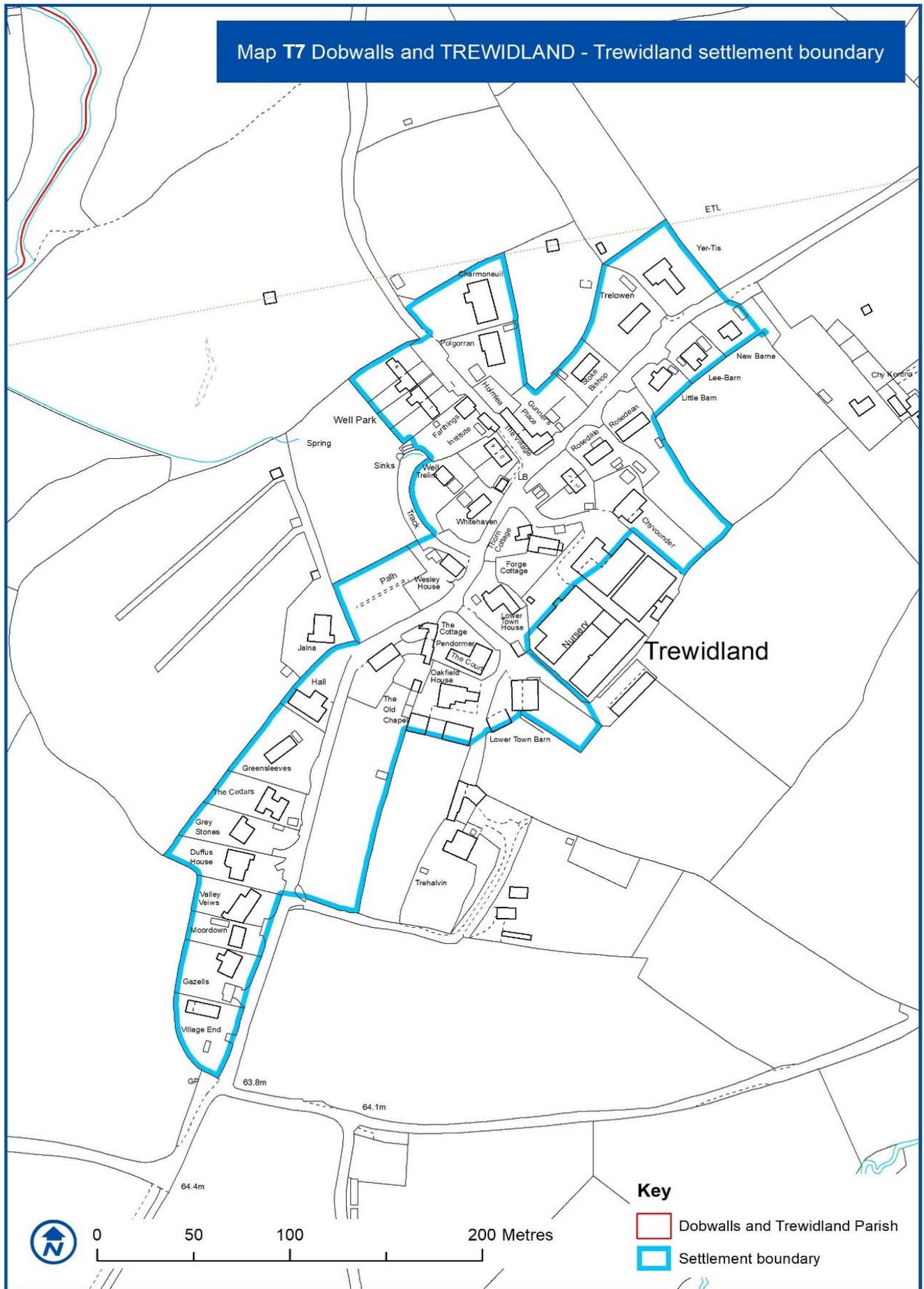
A. A negative impact on the Landscape Character (as set out in the Landscape Character Statement) or

B. Negative impacts on the adjacent settlement character or infrastructure. (This is to curtail isolated development elsewhere in the parish which would fall outside the established settlement boundaries)

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Settlement Boundary Map Trewidland

Map T7 Dobwalls and TREWIDLAND - Trewidland settlement boundary



Policy Justification

- a) Cornwall Local Plan Policy 6 sets out the need for housing to meet the perceived needs of the local community. In terms of house prices to income ratio, which illustrates the multiple of the average income in the area to average house price, the affordability ratio for Cornwall in 2013 was 8.42, a decrease from 9.11 in 2010. This is a significantly higher figure than the ratio of 6.72 for England. *Source: Land Registry, DCLG Affordability Live Tables (Cornwall Local Plan)*. The average price of a house in Cornwall in June 2014 was £185,000. The cost of a median lower quartile home in Cornwall is about nine times the median lower quartile annual earnings. This raises the issue of the true “affordability” of homes suitable for young families in the Dobwalls and Trewidland areas.
- b) The evidence of an aging population in the Liskeard and Looe CNA (see NDP Health and Community Evidence base) has raised the need for housing responses which will meet the need for appropriate accommodation for elderly members of the community who may wish to maintain contact with local family and friendship groups. The ability to downsize from larger homes to more convenient and, in some cases, supported accommodation in the local area, can not only free existing homes for young families, but also enhance social resilience through supporting family connections and help maintain physical and mental health.
- c) Responses to the major NDP questionnaire circulated to all households in May 2018, indicated that:
 - More than 80% agree that we should prioritise affordable new homes for people with a local connection.
 - More than 70% of respondents agree that *‘land should be made available to enable elderly, disabled and vulnerable people (with a link to the parish) to live independently’*.
- d) Key to any future housing projection will be the supporting facilities needed to sustain them as part of the wider housing makeup. Financial contributions will be sought, where applicable, through either Section 106 agreements or Community Infrastructure Levy (CIL) to provide new and support existing community, social, educational and transport infrastructure.
- e) A substantial level of concern has developed during the NDP consultation on the shortage of places at Dobwalls School. Rapid development in the village has led to siblings of pupils already at the school being unable to secure places and therefore having to be taxied to primary schools in Liskeard or Looe. The school could consider larger class sizes, but there are current absolute limits on student numbers across all age groups and key stages.

