



Dobwalls and Trewidland Neighbourhood Development Plan

Reg15 Submission document:



EVIDENCE BASE DOCUMENT

Version 1.0

13 October 2022



Section 6 - Business, Employment and Jobs

Contents

Purpose of this Evidence Base	3
Neighbourhood Development Plan Themes	3
Structure of the Evidence Base	4
Section 6 - Business, Employment and Jobs	5
6.1 Policy Overview	5
6.1.1 National Planning Policy Framework	5
6.1.2 Cornwall Local Plan	5
6.1.3 Key Cornwall Council Local Plan Policies	5
6.1.4 Caradon Local Plan Relevant Policies	6
6.1.5 Liskeard and Looe Community Network Area Objectives	6
6.2 Baseline Information	7
6.2.1 Age structure and economic activity of D&T Parish population	7
6.2.2 Economically Active	7
6.2.3 Qualifications	8
6.2.4 Designated Industrial and Commercial areas: Dobwalls Area	8
6.2.5 Moorswater and Coombe boundary changes	10
Trewidland area	11
6.2.6 Industrial sectors	12
6.2.7 Occupations	12
6.3 Community Consultation Feedback	13
6.3.1 Responses to Initial Questionnaire (March 2017)	13
6.3.2 Responses to Second Questionnaire May 2018	14
6.3.3 Written Feedback from Roadshow Events September 2018	16
Dobwalls Roadshow 22 nd September 2018	16
Trewidland Roadshow 29 th September 2018	16
6.3.4 Local Policy Consultation Events - Sept/October 2019	16
6.3.5 Reg14 Pre-submission Public Consultation responses	17
6.4 Key Issues and Opportunities for Dobwalls and Trewidland	18
6.4.1 Issues	18
6.4.2 Opportunities	18

Purpose of this Evidence Base

This evidence base report has been prepared to support the development of the D&T NDP. It has been structured to support the collation of information in a coherent format to:

- allow the presentation of evidence to demonstrate the needs of the community in an objective way
- ensure that the evidence presented is proportionate and robust and supports the choices to be made and the approaches taken
- support the careful analysis of evidence gathered and ensure that it informs key themes and priorities to be developed in the NDP
- allow us to use the supporting evidence to explain the intention and rationale of the emerging policies in the draft NDP
- ensure that all evidence is clearly referenced and presented in an accessible way, for the purposes of independent examination and for the benefit of residents, landowners and developers who will be reading the plan.

Neighbourhood Development Plan Themes

Section	Neighbourhood Plan Theme	What has been Considered
1	Landscape, Biodiversity and Heritage	Landscape Character Historic Environment Biodiversity Agricultural and Mining classifications Flood characteristics
2	Community Facilities and Green Infrastructure	Existing Community facilities and resources Open Space Key green infrastructure assets
3	Housing	Existing Housing Stock Housing Needs Affordable Housing Older people's Housing
4	Community Health	Demographics Population change Health Deprivation
5	Accessibility, Communications and Transport	Road Networks Public Transport Community transport Walking, Cycling, and riding routes Accessibility Parking Broadband Networks
6	Business, Economy and Jobs	Economic Activities Tourism Employment (including youth unemployment)

Structure of the Evidence Base

The Evidence base report has been structured under each of the six themed headings. For each of the themes the following elements are presented:

6.1 Policy Overview

This explores the wider policy context for the theme, through reviewing:

- Key National Planning Policy Framework policies and issues
- Cornwall Council Local Plan (2016) regional and local issues for the topic covered
- Other national or regional studies which provide intelligence on the topic

6.2 Baseline information

- Liskeard and Looe Local Insight Profile March 2017
- Census information 2011
- Cornwall Interactive mapping information on the topic covered
- Cornwall Council Specialist research e.g. Housing numbers
- Cornwall Council Supplementary Planning Guidance e.g. Biodiversity
- Dobwalls & Trewidland Parish Plan 2005

6.3 Community Consultation feedback

- Results of Initial NP Questionnaire 2017
- Results of Second Questionnaire 2018
- Feedback from Roadshow events 2018
- Results of Local Consultation events 2019
- Result of Reg14 Pre submission consultation 2021

6.4 Issues and Opportunities arising from the Evidence Base

Section 6 - Business, Employment and Jobs

6.1 Policy Overview

6.1.1 National Planning Policy Framework

Key messages from the NPPF include –

- The planning system can make a contribution to building a strong, responsive economy by ‘ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation and by identifying and coordinating development requirements, including the provision of infrastructure’.
- Capitalise on ‘inherent strengths’ and to meet the ‘twin challenges of global competition and of a low carbon future’.
- Support new and emerging business sectors, including positively planning for ‘clusters or networks of knowledge-driven, creative or high technology industries.’
- Support the sustainable growth and expansion of all types of business and enterprise in rural areas and promote the development and diversification of agricultural and other land-based rural businesses.

