



Dobwalls and Trewidland

Neighbourhood Development Plan

Basic Conditions Statement

Regulation 15 Plan Proposal Formal Submission

Version 1.0

13 October 2022



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Please note: The full set of documents for the D&T NDP can be found at:

www.dobwallsandtrewidlandplan.org.uk/

1 Introduction

What is this Basic Conditions Statement for?

- 1.1 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.
- 1.2 This 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.

2 Statement of General Legal Compliance

Schedule 4B to the Town and County Planning Act (Para 8) sets out the following basic conditions that Neighbourhood Development Plans must meet¹. *It is the understanding of the Steering Group that the reference to "draft order" includes the Reg15 D&T NDP document:*

- 2.1 The examiner must consider the following:
 - (a) whether the draft neighbourhood development order meets the basic conditions (see subparagraph (2)),
 - (b) whether the draft order complies with the provision made by or under sections 61E(2), 61J and 61L,
 - (c) whether any period specified under section 61L(2)(b) or (5) is appropriate,
 - (d) whether the area for any referendum should extend beyond the neighbourhood area to which the draft order relates, and
 - (e) such other matters as may be prescribed.
- 2.2 A draft order meets the basic conditions if:
 - (a) having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the order,
 - (b) having special regard to the desirability of preserving any listed building or its setting or any features of special architectural or historic interest that it possesses, it is appropriate to make the order,
 - (c) having special regard to the desirability of preserving or enhancing the character or appearance of any conservation area, it is appropriate to make the order,
 - (d) the making of the order contributes to the achievement of sustainable development,
 - (e) the making of the order is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area),
 - (f) the making of the order does not breach, and is otherwise compatible with, [F2 retained EU obligations], and

¹ Para 8 of schedule 48 to the 1990 Town and Country Planning Act (excluding 2b. c3-5 as required by 38C (5))

- (g) prescribed conditions are met in relation to the order and prescribed matters have been complied with in connection with the proposal for the order.
- Sub-paragraph (2)(b) applies in relation to a listed building only in so far as the order grants planning permission for development that affects the building or its setting.
 - Sub-paragraph (2)(c) applies in relation to a conservation area only in so far as the order grants planning permission for development in relation to buildings or other land in the area.
 - In this paragraph “listed building” has the same meaning as in the Planning (Listed Buildings and Conservation Areas) Act 1990.
 - The examiner is not to consider any matter that does not fall within sub-paragraph (1) (apart from considering whether the draft order is compatible with the Convention rights).

3 How the D&T NDP meets the Basic Conditions

3.1 Para 1a. Does the draft D&T NDP meet the basic conditions?

How the draft D&T NDP meets the basic conditions (as required by 1(a) and sub-paragraph 2) is set out in Sections 4 – 6 of this Basic Conditions Statement.

3.2 Para 1b. Whether the draft D&T NDP complies with the provision made by or under sections 61E(2), 61J and 61L

The provision of 61E(2), 61J and 61L as amended by s38C(5)(b) is a reference to the provision of 38A and 38B.

The following is submitted in respect of 38A and 38B.

38A

- 1) Dobwalls Parish Council is a qualifying body and entitled to submit a Neighbourhood Development Plan (NDP) for its own parish (and that of the partner Trewidland Ward of the Parish Council of St Keyne and Trewidland).
- 2) The D&T NDP expresses policies relating to the development and use of land solely within the neighbourhood area.

38B

- 1a) The D&T NDP covers the period up to and including 2030, some 8 years. This period has been chosen to align with the Cornwall Local Plan.
- 1b) The NDP does not include any provision for excluded development such as national infrastructure.
- 1c) The NDP does not relate to more than one neighbourhood area. It relates only to the Dobwalls and Trewidland Neighbourhood Area as designated by Cornwall Council on 19th January 2017. *A copy of the letter confirming designation of the Dobwalls and Trewidland Neighbourhood Area is attached in Appendix B.*
- 2) Following the recommendations of the Boundary Commission changes were made to the boundaries of Dobwalls and Trewidland Parish, St Keyne Parish and Liskeard Town. This means that the area covered by the Designated Area created on 19th January 2017 now includes land within the newly created areas of St Keyne and Trewidland Parish and Liskeard Town (a relatively small area comprising of part of the Moorswater area). The Liskeard Town Council has a Neighbourhood Plan Made, but the Designated Area for the Liskeard NDP does not apply to that part covered by the Dobwalls and Trewidland Designated area. The St Keyne and Trewidland Parish does

not contain any other Designated Area. Letters of support from Liskeard Town Council and St Keyne and Trewidland Parish Council for the continuation of the NDP Designated Area and therefore coverage and application of policies of that NDP within their Town and Parish are included at Appendix C.

- 3) Refers to conflicts within the NDP and clarifies that in the event of conflict between a NDP Policy and any other statement or information in the plan, the conflict must be resolved in favour of the policy.
- 4) Refers to regulations made by the Secretary of State relating to NDPs in the Neighbourhood Planning (General) Regulations 2012 (as amended) which have been used to inform the process of making the D&T NDP. These regulations set out:
 - the process by which neighbourhood plans are to be made and set out the consultation bodies for NDPs (*referred to in the Consultation Statement accompanying this plan*)
 - that NDPs which are likely to have a significant effect on European Sites (habitats) must be subject to an appropriate assessment.
 - *The screening exercise for the Dobwalls and Trewidland NDP concluded that, based on the scale and location of development proposed in the draft plan, Cornwall Council was of the opinion that the Dobwalls and Trewidland NDP is unlikely to have significant effects on the environment or on European Sites and that SEA and HRA is therefore not required.*
 - that NDO (Neighbourhood Development Orders) may be subject to an Environmental Impact Assessment (not relevant for NDPs).
- 5) Refers to the publication of NDPs once made by a local planning authority in accordance with the regulations.
- 6) Clarifies what is excluded development.

3.3 Para 1d. Whether the area for any referendum should extend beyond the neighbourhood area to which the draft D&T NDP relates

As set out above, following the Boundary Commission's review, the designated area for the Dobwalls and Trewidland NDP covers parts of the newly created areas of the St Keyne and Trewidland Parish and Liskeard Town. It is recommended to the Examiner that the referendum should continue to be applied to the Designated Neighbourhood Plan Area, comprising part only of the parish and town areas respectively

3.4 Para 1e. Such other matters as may be prescribed

There are no other prescribed matters

4 Further Supporting Documents and Evidence

In addition to the documents in these appendices, the D&T NDP is supported by the following documents:

- a. D&T Neighbourhood Development Plan Document**
- b. Consultation Statement** (including the Consultation record)
- c. Landscape Character Statement**
 - Open Space Analysis
 - Green Infrastructure Strategy
 - Development Boundaries Analysis

d. Evidence Base Documents:

- Landscape Biodiversity and Heritage
- Community Facilities and Open Space
- Housing
- Community Health
- Accessibility, Communications and Transport
- Business, Employment and Jobs

e. Additional Supporting Documents:

- Sustainability Check
- Equality Impact Assessment (EqIA)

These documents can be viewed online on the D&T NDP website.

5 Ensuring that Policies meet Basic Conditions

5.1 Policy Objectives

5.1.1 From the initial consultation events and questionnaires in 2017 and 2018 and the feedback from these, six key policy areas were identified and objectives set out:

1. **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.
2. **Community Facilities and Open Space:** To protect and upgrade existing community facilities, open spaces and green infrastructure to meet the needs of all those in the local population/community, to support the social, physical and mental health of individuals and groups (such as teenagers and older residents) and engender a sense of community in each of the settlements.
3. **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.

4. **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.
5. **Accessibility, Communications and 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.

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

5.1.2 Draft policies were set out at exhibitions and events in October of 2019 and amended in response to feedback.

5.1.3 Under each of these Plan Policy areas, the detailed individual plan policies were developed.

5.1.4 The accompanying proposed D&T NDP document sets out the individual policies under each of these policy areas.

- For each policy in the D&T NDP document a 'Justification' section identifies key information drawn from community consultation responses and from NPPF, CLP and other policy areas.
- For each policy a statement of 'Policy Intentions' is also included.
- These policies formed the foundation of a household Newsletter which formed the basis of the Reg14 Pre-submission Public Consultation in January/February 2021.
- Together with the full draft Reg14 D&T NDP document and the supporting documents which were available on the Dobwalls and Trewidland Neighbourhood Development Plan website formed the Covid 19 appropriate public consultation response approved by Cornwall Council during the pandemic.
- The full Consultation Statement is available on the D&T NDP website.

5.2 List of Regulation 15 D&T NDP Plan Policies

The table below summarises the NDP policies and where they can be found in the Reg15 NDP document:

Policy Number	Policy	Page
Landscape Biodiversity and Heritage		
10.1 Landscape Character		
LC1	Minimise the Impact on the Local Landscape	26
LC2	Understanding of the Local Landscape	26
10.2 Biodiversity		
BIO1	Protection of Biodiversity	27
BIO2	Tree Management	27
BIO3	Green Infrastructure	27
BIO4	Biodiversity Best Practice	27
BIO5	Protection of Community Spaces	28
10.3 Climate Change and Energy		
CCE1	Renewable Energy Schemes	32
CCE2	Vehicle Charging Points	32
CCE3	Water Management	33
Community Facilities and Green infrastructure		
10.4 Community Facilities		
CF1	Protection of Community Facilities	34
CF2	Promotion of Community Facilities and Services	34
CF3	Facilities to Meet the needs of all Sectors of the Community	34
CF4	Redundant Buildings	34

10.5 Green Infrastructure		
GS1	Local Open Space	35
GS2	Trewidland and Doublebois New Open Space	35
GS3	Local Green Space and Infrastructure	35
10.6 School Places		
SC1	School Places	40
Housing		
10.7 Development Boundaries		
HO1	Development Boundaries	41
HO2	Rural Exception Sites	42
10.8 Housing Mix		
HM1	Affordable Housing	46
HM2	Sheltered/Supported Housing	47
10.9 Development Standards		
HS1	Site and Building Design	47
HS2	Carbon Reduction Technologies	48
Community Health		
10.10 Community Health		
HE1	Community Health Accommodation	49
HE2	Improving Community Health	49
Accessibility, Communications and Transport		
10.11 Roads and Traffic		
RT1	Safe Access to Roads and Highways Infrastructure	50
RT2	Access to Public Transport	50
RT3	HGV Travel Plans	50
RT4	Diversification of Agricultural Sites	50
RT5	Cycle Routes and Lanes	50
10.12 Parking		
RP1	Parking	51
RP2	Avoid Adverse Impacts of Development	51
RP3	Avoiding Loss of Community Parking	51
RP4	Appropriate Onsite Parking	51
10.13 Broadband		
BB1	Broadband Provision	52
Business, Employment and Jobs		
10.14 Business, Employment and Jobs		
BE1	Business Infrastructure	53
BE2	Environment and Landscape Protection	53
BE3	Impact of Development	53
BE4	Site Travel Plans	53

5.3 Meeting the Basic Conditions: Methodology

This Basic Conditions Statement submitted to Cornwall Council under Regulation 15(1)(d) and Regulation 22(1)(e) of the Neighbourhood Planning (General) Regulations 2012 (as amended), sets out the requirements for the qualifying body when submitting a NDP to the local planning authority as follows:

5.3.1 Conformity to CLP (2016) policies and NPPF (2021) guidance

5.3.2 Contribution to achieving Sustainable Development

5.3.3 Compatibility with EU Regulations

- A statement from Cornwall Council on whether there is a need for Strategic Environmental Assessment of the plan.
- Habitat Regulation Assessment Statement
- Equalities Impact Assessment Statement

5.3.4 Prescribed Conditions and Prescribed Matters

Process

Each of the sections sets out the process that was undertaken by the steering group to check that the D&T NDP policies are in conformity to the relevant guidance.