Housing Policies

Housing Mix

HM1: Affordable housing: Development proposals that contribute to a more than 50% balanced mix of truly affordable free market and rented homes - including starter homes, self-build, family homes and accessible homes suitable for key workers, the elderly, those with disability, impaired mobility or additional needs - will be supported where they can give clear evidence of their economic viability.

- a. Ensure that appropriate building land be made available to allow elderly, disabled and vulnerable people with a link to the parish to live independently.
- b. Make available affordable plots of land for self-build, affordable homes for sale and to rent that provide decent, secure homes that meet the Living Home Standard, either through affordable rent (Registered Social Landlords) self-build or collaborative partnership schemes.

- c. Support Community Land Trusts or similar organisations in delivering affordable housing where exception sites are the only option.
- d. To prevent speculative developers “moving the goal posts” after they have been granted planning permission. Developers should not be allowed to later claim their development is no longer economically viable and seek to reduce the “local need” aspect of their scheme (affordable housing and shared ownership) and increase the open market element of their original permission.
- e. To ensure that all developments, not only those above 10 houses, provide a minimum of 50% affordable provision.

HM2: School Places: Residential development proposals must demonstrate that school places are available in the local village to accommodate any increase in need generated by that residential development and, if necessary, make a suitable contribution to meeting any unmet need for school places.

HM3: Sheltered/supported housing: Development proposals which include the provision of supported or sheltered housing for the elderly, those with disability, impaired mobility or additional needs will be supported where they are situated on sites which have good level access to public services and community facilities.

HM4: Existing Holiday Accommodation: All holiday complexes should stay as holiday use only and should not become permanent dwellings with 12-month occupancy. This is to ensure that should they apply for and be granted all-year-round occupancy any permission would be subject to them meeting the thermal and other housing standards required for permanent residency properties.

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Policy Justification

- a) NPPF Policy 8 and CLP Policy 12 both support safe, sustainable and inclusive design in all developments. Development proposals should demonstrate clearly how they contribute to social, economic and environmental sustainability.
- b) The performance of recent housing development in the parish has led to problems of maintenance and fuel poverty for some of those who have moved into the new properties, raising questions about the compliance of the design with best practice in terms of material choices and thermal performance standards.
- c) The layout of much of the recent housing development in the parish has not always provided the social or physical infrastructure (such as places to play for young children and places to sit and meet neighbours for older residents and families) that help a new development to foster community and to integrate successfully with the neighbouring developments and facilities, such as shops, schools etc.
- d) The impacts of poor road layouts and inadequate parking provision in recent development is already causing significant road safety issues as a result of parking pressure on narrow roads and lanes.

Policy Intentions

- 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 and with the characteristics set out in the NDP Landscape Character Statement.
- To ensure that new developments contribute to the social, physical and mental health benefits set out in the NDP Green Space Strategy.
- To provide housing that significantly reduces fuel poverty and Co2 production.
- To ensure that all new developments have charging points for electric vehicles and the inclusion in all new developments of a high percentage of properties with solar panel roofs.
- To ensure that all new homes are provided with adequate parking facilities to serve their anticipated occupants.
- To ensure that extensions to existing properties do not diminish the parking facilities of the dwelling.
- To require tangible benefits for the parish and the community when planning permissions are granted to compensate for any existing or future shortfall in the provision of infrastructure. These planning gains should include healthcare facilities such as doctors and dentist clinic accommodation and the provision of appropriately sited and designed seating, play and exercise equipment to encourage better health and social inclusion.

Housing Policies

Site and Building Design

HS1: Proposals will be supported which:

- Comply with CLP Policy 12 protecting residential amenities, achieving high standards of sustainable build and demonstrating how the design, construction and operation will minimize the use of fossil fuels and natural resources and ensure long term high performance and ease of maintenance in the building in terms of its structural, thermal and moisture control performance.
- Respond to the design, scale, height, appearance and material of surrounding buildings, provide designs which suit a range of age and social groups, home working and mobility and reflect the unique character of the community landscape and its position in the heart of the parish.
- Homes for life: Future developments should be designed to accommodate a change in circumstances and give the occupant the option to remain in the dwelling.

- Proposed developments should by design, provide or connect to adequate garden amenities and parking to reflect the size of the dwelling (as a minimum, one space for each residential property and two spaces for each 3+ bedroom property) including electric vehicle charging points in all new development, unless alternative sustainable transport options are available.
- Respond to the need for small scale local 'playable space', seating or other amenities which enhance physical and mental health and support community interaction and improve or create positive pedestrian links to local facilities and green spaces as set out in the NDP Green Space Strategy.
- Contribute to tangible benefits for the parish and community through Section 106 agreements or CIL which support health care provision.