6.1.2 Cornwall Local Plan

Key messages from the Cornwall Local Plan include –

- The removal of unnecessary barriers to jobs, business and investment through a positive policy framework, with focus on sustaining a range of local businesses including growth sectors promoted by Cornwall Council and the Local Enterprise Partnership.
- Enhancing the cultural and tourist offer in Cornwall and continuing to promote Cornwall as a year-round destination for tourism and recreation.
- Balance the provision of employment and housing to reduce commuting and provide high-quality, well-paid employment in locations that reduce the need to travel.
- Support new business startups.

Cornwall Council Local Plan 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.

6.1.3 Key Cornwall Council Local Plan Policies

- Policy 4 –** Shopping, Services and Community Facilities
- Policy 5 –** Jobs and Skills
- Policy 13 –** Design of Developments
- Policy 14 –** Development Standards
- Policy 15&16 –** Renewable and Low Carbon Energy and their Safeguarding
- Policy 17 –** Health and Wellbeing
- Policy 18&19 –** Minerals and their Safeguarding

Cornwall Council’s Plan retains several policies from the Caradon Local Plan, adopted in 2007, which reinforce the county’s determination to support economic development.

6.1.4 Caradon Local Plan Relevant Policies

- Policy EM1** – Retention of Existing Industrial and Business Premises
- Policy EM2** – Employment Development in Towns
- Policy EM3** – Village Workshops
- Policy EM5** – Workshops in the Countryside
- Policy EM6** – Business Development in the Countryside
- Policy EM7** – Conversion of Existing Buildings in the Countryside for Workshops
- Policy EM8** – Conversion & Change of Use of Listed Agricultural Buildings
- Policy EM11** – Workplace Creche Facilities
- Policy EM12** – Working From Home
- Policy CL2** – Farm Diversification
- Policy CL3** – Intensive Agricultural Development
- Policy CL4** – Removal of Occupancy Conditions
- Policy CL5** – Agricultural Land
- Policy CL8** – Landscapes of County Importance
- Policy CL9** – Areas of Great Landscape Value
- Policy CL12** – National Nature Reserves and Sites of Special Scientific Interest
- Policy CL13** – Cornwall Nature Conservation Sites and Nature Reserves
- Policy EV7** – Landscaping in New Development
- Policy EV8** – Business Estates
- Policy TM1** – Tourist Attractions and Facilities
- Policy TM2** – Static Holiday Caravan Sites
- Policy TM3** – Touring Caravans and Camp Sites
- Policy TM4** – Chalets and Holiday Flats
- Policy TM5** – Conversion of Existing Buildings to Seasonal Use
- Policy TM6** – Listed Tourist Accommodation
- Policy TM7** – Farmyard Tourist Accommodation
- Policy TM8** – Holiday Occupancy Conditions in Self-Catering Accommodation
- Policy TM9** – Hotels and Hotel Conversion
- Policy ALT8** – Food and Drink Premises

6.1.5 Liskeard and Looe Community Network Area Objectives

- Objective 1** – Economy and Jobs
- Objective 2** – Sustainable Development
- Objective 3** – Liskeard as a Service Centre

The Liskeard and Looe Community Network Area's current objectives indicate Economy and Jobs as the primary concern.

6.2 Baseline Information

6.2.1 Age structure and economic activity of D&T Parish population

Dobwalls and Trewidland Parish had a normal population of 2068 at the time of the 2011 Census. This comprised 1086 females and 982 males, all living in 898 households.

Age Structure		%	
0 – 4	102	4.9)
5 – 7	55	2.7)
8 – 9	49	2.4) = 353
10 – 14	128	6.2)
15	19	0.9)
16 – 17	57	2.8)
18 – 19	50	2.4)
20 – 24	89	4.3)
25 – 29	85	4.1) = 1,555 “economically active”
30 – 44	346	16.7)
45 – 59	496	24.0)
60 – 64	180	8.7)
65 – 74	252	12.2)
75 – 84	117	5.7)
85 – 89	32	1.5) = 160
90 and over	11	0.5)

6.2.2 Economically Active

As shown above, 1,555 of the parish population were shown to be “economically active”, i.e. between the ages of 16 and 74. Of the 353 under 16, it can be seen that around 20 will join the economically active each year, whilst between 25 and 35 will leave that designation each year due to age. This theoretically gives us a working population decrease of between five and 15 per annum. Despite the 1,555 within the potentially economically active range, only 1,046 were actually economically active. Males were much more likely to be working full-time and to be self-employed. Females were 50% more likely to be economically inactive and, in particular, were much more likely to be looking after a family or the home.

Economically Active	%	
Total aged 16 – 74	1555	100
Economically active	1046	67.3
<i>In Employment</i>	962	61.9
<i>Employee part time</i>	229	14.7
<i>Employee full time</i>	501	32.2
<i>Self employed</i>	232	14.9
<i>Unemployed</i>	51	3.3
<i>Student full time</i>	33	2.1
Economically Inactive	509	32.7
<i>Retired</i>	291	18.7
<i>Student</i>	57	3.7
<i>Looking after home/family</i>	58	3.7
<i>Long term sick/disabled</i>	85	5.5
<i>Other</i>	18	1.2
Unemployed aged 16 – 24	17	1.1
Unemployed aged 50 – 74	12	0.8
Unemployed never worked	8	0.5
Long term unemployed	18	1.2

6.2.3 Qualifications

Nearly a quarter of residents had no qualifications, whilst just over a fifth had a Level 4 and above qualification. In a world where there is a growing demand for qualifications, this is a possible drawback for businesses wishing to expand or for new businesses thinking of re-locating to the area. This, in addition to the low unemployment rate and the gradually reducing numbers of those in the economically active part of the population, might lead to an employee shortfall over time.