5.3.1 Conformity to CLP (2016) Policies and NPPF (2021) Guidance

As the objectives were being developed and the policies created (in 2018-21) the D&T NDP policies have been checked against:

- Dobwalls and Trewidland Parish Plan policies (2005)
- Cornwall Local Plan policies (2016)
- National Planning Policy Framework document (Jul 2021)

Dobwalls and Trewidland Parish Plan 2005

Policies were checked against the D&T Parish Plan published in 2005.

Cornwall Local Plan 2016

All of the policies in this Neighbourhood Development Plan have been drafted with consideration of the local planning policies set out in the Cornwall Local Plan (CLP) (2016) and guidance. The single development plan for the area is the CLP. The CLP was adopted by Cornwall Council on the 22nd November 2016 and runs until 2030.

The following strategic policies are contained in the CLP:

Policy 1	Presumption in favour of sustainable development
Policy 2	Spatial strategy
Policy 2a	Key targets
Policy 3	Role and function of places
Policy 4	Shopping, services and community facilities
Policy 5	Business and Tourism
Policy 6	Housing mix
Policy 7	Housing in the countryside
Policy 8	Affordable housing
Policy 9	Rural Exception Schemes
Policy 10	Managing viability
Policy 11	Gypsies, Travellers and Travelling Showpeople
Policy 12	Design
Policy 13	Development standards
Policy 14	Renewable and low carbon energy
Policy 15	Safeguarding renewable energy
Policy 16	Health and wellbeing
Policy 17	Minerals – general principles
Policy 18	Minerals safeguarding
Policy 19	Strategic waste management principles
Policy 20	Managing the provision of waste management facilities
Policy 21	Best use of land and existing buildings
Policy 22	European protected sites
Policy 23	Natural environment
Policy 24	Historic environment
Policy 25	Green infrastructure
Policy 26	Flood risk management and coastal change
Policy 27	Transport and accessibility
Policy 28	Infrastructure

The Climate Emergency Development Plan Document

Following the declaration of a Climate Emergency in January 2019, Cornwall Council has been producing a Climate Emergency DPD to help tackle climate change in Cornwall. The DPD was submitted to the Secretary of State in November 2021. Examination commenced in July 2022 and Major Modifications consultation runs until 5th September 2022.

Whilst legislation requires the Dobwalls and Trewidland NDP to be considered against the saved policies of the Cornwall Local Plan (as the relevant development plan for the area), at a practical level, it is necessary to ensure that the D&T NDP will not be in conflict with the DPD policies as soon as it is adopted. The D&T NDP has taken into account the emerging policies to ensure broad conformity between the plans.

The Cornwall Site Allocation Development Plan Document

The Cornwall Site Allocation DPD identifies where new housing and employment uses should be located in 10 towns/conurbations and two eco-communities in Cornwall. The document allocates or provides direction for meeting the housing and employment targets already set in the Cornwall Local Plan. The council adopted the document, also referred to as the Allocations DPD, on 26th November 2019.

The Site Allocation DPD does not cover the plan area and therefore there is no issue of conformity to be raised.

National Planning Policies and Guidance

The **National Planning Policy Framework** (NPPF) and the government's National Planning Practice Guidance (NPPG) provide further up to date guidance on the application of policies in the NPPF in response to on-going advice from Central Government and relevant case law.

Each NPPF policy was explored in turn and the relevant sections applicable to each of the D&T NDP policies highlighted to show how the plan policy has had appropriate regard to the policy direction:

1. Introduction
2. Achieving sustainable development
3. Plan-making
4. Decision-making
5. Delivering a sufficient supply of homes
6. Building a strong, competitive economy
7. Ensuring the vitality of town centres
8. Promoting healthy and safe communities
9. Promoting sustainable transport
10. Supporting high quality communications
11. Making effective use of land
12. Achieving well-designed places
13. Protecting Green Belt land
14. Meeting the challenge of climate change, flooding and coastal change
15. Conserving and enhancing the natural environment
16. Conserving and enhancing the historic environment
17. Facilitating the sustainable use of minerals

The table below shows the matrix used to record the detailed compliance of the final Reg15 D&T NDP policies with those of Dobwalls and Trewidland Parish Plan 2005, CLP (2016) and NPPF (2021).

Policy Topic			
Policy Title			
Policy Text			
Parish Plan 2005	Cornwall Local Plan 2016	NPPF Jul 2021	Comment

A complete set of analysis sheets for each D&T NDP policy is set out in Appendix D of this document.

Conclusion

The making of the order (or Neighbourhood Development Plan) is in general conformity with the strategic policies contained in the NPPF (2021), Cornwall Local Plan (2016) and Dobwalls and Trewidland Parish Plan (2005).

5.3.2 Contribution to Achieving Sustainable Development

There are three elements to sustainable development - economic, social and environmental. These require the planning system to ensure that development performs a number of roles:

1. **An economic role** - contributing to building a strong, responsive and competitive economy by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation and by identifying and coordinating development requirements, including the provision of infrastructure.

2. **A social role** - supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of the present and future generations and by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural wellbeing.

3. **An environmental role** - contributing to protecting and enhancing our natural, built and historic environment and, as part of this, help to improve biodiversity, use natural resources prudently, minimise waste and pollution and mitigate and adapt to climate change including moving to a low-carbon economy.

The Dobwalls and Trewidland Neighbourhood Development Plan aims to maintain and enhance both Dobwalls and Trewidland's rural feel, identity and vibrant communities by ensuring that appropriate development is in keeping with, and of benefit to, the community and its natural environment.

Sustainability Check of NDP Policies – Summary

In some limited circumstances, where a Neighbourhood Development Plan is likely to have significant environmental effects, it may require a Strategic Environmental Assessment (SEA). It is the view of the qualifying body, Cornwall Council, and those of its consultees that the Dobwalls and Trewidland Neighbourhood Development Plan does not put forward strategies or policies that would lead to significant environmental impact as set out in Regulation 9 of the Environmental Assessment of Plans and Programmes Regulations 2004. This response was based on the SEA evaluation of the draft D&T NDP dated 24th February 2020.

There is no legal requirement for a Neighbourhood Development Plan to have a sustainability appraisal as set out in Section 19 of the Planning and Compulsory Purchase Act 2004. However, a qualifying body must demonstrate how its plan or order will contribute to achieving sustainable development. The Dobwalls and Trewidland Neighbourhood Development Plan steering group saw a sustainability check as a useful approach for ensuring that the policies and strategies adopted work to build resilience and long-term sustainability over and above mitigating the negative impacts of policies. This became a more pressing objective in the light of Cornwall Council's declaration of a Climate Emergency in January 2019. Therefore, the D&T NDP steering group undertook a detailed Sustainability Check process in early 2020.

Defining 'Sustainable Development' as 'development that meets the needs of existing generations without compromising the needs of future generations to meet their own needs' (Our Common Future, Brundtland Report 1992). This D&T sustainability check is also committed to the WWF 'One Planet Living' principles, which are used in the analysis to assist those using the report to understand these principles in relation to Cornwall Council's Sustainability Themes and Objectives.

After the initial assessment, any potentially positive changes which might be made to the policies to increase sustainability (or to decrease negative impacts) were identified.

The next round of policy evaluations allowed us to record and agree the changes that were a result of the Sustainability Check and feed these into the Reg14 Consultation documents.

Conclusion

This process gave us confidence that we had fully explored the potential sustainability impacts of all policy areas and incorporated a better understanding of the issues into our final policy documents and overall ambitions for the NDP process.

The Sustainability Check document outlines how the D&T NDP demonstrates conformity with the Cornwall Local Plan. As a result, the D&T NDP clearly contributes to achieving sustainable development by seeking to protect and enhance what is valuable to the community, whilst allowing for development that contributes to supporting a strong, vibrant and healthy plan area and building a strong, responsive and competitive economy. Thereby the D&T NDP policies seek to achieve sustainable development by seeking jointly and simultaneously the three mutually dependent roles of sustainable development -economic, social and environmental - and the interplay between them. The full Sustainability Check document can be found D&T NDP website.

5.3.3 Meeting the Basic Conditions: Compatibility with Retained EU Obligations

Strategic Environmental Assessment/Habitat Regulation Assessment

The Dobwalls and Trewidland NDP steering group requested Cornwall Council screen the Neighbourhood Development Plan for Strategic Environmental Assessment (SEA) and Habitat Regulations Assessment (HRA) 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 - the Environment Agency, Historic England and Natural England.

Natural England was also asked to confirm whether or not a Habitat Regulation Assessment was required under the HRA directive.

Based on the scale and location of the development proposed in the draft plan, Cornwall Council was of the opinion that the D&T NDP is unlikely to have significant effects on the environment or on European Sites and that the SEA and HRA are therefore not required. This view was confirmed by the consultation bodies.

The letter and report from Cornwall Council, together with the responses from the consultees, are set out in Appendix E.

Conclusion

The making of the Neighbourhood Development Plan does not breach the requirements of Chapter 8 of Part 6 of the Conservation of Habitats and Species regulations 2017(3). The Neighbourhood Plan meets the new basic condition.

Equalities Impact Assessment (EqIA)

The Equality Act 2010 places a duty on all public authorities to have regard to the need to eliminate discrimination, to advance equality of opportunity and to foster good relations between persons with a “protected characteristic” and those who do not.

The protected characteristics are Age, Disability, Gender re-assignment, Marriage and Civil Partnership, Pregnancy and Maternity, Race, Religion and Belief, Sex, Sexual Orientation and, in Cornwall, an additional characteristic - Cornish Status. The statement reviews the community demographics and evaluates each Policy Theme and comments on necessary action to alleviate negative impacts identified.