HS2: Carbon Reduction Technologies: All planning applications and developments must accord with CLP Policies 13 and 14 in terms of energy standards such as:

- Zero Carbon Homes and Passivhaus standards and ensure onsite generation and use of renewable and low carbon energy technologies.
- Parking bays for residents and visitors to include a high proportion of electric vehicle charging points/or suitable electrical supply for such points in all new development, unless alternative sustainable transport options are available,

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Policy Justification

- a) The National Planning Policy Framework (NPPF) includes the recognition of the social role of the planning system to 'support vibrant and healthy communities' and to 'take account of and support local strategies to improve health, social and cultural wellbeing for all'. The select committee on Public Service and Demographic Change report '*Ready for Ageing*' (2013) suggests that the housing market is delivering much less specialist housing for older people than is needed. The Cornwall Local Plan identifies that aging populations are putting increasing pressures on health services.
- b) In 2015 the over 65 age group of the L&L CNA population was estimated as being 23%. By 2030 the predicted over 65 age group is estimated as being 27% of the population - a higher percentage than either the national (17.7%) or the South West (21.4%) (*Mid-year estimates ONS 2015*). Predicted changes in age structure of the population by 2030 are significant in their predictions of much lower numbers of younger people of working age in the local population and of children of school age. The need for a balanced mix of housing types and ownership/rental provision is seen as a key need to ensure that the communities within the area can maintain a secure future. The mix will also encourage the maintenance of family and other ties and intergenerational relationships which can support both older people and young children in working families within the community.

The health of older people in the community is one of several issues related to health in Cornwall:

- Only three in 10 adults eat the recommended five portions of fruit and vegetables a day.
- One in three children leaving primary school are overweight or obese. There are an estimated 16,000 children who are obese in Cornwall (age 0-16).
- Only 13% of adults in Cornwall achieve the recommended level of physical activity.

CLP Policy16 Health and Wellbeing supports the maximisation of opportunities for physical activity through the use of open space, indoor and outdoor sports and leisure facilities.

- c) The town of Liskeard (approximately 2.8 miles and a six-minute drive from Dobwalls and approximately 4.2 miles and a 10-minute drive from Trewidland) provides the nearest health facilities which include: a community hospital (two wards, minor injuries unit, x-ray department out patient clinics), two GP surgeries which deliver medications and three dental surgeries. All these services are under significant pressures. Opportunities to supplement their provision with part time local clinics, e.g. for chiropody/asthma etc, to serve the aging local population would improve the access to services for many of those in the community.

Policy Intentions

- To ensure that planning policy supports and encourages a balanced demographic mix across the parish to meet the changing population needs.
- To ensure that new development provides improved opportunities for outdoor activity and active leisure to support physical and mental health.
- To ensure that development is designed to support positive social interaction across the community.
- To ensure that CIL income is used to maximise health benefits to the community through improved health service facilities and upgrading of poor-quality housing.

Policy: Community Health

HE1: Development proposals will be encouraged which take account of the existing housing provision and contribute to a balanced mix of open market and affordable, accessible rented homes for: the elderly, those with disability, impaired mobility and additional needs and families. Developments located to take advantage of the level access to shops, public transport services and other local facilities (available in the centre of Dobwalls) will be supported.

HE2: Development proposals will be supported that:

- Contribute to the provision of useable on site open space and playable spaces for children form part of the green-space network for walkers.
- Provide other appropriate public open space and facilities for teenagers and adults.

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Policy Justification

- a) The NFFP states development should only be prevented or refused on highway grounds if there would be unacceptable impact on highway safety or the residual cumulative impacts on the road network would be severe. Road safety is covered comprehensively in the Cornwall Council Casualty Reduction Strategy 2019.
- b) Feedback from the questionnaires and local events has highlighted the following areas of concern across the parish:
- Road layout.
 - Speed limits and restrictions.
 - Signage.
 - Safety of road users (vehicle, bicycle, pedestrian and horse riders).
 - Heavy goods vehicles using smaller roads.
 - Cycle routes.

It is well documented that there are issues relating to the major roads through the parish in particular the A38 and there have been several near misses at the Horningtops junction which leads into Trewidland village.

Particular issues are raised by the impact of HGV and large delivery vehicles on the narrow lanes in the rural areas of both Dobwalls and Trewidland sections of the parish. In many cases existing, often ancient boundary Cornish hedges or cuttings which enclose the lanes have been damaged, particularly on tight corners.

The lack of public transport in the Trewidland area and rural areas outside Dobwalls means that the potential impact of domestic and business travel is likely to significantly affect road safety.

Policy Intentions

- To ensure that new development is as far as possible located to take advantage of existing public transport facilities.
- To ensure that new development does not reduce road safety in the parish.
- To ensure that increased vehicle use of narrow rural lanes does not lead to significant damage to the Local Landscape Character or to road safety.

Policy: Roads and Traffic

RT1: All new major development proposals for commercial or industrial enterprises or of 10 or more dwellings should include a statement which demonstrates safe and sustainable accessibility to public transport and key destinations, such as shops and schools. For any proposed employment sites any additional HGV traffic will be required to illustrate suitable routes on the local highway network in accordance with CLP Policy 27.