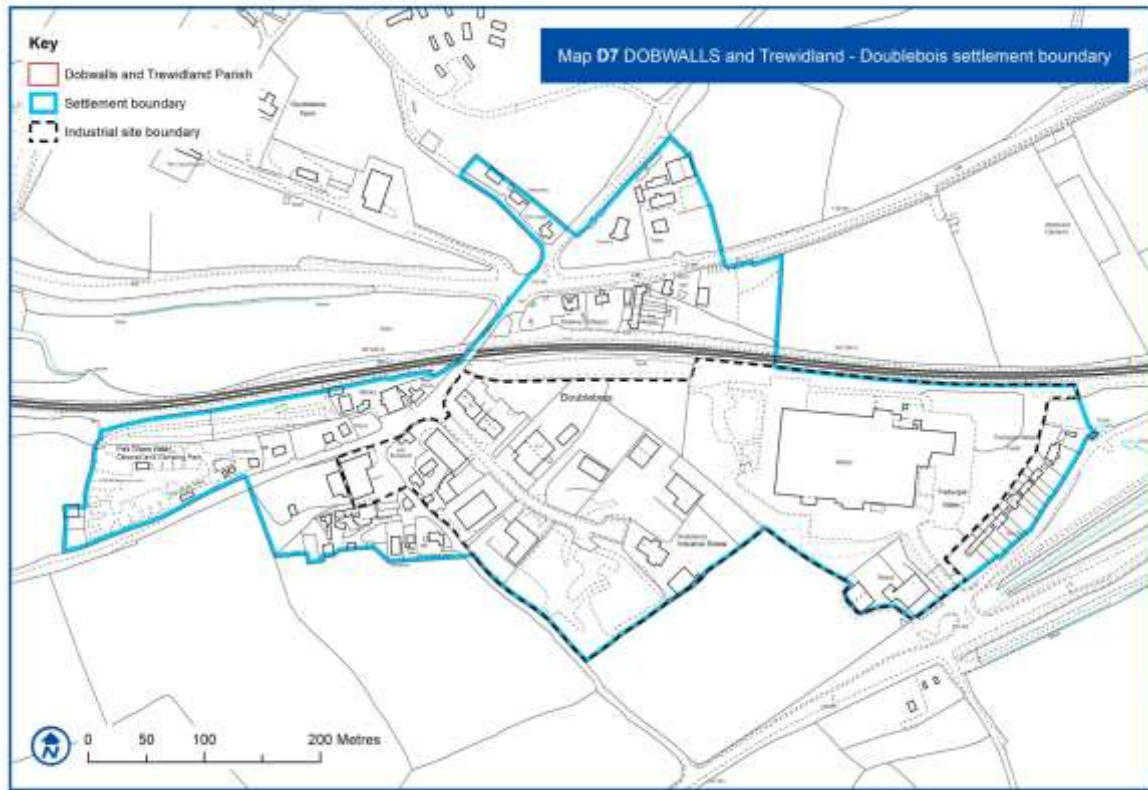
Qualifications		%
All residents aged 16 and over	1715	100
No qualification	403	23.5
Level 1	249	14.5
Level 2	336	19.6
Apprenticeship	82	4.8
Level 3	226	13.2
Level 4 and above	356	20.8
Other	63	3.7
Children/Full Time Students aged 16 – 17	51	3.0
Children/Full time Students 18 and over	37	2.2
F/T Students 18 – 74 Econ active, employed	16	0.9
F/T Students 18 – 74 Econ active unemployed	2	0.1
F/T Students 18 – 74 Econ Inactive	18	1.0