An initial Equalities impact check was carried out in late 2020 for each of the draft policies in preparation for the Reg14 Pre-submission Public Consultation using the matrix below.

A final Equalities impact check was carried out in the summer of 2021 for each of the draft policies in preparation for the Reg15 Full submission of the Dobwalls and Trewidland Neighbourhood Development Plan.

Conclusion

The results of this assessment give us confidence that the Reg15 Dobwalls and Trewidland Neighbourhood Development Plan policies have considered the need to eliminate discrimination, to advance equality of opportunity and to foster good relations between all those with protected characteristics and others resident in the Neighbourhood Development Plan area.

6 Comprehensive Impact Assessment Implications

This NDP has been developed to be in general conformity with the CLP, which was subject to Examination in Public and found to be sound. The CLP provides for objectively assessed needs to meet the needs of all groups in the community.

The CLP has been subject to a Comprehensive Impact Assessment. This concluded that the current and future businesses and residents of, and visitors to, Cornwall will be affected by the land use policies in terms of provision of jobs, homes, infrastructure, access to services and the protection of the environment. The strategic policy objectives to 2030 are to plan for the needs of the whole community, now and in the future. In addition, where evidence demonstrates a need, a number of protected characteristics groups are positively planned for with specific provision being made for older people and people with disabilities.

In particular, the economic strategy, overall housing targets and affordable housing targets aim to ensure appropriate jobs and housing are available to meet local needs. Failing to provide appropriate housing will impact most on disadvantaged groups.

The D&T NDP provides a strategy for the development of the plan area, a range of policies which will result in positive benefits for the local communities. The key positive impacts are promoting sustainable development, protecting the built and natural environment, supporting appropriate employment and housing to meet local need and promoting community engagement and involvement in planning. The policies within the plan do not disadvantage any minority group or group with protected characteristics.

Prescribed Conditions and Prescribed Matters

There are no relevant prescribed matters which this plan needs to take into account.

7 Basic Conditions Statement Conclusion

From its starting point the D&T NDP has been prepared with a clear understanding of the requirement for achieving sustainable development as outlined in paragraphs 6 - 17 of the NPPF. The D&T NDP has had regard to the policies in the NPPF which deliver sustainable development.

Individual policies in the NDP document set out the key policy justifications in relation to NPPF and CLP policies and the overall intention of the policy area for each of the plan policies.

In addition, Appendix D outlines how the D&T NDP demonstrates conformity with the Cornwall Local Plan. As a result, the D&T NDP clearly contributes to achieving sustainable development by seeking to protect and enhance what is valuable to the community, whilst allowing for development which contributes to supporting a strong, vibrant and healthy plan area and building a strong, responsive and competitive economy. Thereby the D&T NDP policies seek to achieve sustainable development by seeking jointly and simultaneously the three mutually dependent roles of sustainable development - economic, social and environmental - and the interplay between them.

The Dobwalls and Trewidland Neighbourhood Development Plan has regard to National Planning Policy and is in general conformity with the Strategic Policies of the Cornwall Local Plan. The D&T NDP promotes sustainable development and is compatible with EU obligations.

It is considered that the Basic Conditions as set out in Schedule 48 to the Town and Country Planning Act 1990 (as amended) have been met. The plan complies with paragraph 8(1) (a) of Schedule 4B to the Act and should proceed to referendum.

8 Appendices

Appendix A: Map of Designation of NDP Area

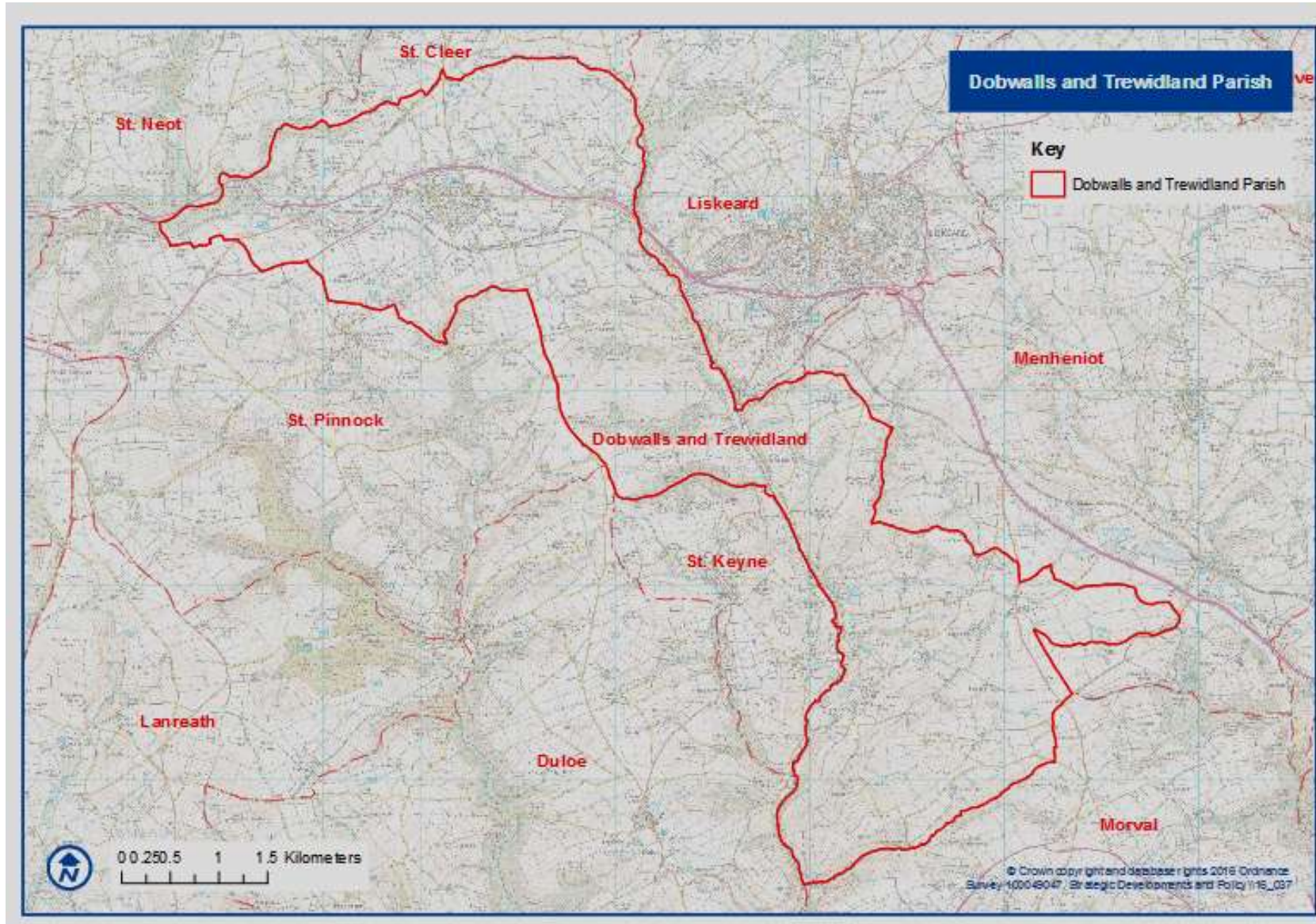
Appendix B: Cornwall Council Approval Letter

Appendix C: Letters of Support from Liskeard Town Council and St Keyne and Trewidland Parish Council for the continuation of the D&T NDP Designated Area

Appendix D: Conformity to NPPF (2021) and Cornwall Plan (2016) guidance tables

Appendix E: Cornwall Council SEA and HRA Screening Opinion Report February 2020

Appendix A: Map of Designation of NDP Area



Appendix B: Cornwall Council Approval Letter

Cornwall Council

Pydar House Pydar Street Truro Cornwall TR1 1XU

Email: planning@cornwall.gov.uk

Tel: 0300 1234151

Web: www.cornwall.gov.uk



Applicant:

Mrs Linda Cole

Parish Clerk

Dobwalls and Trewidland Parish Council

The Firs

Lower Metherell

Callington

Cornwall

PL17 8BJ

**Town And Country Planning Act 1990 (As Amended)
The Neighbourhood Planning (General) Regulations 2012**

Designation of a Neighbourhood Area

CORNWALL COUNCIL, being the Local Planning Authority, **HEREBY APPROVES**, the designation of a Neighbourhood Area to be used for the creation of a Neighbourhood Development Plan as set out in the following application received on 19th January 2017 and accompanying plan(s):

Proposal: The designation of the Parish of Dobwalls and Trewidland as a Neighbourhood Area

Relevant Body: Dobwalls and Trewidland Parish Council

YOUR ATTENTION IS DRAWN TO THE ATTACHED NOTES.

DATED: 19th January 2017

Phil Mason

Service Director – Planning and Sustainable Development

Appendix C: Letters of Support from Liskeard Town Council and St Keyne and Trewidland Parish Council

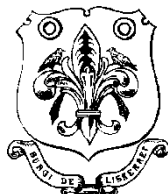
Letter of support from Liskeard Town Council:

LISKEARD TOWN COUNCIL

Tel: 01579 345407

E-mail: office1@liskeard.gov.uk

Web Site: www.liskeard.gov.uk



Mrs Y Hayward
RFO & Deputy Town Clerk
3-5 West Street
Liskeard PL14
6BW

2 August 2022

FAO Linda Coles Dobwalls
Parish Council The Firs
Lower Metherell
Callington Cornwall
PL17 8BJ

Dear Linda,

The Dobwalls and Trewidland Neighbourhood Development Plan Area Designation

Thank you for consulting Liskeard Town Council on the Dobwalls and Trewidland Neighbourhood Development Plan and keeping us updated of your progress through the various stages of the Plan development.

Liskeard Town Council supports your proposals, and in particular the policies relating to the area formerly covered by the Dobwalls and Trewidland Parish, now within the revised Liskeard town boundary.

We wish you every success with progress of the Plan to final adoption.

Your sincerely,

Yvette HAYWARD

Yvette Hayward
RFO & Deputy Town Clerk



Letter of support from St Keyne and Trewidland Parish Council:

**St Keyne & Trewidland
Parish Council**

www.stkeynetrewidlandpc.org.uk



Mrs Linda Coles
Dobwalls Parish Council
The Firs
Lower Metherell
Callington
Cornwall
PL17 8BJ

23 August 2022

Dear Linda,

The Dobwalls and Trewidland Neighbourhood Development Plan Area Designation

Thank you for consulting St Keyne & Trewidland Parish Council on the Dobwalls and Trewidland Neighbourhood Development Plan and keeping us updated of your progress through the various stages of the plan development.

