

# **DOBWALLS AND TREWIDLAND**

## **Neighbourhood Development Plan**



**2022-2030**



**Reg15 Plan Proposal Formal Submission**  
**Version 2.0**  
*13 October 2022*

## Regulation 15 NDP Document Version Control Log:

Version	Date	Description of changes
0.1	24/06/2021	Changes made to Regulation 14 NDP document following feedback from the community and organisations
0.2	12/07/2021	Additional amendments and additional information added to the Regulation 15 NDP during online meeting
0.3	16/07/2021	Number of maps and additional information added followed by an interim proof reading of document with amendments made as required. Removal the term parish where applicable due to the parishes changes in May 2021.
0.4	10/08/2021	Agreed policies text amendments and new maps added.
0.5	25/08/2021	Amendments made following NDP Steering Group meeting 25 Aug 2021. Open Space mapping moved, Green Space Maps added, text amended and the supporting documents list updated.
0.6	22/09/2021	Agreed amendments made following NDP Steering Group meeting 22 September 2021. Key amendments include the updating of Section 3, Glossary and Trewidland boundary/Green Space mapping. A matrix for Green Space added
0.7	27/10/2021	Final peer review held at the monthly Steering Group meeting on the 27 <sup>th</sup> Oct 2021 prior to the document being passed to the Parish Council for agreement
1.0	01/12/2021	Made version 1.0 as letter of support received from Dobwalls Parish Council to the NDP Steering Group
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1.2	24/02/2022	Accessibility Check conducted and changes made as required to NPPF information
2.0	13/10/2022	Final Reg15 Submission Document Agreed

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# 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 plan area 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 plan area is guided by the local community.
- 1.3 D&T NDP is 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. Dobwalls 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 [www.dobwallsandtrewidlandplan.org.uk](http://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 former 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 has decided to develop a NDP in order to allow greater influence on the types and location of development which 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 plan area 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 the plan area 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

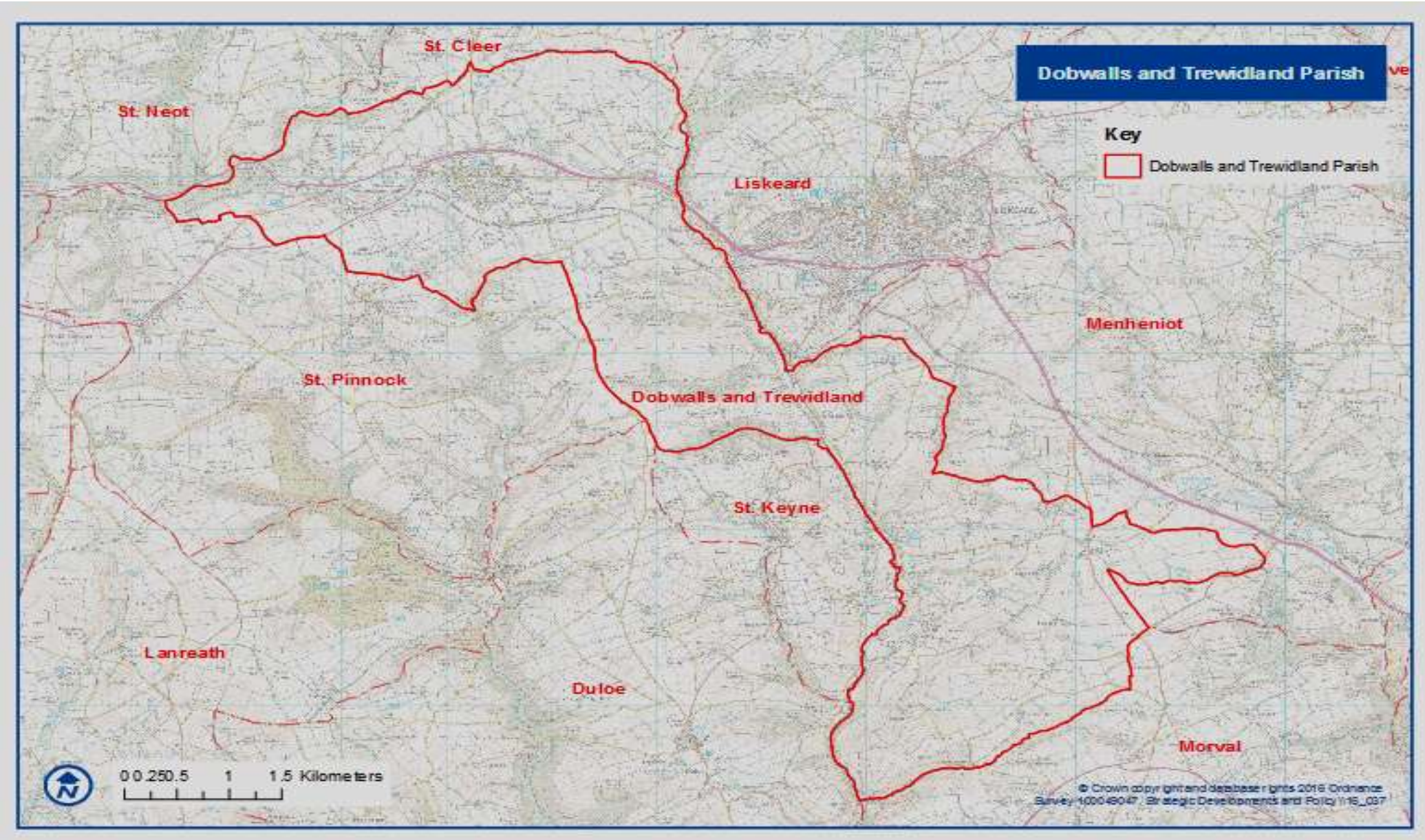
During the preparation of the D&T NDP, the Community Governance review (Parish) 20 October 2019 (following the Local Government Boundaries Commission Review for Cornwall (wards) January 2018), had recognised and supported the proposals:

- For the removal of the Trewidland section east of the East Looe River from the then 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 had 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.

These changes came into force in May 2021 and further information about them can be found in Section 13 Parish Boundaries in 2021.



Figure 1 Designated Neighbourhood Development Plan Area



## 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 area covered by 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 continues to be comprised of parish council representatives and residents of the plan area and is led by the Dobwalls Parish Council chair and a co-ordinator and is supported by the 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 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.
- h. Local exhibitions of proposed plan policy objectives and proposed projects for the plan area at Dobwalls, Doublebois and Trewidland in October 2019.
- i. Results of questionnaires and surveys, updates on progress and invitations to join the steering group have been published in the quarterly 'Villager' magazine and delivered to over 1,000 households in the plan area.
- j. Creation of a dedicated website [www.dobwallsandtrewidlandplan.org.uk](http://www.dobwallsandtrewidlandplan.org.uk) to host all published material and research for the NDP.
- k. Stakeholder survey as part of the Open Space Survey produced by Cornwall Council in November 2020.
- l. Regulation 14 Pre-submission Public Consultation – a seven-page A3 Newsletter and one page survey on the NDP Policies and settlement boundaries run from Jan 8<sup>th</sup> to Feb 22<sup>nd</sup> 2021.
- m. NDP Facebook page [www.facebook.com/DandTNDP](https://www.facebook.com/DandTNDP) created on the 24<sup>th</sup> January 2021.
- n. Throughout the process a number of articles have appeared in The Cornish Times and radio interviews conducted on BBC Radio Cornwall.

All the consultations have been summarised in the 'Consultation Statement', as necessary under the formal NDP legislative requirements.

### 2.3 Key priorities

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

- a. Protection and improvement of highly valued Biodiversity, Wildlife, Landscape and Heritage.
- b. Protect and enhance 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. Support population age diversity and Health provision.
- e. Improve 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 of 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 a 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 projects across the plan area, as they are outside the scope of a NDP. These projects are listed in an appendix and in the Evidence Base documents to emphasise their value and the case for future funding and more detailed consideration.

As a result of the feedback from the Regulation 14 public consultation carried out in January and February 2021, a detailed analysis of the comments on the plan policies was undertaken and changes made to take into account the views of the community and statutory bodies. (See D&T NDP Community Consultation Statement document 2021).

A detailed analysis of revised policies under EU Equalities Impact Assessment regulations was undertaken, as were updated analyses of the compatibility of NPPF, CLP and D&TTPP policies and Achieving Sustainable Development objectives. These analyses were fed into the Current Regulation 15 Full Submission documents. (See D&T NDP Basic Conditions Statement 2022).

## 2.7 What Next?

The current plan document forms part of the **Regulation 15 Plan Proposal Formal 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 document.

More public consultation will follow before the Regulation 16 document is 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 the community's opinion on the final plan. The NDP will only be adopted by CC if the majority of those voting in the referendum support the plan.

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

### **3. D&T NDP: SUPPORTING DOCUMENTATION**

#### **3.1 Evidence Base documents**

D&T NDP is supported by a variety of further information and key documents. These provide a clear picture of the plan area, and are often referred to as the '**Evidence Base documents**' which are listed below.

Each of these 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 plan area and local area.
  - Community input for the theme as gathered from the various public consultation exercises.
  - Issues and opportunities emerging from the research and community input.

In addition, several of the Evidence Base documents include Appendices of specific reports and evidence gathered by the steering group and Cornwall Council officers or through specially-commissioned studies.

#### **Landscape Biodiversity and Heritage**

- 2020 ERCCIS: Environmental Records Centre for Cornwall and the Isles of Scilly
- Dobwalls and Trewidland Wildlife Resources Map and Guidance Notes

#### **Community Facilities and Green Infrastructure**

- 2020 Cornwall Council Open Space Survey
- 2020 D&T/Cornwall Council Open Space report and questionnaire
- 2021 Green Infrastructure Strategy

#### **Housing**

- 2017 Cornwall Council D&T Housing Needs Survey report.
- 2021 Development Boundaries Analysis

#### **Community Health**

- 2017 Demographics Population and Age Structure
- Indices of Multiple deprivation
- Equality Impact Assessment (EqIA)

#### **Accessibility, Communications and Transport**

- Dobwalls Speed survey

## **Business, Employment and Jobs**

- Age structure and Economic Activity
- Qualifications
- Industrial Sector
- Occupations

### **3.2 Landscape Character Statement**

The high level of concern for the landscape expressed during 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 Landscape Character of the plan area in relation to local and national standards and identifies the Vision and Objectives of the D&T NDP in terms of its landscape.

The report is intended to allow local people, 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 which will be material in future planning decisions.
- D&T NDP policies which specifically refer to the Landscape Character Statement.

### **3.3 Settlement Development Boundaries**

Discussion of the most appropriate approach to designating settlement boundaries for each of the three major settlements of Dobwalls, Doublebois and Trewidland was also supported by Cornwall Council officers including the development of an **Open Space Survey** of the three main settlements in 2019-2020.

The NDP steering group focused on each of the major settlements in turn to clarify objectives for future development and the suitability of sites in and around the key settlements, to achieve these objectives. These discussions were informed by the Landscape Character Statement (2019-20) and the 2020 Public Open Space study by Cornwall Council. The final boundary decisions were also supported by feedback from the local public consultation events in each of the three key settlements in October 2019 and feedback from Natural England, Highways England and other statutory bodies to the Reg14 Pre-Submission Consultation (2021). This Development Boundaries analysis can be found in the Housing Evidence Base.

### **3.4 Green Infrastructure Strategy**

The key role of Open and Greenspace in relation to the physical and mental health of the plan area 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 three settlements** 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.

These documents, along with the Landscape Character Statement, formed part of the supporting documentation for the Reg14 Pre-Submission public consultation in January/February 2021. Queries were raised by Natural England and Cornwall Council on the justification for the designation of all Open Spaces as Greenspaces and the steering group was asked to identify the individual characteristics of the designated spaces and the key criteria which were being applied for each space. This work was carried out by the steering group in Spring 2021.

The final Green Infrastructure document, which discusses the methodologies for identification of Open Space, Greenspace and Public Rights of Way, was sent to Natural England and Cornwall Council in advance of the Reg15 Submission. This Green Infrastructure Strategy forms part of the **Community Facilities and Open Space Evidence Base** document.

### 3.5 Basic Conditions Statement

Only a Neighbourhood Development Plan which meets each of the 'basic conditions' and other legal tests can be put to a referendum and, if successful, be used as the basis for determining planning applications.

The Basic Conditions Statement explains how the proposed Dobwalls and Trewidland Neighbourhood Development Plan (D&T NDP) has been prepared in accordance with the Regulation 15(1)(d) and regulation 22(1)(e) of the Neighbourhood Planning (General) Regulations 2012 (as amended), and how the D&T NDP meets each of the legal tests of basic conditions as prescribed with the Town and Country Planning Act 1990 (as amended) and the Planning and Compulsory Purchase Act 2004 (as amended) to enable the D&T NDP to be put to a referendum.

There are five basic conditions that are relevant to a Neighbourhood Development Plan. These are:

1. The plan must have regard to national policies and guidance issued by the Secretary of State. This includes the NPPF, ministerial statements and other government guidance and legislation
2. The 'making' of the plan is in general conformity with the strategic policies contained in the Cornwall Local Plan Strategic Policies and its supporting documents
3. The 'making' of the plan contributes to the achievement of sustainable development
4. The 'making' of the plan does not breach EU obligations and is compatible with them
5. Prescribed conditions are met in relation to the plan and prescribed matters have been complied with in connection with the proposal for the plan

#### 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 in relation to the final policies being proposed and a similar exercise was carried out before the Regulation14 Pre-submission public consultation in January 2021.

The further amendments to the NPPF published in July 2021 required an additional set of checks in the summer of 2022 in advance of the submission of the Reg15 documents.

The results of this analysis form part of the Basic Conditions Statement document.

#### 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 NDP 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 were 'scored' to assess its effect using the eight criteria.