RT2: All major developments of agricultural sites for diversification or equestrian purposes, which will alter the vehicle and public use of the surrounding rural lanes, should be accompanied by an evaluation of the potential risks to traffic and pedestrians and the fabric of the Landscape Character of the area. Applicants should provide details of how these risks can be ameliorated.

RT3: Proposals for the development of key cycle routes and cycle lanes will be supported where they can show clear integration with a wider policy to encourage cycling safety in accessing local facilities.

Policy Justification

- a) The NFFP section 9 (promoting sustainable transport) states the maximum parking standard for residential and no-residential development should only be set where there is a clear and compelling justification it is necessary for managing the local road network. Parking is covered in the CLP under Policy 12 (Design) and 13 (Development standards). Point 3 in Policy 13 states that new developments have appropriate off-street parking. The Connecting Cornwall (2016) document page 67 3.7 supporting community safety and individual wellbeing and 3.7.1 Objective 12 support the improvement of road safety.
- b) The prevalence of on street parking in the parish indicates a lack of adequate parking provision for housing in a rural area which has limited public transport services (none in Trewidland), and would indicate that there is a need for more generous allocation for parking in new development. It also underpins the value of existing parking provision within the settlements e.g. at village, Memorial and church halls and in Dobwalls near to the Highwayman Pub car park. These sites provide vital additional car parking provision and also support the sustainable practices of car sharing, including for Cornwall councillors travelling to Truro.

Consultation with the parish through NDP questionnaires and local events has highlighted very clearly the concerns of congestion and parking issues experienced in certain areas within Dobwalls, Trewidland and Doublebois particularly around schools and local amenities. Feedback from local events has highlighted concerns that traffic/pedestrian conflict is very dangerous at any time but predominantly around school drop off and pick up times. There have been numerous near misses between road users at the Spar shop in Dobwalls and nearby residential areas.

Dobwalls has seen a number of new housing and business developments in recent years which has increased the population, resulting in a heavier use of the amenities than previous years without increasing the capacity of parking spaces. Consultation has also highlighted apprehensions that the current on-pavement parking is not safe and could hinder the progress of emergency vehicles.

The closure of the Dobwalls Memorial Hall private car park to people who are not using the hall in November 2019 has added further complications around parking. The Cornwall Council car park adjacent to the pub is used by residents who do not have sufficient off-road parking.

Policy Intentions

- To resolve the parking and pedestrian safety issues on the Duloe road associated with Dobwalls Community Primary School and the Spar Shop.
- To solve the parking and pedestrian safety in the area of Trewidland Primary School and Pre-school.
- To ensure that all new developments have adequate and appropriate off-road parking for residents and visitors.
- To protect the existing public parking areas within the current parish boundaries.

Policy: Parking

RP1: Proposals for development will be supported where they encourage the use of sustainable transport services including local public transport, shuttle buses, local delivery services, cycling and/or walking. This includes the installation of publicly accessible electric vehicle charging points.

- RP 2:** Development proposals that will increase the availability of either private or publicly accessible parking facilities will be supported, provided they are of a size and design that will have no significant adverse effect on the traffic flows, landscape or character of the settlement within which they are located.
- RP3:** Developments which involve the loss of car parking facilities used by the public in the key areas of amenities or schools will not be supported unless:
- a. Alternative provision of equal value can be made elsewhere within the application site or within a reasonable walking distance e.g. seven minute radius (See Green space Strategy).
 - b. It can be clearly demonstrated that fewer parking spaces are required and the settlement/community will benefit from the re-use of the space.
- RP4:** Developments must provide sufficient on-site parking for the size and occupancy of the dwellings. Any plans to convert an existing garage or parking area must retain sufficient space to park within the property boundary (See **HS1** Policy Bedroom spaces).

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Policy Justification

- a) The NPPF 2018 section 10 – supports high quality communications. The CLP (Policy 28 – infrastructure) claims that the installation of a superfast broadband network across Cornwall was the largest ever build of a superfast broadband infrastructure in a rural area anywhere in the world.
- b) As technology usage continues to grow in both private and commercial sectors there is a clear requirement for every user to be connected to the internet and high speed broadband. New technology (mobile 5G networks) could influence the viability of farms and other businesses within the parish.

There are a great number of benefits of high speed broadband, for example medical or social care of the elderly or anyone wishing to run a business or work from home.

Being a rural parish means being connected to high speed broadband can be an effective tool in providing support against feeling isolated.

While some areas of the parish (e.g. Dobwalls) are well served by current broadband speeds, many rural areas such as Trewidland have very poor coverage and low connection speeds. This is a particular problem in terms of accessing future 5G mobile networks growth.

Policy Intention

- To make high speed broadband available to all properties within the parish.

Policy Broadband

BB1: Support future developments which will provide or enhance the provision of high-speed broadband to the parish while not impacting on the character of settlements, the environment or the Landscape Character (as set out in the D&T NDP Landscape Character Statement).

Policy Justification

- a) The CLP stresses the need to support a wide variety of businesses in the county to strengthen and make the economy more competitive. This is re-stated in the Council's Business Plan 2017/18.

The CLP retains a number of policies from the Caradon Local Plan, adopted in 2007, which reinforce the county's determination to support economic development. CC Sustainability policy (2019) supports a balanced and low carbon economy that meets the needs of the area and promotes a diverse range of quality employment opportunities.