St Keyne & Trewidland Parish Council supports your proposals, and in particular the policies relating to the area formerly covered by the Dobwalls and Trewidland Parish, now within the revised parish boundary.

Kind regards

Kevin Shovelton

Cllr Kevin Shovelton
Chair to the Parish Council

Chy Porth Ceinwen | St Keyne | Cornwall PL14 4RJ
07471 816604
chair@stkeynetrewidlandpc.org.uk

Appendix D: Conformity to NPPF (2021) and Cornwall Local Plan (2016) Guidance Tables

Policy Check Tables

The detailed analysis set out in the tables below includes the cross checking of each D&T NDP policy against the contents of the Dobwalls and Trewidland Parish Plan (2005), Cornwall Local Plan (2016) and the NPPF policies (July 2021).

Landscape, Biodiversity and Heritage

10.1 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.

Parish Plan 2005	Cornwall Local Plan 2016	NPPF Jul 2021	Comment
Pg. 11 Local Environment	Policy 3 Role and Functions of Places Pg 24 Policy 12 Design Pg 50	Policy 11, Making effective use of land, Pg 35	The Impact on the Local Landscape plays a key role throughout the CLP and needs to be considered for all / any proposals

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:

- Will not detract from their significance and character.
- 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.
- Does not contribute to light pollution of the night sky or provides significant mitigating measures.
- Is not likely to lead to or increase anti-social behaviour.

Parish Plan 2005	Cornwall Local Plan 2016	NPPF Jul 2021	Comment
Pg. 11 Local Environment	Policy 2, Spatial Strategy Pg16 Policy 12 Design Pg50 Policy 25 Green Infrastructure Pg 80	Policy 8, Promoting Healthy & Safe environment Pg 27 Policy 12 Achieving well designed places Pg 38 Policy 15 Conserving & enhancing the natural environment Pg 50	

Landscape, Biodiversity and Heritage

10.2 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.

Parish Plan 2005	Cornwall Local Plan 2016	NPPF Jul 2021	Comment
Pg. 11 Local Environment	Pg. 74 Policy 23 Natural Environment	Pg. 5 Para 9 Pg. 23 Para 83 Pg. 50 Para 174	

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.

Parish Plan 2005	Cornwall Local Plan 2016	NPPF Jul 2021	Comment
Pg. 11 Local Environment	Pg. 74 Policy 23 Natural Environment	Pg. 39 Para 131	

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.

Parish Plan 2005	Cornwall Local Plan 2016	NPPF Jul 2021	Comment
Pg. 11 Local Environment	Pg. 74 Policy 23 Natural Environment	Pg. 51 Habitats and Biodiversity	

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.			
Parish Plan 2005	Cornwall Local Plan 2016	NPPF Jul 2021	Comment
No evidence	Pg. 73 Development Mitigation	Pg. 51 Habitats and Biodiversity	
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).			
Parish Plan 2005	Cornwall Local Plan 2016	NPPF Jul 2021	Comment
Pg.18 Appropriate playgrounds.	Pg. 81 Policy 25 Green infrastructure	Pg. 28 Open Space and recreation	

Landscape, Biodiversity and Heritage

10.3 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.

Parish Plan 2005	Cornwall Local Plan 2016	NPPF Jul 2021	Comment
No evidence found in original plan	Policy 14 Renewable and low carbon energy Pg 52-56	Policy 14 Meeting the challenge of Climate Change, Flooding & Coastal change, Pg 45	

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.

Parish Plan 2005	Cornwall Local Plan 2016	NPPF Jul 2021	Comment
No evidence found in original plan	Policy 27 Transport and accessibility Pg 84 this is amplified via a link to Cornwall Transport policy within Connecting Cornwall 2030	Policy 9 Promoting sustainable Transport	

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.

Parish Plan 2005	Cornwall Local Plan 2016	NPPF Jul 2021	Comment
No evidence found in original plan	Policy 21 Best use of Land Pg 67 & Policy 26, Flood Risk Management and coastal change	Policy 14 Sec 14 Meeting the challenge of Climate Change, Flooding & Coastal change	

Community Facilities and Green Infrastructure

10.4 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.

Parish Plan 2005	Cornwall Local Plan 2016	NPPF Jul 2021	Comment
Local shops, etc. Page 10 Community Page 16 Environment Page 11	Role and function of places Policy 3 page 24 Shopping, services and community facilities Policy 4 page 30 & 31 Green infrastructure Policy 25 page 81	Strategic policies para 20. c) page 9 Non-strategic policies para28 page 10 Supporting a prosperous rural economy para 84. page 24 Promoting healthy and safe communities Policy 8 page 27 Open space and recreation pages 28 & 29 Making effective use of land page 36 Achieving well-designed places Policy 12 Protecting Green Belt land Policy 13 page 41 Ground conditions and pollution pages 53 & 54	

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.

Parish Plan 2005	Cornwall Local Plan 2016	NPPF Jul 2021	Comment
Play areas and facilities for young people page 18 Health services page 24	Role and function of places Policy 3 page 24 Design Policy 12 page 51 Development standards Policy 13 page 52 Safeguarding renewable energy Policy 15 Health and wellbeing Policy 16 page 57 Historic Environment Policy 24	Strategic policies page 9 Development contributions page 11 Supporting a prosperous rural economy page 24 Promoting healthy and safe communities Policy 8 pages 27, 28 & 29 Promoting sustainable transport page 30 Considering development proposals page 32 Achieving well-designed places Policy 12 Proposals affecting Green Belt page 43	

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.

Parish Plan 2005	Cornwall Local Plan 2016	NPPF Jul 2021	Comment
Community page 16	Transport and accessibility Policy 27 page 84	Promoting healthy and safe communities Policy 8 page 27 Considering development proposals Para 110 pages 31 & 32	

		Achieving well-designed places Policy 12	
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.			
Parish Plan 2005	Cornwall Local Plan 2016	NPPF Jul 2021	Comment
Environment page 11	Housing in the countryside Policy 7 page 41	Rural Housing page 22 Proposals affecting the Green Belt page 44	
Community Facilities and Green Infrastructure			
10.5 Green Infrastructure			
GS1: Local Open Space			
Areas identified on the Dobwalls and Trewidland Local Open Space maps will be afforded protection, while permitting improvements intended to increase their amenity value without reducing public access.			
Parish Plan 2005	Cornwall Local Plan 2016	NPPF Jul 2021	Comment
Environment page 11	Role and function of places Policy 3 page 25 Health and wellbeing Policy 16 page 57 Natural Environment Policy 23 page 74 Green infrastructure Policy 25 page 81	Supporting a prosperous rural economy page 24 Promoting healthy and safe communities page 27 Open space and recreation pages 28 & 29 Making effective use of land page 36	
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.			
Parish Plan 2005	Cornwall Local Plan 2016	NPPF Jul 2021	Comment
Environment page 11 Community Facilities page 18	Role and function of places Policy 3 page 25 Design Policy 12 page 50, 51 & 52	Supporting a prosperous rural economy page 24 Promoting healthy and safe communities page 27	

	<p>Development standards Policy 13 page 52</p> <p>Health and wellbeing Policy 16 page 57</p> <p>Historic environment Policy 24 page 81</p> <p>Green infra. Policy 25 page 81</p>	<p>Open space and recreation pages 28 & 29</p> <p>Making effective use of land page 36</p>	
<p>GS3: Local Green Space and Infrastructure</p> <p>a) Areas listed and shown as Greenspaces on the 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.</p> <p>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.</p> <p>c) Access to all Public Rights of Way will be retained and, where necessary, re-instated.</p>			
Parish Plan 2005	Cornwall Local Plan 2016	NPPF Jul 2021	Comment
<p>Environment page 11</p> <p>Transport page 21</p> <p>Tourism page 28</p>	<p>Role and function of places Policy 3 page 25</p> <p>Design Policy 12 page 50, 51 & 52</p> <p>Health and wellbeing Policy 16</p> <p>a) Natural environment Policy 23 page 79</p> <p>Green Infrastructure Policy 25</p> <p>Infrastructure Policy 28 page 85</p> <p>c) European Protected Sites – mitigation of recreational impacts</p>	<p>Strategic policies page 9</p> <p>Non-strategic policies page 10</p> <p>Development contributions page 11</p> <p>Promoting healthy and safe communities page 27</p> <p>Open space and recreation pages 28 & 29</p> <p>Achieving well-designed places Policy 12</p> <p>Protecting Green Belt land – Policy 13 - pages 41, 42 & 43</p>	

	<p>from development Policy 22 page 74</p> <p>Natural environment Policy 23</p> <p>c) Natural environment Policy 23</p>	<p>Meeting the challenge of climate change, flooding and coastal change page 45</p> <p>Conserving and enhancing the natural environment page – Policy 15 – pages 50 & 51</p> <p>Ground conditions and pollution pages 53 & 54</p> <p>Habitats and biodiversity pages 51 & 52</p>	
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Community Facilities and Green Infrastructure

10.6 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.

Parish Plan 2005	Cornwall Local Plan 2016	NPPF Jul 2021	Comment
Education and Training page 25	Spatial Strategy Policy 2a	Promoting health and safe communities pages 27 & 28	

Housing

10.7 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.