The sustainability check was undertaken in Spring 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 the plan area. The full Sustainability Appraisal Checklist document can be found in the **Basic Conditions Statement** document.

### **Compliance with EU regulations**

Strategic Environmental Assessment /Habitat Regulation Assessment

Cornwall Council screened the D&T NDP for Strategic Environmental Assessment and Habitat Regulations Assessment on 27th February 2020. Natural England, the Environment Agency and Historic England were consulted as part of this screening process.

In April 2020 Cornwall Council confirmed that the SEA and HRA screening had been undertaken and that, as required by regulations, a Screening Report had been produced for the NDP (27.2.20) and consultation had been undertaken with the statutory bodies: Natural England, Historic England and the Environment Agency. Natural England was also asked to confirm whether or not a Habitats Regulation Assessment was required under the HRA directive.

### **Equalities Impact Assessment**

Each of the final NDP policy areas was 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 Equality Act 2010 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 results of this EIA analysis form part of the Basic Conditions Statement document and is also an appendix to the Community Health Evidence Base.

## **3.6 Consultation Statement**

- (a) Contains details of the persons and bodies who were consulted about the proposed Neighbourhood Development Plan;
- (b) Explains how they were consulted;
- (c) Summarises the main issues and concerns raised by the persons consulted; and
- (d) Describes how these issues and concerns have been considered and, where relevant, addressed in the proposed Neighbourhood Development Plan.

This Consultation Statement records the sequence of activities and summarises all the statutory and non-statutory consultation that has been undertaken with the community and other relevant statutory bodies and stakeholders in developing the **Dobwalls and Trewidland Neighbourhood Development Plan**. The consultation statement also describes how concerns have been addressed and what changes have been made to the final Reg15 Plan document as a result of the Reg14 pre-submission consultation.

## 4. DOBWALLS AND TREWIDLAND: BACKGROUND OF THE FORMER PARISH

### 4.1 Description of Plan Area

Dobwalls and Trewidland are in two sections to the west and south of the market town of Liskeard in South East Cornwall. The now former 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 50 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 the St Keyne area.

### 4.2 Landscape Biodiversity and Heritage

The two landscapes which lie to the west and east of the East Looe River valley which dissects the plan area 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 lies to the south east and is divided by the deeply cut tributaries of the East Looe River. The two areas are only connected by a short length of the East Looe River between Lodge Hill and Trussel Bridge.

Much of the southern part of the plan area 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.

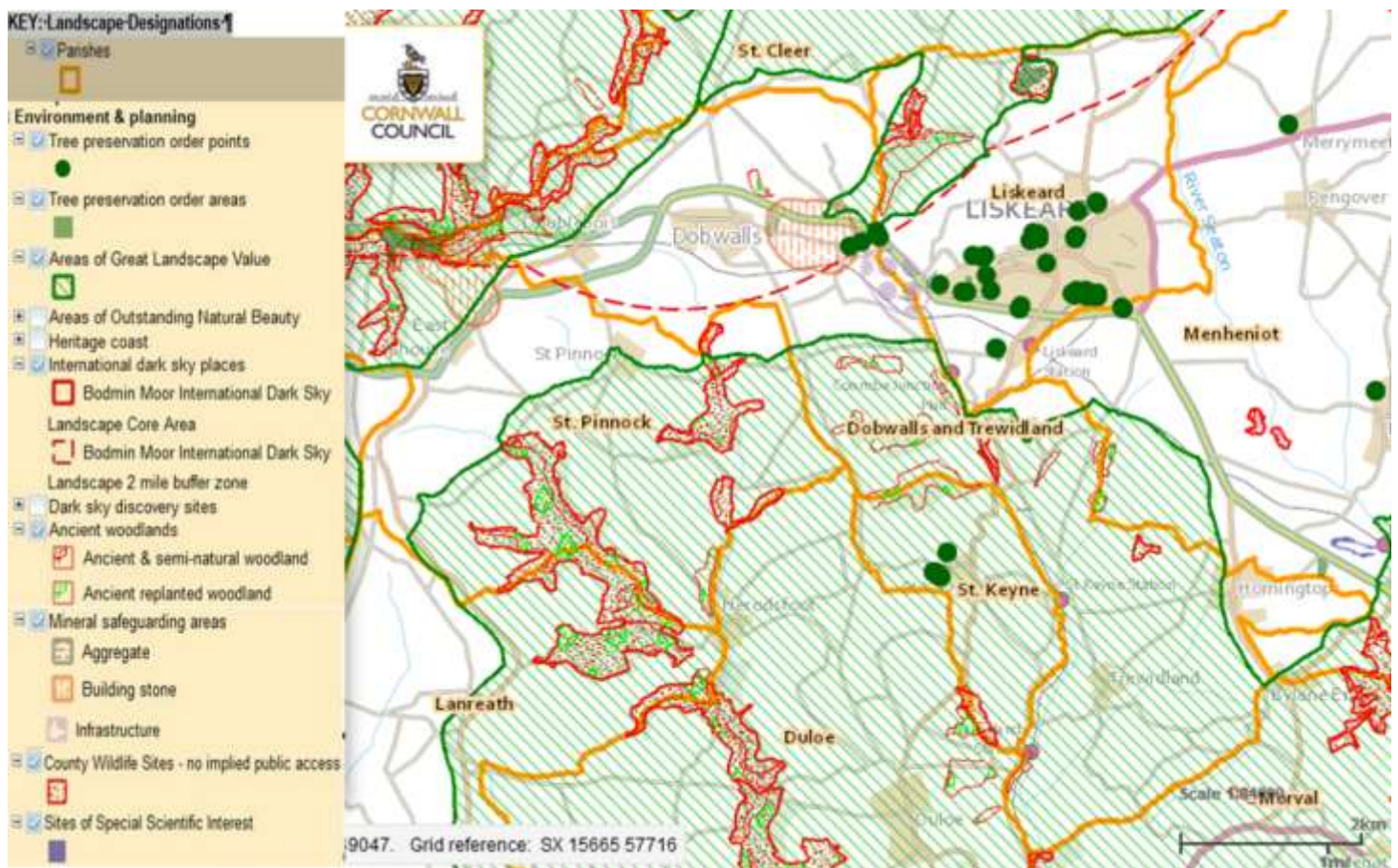
In addition to the AGLVs the land covered by the plan has several small areas which have been identified as County Wildlife sites and one small Site of Special Scientific Interest in the Trewidland area.

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 plan area 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 20<sup>th</sup> century. (See: ***D&T NDP Landscape Character Statement 2021***)

There are 15 listed buildings in the plan area, including Doublebois House and the Church of St Peter in Dobwalls, the Moorswater Viaduct (Brunel), limekilns and several of the major farmhouse including 13<sup>th</sup> Century farms Beneathway, Treheath and Havett Farms in the Dobwalls and Doublebois area and Tempellow, Lean, Trehere, Lowertown and Brendon in the Trewidland area. Many of the 18<sup>th</sup> and 19<sup>th</sup> 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 plan area.

There are currently no Conservation Areas, Registered Parks, Gardens, Historic battlefields or features on the Heritage at Risk Register in the area of the D&T NDP. (See: ***Landscape, Biodiversity and Heritage Evidence Base***)

**Figure 2 D&T Landscape Designations**



### 4.3 Community Facilities and Green Infrastructure

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

There are no health services in the plan area. Doctors, dentists and chiropody etc are available in Liskeard, but this can be a problem for residents with mobility difficulties, with long waiting lists 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 distance outside the main village. (See: **Community Facilities and Green Infrastructure Evidence Base and Cornwall Council Open Space Survey**)



## 4.4 Housing

There is some evidence of second home ownership in the plan area, 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 extensive recent housing development. (See: **Housing Evidence Base**)

## 4.5 Community Health

The 2011 census gave population data for the plan area 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 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 for 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 65-plus 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 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 plan area, including the Dobwalls bypass to the north of Dobwalls. There are minor roads running to Looe (B3252) and Dobwalls to Duloe (C0020) which joins the Duloe to Looe (B3254) south from Dobwalls. Otherwise, the plan area is 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 and there are also drop off/pick up points for the National Express network. Trewidland no longer has a public bus service.

Major railway stations are in Liskeard and at Bodmin Parkway which give access to the national and local network including direct routes to major towns and cities - Truro, Plymouth and London Paddington. The Liskeard to Looe rail line runs alongside the East Looe River, with stations St Keyne and Causeland on the western boundary of the Trewidland area of the plan.

There are no direct public transport links to the regional airport at Newquay.

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

Extensive parking problems exist 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, the connectivity in the more rural 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-19<sup>th</sup> century 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 area covered by the NDP. Agriculture occupies the major part of the land area 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 at Twelvewoods roundabout.

The plan area, along with other parts of South East Cornwall, is impacted by the level of commuting to 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. The only major tourism centres are Doublebois Caravan Site, Hoburn Holiday Park and Southern Halt. However, there are many small-scale holiday rental cottages and chalets across the rural areas. (See: **Business, Employment and Jobs Evidence Base**)

## 5. LANDSCAPE CHARACTER STATEMENT

### 5.1 Purpose:

This report forms a key element of the D&T NDP submission. It sets out the important characteristics of the landscape to allow local people, 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 landscape.
- c. Planning and Management Guidelines which have been developed in preparation of the D&T NDP and that will be material in future planning decisions.

### 5.2 Process:

Members of the steering group of the D&T NDP 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 plan area. A smaller Landscape Character group then analysed the National and Cornwall Landscape Character information and extracted the most relevant information related to the 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.

As a result of the Reg14 Pre-Submission Public Consultation in January/February 2021 it became

clear that more detailed information was required to reinforce the reasoning behind the decisions on both Development Boundaries for the three main settlements and on the designation of Local Greenspace and approaches to Public Rights of Way.

A Development Boundaries Analysis document, setting out the detailed process for establishing the boundaries of the three settlements, was prepared and sent for comments to Natural England in June 2021 and its positive responses were received in July 21. The key sections were added to the Landscape Character Statement and this document now forms part of the Housing Evidence Base.

Similarly, the Green Infrastructure Strategy was developed to tie together the key aspects of wider ecological and social landscape issues connecting the Open Space, Greenspace and Public Rights of Way concerns which were again seen as highly significant in the Reg14 Public Consultation responses. The Green Infrastructure Strategy document now forms part of the Community Facilities and Open Space Evidence Base.

### **5.3 D&T NDP Plan policies supported by the Landscape Character Statement:**

- **LC1/2 Landscape Character.**
- **BIO1/2/3/4/5 Biodiversity.**
- **CCE1/3 Climate Change and Energy.**
- **GS1/2/3 Green Infrastructure.**
- **HO1/2 Development Boundaries.**
- **HM1 Housing Mix.**
- **HS1 Development Standards.**
- **HE2 Community Health.**
- **RT4 Road and Traffic.**
- **RP2 Parking.**
- **BB1 Broadband.**
- **BE2 Business, Employment and Jobs.**

The full content of the Landscape Character Statement can be viewed online on the D&T website.

## 6. D&T HOUSING STATEMENT

### 6.1 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 and private landlords. 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 2010 April – 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.

## 6.2 Delivering the D&T Housing Requirement

As of November 2020 Cornwall Homechoice, the register of households with a local connection to the plan area wishing to rent an affordable home from Cornwall Council or Housing Associations listed 44 households. This figure was 92 when Cornwall Council carried out a local 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 area covered by the NDP 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 negative 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 plan area to the various surveys, roadshows and open days organised by the steering group.

A Housing Needs Survey was conducted by Cornwall Council in 2017 and the results can be found in the Housing Evidence Base.

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 plan area 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 the area covered by the NDP in the decades ahead by recognising:

- i. A need for truly affordable housing for both sale and rent. 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 plan area but also rejuvenate it with a fresh sense of identity to regenerate village life in Dobwalls and Trewidland and community 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.
- iv. The importance of enhancing “community”. There must be planning gains for the plan area 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 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 plan area 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 local identity.

## 7. D&T NDP: THE VISION

**7.1 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 THE D&T NDP**

**In 2030 the area covered by the Dobwalls and Trewidland plan, 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. D&T NDP OBJECTIVES:**

### **8.1 Objectives:**

To achieve this vision a number of 'Objectives' were set out under each of the major policy headings and 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, so 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.

### **8.2 Landscape, Biodiversity and Heritage:**

To recognise, value and protect the distinctive qualities of the 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.

### **8.3 Community Facilities and Green Infrastructure:**

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 settlements.

### **8.4 Housing:**

To allow a sustainable increase in the number of homes 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 an overall plan area 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.

### **8.5 Community Health:**

To create and maintain a well-balanced community which provides a healthy environment for individuals and families and encourages local employment and the provision of recreational facilities.