- b) Ninety three percent of respondents in the previous Parish Plan supported the need for more local employment. A household questionnaire conducted by the D&T NDP steering group in 2018 recorded that respondents considered that a number of light workshops, micro farm/gardening units, live-and-work units and business starter units were needed in the parish.

Policy Intentions

- To support development proposals which will increase the creation and safeguarding of employment for local residents and the diversity of local employment opportunities with full time jobs and wages at or above national average/ living wage.
- To support the continuation of existing businesses.
- To support the expansion of existing businesses where existing site conditions allow.
- To support the diversification of existing businesses, including farm-based business, which do not adversely impact on their local Landscape Character.
- To create a positive environment for the setting up of new sustainable businesses which contribute to the economic and environmental health of the parish and surrounding area.
- To give priority to employment which minimises travel-to-work distance.

Policy: Business Employment and Jobs

BE1: Support will be given to proposals for new development in appropriate locations which includes:

- i) Adaptations, renovations and extensions of existing buildings.
- ii) Construction of new business and storage units.
- iii) Improvements to the transport and communications infrastructures.
- iv) Conversion of redundant buildings to business use where the redundant building is sustainably located (See Policy RT1 below).

BE2: Support will only be given to business developments which:

- Are sited and operated so as to minimise impact on residents, particularly with regard to noise, odour, CO2/particulate emissions and traffic.
- Minimise impact on and sustain the local character of the landscape as identified in the D&T NDP Landscape Character Statement.
- Do not reduce or compromise existing facilities or services for which there is proven need.

BE3: All new proposals for major employment development must be accompanied by a travel plan which shows the volume of HGV that is likely to be created by the new development. The travel plan must show the likely routes of any additional HGV traffic from or to the site.

BE4: Carbon reduction standards:

- To adhere to carbon reduction standards all new non-domestic buildings must meet standards at least as good as the Building Research Establishment Environmental Assessment Method (BREEAM) and take advantage of all opportunities for on-site renewable energy generation, particularly from roof mounted solar collectors.

- Provide charging points for electric vehicles.
- Wherever possible provide or enhance pedestrian and cycle access routes to the site from nearby settlements and public transport.
- Indicate strategies to be used to minimise waste.
- Include water harvesting and biodiversity initiatives wherever possible.

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11. PLAN DELIVERY AND IMPLEMENTATION

The D&T NDP will be delivered over a long timescale. 2030 is the end date of the plan, although five-year reviews will be implemented.

The D&T NDP will also be delivered by a variety of different stakeholders and it acts as a framework for change and development within the parish rather than a rigid blueprint. After May 2021, the new parish councils of 'Dobwalls' and of 'St Keyne and Trewidland' will be key organisations in helping to facilitate and promote relevant elements of the NDP in their respective areas, and to work closely with Cornwall Council and other statutory agencies to ensure that proposals come forward within the framework of the NDP.

The parish council will work with landowners, investors and developers to ensure that private sector resources and investment are channeled into delivering the NDP.

The parish council will also harness and co-ordinate public sector funds and investment where possible to bring forward elements of the NDP which require additional resources. It will work with Cornwall Council to prioritise Section 106 Agreements or Community Infrastructure Levy (CIL) contributions raised in the parish are directed towards relevant parts of the NDP.

The voluntary and community sector will also have a role to play, especially in supporting and delivering community infrastructure. The parish council will work closely with all organisations to ensure that these efforts can be properly aligned to private and public sector resources.

12. MONITORING AND REVIEW

The Parish Council is concerned to ensure that the NDP is actively managed over the plan period. The D&T NDP will be reviewed periodically to ensure that it takes into account possible changes to national planning policy or to local planning policy.

The parish council will monitor the NDP's implementation annually. A report to the annual meeting of the parish council will detail any progress of the NDP during the previous year and the likely implementation and impacts of the NDP for the forthcoming year. The report will be uploaded to the parish council's website for residents to access. Any other information relating to the NDP or progress of it will also be posted on the website.

The D&T NDP will have a thorough review at five-yearly intervals which will be led by the parish council which has representation from the wider community. The purpose of these reviews will be to guide the parish council in its delivery and monitoring of the NDP and to consider the need for amending or altering elements of the NDP.