Parish Plan 2005	Cornwall Local Plan 2016	NPPF Jul 2021	Comment
Page 11 Environment Vision	Page 12: Theme 2 Objective 4 Objective 6	Page 17 5. Delivering a sufficient supply of homes	

<p>Page 14 Housing Section</p> <p>Page 15 Housing Vision</p>	<p>Theme 4: Objective 9 Objective 10</p> <p>Page 14: Spatial strategy, Para 1.29</p> <p>Page 25: Policy 3 Role and Function of places, Point 3</p> <p>Page 40: Policy 6 Housing Mix</p> <p>Page 41: Housing in the countryside Para 2.32 Policy 7</p> <p>Page 45: Policy 8 Affordable Housing</p> <p>Page 46: Policy 9 Rural exception sites</p> <p>Page 47 Managing viability Policy 10</p> <p>Page 88: Policy 2a New home provision 2.5 and 2.6 Targets</p> <p>Page 88 Policy 3 Role and function of Place</p>	<p>Page 18 Sub section – Identifying land for homes</p> <p>Page 35. 11. Making effective use of land Sub section – Achieving appropriate densities (page 36)</p>	
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	Strategic distribution of development: Indicator 3, 3.1 Target – bullet 1		
	Page 90 Managing Viability Target		
	Page 92: Policy 23 23.2 Target		
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)			
Parish Plan 2005	Cornwall Local Plan 2016	NPPF Jul 2021	Comment
Page 11 Environment Vision	Page 12 Theme 4 Objective 9 Objective 10	Page 17 5. Delivering a sufficient supply of homes	
Page 14 Housing Section	Page 14 Spatial strategy Para 1.29	Page 18 Sub section – Identifying land for homes	
Page 15 Housing Vision	Page 16 Spatial strategy Para 1.41 Policy 2 – 1.	Page 21 Sub section – Rural housing	
	Page 41 Policy 7 Housing in the countryside	Page 27 8. Promoting healthy and safe communities	
	Page 46 Policy 9	Page 28 Sub section Open space and recreation Para 98, 99 and 100	

	<p>Rural exception sites</p> <p>Page 67 Policy 21 Best use of land and existing buildings</p> <p>Page 81 Policy 25 Green infrastructure</p> <p>Page 89 Policy 7 Target</p> <p>Page 89 Policy 9 Target bullet point 1</p> <p>Page 90 Policy 10 Target</p> <p>Page 91 Policy 21 Key Target</p>	<p>Page 35. 11. Making effective use of land</p> <p>Page 50 15. Conserving and enhancing the natural environment</p>	
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Housing			
10.8 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			
Parish Plan 2005	Cornwall Local Plan 2016	NPPF Jul 2021	Comment
Page 14 Housing Section Page 15 Housing Vision	Page 12 Theme 2 Objective 4 Objective 6 Theme 4 Objective 10 Page 19 Policy 2a Key targets 1 Page 38 Housing Mix section Para 2.22 Page 40 Policy 6 Housing Mix Page 45 Policy 8 Affordable Housing Page 47 Managing viability	Page 17 5. Delivering a sufficient supply of homes	

	Policy 10 Page 89 Policy 8 Target Page 90 Policy 10 Target		
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.			
Parish Plan 2005	Cornwall Local Plan 2016	NPPF Jul 2021	Comment
Page 14 Housing Section Page 15 Housing Vision	Page 12 Theme 2 Objective 4 Objective 6 Page 19 Key targets Policy 2a 5. Page 38 Housing Mix Para 2.22 Page 39 Housing Mix Para 2.25 Page 40 Housing Mix 2.28 Page 40 Housing Mix Policy 6 Page 87 Policy 2a	Page 17 5. Delivering a sufficient supply of homes	

	Communal establishment provision Target		
	Page 88 Policy 6 Target		

Housing

10.9 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 behavior.
- Proposed developments should include electric vehicle charging points.

Parish Plan 2005	Cornwall Local Plan 2016	NPPF Jul 2021	Comment
Page 9 A Safe and Crime Free Environment Vision	Page 12 Theme 2 Objective 4 Objective 6	Page 17 5. Delivering a sufficient supply of homes	
Page 14 Housing Section	Theme 4 Objective 9 Objective 10	Page 27 8. Promoting healthy and safe communities	
Page 18 Community Vision ref playgrounds	Page 14 Spatial strategy Para 1.29	Page 30 9. Promoting sustainable transport Para 105 (page 31)	
Page 23 Transport Vision Adequate parking	Page 16 Spatial strategy Policy 2 1.a	Page 38 12. Achieving well-designed places	
	Page 38	Page 45	

	<p>Housing Mix section Para 2.22</p> <p>Page 40 Policy 6 Housing Mix</p> <p>Page 50 Policy 12 Design</p> <p>Page 52 Policy 13 Development standards</p> <p>Page 57 Policy 16 Health and well being</p> <p>Page 81 Policy 25 Green infrastructure</p> <p>Page 89 Policy 6 Target</p> <p>Page 90 Policy 12 Target</p> <p>Page 90 Policy 13 Target</p> <p>Page 90 Policy 16 Targets</p> <p>Page 92 Policy 25</p>	<p>14. Meeting the challenge of Climate change, flooding and coastal change Sub section Planning for climate change</p>	
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	Target 25.2		
HS2: Carbon Reduction Technologies:			
All planning applications and developments must accord with CLP Policies 13 and 14 in terms of energy standards.			
Parish Plan 2005	Cornwall Local Plan 2016	NPPF Jul 2021	Comment
	<p>Page 12 Theme 4 Objective 9</p> <p>Page 16 Spatial strategy Policy 2 2.a</p> <p>Page 52 Policy 13 Development Standards</p> <p>Page 54 Policy 14 Renewable and low carbon energy</p> <p>Page 90 Policy 14 Target</p>	<p>Page 30 9. Promoting sustainable transport particularly Para 104 b and 105</p> <p>Page 31 Sub section – Considering development proposals particularly Para 110 a</p> <p>Page 38 12. Achieving well- designed places Para 131 (page 39)</p> <p>Page 45 14. Meeting the challenge of Climate change, flooding and coastal change Sub section Planning for climate change</p>	

10.10 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.

Parish Plan 2005	Cornwall Local Plan	NPPF Jul 2021	Comment
Community page 17	Policy 6 housing mix Policy 12 Policy 16 item 3	Page 17 Section 5: Delivering a sufficient supply of homes para 60/61/62 Page 21 Rural Housing para 78 Page 27 Section 8: Promoting healthy and safe communities para 92. a/b/c) Section 8 para 93 a/b/c)	

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

Parish Plan 2005	Cornwall Local Plan	NPPF Jul 2021	Comment
Community page 18 and 19	Policy 16 page 57 item 3 Policy 16 page 57 item 6	Page 28 Section 8 para 97 Page 28 to 29 Section 9 Open Space and Recreation paras 98/99/100	

Accessibility, Communications and Transport

10.11 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.

Parish Plan 2005	Cornwall Local Plan 2016	NPPF Jul 2021	Comment
Page 21: Transport: Road safety section and vision	Page 12 Theme 2 Objective 6 Page 15 Spatial Strategy 1.37 more integrated transport system Page 51 Policy 12 Housing Design 1c - movement Page 84 Policy 27 Transport and Accessibility	Page 30 9. Promoting sustainable transport Page 31 Considering development proposals	Connecting Cornwall 2030 Polices: 23 31

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.			
Parish Plan 2005	Cornwall Local Plan 2016	NPPF Jul 2021	Comment
Page 21: Transport: Public Transport Services section and vision	<p>Page 12 Theme 2 Objective 6</p> <p>Page 15 Spatial Strategy 1.37 – more integrated transport system</p> <p>Page 51 Policy 12 Housing Design 1c - movement</p> <p>Page 84 Policy 27 Transport and Accessibility</p> <p>Page 93 Policy 27: Transport and Accessibility Target 27.2</p>	<p>Page 30 9. Promoting sustainable transport</p> <p>Page 31 Considering development proposals</p>	Connecting Cornwall 2030 policies: 10 31
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.			
Parish Plan 2005	Cornwall Local Plan 2016	NPPF Jul 2021	Comment
Page 21: Transport: Road safety section and vision	<p>Page 12 Theme 2 Objective 6</p> <p>Page 15 Spatial Strategy 1.37 – more integrated transport system</p> <p>Page 51 Policy 12</p>	<p>Page 30 9. Promoting sustainable transport</p> <p>Page 31 Considering development proposals</p> <p>Paragraph 113 discusses travel plans</p>	Connecting Cornwall 2030 policies: 23

	Housing Design 1c - movement Page 84 Policy 27 Transport and Accessibility		
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.			
Parish Plan 2005	Cornwall Local Plan 2016	NPPF Jul 2021	Comment
Page 21: Transport: Road safety section and vision	Page 12 Theme 2 Objective 6 Page 15 Spatial Strategy 1.37 – more integrated transport system Page 51 Policy 12 Housing Design 1c - movement Page 84 Policy 27 Transport and Accessibility	Page 30 9. Promoting sustainable transport Page 31 Considering development proposals	Connecting Cornwall 2030 policies: 15 16 19

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.

Parish Plan 2005	Cornwall Local Plan 2016	NPPF Jul 2021	Comment
Page 28 Tourism Cycling not specially covered but vision 1 or vision 2 discuss improving footpaths and routes	Page 12 Theme 1 Objective 2 Theme 3 Objective 8 Page 15 Spatial Strategy 1.37 – more integrated transport system Page 51 Policy 12 Housing Design 1c - movement Page 57 Policy 16 Health and wellbeing Point 3 Page 84 Policy 27 Tpt and accessibility Points 2 and 6 Page 90 Policy 16: Health and wellbeing Target 17.2	Page 27 8. Promoting healthy and safe communities Page 30 9. Promoting sustainable transport In particular paras: 104 c 106 d Page 31 Considering development proposals In particular paras: 112 a on page 32	Connecting Cornwall 2030 policies: 20 21 31

Accessibility, Communications and Transport

10.12 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.

Parish Plan 2005	Cornwall Local Plan 2016	NPPF Jul 2021	Comment
<p>Page 22 Transport: Public Transport</p> <p>Page 23: Transport: Parking</p>	<p>Page 12 Theme 2 Objective 6</p> <p>Page 15 Spatial Strategy 1.37 – more integrated transport system</p> <p>Page 51 Policy 13 Development Standards 3</p> <p>Page 84 Policy 27 Transport and Accessibility</p> <p>Page 93 Policy 27: Transport and Accessibility Target</p>	<p>Page 30 9. Promoting sustainable transport In particular para: 107 on page 31</p> <p>Page 31 Considering development proposals</p>	<p>Connecting Cornwall 2030 policies: 10</p>

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.

Parish Plan 2005	Cornwall Local Plan 2016	NPPF Jul 2021	Comment
Page 23: Transport: Parking section and vision	Page 12 Theme 2 Objective 6 Page 52 Policy 13 Development standards Point 3 Page 84 Policy 27 Transport and Accessibility Page 90 Policy 13 Development Standards Target	Page 30 9. Promoting sustainable transport In particular paras107 and 108 on page 31 Page 31 Considering development proposals	

<p>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:</p> <ol style="list-style-type: none"> 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). It can be clearly demonstrated that fewer parking spaces are required and the settlement/community will benefit from the re-use of the space. 			
Parish Plan 2005	Cornwall Local Plan 2016	NPPF Jul 2021	Comment
<p>Page 23: Transport: Parking section and vision</p>	<p>Page 12 Theme 2 Objective 6</p> <p>Page 52 Policy 13 Development standards Point 3</p> <p>Page 90 Policy 13: Development Standards Key target 14.</p>	<p>Page 30 9. Promoting sustainable transport In particular paras 107 and 106 on page 31</p>	
<p>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.</p>			
Parish Plan 2005	Cornwall Local Plan 2016	NPPF Jul 2021	Comment
<p>Page 23 Transport Section: Parking section and vision</p>	<p>Page 12 Theme 2 objective 4</p> <p>Page 50: Quality of development – Development standards Para - 2.80</p> <p>Page 52 Policy 13 Development standards Point 3</p>	<p>Page 30 9. Promoting sustainable transport In particular paras 107 and 106 on page 31</p> <p>Page 31 Considering development proposals</p>	

	Page 90 Policy 13: Development Standards Target.		
Accessibility, Communications and Transport			
10.13 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).			
Parish Plan 2005	Cornwall Local Plan 2016	NPPF Jul 2021	Comment
Page 20 Communications sub section. There is a paragraph stating “the issue of access to Broadband has been resolved” but nothing about high speeds.	Page 12 Theme 2 Objective 6 Page 17 Policy 2 Spatial Strategy 2h. Page 33 Business and Tourism 2.4 bullet point 1 Page 85 Policy 28: Infrastructure Point 1	Page 33 10. Supporting high quality communications	Connecting Cornwall Page 3 Policy 4 We will support the provision of local services and facilities to enable people to live locally

Business, Employment and Jobs

10.14 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.