6.2.4 Designated Industrial and Commercial areas: Dobwalls Area

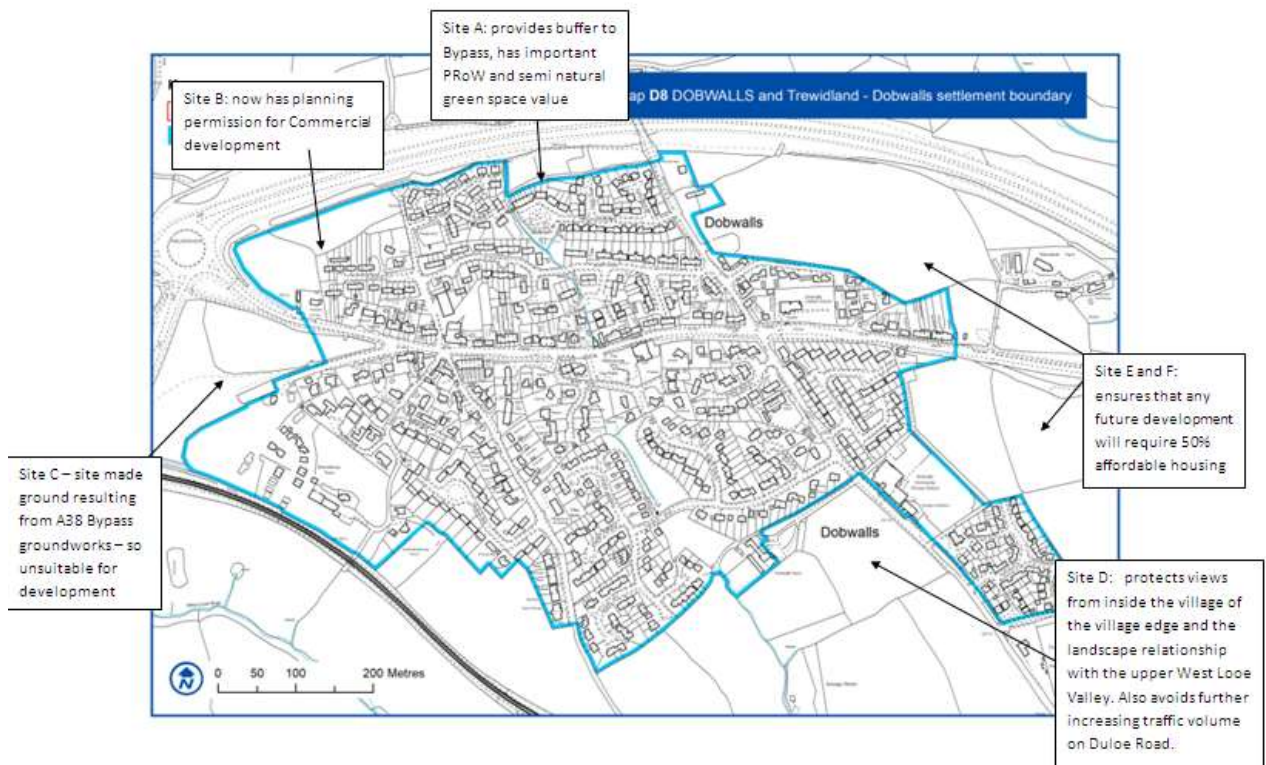
Industrial and commercial sites exist principally in the Dobwalls area of the NDP.



In addition to the mineral safeguarding areas to the west of Doublebois and around the quarry to the east of Dobwalls, there are several sites associated with industrial and commercial use.



The central area of Doublebois is a major industrial site with the residential areas of the settlement around the periphery of the site. (See area within dashed line above)



The village of Dobwalls, in addition to the many small businesses and shops, has planning permission for a new commercial development in the north-west corner, next to the A38 roundabout. Offices and small commercial premises are being provided.

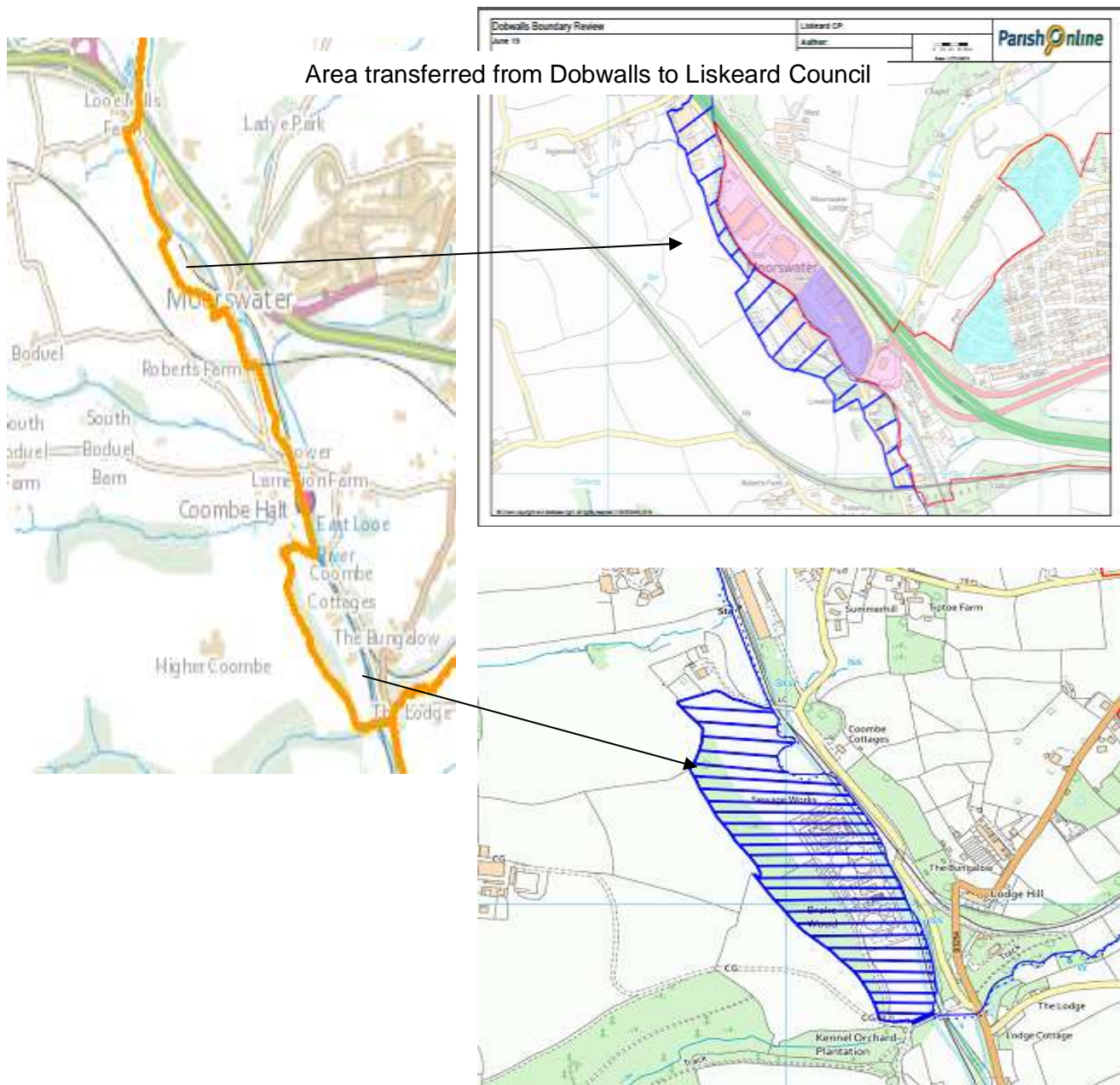
Other significant areas of Industrial and commercial activity lie along the upper East Looe River Valley, adjacent to the A38 Dobwalls bypass. These areas became part of the discussions during