### **8.6 Accessibility, Communications & Transport:**

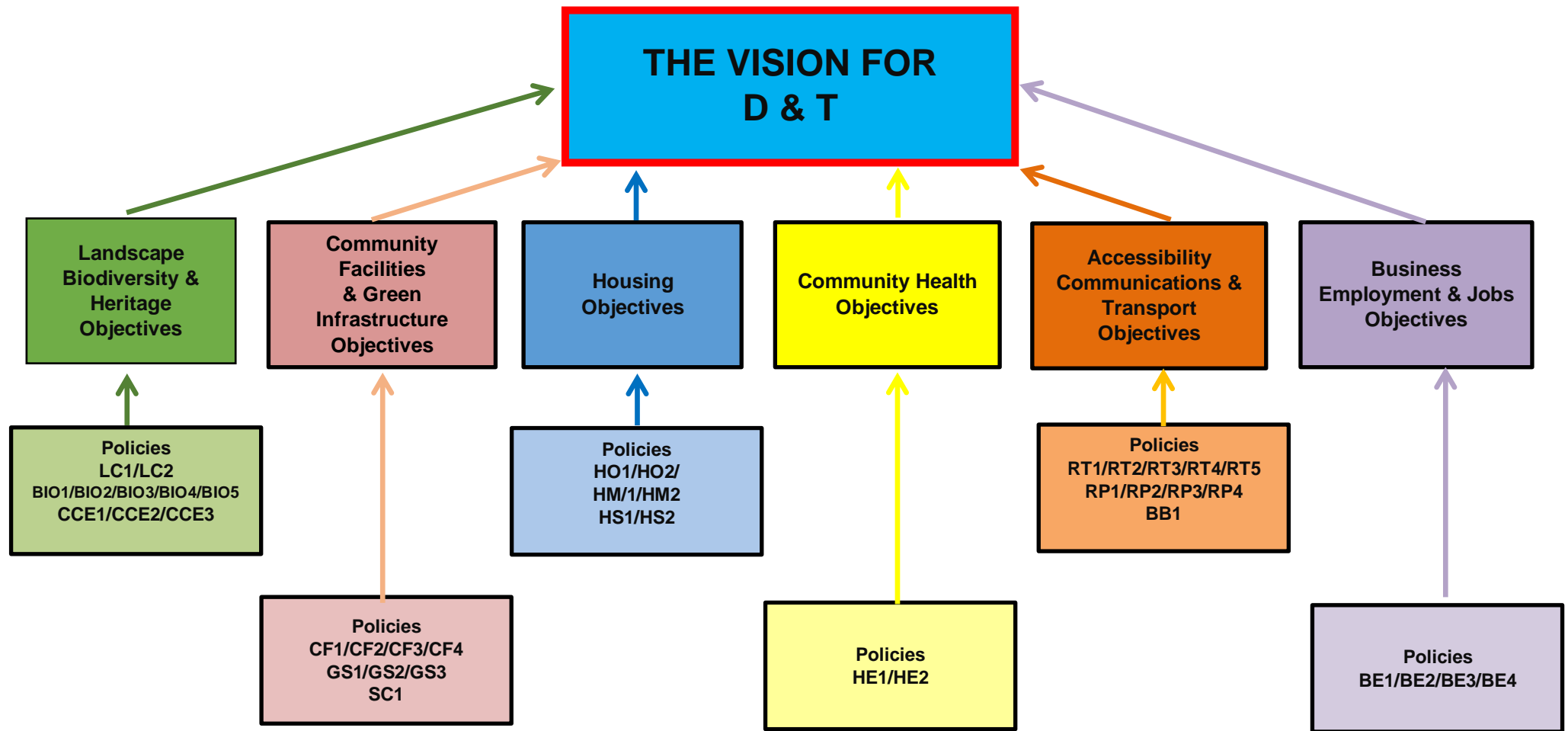
To ensure residents can move around safely in the plan area, access facilities and work outside the area.

To ensure residents have access to high-speed broadband.

### **8.7 Business, Economy, and Jobs:**

To ensure that economic development and job creation will be supported, provided this does not adversely affect the environment.

## 8.8 D&T NDP Links between Vision, Objectives and Policies Diagram





## 9. LINKS BETWEEN POLICIES AND OBJECTIVES

D&T NDP sets out 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**

	<b>Dobwalls and Trewidland NDP Objectives</b>						
<b>Policies</b> (Policy numbers)	<b>Landscape Biodiversity And Heritage</b>	<b>Community facilities And Green Infrastructure</b>	<b>Housing</b>	<b>Community Health</b>	<b>Access Comms &amp; Transport</b>	<b>Business Employment &amp; Jobs</b>	<b>Sustainability</b>
<b>Landscape Character</b> (LC/1/2)	Y	Y					+
<b>Biodiversity</b> (BIO1/2/3/4/5)	Y			Y			+
<b>Climate Change and Energy</b> (CCE1/2/3)	Y		Y		Y		+
<b>Community Facilities</b> (CF1/2/3/4)	Y	Y		Y			+
<b>Green Infrastructure</b> (GS1/2/3)	Y	Y	Y	Y			+
<b>School Places</b> (SC1)		Y					
<b>Housing Development Boundaries</b> (HO1/2)	Y		Y				
<b>Housing Mix</b> (HM1/2)			Y	Y			+
<b>Housing Standards</b> (HS1/2)			Y	Y			+
<b>Community Health</b> (HE1/2)		Y	Y	Y			+
<b>Roads</b> (RT1/2/3/4/5)					Y	Y	
<b>Parking</b> (RP1/2/3/4)			Y		Y		
<b>Broadband</b> (BB1)		Y	Y			Y	
<b>Business and Jobs</b> (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:
  - 10.3.1 Existing NPPF/CLP policy.
  - 10.3.2 Evidence Base research on the plan area.
  - 10.3.3 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 Policy 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. (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 Dobwalls and almost all of the Trewidland part of the plan area are covered by an 'Area of Great Landscape Value' designation. In addition, the NDP Landscape Character Statement has identified highly valued areas and views 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 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.
- c) As part of the evidence for compliance with this policy, planning applications should include a clear visual representation of the final form of the proposed buildings in the context of their immediate neighbours and the surrounding landscape.

#### Policy Intentions

- To protect the natural beauty and character 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: Minimise the Impact on the Local Landscape

Proposals for development in the plan area should:

- 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&T NDP Landscape Character Statement (LCS) through the design, siting and scale of the development proposal.
- 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: Understanding of the Local Landscape

Applicants should demonstrate evidence of a clear understanding of the local landscape, built and natural environments and wildlife habitats in order to ensure 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 anti-social behaviour.

## 10.2 Landscape, Biodiversity and Heritage

### Biodiversity

#### 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. This includes 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 and East and West Looe Rivers which run through the plan area. 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, heathland, 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: Protection of Biodiversity

To protect the character, local distinctiveness and significance of the plan area developers should avoid adverse impact on the natural environment. All sites outside the main settlements of 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: Tree Management

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: Green Infrastructure

Development proposals should, where relevant, recognise and allow for wildlife forage areas, corridors and green spaces, as these encourage, enhance, underpin and sustain the green infrastructure of the plan area and its surroundings.

##### BIO4: Biodiversity Best Practice

Development proposals 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

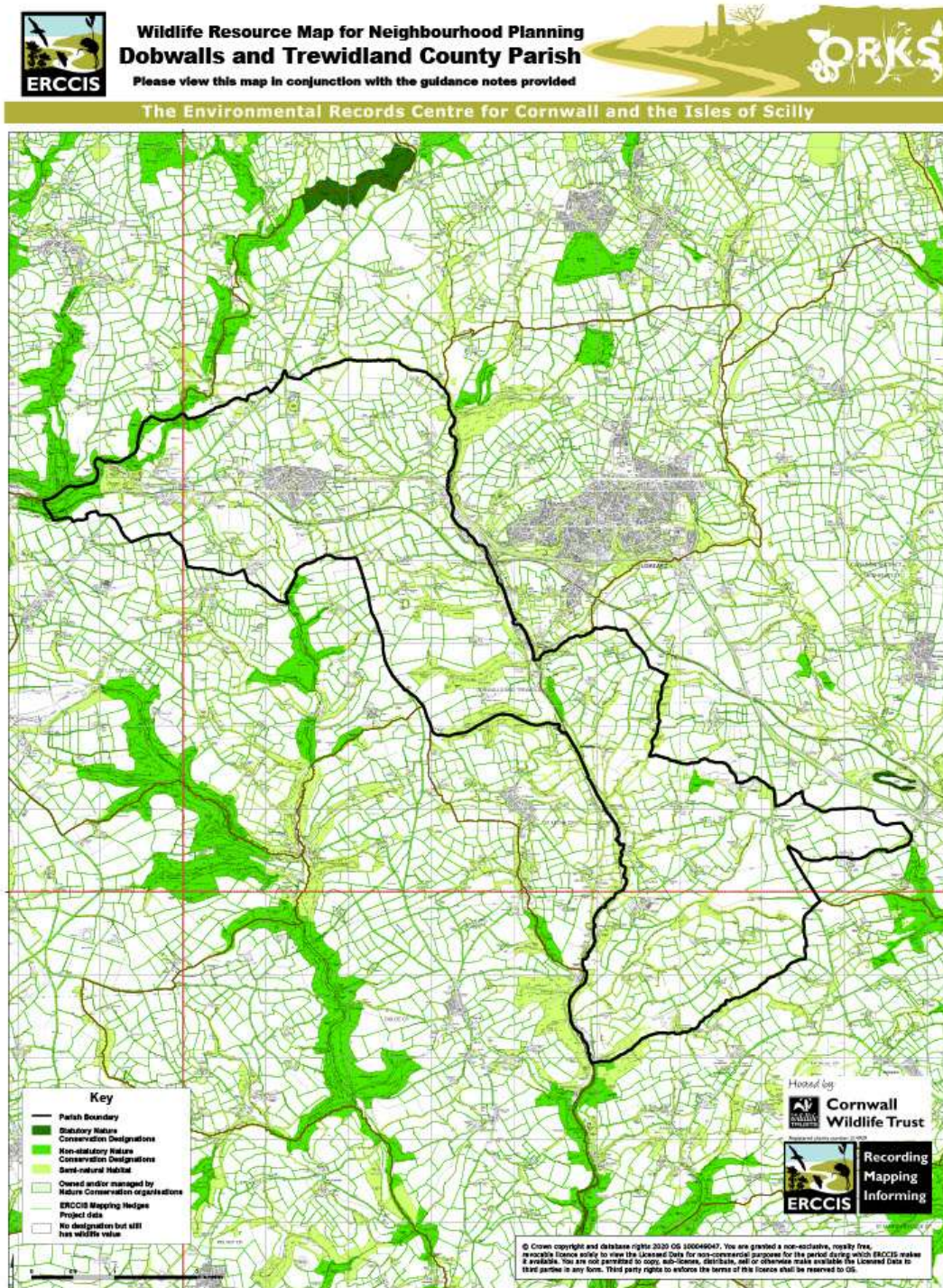


of the site, including the planting of indigenous tree species in all new housing developments, at least one tree per household.

#### BIO5: Protection of Community Spaces

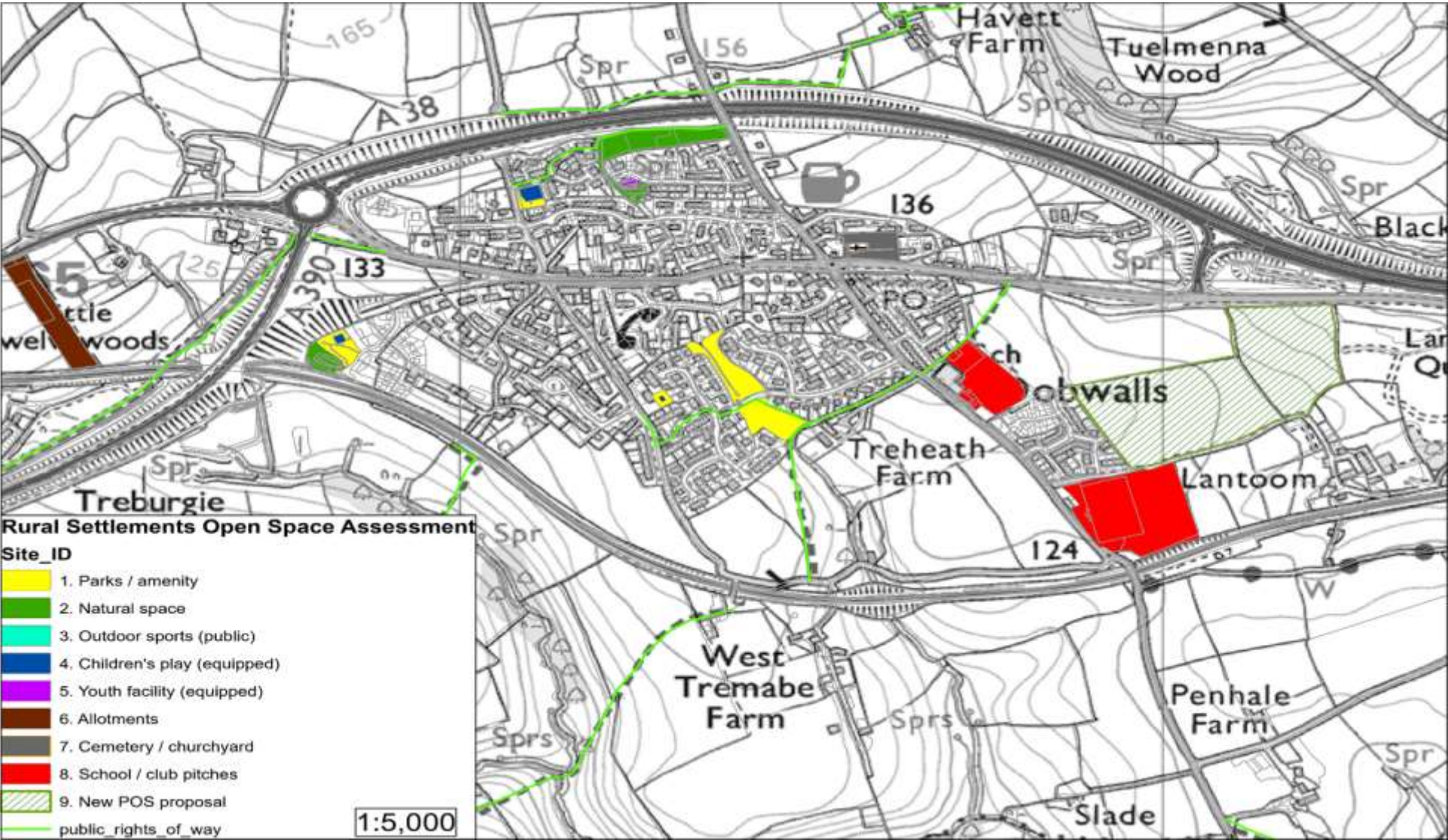
Applicants must be aware of the need to protect and enhance valued community space from unwanted development. This would include woodlands shown below on the ERCCIS biodiversity map, open land use designations indicated shown on the following Open Space maps, access areas on the Green Space maps (see 10.5 Community Facilities and Green Infrastructure - Green Infrastructure), relevant Ordnance Survey (OS) maps and public rights of way (PRoW).