Parish Plan 2005	Cornwall Local Plan 2016	NPPF Jul 2021	Comment
Pg. 26 Employment	Pg. 16 Policy 2 Spatial strategy	Pg. 23 Para 84 Supporting a prosperous rural economy	

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.

Parish Plan 2005	Cornwall Local Plan 2016	NPPF Jul 2021	Comment
No evidence found	Pg. 16 Policy 2 Spatial strategy	Policy 12 Achieving well designed places	

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.			
Parish Plan 2005	Cornwall Local Plan 2016	NPPF Jul 2021	Comment
No evidence found	Policy 27 Transport & accessibility	Pg. 73 Transport assessment	
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.			
Local Plan 2005	Cornwall Local Plan 2016	NPPF Jul 2021	Comment
No evidence found	Policy 27 Transport & accessibility	Pg. 32 Parr 113 Pg. 73 Transport assessment	

Appendix E: Cornwall Council SEA and HRA Screening Opinion Report February 2020

Mhairi Mackie
Dobwalls and Trewidland Parish NDP
mhairimackie@waitrose.com
By email



Dear Mhairi,

8 April 2020

Dobwalls and Trewidland Parish Neighbourhood Development Plan – SEA and HRA Screening

As requested I have screened the Dobwalls and Trewidland Parish Neighbourhood Development Plan (NDP) to see whether the plan requires Strategic Environmental Assessment (SEA) or Habitats Regulations Assessment (HRA).

As required by the SEA regulations I produced a screening opinion report for the NDP (SEA version draft 11 27.2.20) and consulted the statutory bodies: Natural England, Historic England and the Environment Agency. I also asked Natural England to confirm whether or not HRA was required under the HRA directive.

Based on the scale and location of development proposed in the draft plan, Cornwall Council is of the opinion that the Dobwalls and Trewidland Parish NDP is unlikely to have significant effects on the environment or on European Sites and that SEA and HRA is therefore not required.

This view is confirmed by the consultation bodies and the full screening report and the responses from the Environment Agency, Natural England and Historic England are attached.

If significant changes or additions are made to your plan I would advise you to have it rescreened.

Yours sincerely,



Sarah Furley
Group Leader
Neighbourhood Plans
Tel: 01872 224294
Email: sarah.furley@cornwall.gov.uk

cc: Parish clerk: dobwallstrewpc@btinternet.com.gov.uk

**Dobwalls and Trewidland Neighbourhood Plan
SEA and HRA Screening Report**

**Dobwalls and Trewidland Parish NDP
(SEA version, draft 11, dated 27 February 2030)**

**Strategic Environmental Assessment
Habitats Regulations Assessment**

Screening Report

28 February 2020

**Dobwalls and Trewidland Neighbourhood Plan
SEA and HRA Screening Report
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Dobwalls and Trewidland Neighbourhood Plan SEA and HRA Screening Report

1. Introduction

1.1 This screening report is designed to determine whether or not Dobwalls and Trewidland Parish Neighbourhood Development Plan (the NDP) requires a Strategic Environmental Assessment (SEA) in accordance with the European Directive 2001/42/EC and associated Environmental Assessment of Plans and Programmes Regulations 2004. The report also considers whether Habitats Regulations Assessment is required under Article 6 or 7 of the Habitats Directive.

1.2 The purpose of the NDP is to provide planning policies giving local detail to the strategic policies of the Cornwall Local Plan.

Section 7 of the NDP sets out the following vision: 'In 2030 Dobwalls and Trewidland Parish will be a resilient community where residents of all ages have appropriate and affordable homes, full and equitably-paid employment, access to suitable education, health and social care facilities and recreation and live in a sustainable, safe and protected environment, with suitable and affordable local, regional and national transport links.' (p13)

The NDP sets out to achieve this vision with 6 objectives and figure 2 on page 13 shows how the thirteen policies of the NDP aim to deliver the objectives which relate to Community Health; Housing; Business and Employment; Community Facilities and Open Space; Roads, Parking and Broadband; and Landscape, Biodiversity and Climate Change.

1.3 The legislative background set out below outlines the regulations that require the need for this screening exercise. Section 4, provides a screening assessment of the likely significant environmental effects of the Neighbourhood Plan and the need for a full SEA or HRA.

2. Legislative Background

Strategic environmental assessment

2.1 The basis for Strategic Environmental Assessments legislation is European Directive 2001/42/EC and was transposed into English law by the Environmental Assessment of Plans and Programmes Regulations 2004, or SEA Regulations. Detailed Guidance of these regulations can be found in the Government publication 'A Practical Guide to the Strategic Environmental Assessment Directive' (ODPM 2005)

2.2 The Planning and Compulsory Purchase Act 2004 required Local Authorities to produce Sustainability Appraisals (SA) for all local development documents to meet the requirement of the EU Directive on SEA. It is considered best practice to incorporate requirements of the SEA Directive into an SA.

2.3 However, Neighbourhood Plans are not Local Development Documents and are not required to be subject to sustainability appraisal by legislation (although it is advisable to carry out some form of sustainability assessment.) Neighbourhood plans are produced under the Localism Act 2011. In SEA terms, neighbourhood plans are treated as components of Local Plans. National Planning Policy Guidance (NPPG) advises that in some limited circumstances, where a neighbourhood plan is likely to have significant environmental effects, it may require a strategic environmental assessment. The Localism Act 2011 also requires neighbourhood plans to be compatible with EU and Human rights

Dobwalls and Trewidland Neighbourhood Plan SEA and HRA Screening Report

legislation, therefore, depending on their content, neighbourhood plans may trigger the Strategic Environmental Assessment Directive and Habitats Directive

- 2.4 Figure 2.1 shows the SEA screening process, and Box 2.1 shows the criteria to be used for the main test that applies to neighbourhood plans, namely whether the plan is likely to have a significant environmental effect.
- 2.5 National Planning Policy Guidance (NPPG) advises that in some limited circumstances, where a neighbourhood plan is likely to have significant environmental effects, it may require a strategic environmental assessment. Potential triggers may be:
- a neighbourhood plan allocates sites for development
 - the neighbourhood area contains sensitive natural or heritage assets that may be affected by the proposals in the plan
 - the neighbourhood plan is likely to have significant environmental effects that have not already been considered and dealt with through a sustainability appraisal of the Local Plan

Habitats Regulation Assessment

- 2.6 Habitats Regulation Assessment (HRA) is a separate process which is required for all plans and projects which are not wholly directly connected with or necessary to the conservation management of a European site's qualifying features. This process also requires screening as a first step to ascertain whether a plan is likely to have significant adverse effects on the integrity of 'European' sites. European sites in Cornwall include Special Areas of Conservation (SACs) and Special Protection Areas (SPAs.).
- 2.7 HRA focuses on maintaining the 'integrity' of the European Sites, namely their conservation objectives. Table 5.1 lists the European Sites within 10km of the neighbourhood plan; their designated features/habitats; conservation objectives; and vulnerabilities.

Sustainability Appraisal

- 2.8 The NPPG explains that there is no legal requirement for a neighbourhood plan to have a sustainability appraisal as set out in section 19 of the Planning and Compulsory Purchase Act 2004. However, a qualifying body must demonstrate how its plan or order will contribute to achieving sustainable development. A sustainability appraisal may be a useful approach for doing this.
- 2.9 This report therefore includes screening for HRA and SEA . Section 3 sets out the HRA screening, and provides that Appropriate Assessment if required. Section 4 shows the SEA screening process (fig 2.1), and Box 2.1 shows the criteria to be used for the main test that applies to neighbourhood plans, namely whether the plan is likely to have a significant environmental effect.

Dobwalls and Trewidland Neighbourhood Plan SEA and HRA Screening Report

3. Habitats Regulation Assessment

Habitats Regulation Assessment (HRA) is a separate process which is required for all plans and projects which are not wholly directly connected with or necessary to the conservation management of a European site's qualifying features. This also requires screening as a first step to ascertain whether a plan is likely to have significant adverse effects on the integrity of 'European' sites. European sites in Cornwall include Special Areas of Conservation (SACs) and Special Protection Areas (SPAs.).

5.2 HRA focuses on maintaining the 'integrity' of the European Sites, namely their conservation objectives. Table 5.1 lists the European Sites within 10km of the neighbourhood plan; their designated features/habitats; conservation objectives; and vulnerabilities.

5.3 HRA screening requires consideration of the following questions: Is the Plan, either alone or in combination with other relevant projects and plans, likely to result in a significant effect upon European sites? The table(s) below appraises the effect of allocations or policies within the NDP which have the potential to significantly affect European sites within or with a pathway of impact from the NDP. The precautionary principle must be used when assessing whether adverse effects are significant.

NDP Allocation or Policy: The NDP does not allocate sites but Policy HO1 establishes settlement boundaries for Dobwalls, Trewidland and Doublebois. Of these, Trewidland is within the Zone of influence for possible impacts on the Tamar Estuaries Complex SPA and the Plymouth Sound SAC, through increased recreation.