the Local Governance Review of Parishes in Cornwall during the Dobwalls and Trewidland Neighbourhood Development Plan process.

6.2.5 Moorswater and Coombe boundary changes

The industrial and commercial sites associated with Looe Mills and Moorswater came within the Dobwalls and Trewidland Parish boundary at the commencement of the D&T NDP process. However, as part of the Local Governance Review in Cornwall opportunities arose to put forward proposals for rationalising parish boundaries.

Liskeard Town Council proposed the inclusion of sections of the industrial/commercial areas at Looe Mills and Moorswater, adjacent to the Liskeard Town Council boundary, for transfer from D&T Parish to Liskeard Town Council. This proposal was agreed and the parish boundaries were revised in May 2021.

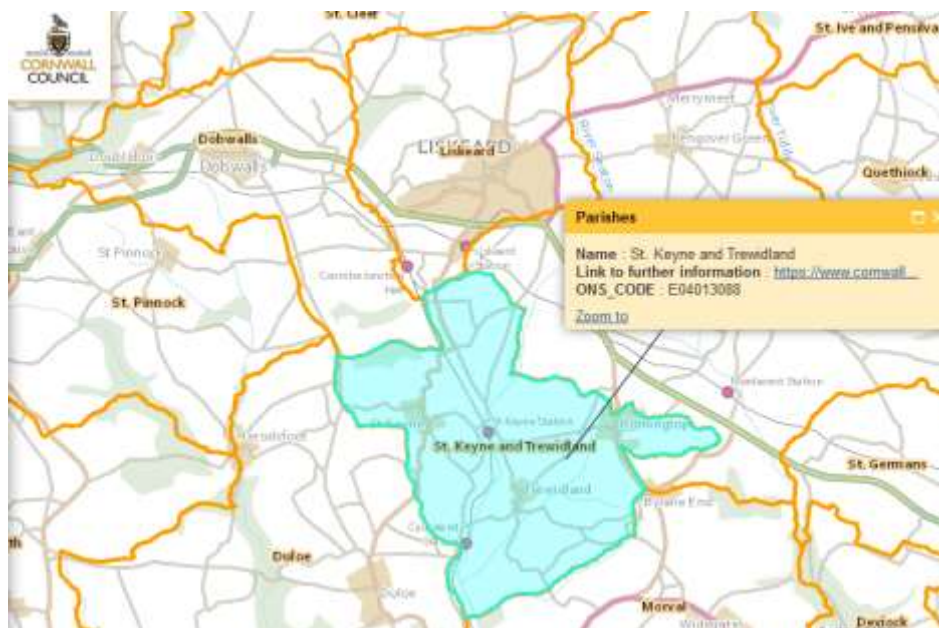


However, these areas of the original Dobwalls and Trewidland Parish will continue to form part of the Dobwalls and Trewidland Neighbourhood Development Plan area.

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

The Neighbourhood Development Plan will continue to cover the original D&T parish area as designated for its whole lifetime (2021-2030) and a 'new' parish cannot designate another Neighbourhood Development Plan area over it.

Under the same boundary review, a proposal was made to create a new parish of St Keyne and Trewidland. This proposal was accepted and the new St Keyne and Trewidland Parish came into being in May 2021.



