



Dobwalls and Trewidland

Neighbourhood Development Plan

Consultation Statement

Appendix B

2016 – 2022

Reg15

Version 1.0

13 October 2022



Consultation Statement

Appendix B - Regulation 14 Pre-Submission information

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Original copies of these documents can be found on the Dobwalls and Trewidland NDP website at <http://www.dobwallsandtrewidlandplan.org.uk/>

B10

Strategic Environmental Assessment (SEA)

Strategic Environmental Assessment Screening (February 2020)

The Dobwalls and Trewidland NDP Steering Group requested that Cornwall Council screen the Neighbourhood Plan for Strategic Environmental Assessment and Habitat Regulations Assessment on February 2020. Natural England, the Environment Agency and Historic England were consulted as part of the screening process. The screening opinion (delivered in May 2020) concluded that an SEA and HRA is not required for the Neighbourhood Plan. The letter can be found in the Consultation Statement and Basic Conditions Statement.

Covid-19 Compliant Consultation Strategy

Dobwalls and Trewidland Neighbourhood Development Plan Public Consultation Strategy

Reg14 Pre-submission Consultation

26th October 2020

1. Background

- a) The Neighbourhood Plan for Dobwalls and Trewidland Parish is ready to be shared with residents and businesses in the Parish, after nearly four years of research, surveys and information gathering by the NDP team on behalf of the Parish Council.
- b) It was planned to launch the six-week consultation in April 2020 with a programme of public events, publications and online information with a short survey asking people's views on the Plan and giving invitations to comment.

However, the Coronavirus crisis has meant that our plans were put on hold, and that it will still be impossible to conduct public events/exhibitions or face to face briefings between members of the public and members of the NDP team as originally planned.

Instead, we have replaced these parts of the Regulation 14 Public consultation exercise with a more fully developed NDP Update/Newsletter (8 pages of A3) which will be delivered by post to each household, and to businesses in the parish. This Newsletter will include key assessments of overall objectives, together with the finally agreed Plan Policies, and will provide information on links to the D&T NDP website which provides online access of the full Plan document and other supporting documentation, such as the Landscape Character Assessment, Open Space Study, Sustainability Check etc. The last page of the Newsletter will ask recipients to respond to key questions, and to give their feedback on the Policies and proposals of the Plan document either online or by prepaid post envelope.

We recognise that not all recipients will have access to online resources, and the Newsletter will also give details of how to request a hard copy of the Plan document for those who wish to have access to it. An address to send written queries will also be available for anyone who has questions that they wish to raise, or additional comments they wish to give.

- c) We have therefore recast our plans in line with the Government's guidance for social distancing during the crisis and have created this strategy through which we aim to conduct the consultation. The strategy makes full use of online communications channels and also ensures that those who are not online at home are not excluded. This includes, for example, some older residents and those who do not have access to relatives and friends to help them.

2. Objective

- a) The objective of this strategy is to conduct the consultation in a way that allows as many people as possible to have copies of the main Plan intentions and to all plan Policies; to enable them to take time to read these and give their comments, in line with the overall objectives of the Neighbourhood Planning (General) Regulations 2012.
- b) It carries out the consultation in a way that engages with the parish at large and does not exclude those who are not online.

3. Communications Plan

We will announce the consultation by:

- a) Producing a final Newsletter/NDP Policy summary which will be sent out in hard copy by post to all households and to businesses in the parish, explaining the current consultation and the proposed process for consultation on the final Plan documents. Responses to this document will be available via prepaid envelopes, and via an online Survey Monkey questionnaire. All responders will be asked whether they are happy to access full NDP documents via the D&T NDP Website and asked to add their email addresses to their response.
- b) Announcing the consultation on local social media groups and at D&T Parish Council Website and www.dobwallsandtrewidlandplan.org.uk website.
- c) Announcement on Local Radio and through local Press releases (Cornish Times etc)
- d) Promoting the consultation through posters on notice boards and banners on other prominent sites in both the Dobwalls and Trewidland areas of the parish.