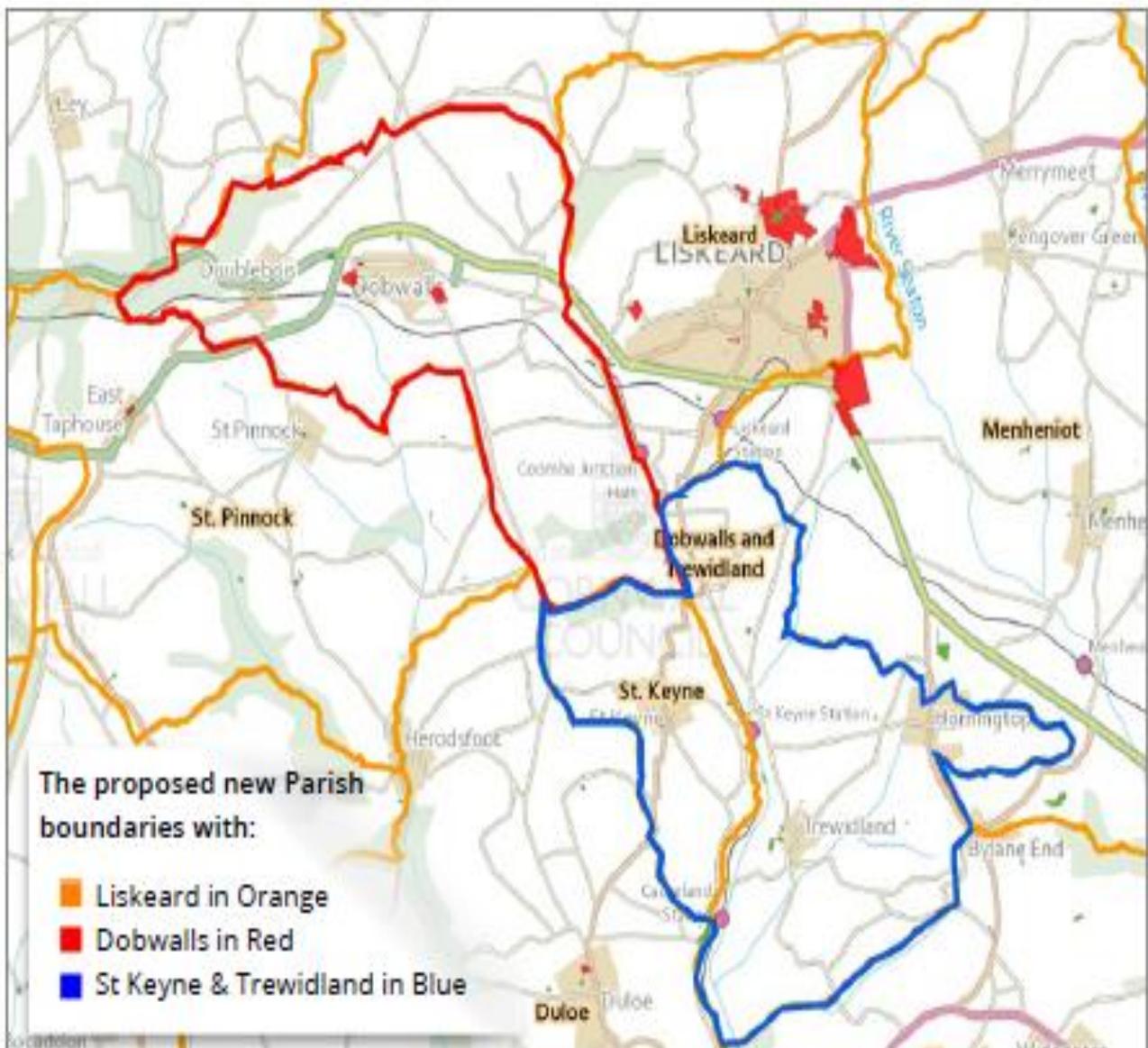
The NDP should be monitored, where possible, against indicators which are compatible with the annual monitoring report for the CLP for the policies developed. In this way the performance of the D&T NDP can both contribute to and be compatible with Local Plan policies in Cornwall.

The plan policies will also be monitored in relation to developing National Planning guidance and legislation over the period up to 2030.

13. PARISH BOUNDARIES IN 2021

As part of the Local Governance Review in Cornwall opportunities arose to put forward proposals for rationalizing parish boundaries. Residents of the Trewidland area of the D&T parish supported the move to become part of a new 'St Keyne and Trewidland' parish.

Proposed Parish Boundary change map



Cornwall Council has given clear guidance that neither the changes to the parish boundaries nor changes to CC ward boundaries which will come into force in 2021 will have any impact on the D&T NDP.

- The Neighbourhood Plan will continue to operate on the original parish area as designated for its whole lifetime (2021-2030) and a 'new' parish cannot designate another Neighbourhood Plan area over it.
- The Neighbourhood Plan Referendum will be open to all residents of the original Dobwalls and Trewidland plan area.

14. ABBREVIATIONS & DEFINITIONS

AONB	Area of Outstanding Natural Beauty: An area of countryside in England, Wales or Northern Ireland which has been designated for conservation due to its significant landscape value. There are important statutory restrictions on the kind of development which are permitted within an AONB. Any development should conform with the Cornwall AONB Management plan.
CLP	Cornwall Local Plan: The development plan drawn up by Cornwall Council, conforming with the National Planning Policy Framework (NPPF), and subject to national-level examination and approval. The current Cornwall Local Plan was approved in November 2016.
CLT	Community Land Trust: A form of community-led housing organisation set up and run by ordinary people to develop and manage homes within a local area. CLTs may also manage other assets important to that community, like community enterprises for food growing and workshops. The Cornwall CLT is an umbrella organisation which supports a number of communities within the county. Some communities, such as St Minver, have their own CLT.
Community Facilities	According to Section 1.81 of the CLP: “The definition of community facilities is wide ranging and includes public services, community centres and public halls, arts and cultural facilities, policing fire and ambulance services, health and educational facilities, public houses, public toilets, youth centres, libraries, leisure centres, allotments, playing fields, social care facilities including day centres places of worship and services provided by the community and voluntary sector.”
EIA	Equality Impact Assessment: Is the systematic analysis of a policy or policies in order to identify the potential for an adverse impact on a particular group or community, particularly those with a protected characteristic.
L&LCNA	Liskeard and Looe Community Network Area: One of 19 community networks in Cornwall which each have a panel which acts as the main way to connect with local communities and help them address important issues. The panel comprises local Cornwall councillors and representatives from town and parish councils in the area. The panel can invite local organisations and service providers to join its meetings, including the police and health services
NDP	Neighbourhood Development Plan: A development plan drawn up by members of a local community and based on extensive consultations in that community. NDPs must not conflict with the NPPF or CLP.
NDP area Designation	Dobwalls and Trewidland Parish Council submitted an application and map to designation their Neighbourhood Area. This was submitted on 16 th December 2016.
NPPF	National Planning Policy Framework: The overall planning framework set by central government with which all local and neighbourhood plans must comply.
Parish	The parish is Dobwalls and Trewidland Parish. The unit of local government which is responsible for the Parish is Dobwalls and Trewidland Parish Council