### ERCCIS Biodiversity Map

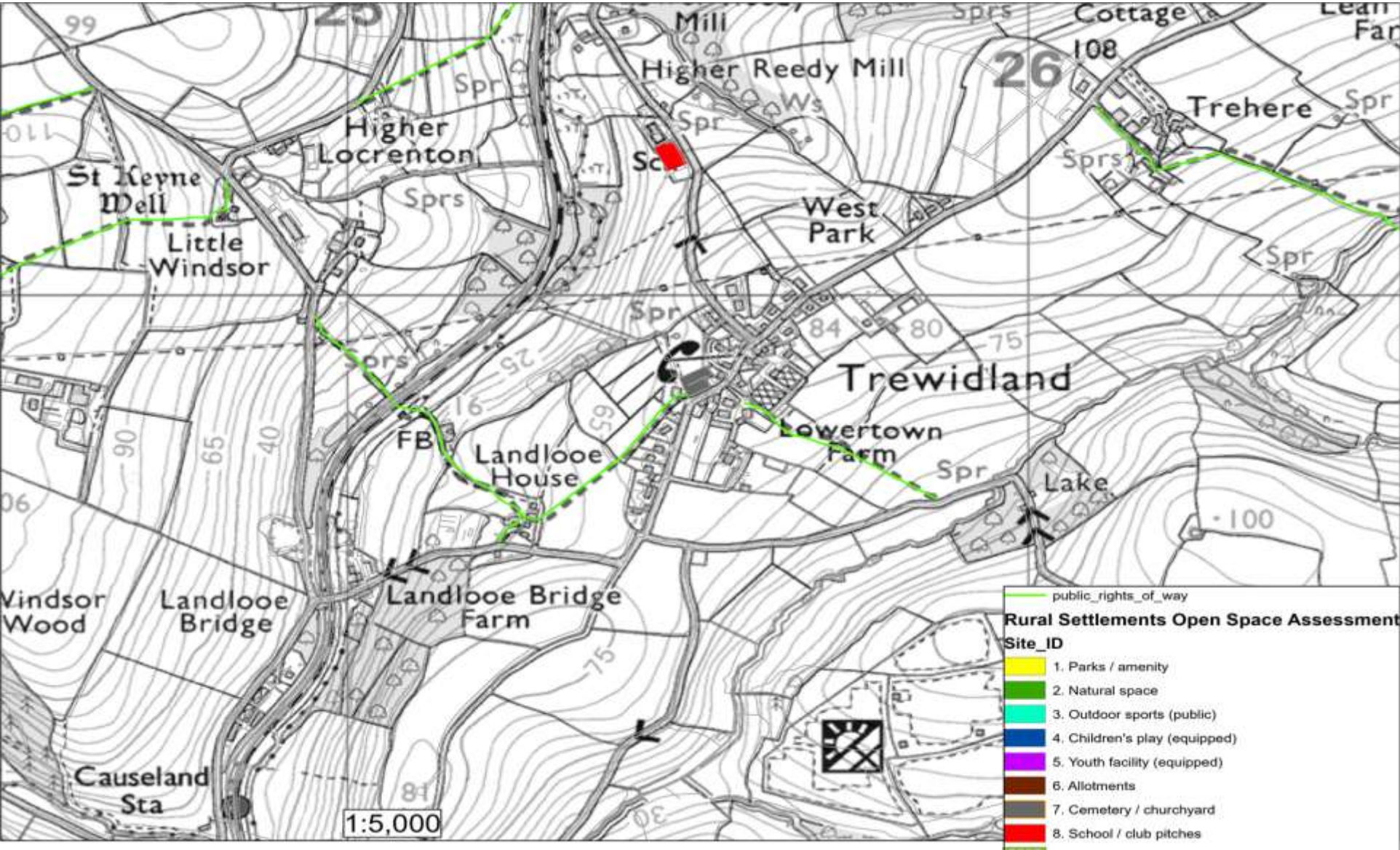




Dobwalls Open Space Map (CC2020)







## Consolidated List of Open Spaces

The list provided the Open Space Study, Stakeholder Survey results, Cornwall Council (November 2020) gives a consolidated list of open and green spaces with the main development boundaries with the NDP area:

Typology	Average /median for smaller Cornish settlements - m <sup>2</sup> /pers	Existing provision (m <sup>2</sup> / person)	Accessi bility (m)	Existing provision (m <sup>2</sup> / person)		Accessi bility (m)	Future quantity response
		Dobwalls		Trewid	Doub	Trewid / Doublb	
<b>1. Parks, amenity</b>	6.44	5.77	700	0	0	700	We need more space identified to create a new park with decent recreational space for the current population (83%)
<b>2. Natural space</b>	37.68 (median)	4.95	770	0	0	820	The village would benefit from a new accessible wood or wildlife area of a decent size, even though there will be an associated cost to maintain it (100%)
<b>3. Public sport</b>	2.79	0.00	NA	0	0	NA	There is not enough outdoor space in general for residents to participate in other sports and the level should be increased significantly (83%)
<b>4. Children's Equipped Play</b>	0.63	0.50	670	0	0	690	50% said concentrate on natural play only. 33% felt there is not enough quality equipped. Need a strategy.
<b>Nearer playable</b>	NA	NA	420	NA	NA	420	
<b>5. Teen provision</b>	0.19	0.25	<i>Suggest 800</i>	0	0	NA	50% said there is not enough. Need another. 33% felt the existing skatepark needs to be relocated.
<b>6. Allotments</b>	1.17	3.92	NA	0	4	NA	Existing provision is fine with new plots needed only in line with population growth (100%)
<b>7. Cemeteries</b>	3.93	1.77	NA	9.48	0	NA	
<b>8. School pitches &amp; clubs</b>	10.19	15.23	NA	10.04	0*	NA	
<b>Total</b>	<b>63.01</b>	<b>32.39</b>					
<b>Total for 1– 6 (standards apply)</b>	<b>48.90</b>	<b>15.39</b>		*Excluding golf course			

### 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 Cornwall Council has formally recognised the need to combat the causes of climate change and reduce local and global impacts.
- b) The area covered by the D&T NDP 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, to reduce 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

#### CCE1: Renewable Energy Schemes

All development proposals for any form of renewable energy scheme in the plan area should:

- a. be integrated so that the energy generated can be supplied directly to domestic, business or other buildings, to reduce energy consumption and show how they meet the criteria set out in the Landscape Character Statement.
- b. be fully or partly owned by the residents of the plan area, 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. be accompanied by Community Infrastructure Levy (CIL) contributions to the upgrading of the energy performance of existing poor-quality housing in terms of improving thermal performance and reduced fuel poverty and CO2 production.

#### CCE2: Vehicle Charging Points

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: Water Management**

- 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.

## **10.4 Community Facilities & Green Infrastructure**

### **Community Facilities**

#### **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.  
Developments should 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 (CLP) 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, CLP encourages the 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, places of worship) 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 are assigned to support the objectives of the policies.
- To protect, maintain and upgrade public open spaces and greenspaces 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 which 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 neighbours.
- To support the creation of a children's/community play area in Trewidland and Doublebois villages.
- To maintain and support Public Footpaths 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

### CF1: Protection of Community Facilities

Development proposals should retain, promote and enhance essential community facilities - village halls, public toilets, shops/post offices, schools, open spaces, car parking and Public Rights of Way. The loss of community and cultural assets will be resisted unless replacements of better value are provided at an agreed location.

### CF2: Promotion of Community Facilities and Services

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 dropped kerbs suitable for pedestrians and wheeled users to aid safe mobility.

### CF4: Redundant Buildings

Proposals for the re-use of a redundant building, or part of a redundant building, for either residential or business purposes will be supported, provided that any changes are proportionate and in keeping with the character of the original building and its surroundings. Regardless of its location within a settlement or in the open countryside, a building will be considered redundant if it has not been used for its normal purpose for a significant period and the building is at least 10 years old.

## 10.5 Community Facilities & Green Infrastructure

### Green Infrastructure

### 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).

Dobwalls village benefits from a number of areas which were included in the Public Open Space Analysis carried out by Cornwall Council (2020), although Dobwalls, Doublebois and Trewidland fail to meet the standards for such open space set out by Cornwall Council for small rural villages.

All the sites identified in the Open Space Study:

- **Dobwalls:** Football fields, school field, The Green on Treheath estate, play area off Pendray Gardens, play park at Rowe Court, play and amenity areas at Juniper Gardens, skate park at Honey Meadow, church graveyard and allotments.
- **Trewidland:** The school field and cemetery are recognised as important Open Space components of the village area.
- **Doublebois** has no Public Open Space.

Doublebois has no public open spaces. Trewidland has a small public green space around the village noticeboard. Each of these villages would benefit from the development of children's play areas, if suitable sites can be found.

- b) In order to promote healthy communities, the NPPF (paragraphs 101 and 102) provides for the designation by local communities of 'Local Green Spaces', so affording them special levels of protection from unwanted development, while permitting improvements which will enhance their amenity value. Local Green Spaces should be reasonably close to the community it serves, 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.

- Dobwalls village benefits from a number of small areas which are suitable for designation as Local Green Spaces and include: Dobwalls Primary School field, Treheath Green, the triangular area at Five Lanes, Dobwalls Church cemetery, grass verges on the main road, Newton Court and Beechwood Drive skatepark.
- 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.
- Doublebois/Treburgie Water has a linear area to the west of the A390 Lostwithiel road embankment.
- Trewidland has three areas - the school field, cemetery and the village notice board/seat, which are also covered by the above criteria. Other benches are situated at Trewidland Village Hall and outside the cemetery.

## Policy Intention

Maintaining the openness and accessibility of all these areas will benefit the overall health and wellbeing of the community, as would the provision of further 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.

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 area significant groups of trees and 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 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 at Rosenun Lane.

To protect all qualifying open spaces as described above, 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: Green Infrastructure

### GS1: Local Open Space

Areas identified on the Dobwalls and Trewidland Local Open Space maps (see 10.2 Landscape, Biodiversity and Heritage – Biodiversity) will be afforded protection, while permitting improvements intended to increase their amenity value without reducing public access.

### GS2: Trewidland and Doublebois New Open Space

To meet open space needs in Trewidland and Doublebois new development should provide or support an appropriate natural area for children's play, exploration, informal games and community use.

### GS3: Local Green Space and Infrastructure

a) Areas listed and shown as Greenspaces on the following Greenspace maps and site matrix are considered to be of intrinsic special worth (in accordance with NPPF paragraph 102) and any development which would result in 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.