4. How the consultation process will work

The final Newsletter/NDP policy summary document announces the consultation process to all households and businesses. It ensures that everyone living or working in the parish has at least the opportunity to read the final plan Objectives and Policies; gives detailed information on how to access the full plan document and other key support documents online; and how to respond and seek more information on the Plan, which they can then access online, or in hard copy. All dissemination methods (direct email, social media, website or posters) will give the same message about how to access the plan. However, we will encourage parishioners to view documents online, but make clear that (if anyone cannot do this) how they should contact us and how we will arrange for them to view a hard copy.

- A. Online: for those who prefer online methods, the Newsletter/questionnaire gives a QR code which links straight to the plan and allows people to comment. For those who cannot use a QR Code, the Newsletter/Policy summary front page also provides the D&T NDP web address.

The introduction and means of commenting are already drafted and ready to be made public on the website. Once we are ready to go live we will change the date and refresh the link to the Plan so that it can be published online.

- B. For those who are unable to read the Plan online, the Newsletter/Survey gives an address to which a request for a hard copy can be sent. By leaving their contact details including address and phone number, we can contact them by telephone and arrange delivery of a paper copy to their door, in accordance with all necessary Covid 19 PPE and distancing advice.

5. Current Cost

Although the final Newsletter/Survey has been included in the NDP budget, there has been no costing done so far on the paper copies. It is hoped that since very full information is being included in the newsletter itself, the number of requests for hard copies of the plan document as a whole will be small in number, and that responses can be made through small scale print runs when needed to minimize costs.

6. Printed copies of the Plan

- a) the printed copy of the Plan (minimum 44 pages so far without appendices!) will contain a simple form on the back page for readers to comment on and an address to return it to.

- b) paper copies will not be sent by post because of the size of the document and cost. Instead, the distribution Plan will use existing neighbourhood volunteer networks, including some of the NDP (and Parish Council) team to hand deliver.
- c) As this is still a draft document, subject to editing in response to the Reg14 feedback and to Cornwall Council checks and Reg16 Public Consultation, we will ask members of the public not to keep the hard copies. This will allow us to make arrangements to collect Plan documents after a period of 7 days, and if necessary reuse these copies should there be a greater than expected demand for paper copies (subject to their being set aside for a period of three days after collection subject to Covid-19 regulations).
- d) It is to be hoped that the upsurge in use of online media by many members of the community during the recent Covid Emergency, and since 2018, will greatly increase the numbers prepared to respond online, but this is very hard to predict with any accuracy.

7. Informing those who work or carry on a business in Dobwalls and Trewidland Parish but live elsewhere.

- a) We have no means of contacting this group direct via their home addresses, so our plan is to contact them via their place of work. Our current database includes the business addresses that were identified early on in the consultation process.
- b) Copies of the Newsletter/Survey document will be sent to the business addresses recorded, with a notice asking them to make the Newsletter, and details of how to access it and comment online, available to anyone they employ who works in the Parish.
- c) Banners and Local Press releases will also give information on how to access the Newsletter/ Survey and the full Plan documentation online.

8. Timescale

- a) We believe that the above strategy, based on delivering extensive information in hard copy to each household and business, will still allow adequate time during the six-week consultation period for all residents and businesses to engage with the Plan information and to give their responses.
- b) As with our previous online and paper surveys our consultant Jeff Muir will use Survey Monkey adding comments from returned paper copies to the main database so that one report can be easily printed.

9. Further Questions and Clarification

- a) For those wanting clarification or explanation of detailed points, on receipt of these requests the relevant NDP 'expert' can be assigned to telephone the resident.
- b) The resident in question will either have a copy of the paper plan or be able to access a digital copy of the Plan so page references to maps and diagrams can be easily made.

10. Conclusion

- a) Adoption of this Strategy is considered to meet, as far as is practicable, the requirements of the Regulation 14 NDP Pre-submission consultation within the current COVID-19 Social restrictions and distancing.

MM 26th October 2020
for Dobwalls and Trewidland Neighbourhood Development Plan Steering Group

Cornwall Council Response

From: Sarah Furley [<mailto:Sarah.Furley@cornwall.gov.uk>]
Sent: 26 October 2020 15:22
To: Mhairi Mackie
Subject: RE: D&T NDP Reg14 pre submission Consultation Strategy

Information Classification: CONTROLLED

Hello Mhairi,

It's good to hear from you and I'm doing fine thanks, I consider myself to have been quite fortunate so far; I hope the same goes for you and your family.