The rural Areas of Dobwalls and Trewidland

Other small businesses, including equestrian and farm machinery-related services, are often directly related to farms and are common across the rural parts of both the Dobwalls and Trewidland areas of the NDP area.

In addition, in these areas there are several businesses dealing with tourism, principally providing holiday let accommodation, although the area has not yet been as severely affected by second home ownership as many other Cornish areas.

Trewidland area

Lean Quarry, near Horningtops to the north-east of the NDP boundary, now operates transport-related functions.



The main settlement of Trewidland has a commercial nursery site, just to the south of the centre of the village. At Horningtops, on the Liskeard to Looe road, there are also some small-scale commercial uses.

6.2.6 Industrial sectors

The table below shows the industries where residents were employed and demonstrates the three sectors which together comprise around 45% of parish residents employed - wholesale, retail and vehicle repairs, health and social work and construction. However, it is important to remember that this includes employment outside of the parish, so is not necessarily indicative of businesses situated or operating wholly within the parish.

Industry		%
Wholesale, retail, repair of motor vehicles	192	19.4
Human health and social work	138	13.9
Construction	113	11.4
Manufacturing	93	9.4
Education	72	7.3
Public Admin and Defence	57	5.8
Agriculture, Forestry, Fishing	55	5.5
Accommodation and Food	52	5.2
Professional, Scientific, Technical & other	41	4.1
Transport and Storage	38	3.8
Admin and support services	33	3.3
Financial and Insurance	17	1.7
Real estate activity	17	1.7
Water supply, sewage, waste management	3	1.3
Information and Communication	12	1.2
Electricity, Gas, Steam and air conditioning	4	0.4
Mining and Quarrying	3	0.3

6.2.7 Occupations

There was a fairly even spread of numbers in various occupations, each at around 10%, with the exception of skilled occupations which was close to 20%.

Occupations		%
Managers, directors, senior officials	98	9.9
Professional occupations	118	11.9
Associate professional and technical	85	8.6
Admin and secretarial	106	10.7
Skilled trades	190	19.2
Caring, leisure and other service	105	10.6
Sales, customer service	105	10.6
Process plant and machine operators	85	8.6
Elementary occupations	99	10.0

6.3 Community Consultation Feedback

6.3.1 Responses to Initial Questionnaire (March 2017)

Category Ranking	Priorities	Important Tick	Category Number
1	Open Space Footpaths	60	4
	Community Facilities	60	6
2	Landscape	57	2
	Provision for Young People	57	17
3	Type of Housing	56	10
	Health Services	56	16
4	Wildlife	55	1
	Transport/Traffic Parking	55	13
5	Provision for Older People	54	18
6	Housing Numbers	51	9
	New Development Location	51	11
7	Recreation/Leisure Facilities	50	5
8	Education/Skills	46	15
9	Economy/Jobs	44	14
10	Housing Design	43	8
11	Neighbourhood Watch	42	19
12	Historic Environment/Heritage	39	3
13	Renewable Energy	29	7
14	Second Homes/Holiday Homes	27	12
15	Tourism	16	20

Economy and Jobs came 9th – just outside the upper quartile of responses which emerged from the analysis of the questionnaire 'ticked as important' responses that led to the topic group formations - however it was considered to be a significant part of the economic sustainability of the Neighbourhood Development Plan area.

Written Responses from Dobwalls

Business and Jobs		
Enjoy		Improve
		Mandatory clearing up of some business sites which are environmental hazards at the moment. Stop the creeping industrialisation of the Doublebois area
		Expansion of industrial buildings. Remember there are other homes in the Parish other than Dobwalls and Trewidland
		Speed limit in Doublebois as 60 is far too fast. No more industrial development in Doublebois

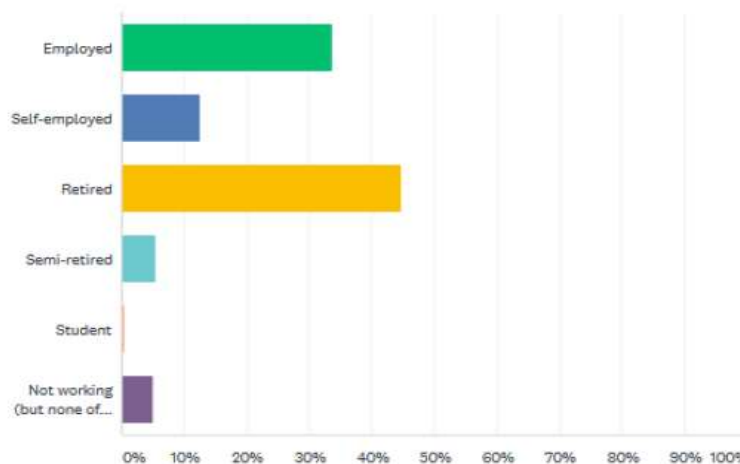
		Encourage people to work in the village
--	--	---

Written Responses from Trewidland.