Dobwalls Local Green Space Map





## Treburgie Local Green Space Map

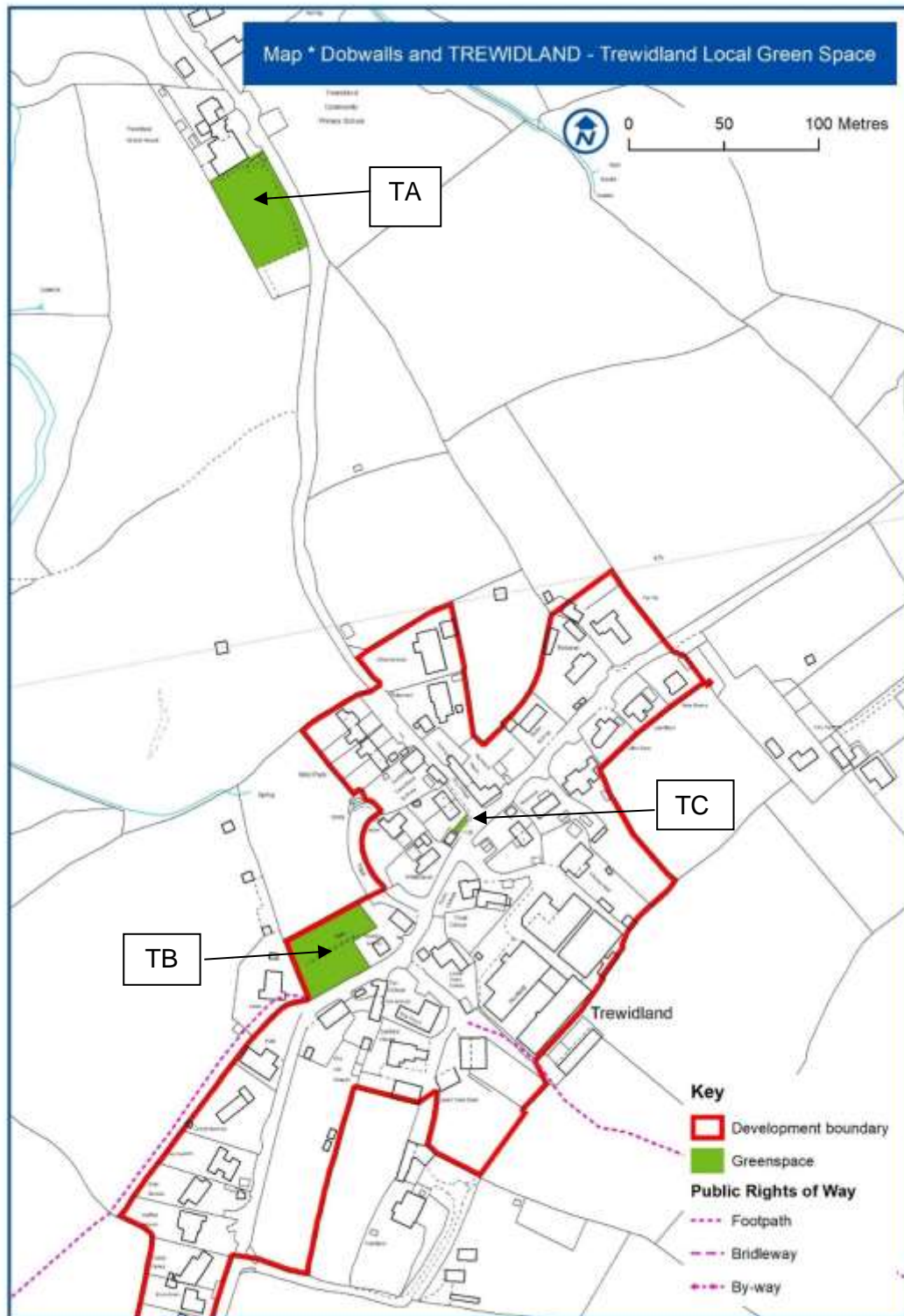


## List of Dobwalls and Doublebois/Treburgie Open and Green Spaces

List of Open Space (OS) and Proposed Greenspaces in Dobwalls and Doublebois/Treburgie					
Site no	CC OS Object	Open Space Name	OS Type	Area (M2)	Greenspace
<b>A</b>	1102	Treheath Green North	1.Parks and amenity space	4171.66	
	1103	Treheath Green South		3704.35	
<b>B</b>	1577	Juniper Gardens amenity	1 Amenity area	1940.00	
	1575	Juniper Gardens balancing pond area	2 Natural space	1694.10	
	1576	Juniper Gardens play area	4 Children's play area	193.40	
<b>C</b>	1580	Rowe Court play	1. Amenity	602.00	
	1099	Rowe Court Play area	4 Children's play area	688.00	
<b>D</b>	1574	Beechwood Drive skate natural amenity	2 Natural space	1068.40	
	1573	Honey Meadow Skate Park, Beechwood Drive	5 Teen provision	475.00	
<b>E</b>	1578	Land west of Havett Rd, adjacent A38	2 Natural space	6585.15	
<b>F</b>	1572/1585	Pendray Gardens Play Area	4 Children's playground	541.00	
<b>G</b>	1581	Little Twelvewoods Allotments	6 Allotments	7401.00	
<b>H</b>	1100	Dobwalls United Church	7 Cemetery	3335.19	
<b>I</b>	1101	Dobwalls Primary School	8 School pitches and clubs	8032.46	
<b>J</b>	1579	Dobwalls FC	8 School pitches and clubs	20724.18	
	<b>Additional space names</b>		<b>Description</b>		
<b>K</b>		Triangle seating area	Seating area		
<b>L</b>		Verges south of Dobwalls main road through village	Trees and grass verges		
<b>M</b>		Newton Court	Grassed area		
<b>N</b>		Treburgie Water green route	Land adjacent to public right of way		



## Trewidland Local Green Space Map



Site No	CC OS Object	Open space name	OS Type	Area	Green space
TA	ID 1582	School grounds and pitch	8 School pitches and clubs	1,500m <sup>2</sup>	
TB	ID 1583	Burial ground	7 Cemetery	1,416m <sup>2</sup>	
TC		Village notice board and seat		20 m <sup>2</sup>	

**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.
- c) Parish Councils will work with Cornwall Council to keep the capacity of the schools and potential pressure on places under review.

**Policy: School Places****SC1: School Places**

- a) Proposals to expand Dobwalls Primary School to accommodate additional pupils could be supported but it is essential to work with Cornwall Council to keep the capacity of the school and potential pressure on places under review.
- b) Planning proposals for future residential development would be reviewed by the Education Service at Cornwall Council following standard planning procedures and Section 106 contributions would be sought towards the creation of additional places where necessary.

**10.7 Housing****Development Boundaries****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&L CNA 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 area covered by the D&T NDP 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 plan area's baseline figure to comply with its percentage of the CNA remainder is zero as the L&L CNA 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. The plan area 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 plan area 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 public which are given below.

The open countryside is defined as land beyond any village development boundary. In the open countryside, development will be strictly controlled and will be limited to dwellings for rural workers (see CLP policy), employment development in rural areas (see CLP), rural exception sites (see CLP Policy 9), buildings for

agriculture and forestry, replacement dwellings, house extensions, replacement buildings and renewable energy and development specifically permitted by other NDP policies.

**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 development 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.

## **Policy: Development Boundaries**

### **HO1: Development Boundaries**

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

In fact, there is very little, if any, land of significant size within the development boundaries to accommodate more than a minimal number of residential properties.

These policies are formulated on the basis that any residential development inside the development boundaries conforms to Cornwall Local Plan (CLP) Policy 8, in that the plan area falls within Zone 5 which gives a starting point of 25% for affordable housing in a development of five or more homes.

Also, any proposed development outside the development boundaries will be treated as rural exception sites in accordance with CLP Policy 9, with a minimum of 50% affordable housing.

The D&T NDP steering group considers there is no land bordering the development boundaries which meets the criteria for "rounding off" as stated in CLP paragraph 1.68. Therefore, there can be no justification for a hypothetical extension of the development boundaries during the plan period to include potential land for "rounding off".

**Dobwalls:** Ensure that future development schemes within the village development boundary are appropriate, with a minimum of 25% affordable, to complement existing developments, with the emphasis on affordable housing and rented accommodation for people with a genuine local need.

**Trewidland:** Ensure any new residential properties within the village development boundary are appropriate and that development proposals are limited to schemes offering a minimum of 25% affordable homes suitable for young families.

**Doublebois:** Ensure future development proposals within the development boundary emphasise affordable housing and rented accommodation for people with a genuine local need, with a minimum of 25% affordable.

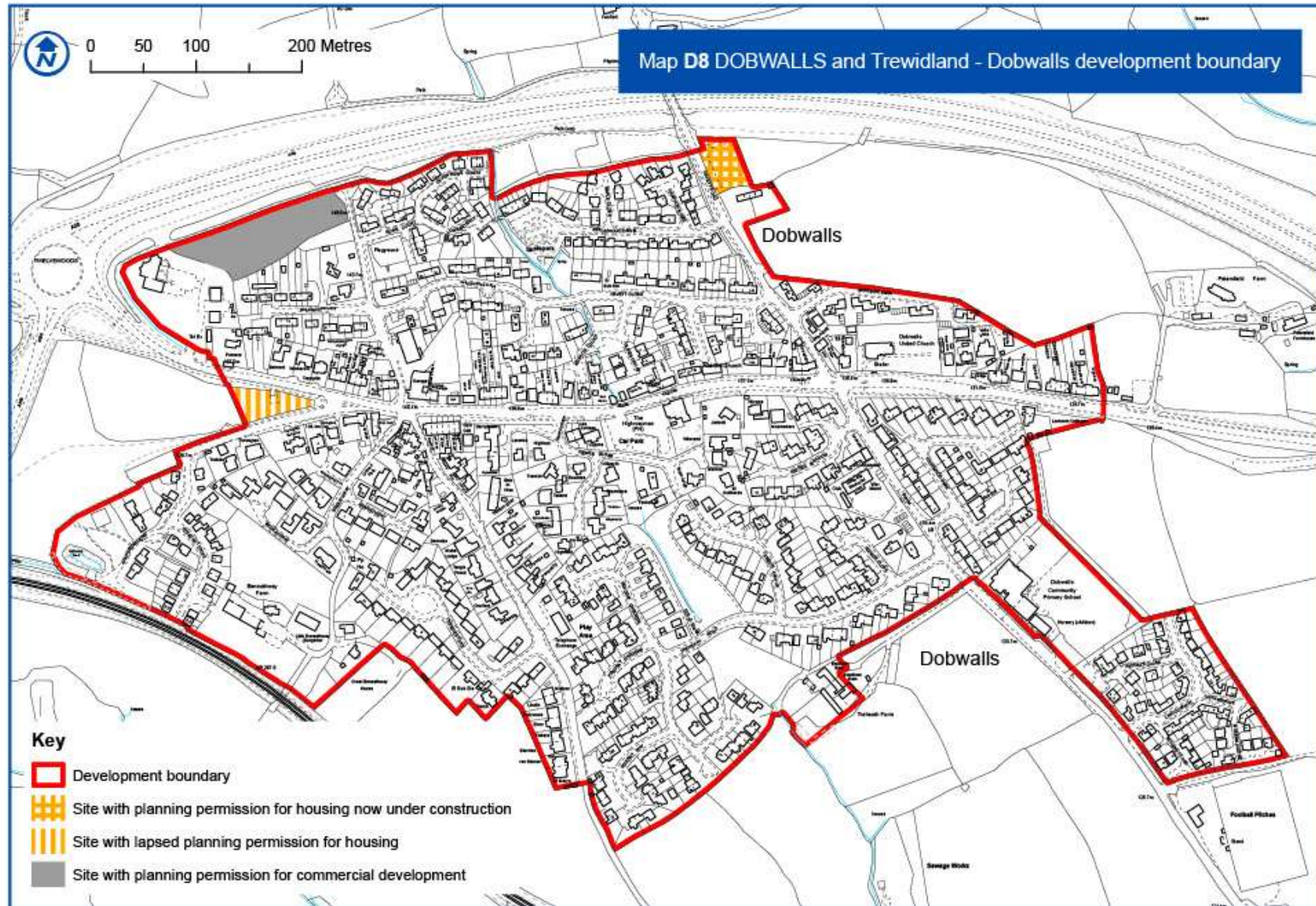
**HO2: Rural Exception Sites**

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).
- b) Negative impacts on the adjacent settlement character or infrastructure. (This is to curtail isolated development elsewhere in the plan area, which would fall outside the established development boundaries).