Thanks for sending over your consultation strategy. I think the idea of the summary newsletter is a really good one and the format looks excellent. As you say, I hope that most people would be able to look at the full version online should they wish to investigate further – but you have the contingency measures in place for hard copies if necessary. I think the extra nuance you have put on that about collecting them and possibly redistributing them, subject to Public Health safety measures, is really good and is not something I know of other groups doing.

You've covered all the points we've identified, i.e. informing people in their own homes, making copies available online and in hard copy, replacing the discussion elements with phone calls. I take your point about not needing to extend the length of consultation because of the measures you've taken and St Austell Bay took the same approach. I think as long as you can meet any request for hard copies and discussions promptly (and perhaps gave some flexibility if you couldn't) and examiner should consider this to be reasonable.

Regarding extra costs. Are you aware that MHCLG increased the basic grant by £1000 specifically to help with the extra burdens of having to adapt your consultation? <https://neighbourhoodplanning.org/> Make sure that you tap in to this for the extra copies or arrangements if you need to.

Also, one point of detail, in the Newsletter – I would make the point about boundary changes not having an impact on the NDP in the section on parish boundary changes –as well as in the ward boundary changes section. The NDP area is based on the parish boundary area as it is now –as you correctly say, the changes won't affect the NDP. You might want to spell out the two elements of that, i.e.

- The NDP will continue to operate on the original parish area as designated, for its whole lifetime and a 'new' parish cannot designate another NDP area over it
- The referendum, when it is able to be held, will be open to all residents of the original parish area

If people do raise questions about this, we do have guidance on our toolkit: [Community Governance Review and Neighbourhood Planning](#) (I think we've talked about this before, so I'm sorry if I'm repeating myself, but make sure it is clear in the summary if you are going to mention it.)

Please make sure that you consult all the organisations listed as consultation bodies for Regulation 14, including notifying the Local Planning Authority! One common consultee that parishes overlook seems to be neighbouring parishes (surprisingly.) I can't remember if I've sent you the guidance before, but this does have a list of organisations, although you will have to add any specific local organisations:
<https://www.cornwall.gov.uk/media/43628667/pre-submission-consultation-12062020.pdf>

Thanks for the update
Best wishes
Sarah

Sarah Furley |Group Leader Neighbourhood Planning

Cornwall Council |Planning and Sustainable Development
sarah.furley@cornwall.gov.uk | Tel: 07483 327720
<http://www.cornwall.gov.uk/> | 'Onen hag oll'
3B, Pydar House, Pydar Street, Truro, TR1 1XU
Currently working at home

B12
Reg14 Pre-Submission Consultation Documents
Newsletter/Survey 8th January 2021

The Newsletter/Survey was delivered by post to 1,022 households and 41 businesses in the parish on 8th January 2021

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Dobwalls & Trewidland
NEIGHBOURHOOD DEVELOPMENT PLAN

CONTACT: derk@dobwallsandtrewidland.org.uk WEBSITE: www.dobwallsandtrewidlandplan.org.uk

IT'S HERE...

Your Future! - The Dobwalls & Trewidland Neighbourhood Plan

Dobwalls and Trewidland Neighbourhood Development Plan Steering Group would like to invite everyone who lives in the parish to give us feedback on the draft Neighbourhood Development Plan.

Although supported by Dobwalls and Trewidland Parish Council the Plan has very much been driven by YOU, and is based on what you told us you would like a future Dobwalls and Trewidland Parish to look like at our various consultation events.

We would very much have liked to do another series of 'road show' style exhibitions, but the Coronavirus crisis makes this impossible. We hope this Newsletter will give everyone a chance to see the Plan policies and give us feedback on these.

WHAT IS IN THIS NEWSLETTER?

The policies included in this Newsletter are those in the final Neighbourhood Development Plan. We hope this will give you a clear sense of what we are proposing.

The detailed justification and intention for each of the policies can be seen in full in the draft Neighbourhood Development Plan.

document on our website: www.dobwallsandtrewidlandplan.org.uk

If you do not have Internet access and wish to see a copy of the full NDP document please contact:

The Clerk, Dobwalls and Trewidland Parish Council, The Firs, Lower Methenell, Collington, Cornwall PL17 8BJ.

giving your name, address and telephone number.