European Site	Designated features	Threats/pressures	Pathways of Impact (arising from development relating to the NDP)	Likely significant effects (including in combination)	Screen in or out
Tamar Estuaries Complex SPA	Little Egrets, Pied Avocet	http://publications.naturalengland.org.uk/publication/6010091304124416?category=5374002071601152	Recreation	Yes	In
Plymouth Sound SAC	Habitats: Atlantic salt meadows , Estuaries, Large shallow inlets and	http://publications.naturalengland.org.uk/publication/5833129793159168?category=5374002071601152	Recreation	Yes	In

**Dobwalls and Trewidland Neighbourhood Plan
SEA and HRA Screening Report**

	bays, Intertidal mudflats and sandflats, Reefs, Subtidal sandbanks Species: Allis Shad, Shore Dock				
Phoenix United Mine and Crows Nest SAC	Qualifying habitats: H6130 Calaminarian grasslands of the <i>Violetalia calaminariae</i> (grasslands on soils rich in heavy metals)	http://publications.naturalengland.org.uk/publication/5812344097603584?category=5374002071601152	<ul style="list-style-type: none"> • Inappropriate scrub control • Overgrazing • Air pollution <p>None arising from the NDP. The SAC is in St Cleer Parish, approx. 6km north east of the NDP area. The management regime requires low intensity grazing and strict control of tipping, landscaping and motorbike scrambling. This is currently achieved through close liaison with landowners.</p>	No	out

Dobwalls and Trewidland Neighbourhood Plan SEA and HRA Screening Report

Appropriate Assessment

As the Plymouth Sound SAC and Tamar Estuaries Complex SPA are screened in, appropriate assessment for these two designated sites is included.

The HRA of the Cornwall Local Plan identified likely significant effects, in combination with the level of growth of Plymouth, arising from recreational access to the shore, small craft such as kayaks, paddleboards and illegal bait digging and crab tiling which could cause disturbance to the birds which are the designated features for the SPA. Some of the designated habitats of the SAC, namely the reefs and sandbanks, could be susceptible to potential damage from anchoring and the shoredock which is a feature of the SAC could be susceptible to trampling, from increased recreational impact.

Cornwall's Local Plan, Policy 22, puts in place a strategic solution for mitigation of recreational impacts and therefore a financial contribution is taken from new development to fund mitigation measures including information and education, notices and river wardening. It is therefore possible to conclude that, in combination with the Local Plan Policy, there will be no impact on the integrity of the Plymouth Sound and Estuaries SAC or Tamar Estuaries Complex SPA.

Dobwalls and Trewidland Neighbourhood Plan SEA and HRA Screening Report

4. SEA screening

4.1 Criteria for determining the likely significance of effects referred to in Article 3(5) of Directive 2001/42/EC are set out below:

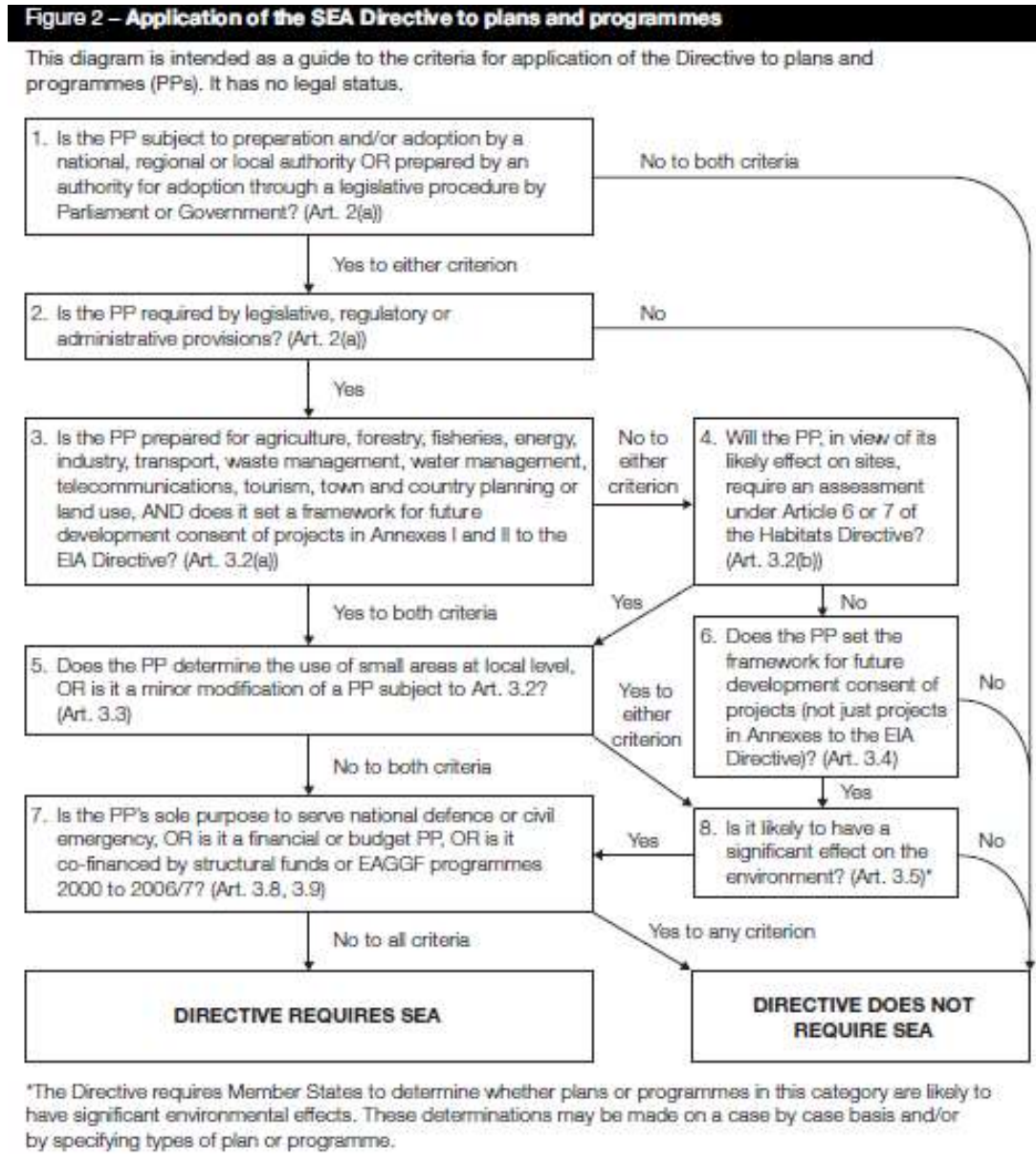
SCHEDULE 1 Regulations 9(2)(a) and 10(4)(a) CRITERIA FOR DETERMINING THE LIKELY SIGNIFICANCE OF EFFECTS ON THE ENVIRONMENT
<p>1. The characteristics of plans and programmes, having regard, in particular, to</p> <ul style="list-style-type: none"> - the degree to which the plan or programme sets a framework for projects and other activities, either with regard to the location, nature, size and operating conditions or by allocating resources, - the degree to which the plan or programme influences other plans and programmes including those in a hierarchy, - the relevance of the plan or programme for the integration of environmental considerations in particular with a view to promoting sustainable development, - environmental problems relevant to the plan or programme, - the relevance of the plan or programme for the implementation of Community legislation on the environment (e.g. plans and programmes linked to waste-management or water protection). <p>2. Characteristics of the effects and of the area likely to be affected, having regard, in particular, to</p> <ul style="list-style-type: none"> - the probability, duration, frequency and reversibility of the effects, - the cumulative nature of the effects, - the transboundary nature of the effects, - the risks to human health or the environment (e.g. due to accidents), - the magnitude and spatial extent of the effects (geographical area and size of the population likely to be affected), - the value and vulnerability of the area likely to be affected due to: <ul style="list-style-type: none"> - special natural characteristics or cultural heritage, - exceeded environmental quality standards or limit values, - intensive land-use, - the effects on areas or landscapes which have a recognised national, Community or international protection status.

Source: Annex II of SEA Directive 2001/42/EC

Dobwalls and Trewidland Neighbourhood Plan SEA and HRA Screening Report

Figure 2 SEA screening flowchart

The diagram below illustrates the process for screening a planning document to ascertain whether a full SEA is required².



² Source: A Practical Guide to the Strategic Environmental Assessment Directive

**Dobwalls and Trewidland Neighbourhood Plan
SEA and HRA Screening Report**

Table 4.1 Establishing the Need for SEA		
Stage	Y/N	Reason
1. Is the PP (plan or programme) subject to preparation and/or adoption by a national, regional or local authority OR prepared by an authority for adoption through a legislative procedure by Parliament or Government? (Art. 2(a))	Y	Will be 'made' by Cornwall Council and used in decision making as part of the development plan.
2. Is the PP required by legislative, regulatory or administrative provisions? (Art. 2(a))	Y	Localism Act 2011
3. Is the PP prepared for agriculture, forestry, fisheries, energy, industry, transport, waste management, water management, telecommunications, tourism, town and country planning or land use, AND does it set a framework for future development consent of projects in Annexes I and II to the EIA Directive? (Art 3.2(a))	N	Annex I and II projects are (typically) large scale industrial and commercial processes – the plan does not deal with this scale of development.
4. Will the PP, in view of its likely effect on sites, require an assessment for future development under Article 6 or 7 of the Habitats Directive? (Art. 3.2 (b)) (See para 4.2 above)	N	See Section 3 on Habitats Regulations Assessment
5. Does the PP Determine the use of small areas at local level, OR is it a minor modification of a PP subject to Art. 3.2? (Art. 3.3)	Y	The Plan contains land use planning policies to guide development within the parish
6. Does the PP set the framework for future development consent of projects (not just projects in annexes to the EIA Directive)? (Art 3.4)	Y	The NDP will be 'made' and used as part of the development plan for determining planning applications in the Plan area
7. Is the PP's sole purpose to serve the national defence or civil emergency, OR is it a financial or budget PP, OR is it co-financed by structural funds or EAGGF programmes 2000 to 2006/7? (Art 3.8, 3.9)	N	
8. Is it likely to have a significant effect on the environment? (Art. 3.5)	N	See Table 4.2

**Dobwalls and Trewidland Neighbourhood Plan
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Table 4.2 Likely significant effects on the environment	
SEA requirement	Comments
The characteristics of plans and programmes, having regard, in particular, to:	
1. the degree to which the plan or programme sets a framework for projects and other activities, either with regard to the location, nature, size and operating conditions or by allocating resources	The Plan provides local criteria based policies to control the quality of development within the parish. The Plan aims to meet the Local Plan housing apportionment for the parish. The strategy for delivery of development is through settlement boundaries for the main villages.
2. the degree to which the plan or programme influences other plans and programmes including those in a hierarchy	The neighbourhood plan must be in general conformity with the National Planning Policy Framework and the Local Plan. It does not influence other plans.
3. the relevance of the plan or programme for the integration of environmental considerations in particular with a view to promoting sustainable development,	The neighbourhood plan must be in general conformity with the National Planning Policy Framework and the Local Plan which promote sustainable development. It will be examined against four basic conditions, one of which is whether the plan contributes to sustainable development.
4. environmental problems relevant to the plan or programme,	The following environmental problems have been identified in the neighbourhood plan area None
5. the relevance of the plan or programme for the implementation of Community legislation on the environment (e.g. plans and programmes linked to waste-management or water protection).	N/A
Characteristics of the effects and of the area likely to be affected, having regard, in particular, to:	