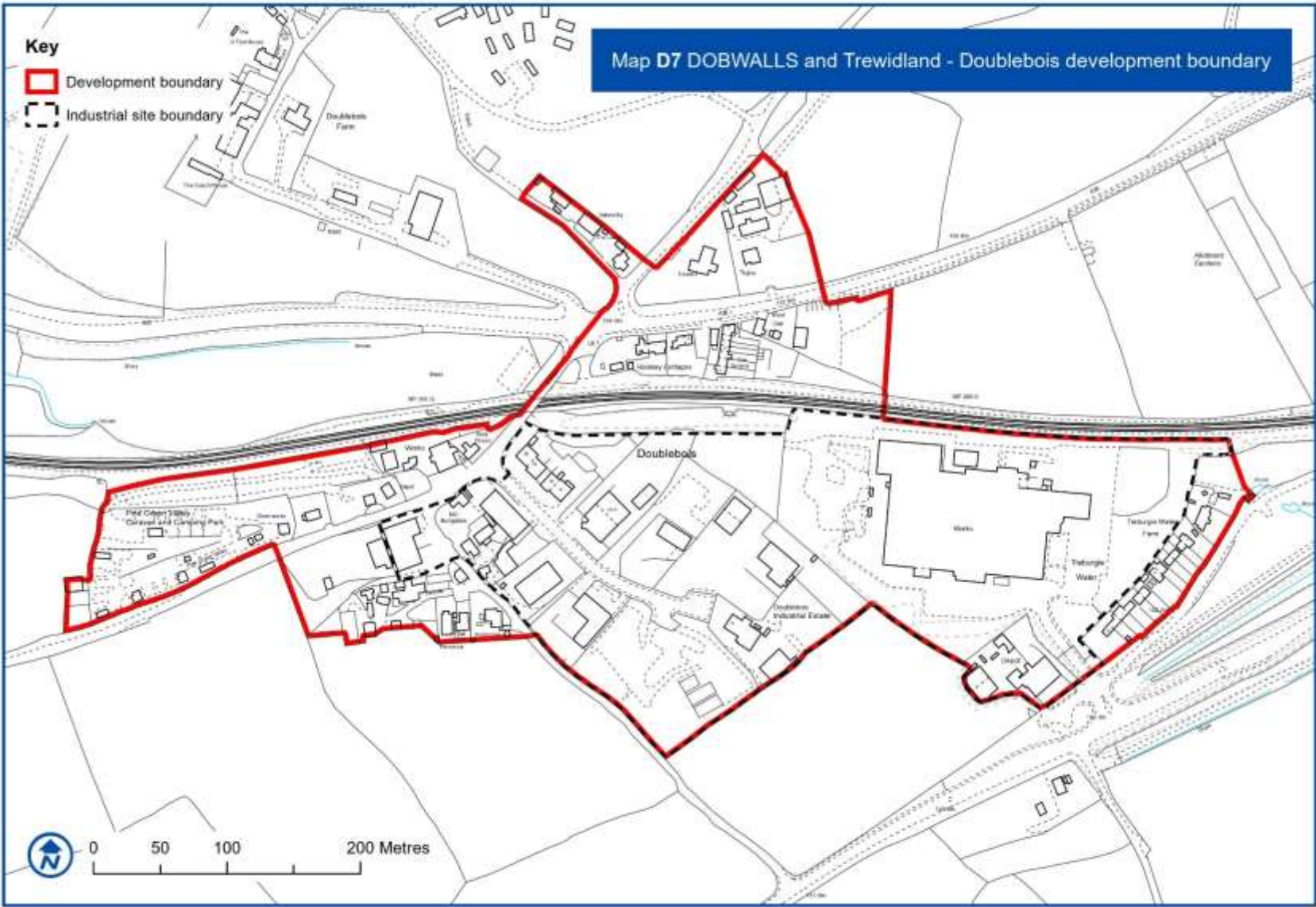


## Development Boundary Map Dobwalls

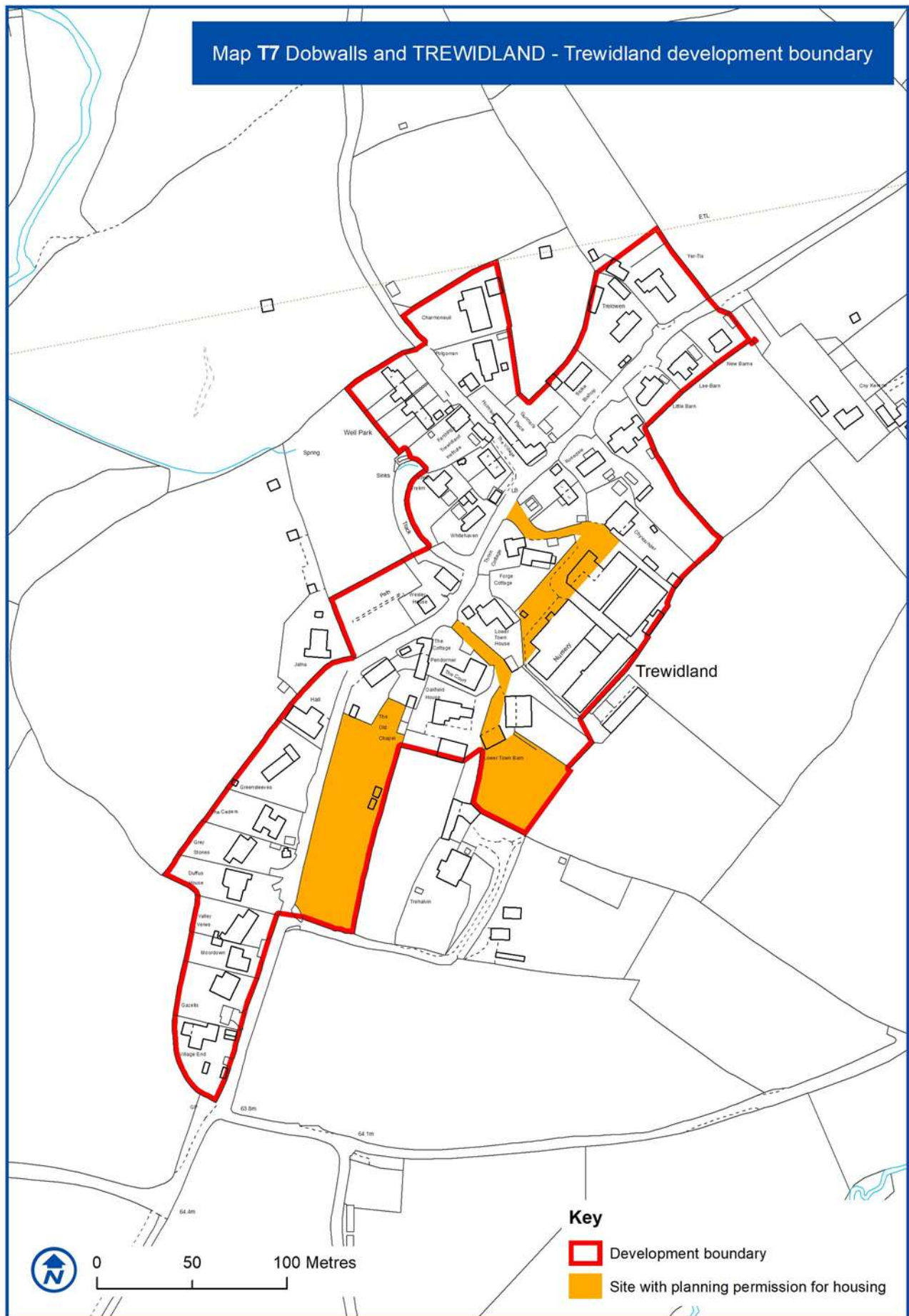




# Development Boundary Map Doublebois



## Development Boundary Map Trewidland



**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 plan area) 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 make-up. 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 taxed 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.

**Policy: Housing Mix****HM1: Affordable Housing**

Development proposals which contribute to a 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 is made available to allow elderly, disabled and vulnerable people with a link to the plan area 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 groups or organisations in delivering affordable housing where exception sites are the only option.



**HM2: 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.

## 10.9 Housing

### Development Standards

#### 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 plan area 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 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) which helps 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 developments 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 plan area 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.

#### Policy: Development Standards

**HS1: Site and Building Design**

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 area.
- Take opportunities to design out crime and anti-social behaviour.
- Proposed developments should include electric vehicle charging points.

## **HS2: Carbon Reduction Technologies**

All planning applications and developments must accord with CLP Policies 13 and 14 in terms of energy standards.

## **10.10 Community Health**

### **Community Health**

### **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 projections 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:

- One in three children leaving primary school is 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 and 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 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: Community Health Accommodation**

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 should be located to take advantage of the level access to shops, public transport services and other local facilities available in the centre of Dobwalls.

### **HE2: Improving Community Health**

Development proposals should support the physical and mental health of individuals and the social health of the community through:

- Contribution to the provision of useable on-site open space and playable spaces for children form part of the green-space network for walkers.
- Providing other appropriate public open space and facilities for teenagers and adults.
- Take opportunities to design out crime and anti-social behaviour.

## **10.11 Accessibility, Communications and Transport**

Roads and Traffic

### **Policy Justification**

- a) The NPPF 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 plan area:
  - 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 entire area of the NDP, in particular the A38, and there have been several near misses at the Horningtops junction which leads to 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. In many cases 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.

- 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: Safe Access to Road and Highway Infrastructure**

All new development proposals for commercial or industrial enterprises or dwellings should include a statement which demonstrates safe and sustainable accessibility to the road and highways infrastructure.

#### **RT2: Access to Public Transport**

All new major development proposals for commercial or industrial enterprises or dwellings should include a statement which demonstrates safe and sustainable accessibility to public transport and key destinations, such as shops and schools.

#### **RT3: HGV Travel Plans**

For any proposed employment sites any additional HGV traffic will be required to illustrate suitable routes on the local road and highway network in accordance with CLP Policy 27.

#### **RT4: Diversification of Agricultural Sites**

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.

#### **RT5: Cycle Routes and Lanes**

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.

## **10.12 Accessibility, Communications and Transport**

### **Parking**

### **Policy Justification**

- The NPPF section 9 (promoting sustainable transport) states the maximum parking standard for residential and non-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.
- The prevalence of on-street parking 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 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 have 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 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 plan area.

### Policy: Parking

#### RP1: Parking

Proposals for development will be supported where they encourage the safe 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.

#### RP2: Avoid Adverse Impacts of Development

Development proposals which will increase the availability of either private or publicly accessible parking facilities should be of a size and design which will have no significant adverse effect on the traffic flows, landscape or character of the settlement within which they are located.

#### RP3: Avoiding Loss of Community Parking

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 reasonable walking distance, e.g. seven minute radius (See Green Infrastructure 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: Appropriate Onsite Parking

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.

## 10.13 Accessibility, Communications and Transport

### Broadband

### Policy Justification

- a) The NPPF 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 in the plan area.

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 area means being connected to high speed broadband can be an effective tool in providing support against feeling isolated.

While some areas (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 throughout the plan area.

#### Policy: Broadband

##### BB1: Broadband Provision

Future developments which will provide or enhance the provision of high-speed broadband to the plan area (residential and commercial) should not impact on the character of settlements, the environment or the Landscape Character (as set out in the D&T NDP Landscape Character Statement).

## 10.14 Business Employment and Jobs

### Business Employment and Jobs

#### 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 which 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.

#### 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 plan area and surrounding area.
- To give priority to employment which minimises travel-to-work distance.



## **Policy: Business Employment and Jobs**

### **BE1: Business Infrastructure**

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.
- v) The creation of employment opportunities and facilities to include self-employment, micro business hub/support and I.T. infrastructure for the local community.

### **BE2: Environment and Landscape Protection**

Business development proposals should:

- Be sited and operated to minimise impact on residents and the environment 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, including their impact on dark skies areas.
- Not reduce or compromise existing facilities or services for which there is proven need.
- Take opportunities to design out crime and anti-social behaviour.

### **BE3: Impact of Development**

Large scale employment development should be supported by an appropriate assessment of traffic impacts, with particular consideration given to HGV routing. In the case of any Strategic Road Network (SRN) impacts, this assessment should be in line with the requirements of Department for Transport (DfT) Circular 02/2013 The Strategic Road Network and the Delivery of Sustainable Development. This would be in addition to the production of a travel plan.

### **BE4: Site Travel Plans**

All new proposals for major employment development must be accompanied by a travel plan which shows the volume of HGV which 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.

## 11. PLAN DELIVERY AND IMPLEMENTATION

The D&T NDP will be delivered over a long timescale which corresponds to that of the Cornwall Local Plan up to 2030.

The D&T NDP will be delivered by a variety of different stakeholders as it acts as a framework for change and development within the plan area rather than a rigid blueprint.

Since May 2021 the new parish councils of “Dobwalls” and “St Keyne and Trewidland” are now the key organisations in helping to facilitate and promote relevant elements of the NDP in their respective areas covered by the D&T NDP and will work closely with Cornwall Council and other statutory agencies to ensure that proposals come forward within the framework of the NDP.

While Dobwalls Parish Council will remain the “Qualifying Body” for the D&T NDP the parish councils will work with landowners, investors and developers to ensure that private sector resources and investment are channelled into delivering the NDP.

The parish councils will also harness and co-ordinate public sector funds and investment where possible to bring forward elements of the NDP which require additional resources. They will work with Cornwall Council to prioritise Section 106 Agreements and Community Infrastructure Levy (CIL) contributions raised in the parishes to ensure they 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 councils 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 D&T NDP can only be implemented and run from the date of a referendum in favour of the plan up until November 2030. NDP policies remain in force until the plan policy is replaced.

**There is no statutory requirement for NDPs to be reviewed<sup>1</sup>**. NDPs have a specified plan period, but during this period policies in a NDP may become out of date and less effective. To monitor the effectiveness of the D&T NDP it is suggested that<sup>2</sup>:

- All parish councillors have a good knowledge of the NDP, its objectives and policies.
- The policies of the NDP and their justification and intentions are circulated to all members of each parish councils.
- When new councillors are being inducted, a briefing on the NDP is included.
- There is discussion and clarification of any particular policies at parish council meetings and agreement on a common interpretation.

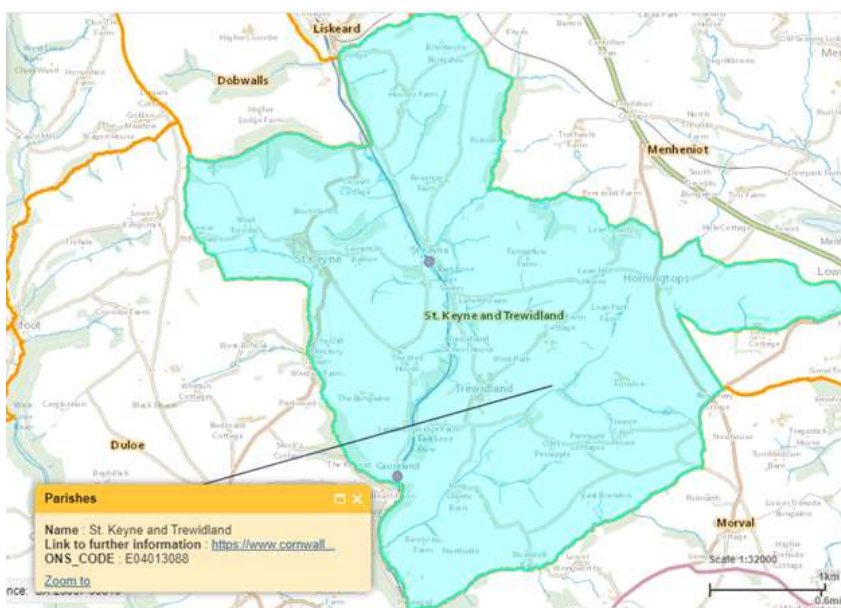
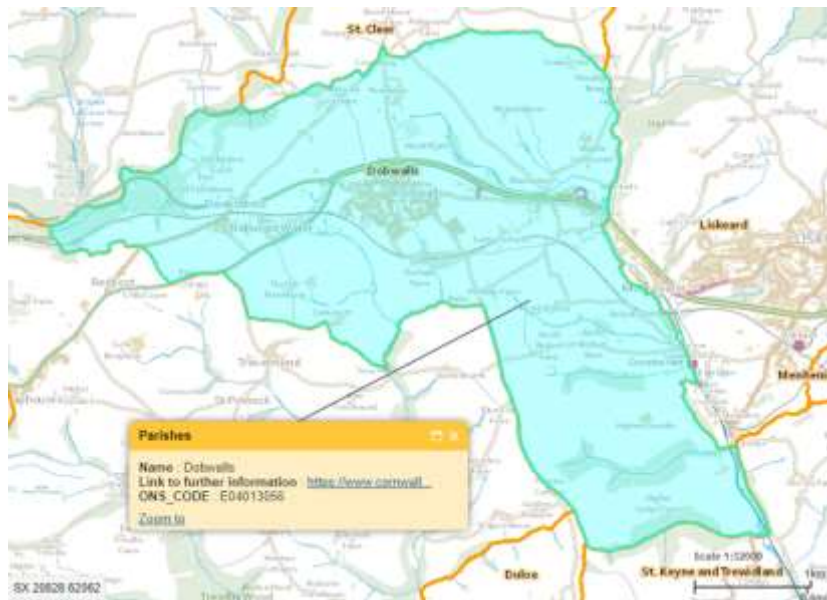
The two parish councils should keep a record of how they feel the NDP is performing, however the NDP will need to be in place for some time before its performance can be properly monitored.