This will allow us to contact you by telephone; to arrange delivery of a paper copy to your door, and collection of the copy after seven days (in accordance with all necessary Covid 19 PPE and distancing advice).

WHAT HAPPENS NEXT?

But don't worry if you have only recently moved into the parish, or haven't responded so far. There is one more chance to have your say, before the steering group submit the final Dobwalls and Trewidland Neighbourhood Development Plan

documents to Cornwall Council's legal process in March 2021.

Our 'Final Word' Survey on the back page of this newsletter is designed to give local residents yet another opportunity to influence the plan. It presents some supplementary questions and leaves plenty of space for you to give feedback on the policies.

We have included a Freepost envelope for you to return it to us, and would really appreciate the feedback - NO stamp needed.

Alternatively you can complete the survey and leave feedback about the policies online at: www.surveymonkey.co.uk/r/DTSurvey2

Have the Final Word
Why not complete our 'Final Word' survey on the back page and leave us your feedback about the Neighbourhood Plan?

No Stamp Needed!

INSIDE:
Your plan for our future parish

YOUR VOICE MATTERS!



Dobwalls and Trewidland Parish in 2030

Our Neighbourhood Plan is divided into six major policy objectives, each of which represents a vital aspect of our community.

A series of policies has been designed to meet each objective, all of which will help us to deliver our vision for the parish which we have written based on our extensive consultations with local residents.

Our 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.

1. Community Health



Community Health Objective: To create and maintain a well balanced community and a parish that provides a healthy environment for individuals and families with encouragement for local employment and facilities for recreation.

Policy: Community health

HE1: Development proposals will be encouraged that take account of the existing housing provision and contribute to a balanced mix of affordable, accessible homes for the elderly, those with disability, impaired mobility and additional needs, open market and affordable rented homes including family dwellings. Developments located to take advantage of the level access to Shop, Public Transport services and other local facilities available in the centre of Dobwalls will be supported.

HE2: Development proposals will be supported that contribute to the provision of suitable open space on the site, contribute to local playable spaces for children, form part of the green space network for walkers or provide other appropriate public open space and facilities for teenagers and adults.

2. Housing need and allocations



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

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

One of the primary aims of the Neighbourhood Plan is to decide where new homes can be built, to ensure that what is built is of the highest quality and meets our communities needs with a good mixture of affordable properties.

You told us that new homes should bring improvements to the community, ensure sufficient school places and meet local needs.

After detailed consultation, we have drawn our new settlement boundaries for each of the main settlements to ensure that all proposals for development outside these boundaries will need to comply with a requirement that 50% of any housing proposed must be affordable – either for sale or rent.

Policy: Settlement boundaries

Ho1 Settlement boundaries:

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

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

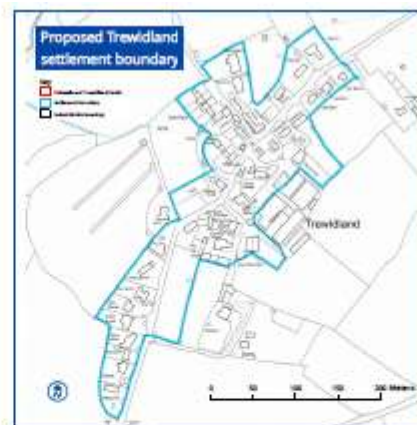
Trewidland: Ensure any new residential properties in the village of Trewidland are appropriate to the village and that development proposals are limited to schemes offering 50% affordable homes suitable for young families.

Doublebois: To ensure future development proposals in Doublebois, emphasise affordable housing and rented accommodation for people with a genuine local need.

Ho2 Rural exception sites:

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

- negative impact on the Landscape Character (as set out in the Landscape Character Statement) or;
- negative impacts on the adjacent settlement character or infrastructure. This is to rural isolated development elsewhere in the parish which would fall outside the established settlement boundaries.



Policy: Housing mix

HM1: Affordable housing

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

- Ensure that appropriate housing land be made available to allow elderly, disabled and vulnerable people with a link to the parish to live independently.