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15. LIST OF APPENDICES AND SUPPORTING DOCUMENTS

- 2017** Cornwall Council Housing Department: D&T Housing Needs Survey report.
- 2018** Boscawen CEP: Parish household questionnaire, results and analysis.
- 2018/19** D&T NDP steering group: Evidence Base documents. (Including relevant consultation responses to specific topic areas).
- Health.
 - Housing.
 - Community Facilities and Open Space.
 - Economy, Business and Employment.
 - Roads, Transport and Broadband.
 - Landscape and Environment.
- 2019** D&T NDP Policy Objectives check: NPPF and CLP policy frameworks.
- 2020** D&T NDP steering group: Consultation Statement.
- 2020** D&T NDP Landscape Character Statement.
- 2020** ERCCIS: Environmental Records Centre for Cornwall and the Isles of Scilly. Dobwalls and Trewidland Wildlife Resources Map and Guidance Notes.
- 2020** D&T/Cornwall Council Open Space report and questionnaire.
- 2020** D&T NDP Pre Submission Consultation Strategy.
- 2020** Basic Conditions Statement.
- 2020** D&T NDP Consultation Record.
- 2020** Statement from CC of need for Strategic Environmental Assessment.
- 2020** Statement from CC of need for Habitat Regulation Assessment.

Appendix A: Parish Projects suggested by the public at Local Events in October 2019:

1. Support adjoining parishes in the improvement of the A38 junction with the B3252 road to Looe.
2. Review of the current usage and conditions of minor roads in relation to their maintenance requirements. (e.g. salting of Duloe Road).
3. Review the safety aspects of the approaches to Twelwewoods roundabout for vehicles, pedestrians and cyclists.
4. Car Parking. - Community approach needed to re-surfacing Dobwalls Memorial Hall car park. signage for car parking in the centre of Dobwalls village. The community to initiate a project to broaden the use of the Memorial Hall car park.
5. Seats beside play equipment and provision of play and exercise equipment in existing and new development. Sports equipment, benches and play equipment in open spaces.
6. The provision of signage and maps on notice boards in the parish would encourage the health, wellbeing, knowledge and appreciation of the landscape, biodiversity and heritage, improve the quality of life of local residents and attract visitors of all age groups.
7. Safe dog-walking field and dog bins on walks.
8. Signage and public footpath maps on notice boards. Consult with neighbouring parishes on circular footpath routes. Create links with neighbouring parish councils and L&L CNA to support and provide information on footpaths, cycle ways and bridle paths, together with local services and transportation links, to encourage tourism and jobs for the benefit of local people.
9. Consultation in the parish and with neighbouring parishes to identify existing footpaths and public rights of way in order to protect them and create circular footpath routes currently displaced in Dobwalls by the provision of the by-pass.
10. Create part of the County Forest and wildflower planting. Not cutting all green areas up to their edges.
11. Help local people become more aware of the quality and value of their local landscapes. Explore the possibility of setting up protected/conservation areas within the parish.
12. Agreement with local job centres to advertise jobs and local training opportunities in the parish at suitable locations such as community halls and parish notice boards. Details should be updated weekly.
13. Notices at suitable places, in the parish magazine and on the parish council website giving contact information for business support and advice – e.g. Federation of Small Businesses, Chamber of Commerce and Local Enterprise Partnership.

At Trewidland the public specifically asked for:

1. Creation of a children's play area in the village.
2. Improved public transport schedules.

Appendix B: Sustainability Check Document

The Sustainability Check matrix below sets out the relationship between the Sustainability Framework objectives used in the Sustainability Check of the Cornwall Local Plan policies in 2016 under Environmental, Social and Economic themes. The sustainability check of the D&T NDP is also committed to the WWF One Planet Living Principles, which are used in the analysis to assist those using the report to understand these principles in relation to Cornwall Council's Sustainability Themes and Objectives.