1. [www.gov.uk/guidance/neighbourhood-planning--2#updating-neighbourhood-plan](https://www.gov.uk/guidance/neighbourhood-planning--2#updating-neighbourhood-plan)
2. CC How to get the most out of your Neighbourhood Plan (May 2019)

### 13. PARISH BOUNDARIES IN 2021

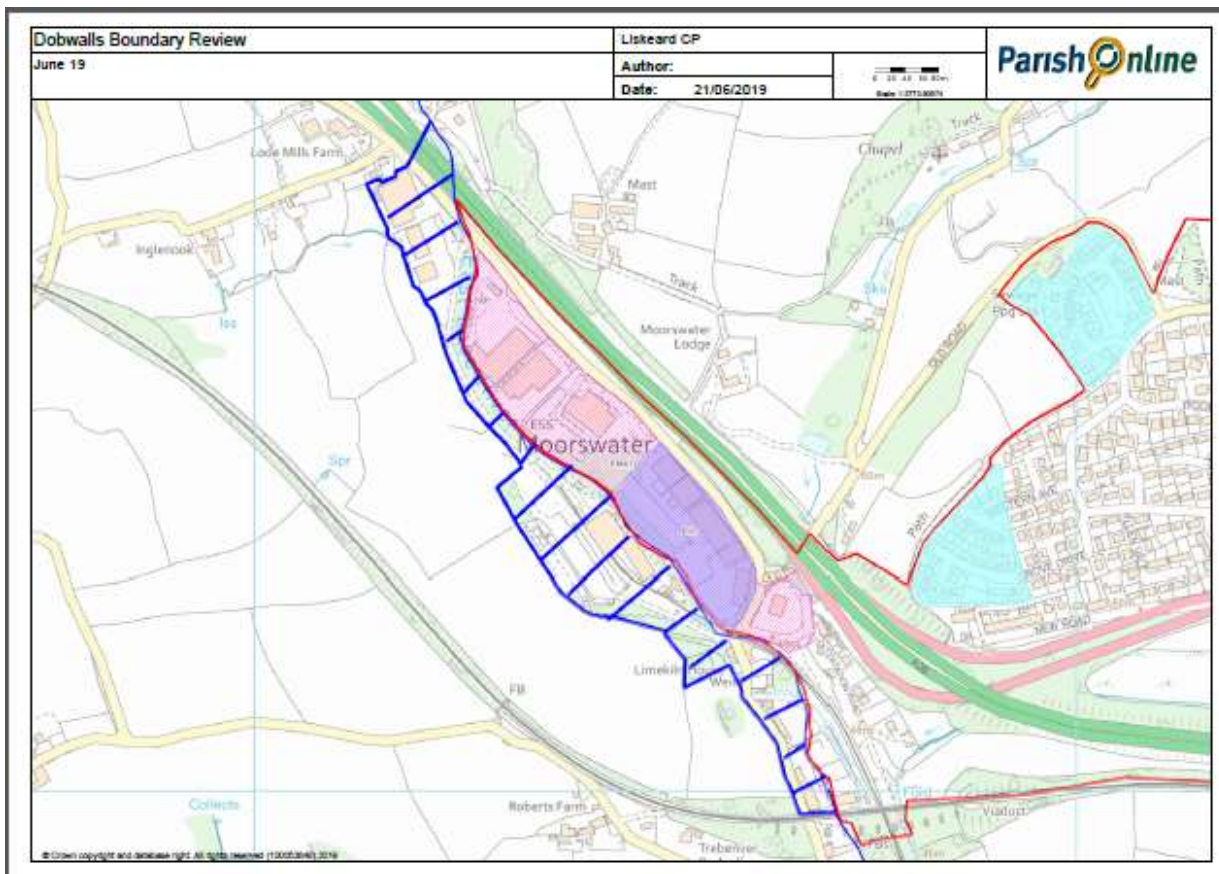
As part of the Local Governance Review in Cornwall opportunities arose to put forward proposals for rationalising parish boundaries. Residents of the Trewidland area of the plan area supported the move to become part of a new 'St Keyne and Trewidland' parish.

#### Parish Boundaries from May 2021

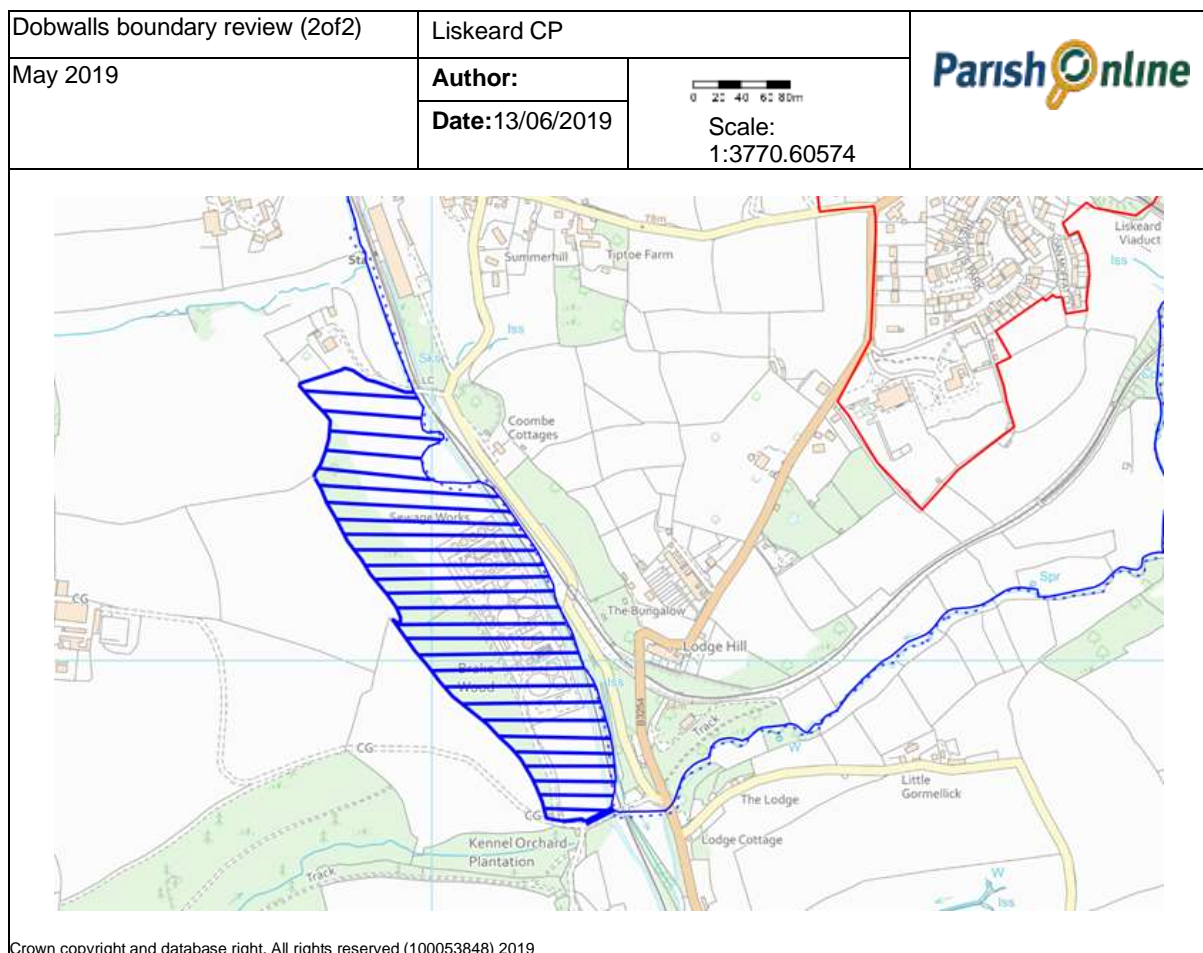


Cornwall Council has given clear guidance that neither the changes to the parish boundaries nor changes to CC ward boundaries which came into force in 2021 will have any impact on the D&T NDP.

There were also changes made to the boundary with Liskeard in the areas of Moorswater and the sewage works near Brake Wood. These changes are shown on the following maps:



### Moorswater



### Sewage Works near Brake Wood



- The Neighbourhood Plan will continue to operate on the original D&T parish area as designated for its whole lifetime (2022-2030) 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. GLOSSARY OF DEFINITIONS & ABBREVIATIONS

**Affordable housing:** Social rented, affordable rented and intermediate housing (including shared ownership and low-cost purchase), provided to eligible households who cannot afford to occupy houses generally available on the open market. Under **Policy 8** all new housing schemes where there is a net increase of more than five dwellings must contribute towards meeting the affordable housing need in the plan area.

**Area of Great Landscape Value (AGLV):** An area of land in England which is considered to have a particular scenic value and is therefore given a degree of protection by local authorities. If an area is designated as an AGLV then development is restricted, especially if it will affect the distinctive character or quality of the landscape.

**Ancient Monument:** An early historical structure or monument worthy of preservation and study due to its archaeological or heritage interest, as defined by the Ancient Monuments and Archaeological Areas Act 1979. As with Listed Buildings, the formal list is managed by Historic England.

**Area of Outstanding Natural Beauty (AONB):** (Specifically Cornwall AONB, South Coast Central section) An area of countryside which has been designated for conservation due to its significant landscape value. Areas are designated in recognition of their national importance by Natural England. Areas of Outstanding Natural Beauty enjoy levels of protection from development similar to those of UK national parks but unlike national parks the responsible bodies do not have their own planning powers. They also differ from national parks in their more limited opportunities for extensive outdoor recreation.

**Biodiversity Action Plan (BAP):** An internationally recognized programme addressing threatened species and habitats, designed to protect and restore biological systems.

**Biodiversity:** Used to describe the whole variety of life on Earth. It includes not only all species of plants and animals but also their complex ecosystems. It ranges from species and habitats that are considered commonplace to those considered critically endangered.

**Biomass:** A renewable energy source such as wood, plants, manure or household waste. It releases CO<sub>2</sub> when burned but considerably less than fossil fuel.

**Building Research Establishment Environmental Assessment Method (BREEAM):** The world's leading method for assessing the sustainability of new, in-use and refurbished buildings.

**Brownfield Land:** Land within, adjoining or well-related to a settlement previously developed or damaged to such an extent that it has no other beneficial use, for instance containing a ruined or derelict building or structure for which permission had previously been obtained. It would not, for example, include a ruined agricultural building that had fallen out of use.

**Conservation Area (CA):** An area of special architectural or historic interest, designated under the Planning (Listed Buildings & Conservation Areas) Act 1991, whose character and appearance are desirable to preserve and enhance. There are special rules on some development in conservation areas.

**Community Energy England (CEE):** A not for profit organisation that represents and supports those committed to the community energy sector.

**Community Infrastructure Levy (CIL):** A charge which can be levied by local authorities on new development to provide infrastructure for the area

**Climate change mitigation:** Action to reduce the impact of human activity on the climate system, primarily through reducing greenhouse gas emissions.

**Cornwall Local Plan (CLP or LP):** Was formally adopted on 22 November 2016. It provides a positive and flexible overarching planning policy framework for Cornwall. This covers the period up to 2030 and replaces the Local Plans of the former District and Borough Councils

**Community Network Area (CNA):** (Specifically the Liskeard and Looe CNA) One of 19 areas defined by Cornwall Council to help it identify local priorities and deliver local services.

**CO2 Carbon Dioxide:** A 'greenhouse gas' which occurs naturally but concentrations are greatly increased, with potential adverse effects on the climate, when large quantities of fossil fuels are burned.

**Community Energy:** Is where a group of people come together to generate, own, manage, or reduce consumption of energy. Community energy projects predominantly focus on the generation of power from renewable sources: wind, sun and rain.

### **Countryside and Rights of Way Act 2000 (CROW)**

**Curtilage:** The area normally within the boundaries of a property surrounding the main building and used in connection with it.

**Cornwall Wildlife Site(s) (CWS):** The most significant areas of semi-natural habitat in Cornwall outside statutorily protected sites such as Sites of Special Scientific Interest (SSSIs) and Special Areas of Conservation (SACs). Their existence will be taken into account when planning application is made or there is proposed change of land use.

**Cornwall Wildlife Trust (CWT):** A voluntary body that cares for wildlife throughout the county and manages several Wildlife Sites.

### **Department of Energy and Climate Change (DECC)**

### **Environment Agency (EA)**

### **European Union (EU)**

**Flood Risk Assessment:** An assessment of the likelihood of flooding in a particular area so that development needs and mitigation measures can be carefully considered.

**Geodiversity:** The natural range (diversity) of geological features (rocks, minerals, fossils, structures), geomorphological features (landforms and processes) and soil features that make up the landscape.

**GHG Greenhouse Gas:** A gas which has the ability to radiate back to earth some of its naturally occurring heat. Large quantities lead to climate change.

**Habitats Regulation Assessment:** This is a requirement for plans that are likely to lead to significant effects on European sites of nature conservation importance.

**Historic built environment:** Buildings and structures that display the interaction between people and places through time.

**Housing Needs Survey (HNS)** This was conducted by Cornwall Council on behalf of the Parish Council and the NDP steering group in March 2017

**Infill:** Infilling is defined as the filling of an empty space between existing structures within the settlement boundary while not physically extending the settlement into the open countryside. (See also **Rounding Off**)

**Inter-Governmental Panel on Climate Change (IPCC):** A United Nations body set up in 1988 to provide the world with scientific information about the causes and effects of climate change

**Landscape Character Assessment (LCA):** The process of identifying and describing variation in character of the landscape. LCAs identify and explain the unique combination of elements and features that make landscapes distinctive by mapping and describing character types and areas. They also show how the landscape is perceived, experienced and valued by people.

**Local Landscape Character Statement (LCS):** draws together the major features and significance of the local Landscape and assesses the pressures and management required to ensure that these are addressed.