- 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 Wage Standard, either through affordable rent (planned Social Landlords) self build or collaborative partnerships schemes.

- Support Community Land Trusts or similar organisations in delivering affordable housing where exception sites are the only option.

To prevent speculative development 'moving the goal post' after they have been granted planning permission, Developers should not be allowed to later claim their development is no longer economically viable and seek to reduce the 'local need' aspect of their scheme (affordable housing and shared ownership) and increase the open market element of their original permissions.

To ensure that all developments, not only those above 10 houses, provide a minimum of 50% affordable provision.

HM2: School places

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

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

HM4: Existing holiday accommodation

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

Policy: School places

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



Policy: Site and building design

HS1: Proposals will be supported which:

Comply with Cornwall Local Plan (CLP) Policy 12, protecting residential amenity, achieve high standards of sustainable build and demonstrate how the design, construction and operation will minimise the use of fossil fuels and natural resources, and ensure long term high performance and ease of maintenance in the building in terms of its structural, thermal and moisture control performance.

Respond to the design, scale, height, appearance and material of surrounding buildings: provide designs which suit a range of age and social groups, home working and mobility and reflect the unique character of the community landscape and its position in the heart of the parish.

Respond to the design, scale, height, appearance and material of surrounding buildings: provide designs which suit a range of age and social groups, home working and mobility and reflect the unique character of the community landscape and its position in the heart of the parish.

Proposed development should be designed to accommodate a change in circumstances and give the occupant the option to remain in the dwelling.

Proposed development should be designed to accommodate a change in circumstances and give the occupant the option to remain in the dwelling.

Proposed development should be designed to accommodate a change in circumstances and give the occupant the option to remain in the dwelling.

Site of the dwelling: Parking bays for residents and visitors should include a high proportion of electrical vehicle charging points or suitable electrical supply for such points in all new development unless alternative sustainable transport options are available.

Respond to the need for small scale local playable space, seating or other amenities which enhance physical and mental health and support community interaction: improve or create positive pedestrian links to local facilities and green spaces as set out in the LSP Greenspace Strategy.

Contribute to tangible benefits for the parish and community through Section 106 agreements or Community Infrastructure Levy which support health care provision.

HS2: Carbon reduction technologies

All planning applications and developments must accord with CLP policies 13 and 14 in terms of energy standards such as the Zero Carbon Homes and Plan Wellhouse standards, and ensure energy generation and use of renewable and low carbon energy technologies.



You told us that maintaining the capacity of local schools must be considered ahead of any new housing development.

3. Landscape, biodiversity and heritage

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

In order to better inform our Neighbourhood Plan policies, members of the Steering Group of the Dobwalls and Trewidland Neighbourhood Development Plan undertook local investigations, including the development of a detailed evidence based document on Landscape, Biodiversity and Heritage and the collation of an extensive photographic record of the parish.

A smaller Landscape Character Group then analysed the National and Cornwall Landscape Character information and extracted the most relevant information related to the parish areas covered by the NDP in consultation with Kath Statham, Landscape Officer of Cornwall Council.

The report produced forms a key element of the Dobwalls and Trewidland Neighbourhood Development Plan submission. It sets out the important characteristics of the parish landscape to allow local people, parish councillors, landowners and developers to understand the landscape, its history and current physical, cultural and aesthetic qualities.

It also identifies:

- Current and future pressures which could erode the quality of this landscape;
- Vision and Objectives of the Dobwalls and Trewidland NDP in terms of its parish landscape, and;
- Planning and Management Guidelines which have been developed in preparation of the D&T Neighbourhood Development Plan, and that will be material in future planning decisions.

You can find a full copy of the Landscape Character Assessment report online at our website:

www.dobwallsandtrewidlandplan.org.uk



Policy: Biodiversity

BIO1: To protect the character, local distinctiveness and significance of the parish of Dobwalls and Trewidland, developers should avoid adverse impact on the natural environment. All sites outside the main settlements Dobwalls, Trewidland, and Doulesbrook must comply with Cornwall Local Plan (2) sensitivity, beauty, capacity, biodiversity and conservation, and ensure that soil quality is protected particularly in areas with Agricultural Land Classification of III or above.