Table Sustainability Check

One Planet Living Principles	Cornwall SC Theme	CC Sustainability Check Objectives
Zero Carbon	<i>Climatic Factors</i>	To reduce our contribution to climate change through a reduction in greenhouse gas emissions. To increase resilience to climate change and reduce vulnerability.
	<i>Waste</i>	To minimise the generation of waste and encourage greater reuse and recycling of materials in accordance with the waste hierarchy.
	<i>Air</i>	To reduce air pollution and ensure air quality continues to improve.
	<i>Energy</i>	To encourage the use of renewable energy, increase energy efficiency and security and reduce fuel poverty.
Sustainable Materials	<i>Minerals and Geo-diversity</i>	To minimise the consumption of mineral resources and ensure the sustainable management of these resources.
		To conserve, enhance and restore the condition of geo-diversity in the county.
Local and Sustainable Food	<i>Soils</i>	To minimise the use of undeveloped land and protect and enhance soil quality.
		To encourage and safeguard local food production.
Sustainable Water	<i>Water</i>	To reduce the risk of flooding and vulnerability to flooding, sea level rise and coastal erosion.
		To maintain and enhance water quality and reduce consumption and increase efficiency of water use.
Land use and Wildlife	<i>Maritime</i>	To encourage clean, healthy, productive and diverse waters. To protect coastal areas and ensure sustainable maritime environments.
	<i>Biodiversity</i>	To conserve, enhance and restore the condition and extent of biodiversity in the county and allow its adaptation to climate change.
Culture, Community and Heritage	<i>Landscape</i>	To protect and enhance the quality of the natural, historic and cultural landscape and seascape.
	<i>Historic Environment</i>	To protect and enhance the quality and local distinctiveness of the historic environment.
Health and Happiness	<i>Design</i>	To promote and achieve high quality, locally distinctive design, sustainable land use and sustainable built development.
	<i>Social Inclusion</i>	To reduce poverty and social exclusion and provide opportunities for all to participate fully in society.
	<i>Crime and Anti-Social Behaviour</i>	To reduce crime, anti-social behaviour and fear of crime.
	<i>Housing</i>	To meet the needs of the local community as a whole in terms of general market, affordable, adaptable and decent housing.
Equity and Local Economy	<i>Health, Sport and Recreation</i>	To improve health through the promotion of healthier lifestyles and improving access to open space and health, recreation and sports facilities.
	<i>Economic Development</i>	To support a balanced and low carbon economy that meets the needs of the area and promotes a diverse range of quality employment opportunities.
Sustainable Transport	<i>Education and Skills</i>	To maximise accessibility for all to the necessary education, skills and knowledge to play a full role in society.
		<i>Transport and Accessibility</i>

The Sustainability Checklist presented a valuable opportunity to identify chances to mitigate against any potential negative impacts and to enhance positive outcomes for D&T. The Sustainability Appraisal Checklist document can be found alongside other supporting information at:

www.dobwallsandtrewidlandplan.org.uk

For each 'One Planet Living Principle' the Vision for the NDP and NDP Objectives and Policies has been 'scored' to assess its effect using the following criteria:

++	Very positive effect
+	Positive effect
?	Uncertain effect
0	Neutral effect
+/-	Positive and negative effect
-	Negative effect
--	Very Negative effect
N/A	Out of Scope

Table: Sustainability Check Example

Dobwalls and Trewidland Neighbourhood Development Plan Policy Community Facilities	Significant environmental impact	Health and Happiness	Equity and Local Economy	Culture Community and Heritage	Landscape and Wildlife	Sustainable water	Local sustainable food and soils	Sustainable materials	Sustainable Transport	Zero waste	Zero Carbon	Climate Change
NDP Policy: Community Facilities and Open Space												
CF1: Protect and promote community facilities.		+	+	+	+	0	0	0	+	0	+	0
CF2: Development of community health and cultural facilities		++	+	+	++	0	+	0	+	0	+	0

Appendix: C Equality Impact Assessment

Introduction

The Equality Act 2010 places a duty on all public authorities in the exercise of their functions to have regard to the need to eliminate discrimination, advance equality of opportunity and foster good relations between persons with a “protected characteristic” and those without.

Equality Impact Assessment

Equality Impact Assessment (EIA) is the systematic analysis of a policy or policies in order to identify the potential for an adverse impact on a particular group or community, especially those with a protected characteristic. It is a method of assessing and recording the likely differential and/or adverse impact of a policy on people from different groups so that, if a policy results in unfairness or discrimination, then changes to eliminate or lessen the impact can be considered.

'Protected Characteristics' are defined in the act as age, disability, marriage or civil partnership, gender reassignment, pregnancy and maternity, race, religion or belief, sex and sexual orientation. In Cornwall we also have a category of Cornish Status which recognises economic pressures and rural isolation as additional issues to be considered.

The aim of the act is to harmonise discrimination law and to strengthen the law to support progress on equality. The act extends legal protections to cover the seven previous strands or characteristics, marriage and civil partnerships, pregnant women and new mothers.

In formulating the D&T NDP the steering group made every effort to reflect the diversity of the whole community, consider the needs of different sectors of the community and ensure that all members of the community have the opportunity to inform the plan through a consultation strategy.

Summary of Proposals

The Sustainability Check (see above) includes several social and economic objectives including social inclusion, health and happiness and access to housing, health and educational services and facilities.

No negative impacts have been identified in the EIA, however this will be reviewed at each stage of the D&T NDP.

The process followed through from the designation of the neighbourhood area has been informed by a consultation statement that assesses how groups and individuals can be, and have been, included in the makeup of the plan, reducing barriers to involvement and developing potential solutions.

Conclusions

The D&T NDP provides a strategy for the sustainable development of the parish and a range of policies which will result in positive benefits for many parts of the local community with protected characteristics: older people, young people, mothers to be and mothers with young children, people with disabilities and those with limited mobility.

The D&T NDP does not explicitly address the needs of racial or religious groups, transgender, gay or lesbian groups. The NDP does make equal provision for affordable housing and for a range of housing to suit different needs, which will benefit these groups equally.

The D&T NDP steering group does not consider that there are any negative equality impacts that arise from the policies or proposals contained in the NDP, or that the NDP raises any issues in relation to any of the convention rights in the Human Rights Act 1998.

**Dobwalls and Trewidland
Neighbourhood Development Plan
Regulation 14 Pre-submission document
5th Draft 9 December 2020**