**Listed building or listed structure:** Is one that has been placed on a statutory list maintained by Historic England. A listed building may not be demolished, extended, or altered without special permission from the local planning authority, which typically consults the relevant central government agency, particularly for significant alterations to the more notable listed buildings

**Localism Act:** The Localism Act 2011 includes five key measures that underpin the government's approach to decentralisation.

- Community rights
- Neighbourhood planning
- Housing
- General power of competence
- Empowering cities and other local areas

**Local Needs/Residence Connection (for Affordable Homes):** In the case of parishes: "Area Local Connection" means a connection with the Primary Area (normally the parish) or Secondary Area (normally adjoining parishes) as appropriate and demonstrated by that person or a member of their household to the reasonable satisfaction of the Council: (a) being permanently resident therein for a continuous period of at least three (3) years immediately prior to Advertising; or (b) being formerly permanently resident therein for a continuous period of five (5) years; or (c) having his or her place of permanent work (normally regarded as 16 hours or more a week and not including seasonal employment) therein for a continuous period of at least three (3) years immediately prior to Advertising; or (d) having a connection through a close family member (normally mother, father, brother, sister, son or daughter) where the family member is currently resident therein and has been so for a continuous period of at least five (5) years immediately prior to Advertising.

**Low carbon technologies:** Technologies that can help reduce CO2 and other harmful emissions from the levels generated by fossil fuels.

**Local Plan (LP):** See above CLP Cornwall Local Plan

**Local Planning Authority (LPA):** The public authority (in our case Cornwall Council) whose duty it is to carry out specific planning functions for a particular area.

**Local Planning Department (LPD)**

**Dobwalls and Trewidland Civil Parish** The area under the jurisdiction of D&T Parish Council shown in the D&T NDP designation map.

**NALC:** National Association of Local Councils

**NDP:** Neighbourhood Development Plan

**National Planning Policy Framework (NPPF):** This sets out the Government's planning policies for England and how these are expected to be applied. It provides a framework within which local people and their accountable councils can produce their own distinctive local and Neighbourhood plans, which reflect the needs and priorities of their communities.

**National Planning Practice Guidance (NPPG):** A web-based resource that brings together planning guidance on various topics into one place. It was launched in March 2014 and coincided with the cancelling of the majority of Government Circulars that had previously given guidance on many aspects of planning.

**Older people:** People over retirement age, including the active, newly-retired through to the very frail elderly, whose housing needs can encompass accessible, adaptable general needs housing for those looking to downsize from family housing and the full range of retirement and specialised housing for those with support or care needs.

**Open space:** Largely undeveloped areas close to or within towns and villages which are important in terms of their contribution to the form, environmental quality and character of the settlement. They can offer important opportunities for sport and recreation and can act as a visual amenity.



**Permitted Development Rights (PDR):** The planning terms that detail what different land users can do to their buildings and or land without the requirement for planning permission.

**Policy 6 Housing mix:** (This and the following are strategic policies in the Cornwall County Council Local Plan, 2016) Amongst other things, Policy 6 says that developments of five or more houses within the D&T NDP area should include 'an appropriate mix of house size, type, price and tenure to address identified needs and market demand'

**Pre-App:** Early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties. Good quality pre- application discussion enables better coordination between public and private resources and improved outcomes for the community. Local planning authorities have a key role to play in encouraging other parties to take maximum advantage of the pre-application stage.

**Principal Residences:** Are those occupied as the residents' sole or main residence, where the residents spend the majority of their time when not working away from home

**Public Right of Way (PRoW):** A route over which the public have a right to pass and repass. The route may be used on foot, on (or leading) a horse, on a pedal cycle or with a motor vehicle, depending on its status. Although the land may be owned by a private individual, the public may still gain access across that land along a specific route. Public rights of way are all highways in law.

**Photo-Voltaic (PV):** (as in solar panels) The cells which convert the sun's energy into electricity.

**Rural Community Energy Fund (RCEF):** A £10 million programme which supports rural communities in England to develop renewable energy projects, which provide economic and social benefits to the community.

**Renewable energy:** Includes energy for heating and cooling as well as generating electricity. It covers energy sources that occur naturally and repeatedly in the environment – from the wind, the fall of water, the movement of the oceans, the sun and also from biomass and deep geothermal heat.

**Rounding off:** The use of a site which is outside the settlement boundary and yet is substantially enclosed on three sides with the fourth side being clearly defined by a feature such as a road. (See also **Infill**)

**Rural Exception Sites:** Sites used for affordable housing in perpetuity which would not normally be available for housing. Rural exception sites seek to address the needs of the local community by accommodating households who are either current residents or have an existing family or employment connection.

**Sustainability Assessment (SA):** An appraisal method. It is conducted for supporting decision and policy-making, not just technically and scientifically but also in a broad environmental, economic and social context.

**Special Area of Conservation (SAC):** An area given special protection under the European Union's Habitats Directive, which is transposed into UK law by the Habitats and Conservation of Species Regulations 2010.

**Sustainability Check (SC):** The check carried out to establish the sustainability of the NDP

**Strategic Environmental Assessment (SEA):** A procedure which requires the formal environmental assessment of certain plans and programmes which are likely to have significant effects on the environment.

**Section 106:** The section of the Town and Country Planning Act 1990 that provided for the creation of planning obligations, now replaced by Section 46 of the 2004 act. Section 106 agreements allow local authorities to ensure that developers provide the infrastructure needed to support new developments.

**Settlement Development Boundary:** The defined boundary around a settlement within which any normal development (subject to other policies) may take place. Development outside such boundaries may only take place in under Rural Exception rules.

**Steering Group (SG):** The group set up by Dobwalls and Trewidland Parish Council in January 2017 to write the Neighbourhood Development Plan

**Small and Medium-sized Enterprises (SME):** The EU definition of an **SME** is a business with fewer than 250 employees, and a turnover of less than €50 million.

**Social Housing:** Housing that has been provided or funded by the state and not-for-profit companies, either for rent or shared ownership.

**Special Protection Area (SPA):** An area which has been identified as being of international importance for the breeding, feeding, wintering or the migration of rare and vulnerable species of birds found within European Union countries. They are European designated sites, classified under the Birds Directive.

**Supplementary Planning Document (SPD):** A document giving further detail (in an **SPG - Supplementary Planning Guidance**) to the policies in the Local Plan. It can be used to provide further guidance for development on specific sites, or on particular issues, such as design. Supplementary planning documents are capable of being a material consideration in planning decisions but are not part of the development plan.

**Site of Special Scientific Interest (SSSI):** A site designated by Natural England under the Wildlife and Countryside Act 1981. A Site of Special Scientific Interest (SSSI) is a formal conservation designation for an area which is of particular interest because of its fauna, flora or geological or physiological features; in other words, these areas have extremely high conservation value.

**Statutory:** A statutory regulation is one that is enacted in law, either national or local and there is no option but to obey it. A non-statutory regulation is more advisory, often based on custom and precedent.

**Sustainable Drainage Systems (SuDS):** A collection of water management practices that aim to align modern drainage systems with natural water processes.

**Sustainable Development:** Development that meets the needs of the present without compromising the ability of future generations to meet their own needs (and so '**Sustainability**').

**Tree Preservation Order (TPO):** A mechanism for securing the preservation of single or groups of trees of acknowledged amenity value. A tree subject to a tree preservation order may not normally be topped, lopped or felled without the consent of the local planning authority.

**United Nations Educational, Scientific and Cultural Organisation (UNESCO):** Seeks to build peace through international cooperation in Education, the Sciences and Culture. UNESCO's programmes contribute to the achievement of the Sustainable Development.

**World Heritage Site (WHS):** A site listed by UNESCO as an area of cultural or natural value considered to be of outstanding universal value that deserve protection for the benefit of the community.

**Wildlife Corridor:** An area of habitat connecting wildlife populations separated by human activities or structures.

**Zone 1** An area with the highest house values in Cornwall. Mylor Parish is a Zone 1 area where affordable housing developments must meet a target of 50% affordable homes.

## 15. LIST OF APPENDICES AND SUPPORTING DOCUMENTS

### 2022 D&T NDP Basic Conditions Statement:

- Designation of Area and map
- General Conformity of D&T NDP to NPPF (2021) and CLP (2016) policy frameworks
- Having regard to National Policies and Guidance: General Conformity of D&T NDP to NPPF (2021) and CLP (2016) policy frameworks
- Contributing to the Achievement of Sustainable Development: Sustainability Analysis
- Compatibility with EU Regulations:
  - 2020 Statement from CC of need for Strategic Environmental Assessment.
  - 2020 Statement from CC of need for Habitat Regulation Assessment.
  - Equality Impact Assessment

### 2022 Consultation Statement:

- **Stage 1:** Awareness raising
  - 2020 D&T NDP Consultation Record
  - D&T Initial Questionnaire and results
- **Stage 2:** Development of Evidence Base
  - 2018 Boscawen CEP: second Parish household questionnaire, results and analysis
  - 2018 Roadshow Exhibition material and record
- **Stage 3:** Developing and testing policy options
  - 2019 Local Events Exhibitions of Landscape and Policy options
  - 2019 Local Government and Parish Boundaries Commission
  - 2021 Changes to Dobwalls and Trewidland parish boundaries
- **Stage 4:** Formal Conclusions on the Draft Plan
  - 2020 D&T NDP Reg14 Pre-Submission Consultation Strategy
  - 2021 Boscawen CEP Reg14 Newsletter / Survey on NDP Policies

### 2022 D&T NDP Evidence Base documents:

#### Landscape Biodiversity and Heritage

- 2020 ERCCIS: Environmental Records Centre for Cornwall and the Isles of Scilly
- Dobwalls and Trewidland Wildlife Resources Map and Guidance Notes

#### Community Facilities and Green Infrastructure

- 2020 Cornwall Council Open Space Survey
- 2020 D&T/Cornwall Council Open Space report and questionnaire
- 2021 Green Infrastructure Strategy

#### Housing

- 2017 Cornwall Council D&T Housing Needs Survey report.
- 2021 Development Boundaries Analysis

#### Community Health

- 2017 Demographics Population and Age Structure
- Indices of Multiple deprivation
- Equality Impact Assessment (EqIA)

#### Accessibility, Communications and Transport

- Dobwalls Speed survey

#### Business, Employment and Jobs

- Age structure and Economic Activity
- Qualifications

- Industrial Sector
- Occupations

## **2022 Landscape Character Statement:**

### **Introduction and Structure of the report**

- Cornwall Council Landscape designations
- National Landscape Character Area
- Cornish Landscape Character Areas

### **Dobwalls Landscape Character**

- Description
- Pressures for change
- Vision and Objectives
- Policies
- Planning and Management guidelines

### **Trewidland Landscape Character**

- Description
- Pressures for change
- Vision and Objectives
- Policies
- Planning and Management guidelines

### **Area of Great Landscape Value**

### **Establishing the Value of the Dobwalls and Trewidland Landscapes for the future**

### **Development Boundaries Analysis**

### **Parish Boundary Changes**



## Appendix A: Potential Projects:

Throughout the formation of the NDP the steering group has listened to the ideas residents would like to see included in the plan for the future of the areas they live in. The list below is people's suggestions made during the public consultation process which included events across the plan area. These are potential projects which could only be implemented if any necessary financial and legal conditions were met.

### Dobwalls

#### **Landscape, Biodiversity and Heritage**

- Create part of the County Forest and wildflower planting.
- The provision of signage and maps on notice boards in the plan area would encourage the health, well-being, knowledge and appreciation of the landscape, biodiversity and heritage, improve the quality of life of local residents and attract visitors of all age groups.
- Not cutting of all green areas up to their edges.

#### **Community Facilities and Green Infrastructure**

- Safe dog-walking field and dog bins on walks.
- Improve existing play areas 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.
- Refurbishment of public Toilet with accessible and baby changing facilities
- Creation of Community gardens to combat loneliness
- Move A38 Commemorative Plaque to a better location

#### **Community Health**

- Upgrade facilities in Memorial Hall to allow use for health clinics and other local services/ groups.

#### **Accessibility, Communications and Transport**

- Work with local authorities, law enforcements agencies and organisations to improve road safety and addressing speeding within the plan area and on the A38.
- Conduct a review of the current network of PRoW within the plan area to improve access to the local countryside
- 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,
- Review the safety aspects of the approaches to Twelvewoods roundabout and Duloe Road for vehicles, pedestrians and cyclists.
- Liaise with the Dobwalls Memorial Hall to initiate a community project to broaden the use of the Memorial Hall car park to support safer parking along with a possible community approach needed to re-surfacing car park.
- Improve signage for car parking in the centre of Dobwalls village.
- Review of the current usage and conditions of minor roads in relation to their maintenance requirements. (e.g. salting of Duloe Road).

### **Business, Employment and Jobs**

- Agreement with local job centres to advertise jobs and local training opportunities at suitable locations such as community halls and parish notice boards. Details should be updated weekly.
- Consult with neighbouring parishes on local services and transportation links, to encourage tourism and jobs for the benefit of local people.

## **Trewidland**

### **Landscape, Biodiversity and Heritage**

- Create part of the County Forest and wildflower planting. Not cutting all green areas up to their edges.

### **Community Facilities and Green Infrastructure**

- Creation of a children's play and community events area.

### **Community Health**

- The provision of signage and maps on notice boards would encourage the health, Well-being, knowledge and appreciation of the landscape, biodiversity and heritage, improve the quality of life of local residents and attract visitors of all age groups.

### **Accessibility, Communications and Transport**

- Support adjoining parishes in the improvement of the A38 junction with the B3252 road to Looe.
- Improved public transport schedules.

### **Business, Employment and Jobs**

- 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.

**Dobwalls and Trewidland Parish  
Neighbourhood Development Plan  
2022 -2030  
Regulation 15 Proposal Formal Submission  
Version 2.0  
*13 October 2022***