BIO2: Development proposals should wherever possible retain and maintain designated trees and protect others. Where a proposal to remove trees is made, a detailed tree appraisal and replanting scheme must first be approved.

BIO3: Development proposals should wherever relevant recognise and allow for wildlife storage areas, corridors and green spaces as these encourage, enhance, underpin and sustain the

green infrastructure of the parish and its surrounding area.

BIO4: Developers must demonstrate compliance with best practice as set out in the Cornwall Biodiversity Supplementary Planning Document in relation to creating new habitats, e.g. bee fords, bird-rich boxes and hedgerow corridors, and if possible ensure net gain to the biodiversity of the site, including the planting of indigenous tree species in all new housing developments (at least one tree per household).

BIO5: Applicants must be cognisant of the need to protect and enhance valued community space from unwanted development. This would include woodlands, public rights of way (PROM) and open access areas as shown on the (DCCL) Wildlife Resource Map for Neighbourhood Planning for Dobwalls and Trewidland County Parishes, and Land Use designations indicated on the Greenspace Strategy maps.



Policy: Landscape character

LCL1: Proposals for development within the parish will be supported where they:

- Demonstrate that they retain local character and have appropriate regard to the identity of the local character assessment and settlement edge analysis evidenced in the Dobwalls and Trewidland NDP Landscape Character Statement, dated November 1st 2020, through the design, siting, and scale of the development proposal, and
- Do not have a negative impact on the unique landscape as demonstrated in the LCS and where possible enhance the character and setting of the area.

LCL2: Applicants should provide evidence of assessment and a clear understanding of the local landscape, built and natural environments and wildlife habitats in order to demonstrate that the proposed development:

- 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 character patterns of settlement, reflecting the Cornwall Design Guide;
- Does not contribute to light pollution of the night sky, or provide significant mitigating measures;
- Is not likely to lead to or increase in anti-social behaviour.

LCL3: As part of the evidence for compliance with this policy, planning applications should include a clear visual representation of the final form of the proposed building in the context of their immediate neighbours and the surrounding landscape.

Policy: Climate Change and Energy

CCE1: Development proposals for renewable energy schemes in Dobwalls and Trewidland Parish will be supported where they are:

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

CCE2: All new developments should include on-site electrical vehicle charging points for each property, or appropriate electrical supply to allow access to such a facility appropriate to the development.

CCE3: Ensure that no new development increases 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.

Ensure that all new developments take opportunities to maximise rainwater capture and re-use, and to safely retain floodwater on site as a means of reducing flooding downstream and increasing biodiversity.



Policy: Broadband

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

4. Community facilities and open space

Green spaces and local facilities are the heart and lungs of our community. As such the Neighbourhood Plan sets out to not only preserve but also to promote our community assets.

Our policies towards open spaces are intended to protect all qualifying open spaces within the parish, while providing for improvements to them that will benefit the community, by designating them as Local Green Spaces as part of our Greenspace Strategy.

The recent Open Space assessment carried out by Stuart Wallace (Cornwall Council officer) and the 'Dobwalls and Trewidland Open Space Survey' is intended to give us a much clearer picture of how local people in each of the areas would like to see appropriate open space being developed, improved or created to meet the needs of all members of the community.

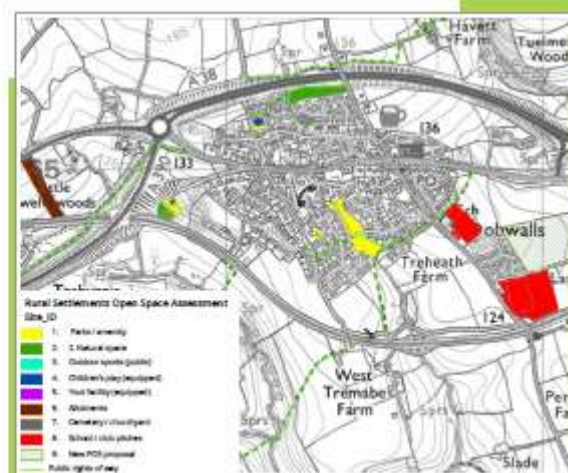
Policy: Community Facilities and Open Space

CF1: To protect and promote community facilities, development proposals should retain, promote and enhance essential community facilities, village halls, public toilets, post offices, schools, green spaces and car parking.