Business and Jobs		
Enjoy		Improve
		Without tourism second and holiday homes, there is very little left for Cornwall to make money
		More unity between Dobwalls and Trewidland. Considering St Keyne within our plans
		Trewidland and Dobwalls have not really a lot in common. Trewidland and St Keyne would be more suitable parish
		Considering St Keyne within our plans.
		A revision of parish boundaries to in corporate Trewidland with St Keyne the adjacent similar rural parish

6.3.2 Responses to Second Questionnaire May 2018

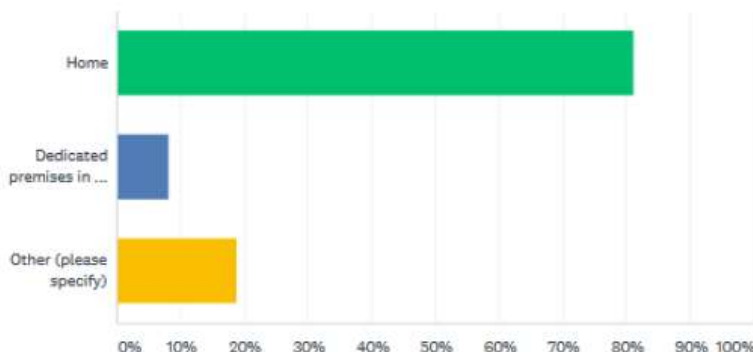
Q21 How would you describe your employment status?



The greatest proportion of respondents (45%) were retired. This does not reflect the demographics of the Parish and should be taken into account when reviewing this survey. A significant proportion (13%) are self-employed.

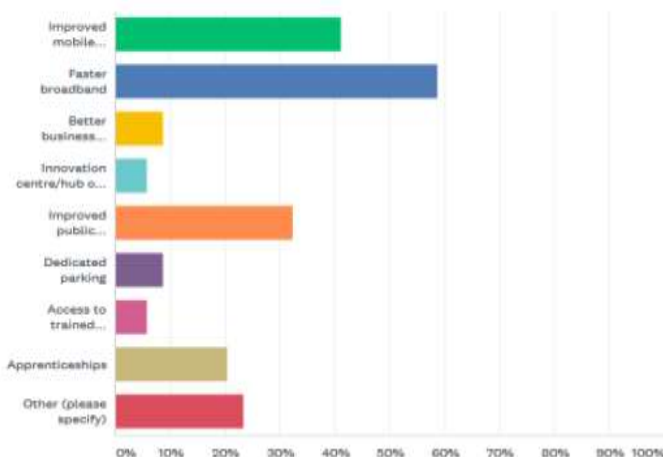
Q22 & Q23 Do you run a business in the Dobwalls and Trewidland parish? And if so, where do you run it from?

14% of respondents did run a business in the Parish, and the majority of those (81%) ran it from home.



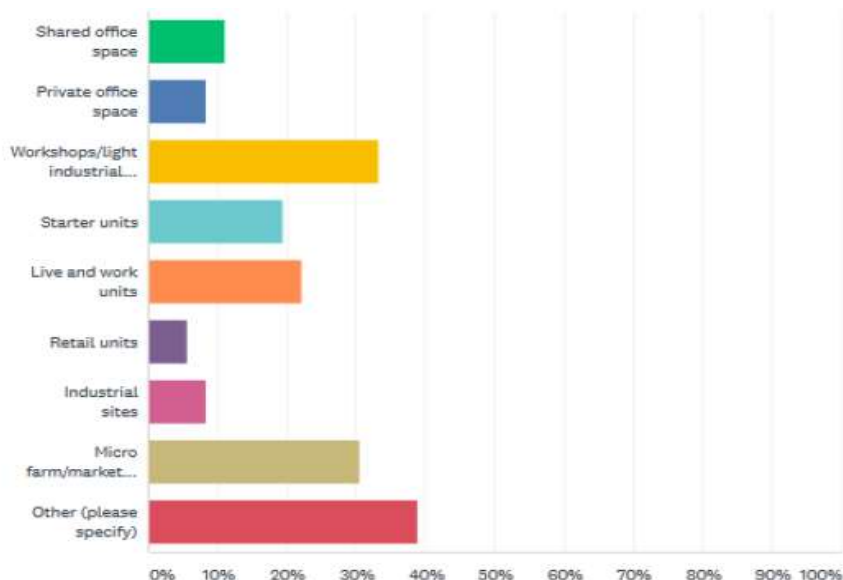
Q24 If you do run a business from the parish, which of the following would improve your experience?

The top three things respondents with businesses felt would improve their experience of running your business in its current location were faster broadband (59%), improved mobile reception (41%), and improved public transport (32%).



Q25 What kind of business units do you think are needed in the parish?

The top three types of business units respondents thought were needed in the Parish were workshops/light industrial units (33%), micro farm/market gardening land and units (31%) and Live and work units (22%). 39% of respondents specified 'other' suggestions, mostly stating that the Parish should have any new businesses.



6.3.3 Written Feedback from Roadshow Events September 2018

Roadshow exhibitions and whole day events were held at Dobwalls and Trewidland village halls in September 2018. In addition to the displays covering all topic subject areas and the results of the major questionnaires for each area, visitors to the displays were asked to post their comments on “Post-it” notes in four wall panels:

What really bothers you?
What don't you agree with?
What are your priorities?
What have we missed?