**Dobwalls and Trewidland Neighbourhood Plan
SEA and HRA Screening Report**

6. the probability, duration, frequency and reversibility of the effects,	The Plan Period runs to 2030, to align with the adopted Cornwall Local Plan.
7. the cumulative nature of the effects,	The NDP plans to meet the Cornwall Local plan housing apportionment, which, estimated as a prorata division of the 1500 dwellings apportioned to the Liskeard and Looe rural CNA has essentially been met by commitments and completions in those parishes since 2010. The NDP therefore focuses on small scale development within settlement boundaries and on local need. Larger scale and strategic development to serve the area, would be provided at Liskeard.
8. the transboundary nature of the effects,	N/A
9. the risks to human health or the environment (e.g. due to accidents)	N/A
10. the magnitude and spatial extent of the effects (geographical area and size of the population likely to be affected),	The neighbourhood plan area covers the parish of Dobwalls and Trewidland. The parish population as at the 2011 census was 2091 people; the 2016 mid year population estimate was 2112 people. The parish covers an area of approx.. 2213 hectares.
11. the value and vulnerability of the area likely to be affected due to: -special natural characteristics or cultural heritage, - exceeded environmental quality standards or limit values, - intensive land-use,	<p>There are no European sites within the NDP area but, as discussed in the HRA screening and Appropriate Assessment in section 2.3, the southern part of the parish, which includes the small settlement of Trewidland, lies within the zone of influence with possible pathway of impact to the Plymouth Sound SAC and Tamar Estuaries Complex SPA.</p> <p>The parish lies outside the AONB, but the southern area of the parish and a small area at the western boundary lies within the Area of Great Landscape Value. This lies adjacent to the settlement boundary of Doublebois.</p> <p>There are 19 entries on the National Heritage List for England: 1 Scheduled ancient monument which is Bosent Cross, on the parish boundary with Pelynt, and 18 listed structures. The most notable of these is the grade II* listed viaduct at Moorswater. Other entries include milestones, a lime kiln, a war memorial and several farmhouses. These historic assets are scattered across this rural parish and there is no particular identifiable historic cluster or settlement. There is one listed building within Dobwalls settlement boundary (the Church of St Peter) and one within Trewidland (Lower Town farmhouse) and in neither of these cases is the boundary drawn in a way to promote development .</p>
12. the effects on areas or landscapes which have a recognised national, Community or international protection status.	The Glynn Valley Woods County Wildlife site lies partially within the north western boundary of the parish. This is a small part of a very extensive woodland which runs the length of the Glynn valley, either side of

Dobwalls and Trewidland Neighbourhood Plan SEA and HRA Screening Report

	<p>the River Fowey for a distance of approximately 6.5 miles, from Lanhydrock in the west to Doublebois in the east. Several tributary valleys join the main river and include the Warleggan and St Neot Rivers. This is considered the largest continuous area of woodland in Cornwall and supports the BAP Priority Habitats: Upland Oakwood, Upland Mixed Ashwoods, Wet Woodland, Lowland Heathland.</p> <p>Lean and Tampellow woods County Wildlife Site lies to the west of Horningtops in the southern area of the parish and is listed as ancient woodland, with the BAP Priority Habitat: Upland Mixed Ashwoods</p> <p>Housing Policy Ho1 (page 17 of the NDP) establishes settlement boundaries for Dobwalls , Trewidland and Doublebois and only proposals for small scale housing development of infill, rounding off within the settlement boundaries will be supported. The settlement boundary maps are on pages 18 and 19. The Doublebois boundary includes a large employment site which is safeguarded in the Cornwall Council site allocations DPD The Doublebois boundary runs adjacent to the AGLV boundary and Trewidland is within the AGLV. Both these boundaries are relatively tightly drawn, including the existing built up area and extant planning consents, but not extending to identify other sites.</p> <p>Dobwalls and Trewidland have carried out Local Landscape Character Assessment and a number of the policies require proposals to demonstrate how they respond to and protect landscape character, principally the Landscape Character policies LC1, LC2 and LC3 on page 32, but the following policies also refer to this requirement: HO2: Exceptions sites; HS1: Housing, Site and Building Design, BE2 Business and Employment Development RP2: Parkin and BB1: Broadband</p> <p>Biodiversity policies BIO1-5 also require the protection of existing species and habitats in new development and promote and require biodiversity net gain.</p>
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Dobwalls and Trewidland Neighbourhood Plan SEA and HRA Screening Report

5. SEA Screening Outcome

- 5.1 HRA screening: The assessment in section 3 shows that there is a potential for significant effects on the European sites, Plymouth Sound SAC and Tamar Estuaries Complex SPA, through recreational disturbance. An Appropriate Assessment has been carried out and strategic mitigation is in place through Policy 22 of the Cornwall Local Plan/ amendments to policies ensure that there will be no significant effects on the features of the SAC/SPA. It is therefore possible to conclude that, in combination with the Local Plan Policy, there will be no impact on the integrity of the European site.
- 5.2 SEA screening: Regulation 5(1) of the Environmental Assessment of Plans and Programmes Regulations 2004 (“the SEA Regulations”) provides that an environmental assessment (an SEA) must be carried out in a number of circumstances, including where the plan or programme, in view of the likely effect on sites, has been determined to require an assessment pursuant to Article 6 or 7 of the Habitats Directive (i.e. appropriate assessment by way of an HRA).
- 5.3 However, this requirement is subject to an exception contained in Regulation 5(6) which provides that an environmental assessment need not be carried out for a plan or programme “which determines the use of a small area at local level” unless the plan has been determined to be likely to have significant environmental effects. Whether the plan is likely to have significant environmental effects needs to be determined by reference to the criteria in Schedule 1 of the 2004 Regulations. These criteria are set out in a series of questions in section 4.3 of this report.
- 5.4 The assessment in section 4 does not reveal any significant effects in the environment resulting from the Dobwalls and Trewidland NDP. The plan promotes only development of a small scale and the limited number of environmentally sensitive areas will not be affected because they are not allocated for development and criteria based policies in the NDP require their conservation. Furthermore, the policy framework exists in Cornwall Local Plan policies 23 and 24. SEA is therefore not required.

Environment Agency Response

From: SPDC [mailto:SPDC@environment-agency.gov.uk]
Sent: 04 March 2020 11:24
To: Furley Sarah
Subject: RE: Dobwalls and Trewidland NDP SEA and HRA screening

Dear Sarah,

Thank you for your consultation of 28 Feb 2020 providing us with the opportunity to comment in respect of the Dobwalls and Trewidland Neighbourhood Plan SEA/HRA screening opinion.

In general we consider that it is unlikely that neighbourhood plans will result in any significant environmental effects unless the plan allocates or encourages development over that set out in the Local Plan. Otherwise we consider that any potential for environmental effects from growth in the parish should already have been addressed through the Sustainability Appraisal (SA) which supported the adopted Local Plan.

Please note, this is a standard response. If you consider the plan will result in significant environmental effects please reconsult us.

Kind regards

Sarah Squire MRTPI
Sustainable Places – Planning Advisor
Environment Agency – Devon, Cornwall and the Isles of Scilly Area

Tel: 0208 474 6316
Email: SPDC@environment-agency.gov.uk

Sir John Moore House, Victoria Square, Bodmin, Cornwall, PL31 1EB
Manley House, Kestrel Way, Exeter, Devon, EX2 7LQ

Does Your Proposal Have Environmental Issues or Opportunities? *Speak To Us Early.*

If you are planning a new project or development, we want to work with you to make the process as smooth as possible. Early engagement can improve subsequent planning applications to you and your clients' benefit and deliver environmental outcomes. For a cost recovery fee we will provide you with a project manager who will coordinate all meetings and reviews in order to give you detailed specialist advice with guaranteed delivery dates. More information can be found on our website [here](#).

Creating a better place
for people and wildlife



Natural England Response

Date: 09 March 2020
Our ref: 311150
Your ref: Dobwalls and Trewidland Neighbourhood Development Plan



Sarah Furley
Group Leader Neighbourhood Planning
Cornwall Council
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Electra Way
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CW1 6GJ

T 0300 060 3900

BY EMAIL ONLY

Dear Sarah

Dobwalls and Trewidland Neighbourhood Development Plan

Thank you for your consultation on the above dated 28 February 2020

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

Natural England is a statutory consultee in neighbourhood planning and must be consulted on draft neighbourhood development plans by the Parish/Town Councils or Neighbourhood Forums where they consider our interests would be affected by the proposals made.

Natural England does not have any specific comments on this draft neighbourhood plan.

However, we refer you to the attached annex which covers the issues and opportunities that should be considered when preparing a Neighbourhood Plan.

Strategic Environmental Assessment (SEA) Screening

Natural England considers that, based on the material supplied with the consultation, in so far as our strategic environmental interests are concerned, significant environmental effects resulting from the neighbourhood plan are unlikely. We therefore agree with the conclusion of the SEA screening report that a Strategic Environmental Assessment would not be required.

Further guidance on deciding whether the proposals are likely to have significant environmental effects and the requirements for consulting Natural England on SEA are set out in the [National Planning Practice Guidance](#).

Habitats Regulations Assessment (HRA) Screening

Natural England agrees with the report's conclusions that the Dobwalls and Trewidland Neighbourhood Plan would not be likely to result in a significant effect on any European Site, either alone or in combination and therefore no further assessment work would be required.

For any further consultations on your plan, please contact: consultations@naturalengland.org.uk.

Yours sincerely
Jacqui Salt
Consultations Team

Historic England Response

From: Stuart, David <David.Stuart@HistoricEngland.org.uk>
Sent: Friday, March 20, 2020 3:55 PM
To: Furley Sarah <Sarah.Furley@cornwall.gov.uk>
Subject: Dobwalls and Trewidland NDP SEA and HRA screening

Dear Sarah

Thank you for your consultation on the SEA Screening for the emerging Dobwalls and Trewidland Neighbourhood Plan. It is also helpful to have sight of the version dated 27/2/20 as this is our first involvement in the preparation of the Plan since offering generic advice at the time of the area's designation in March 2017.

Based on this version of the Plan I can confirm that it contains no aspects of policy nor raises any issues upon which we feel the need to comment. Should the Plan be developed on this basis we would then also not feel the need to comment on it at subsequent consultation stages as it progresses.

On this basis I can therefore also confirm that we have no objection to the view that a full SEA is not required.

Kind regards

David

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Dobwalls and Trewidland Neighbourhood Development Plan

Basic Conditions Statement

Regulation 15 Plan Proposal Formal Submission

Version 1.0

13 October 2022