The comments below cover those made on **Business, Employment and Jobs**

Dobwalls Roadshow 22nd September 2018

Written Responses

What don't you agree with?

Industrial/commercial

- Industrial units
- Industrial so close to the village
- Business Park too close to houses and too busy roundabout on A38

Trewidland Roadshow 29th September 2018

Written Responses

What are your priorities?

Other

- Dump that has appeared by 'Liskeard Hunt Kennels'
- Protecting our countryside

What don't you agree with?

- No to more housing and industry

6.3.4 Local Policy Consultation Events - Sept/October 2019

As policy objectives were being developed in 2019, three events were set up in Dobwalls, Trewidland and Doublebois to provide an opportunity for local people to focus on the issues that were of particular significance to their home areas. Displays showing the proposed policy issues under each of the key headings asked those attending to tick “agree” or “disagree” boxes. In addition, a “comments wall” allowed everyone to write their own comments.

The first draft of the D&T NDP Landscape Character Statement document was also exhibited and those attending were asked to identify areas on local maps to show locations that they felt were of particularly high value.

Business and Jobs		Agree	Don't Agree	Agree	Don't Agree	Agree	Don't Agree	Agree	Don't Agree
11	Support a) continuation of existing businesses b) expansion of existing businesses c) diversification of existing businesses d) setting up of new businesses	6		4 a)2	3 + d-b. 2	3		13 + a)2	3+ b-d 2
12	support the creation and safeguarding of employment for local residents, primarily focused on full time jobs with wages after or above national average / living wage	6		6	1	3		15	1
13	support those businesses which are sited and operated so as to minimise impact on residents, particularly with regard to noise, emissions and traffic	5		7		2		15	
14	encourage housing developers to provide space/buildings for business start-ups and small business expansion	6		4	5	2	3	12	8

The table above shows the results of the responses to the draft policy proposals for Business, Employment and Jobs at each of the three events.

Written Responses Business (Dobwalls, Trewidland and Doublebois)

- none

6.3.5 Reg14 Pre-submission Public Consultation responses

Business, Employment and Jobs
<p>No questions although, under employment and local economy it would be good to see a bit more. with the current situation regards high amounts of redundancy's, it would be good to see something around; self-employment, micro businesses hub/support in the village areas. I.T. Facilities that is available to community for those who don't have I.T at home or need support with this. Especially to support the micro businesses and those seeking support with job searching</p>
<p>The New Industrial Estate on the edge of the village it is proof that Dobwalls has just turned into a development pit for companies like Pearce and Wainhomes to use as their play area. Over 2 years ago that was passed and it still looks like a tip ground. Nothing's been done because, as mentioned in the parish public meetings, we didn't need another industrial estate, and they are not securing rents/sales of units to continue building. Too late now, the site is a mess and a lovely introduction to people entering doubles from Twelvewoods roundabout !!</p>

6.4 Key Issues and Opportunities for Dobwalls and Trewidland

6.4.1 Issues

- There is a potential decrease in the working age population, according to the 2011 Census statistics. However, there has been significant house building in Dobwalls since 2011, so this figure is now doubtful.
- Given that nearly a quarter of residents had no qualification, there is a need for improved skills training since there are low numbers of unskilled jobs available.
- Agriculture occupies a major part of land area in the plan area, but only directly employs approximately 5% of employees, although there are additional jobs in associated trades, including motor vehicle repair, distribution, transport, sales and storage. The Cornwall average is 4% of employees.
- The impact of “Brexit” is hard to define, but there are implications for farmers on the removal of EU subsidies and on sales of livestock in the EU if tariffs are applied by the EU. It is possible that tariffs on imports could stimulate production of arable and cereal crops, but agricultural land is predominantly unsuitable for arable.
- Approximately 15% of economically active residents are self-employed, compared to the Cornwall average of 14%.
- Tourism is an important business sector in Cornwall, but Census figures do not make this clear. Although the plan area has no large tourism centres, there are jobs in the sector, such as in hotel and catering and other accommodation, transport and retail, which are dependent upon visitors. Changing trends in holidaying mean that there is potential for further growth in serviced and specialised accommodation, such as “glamping” and activity-based breaks.
- The plan area, along with other parts of South East Cornwall, is impacted by the level of commuting into Plymouth, which helps to explain the level of professional and managerial occupations of residents in an area where there are few businesses demanding such jobs. Thus, the future employment prospects for the area are affected by changes in employment structure in the city.

6.4.2 Opportunities

- The plan area already has a diverse range of businesses.
- The Neighbourhood Development Plan is looking forward to 2030, not just the immediate future.
- Possibly the biggest step for a business is taking on its first employee.
- There is a reported big demand for low cost “easy in-easy out” premises.
- Businesses say they need “show not tell” advice/expertise.
- Businesses need employees with the right skills.

**Dobwalls and Trewidland
Neighbourhood Development Plan**

Reg15 Submission document:

EVIDENCE BASE DOCUMENT



Version 1.0

13 October 2022