The loss of community and cultural assets will be retained unless replacement of better value are provided at an agreed location.

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

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



Policy:

Local Green Spaces

GS1:

- Areas designated as Local Green Space will be afforded protection accordingly while permitting improvements intended to increase their amenity value. Development that would result in the loss of the amenity value of any of these areas, or that would result in any harm to their character, setting, accessibility, appearance, wildlife or general quality will not be supported.

- As a part of the Forest for Cornwall initiative, tree planting in these areas, as a part of any development and to preserve shelter woodland at Doulesbrook, will be supported.

- Access to all Public Rights of Way will be retained and where necessary re-instated.

GS2: New development in Trewidland village should provide appropriate Greenspace to accommodate children's play and community use.

5. Transport, roads and parking



Accessibility, Roads and Parking objective: to ensure that residents can move without risk within the parish, and safely access facilities and work outside the parish.

Roads, traffic and parking are all essential considerations for our hard working communities. Our policies are designed to allow freedom of movement, both within the parish and beyond, whilst protecting the character of our settlements and the environment.

Policy: Road traffic and travel

RT1: All new major development proposals of commercial or industrial enterprise or of ten or more dwellings should include a statement which demonstrates safe and sustainable accessibility to public transport and key destinations such as shops and schools. For any proposed employment sites any additional HGV traffic will be required to illustrate suitable routes on the local highway network in accordance with Cornwall Local Plan Policy 22.

RT2: All major development of agricultural sites for diversification or aquaculture 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/pedestrians, and the fabric of the Landscape Character of the area, and applicants should give details of how these risks will be ameliorated.

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

Policy: Parking

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

RP2: Development proposals that will increase the availability of either private or publicly accessible parking facilities will be supported provided that they are of a size and design that will have no significant adverse effect on the traffic flow, landscape or the character of the settlement within which they are located.

RP3: Developments which involve the loss of car parking facilities used by the public in the key areas of amenities or schools will not be supported unless:

• Alternative provision of equal value can be made elsewhere within the application site or within a reasonable walking distance (e.g. seven minutes radius) (See GreenSpace Strategy)

• It can be clearly demonstrated that fewer parking spaces are required and the settlement / community will benefit from the reuse of this space.

RP4: Development must provide sufficient on-site parking for the size and occupancy of the dwelling. Any plans to convert an existing garage or parking area must retain sufficient space to park within the property boundary.

6. Employment and local economy

Business, Employment and Jobs objective: to ensure that economic development and job creation will be supported within the parish, provided this does not adversely affect the environment.

Our business and economy policies have been designed to support and encourage existing business and allow for their expansion, where this does not impact on the environment. We recognise that local jobs are really important to our communities.

Policy: Business and employment

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

- Adaptation, renovation and extension of existing buildings;
- Construction of new business and storage units;
- Improvements to the transport and communications infrastructure;
- Conversion of redundant buildings to business use where the redundant building is sustainably located.

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

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

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

BE4: To adhere to carbon reduction standards, all new non-domestic building must meet standards at least as good as the Building Research Establishment Environmental Assessment Method (BREEAM) and take advantage of all opportunities for on-site renewable

energy generation, particularly from roof mounted solar collectors;

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



Cornwall Council Ward Boundaries

The recent Boundary Commission exercise to reduce/equalise Councillor representation numbers across Cornwall means that the Electoral Divisions in our parish will have changed by the time of the next Elections (May 2021).

Dobwalls (and the section of Menheniot that currently covers the rural south of the Dobwalls part of the parish) will all become part of a new Liskeard South and Dobwalls electoral division, and Trewidland will also leave the Menheniot division to become part of the new 'Looe East and Devick' division. These changes will have no impact on the NDP.

Changes to Cornwall Council Electoral Divisions



Current Division boundaries



Future Division boundaries

Parish Boundaries

In 2019, as part of a separate Local Governance Review in Cornwall, opportunities arose to put forward proposals for rationalising Parish boundaries.

A public meeting was held in Trewidland and those present, and the associated questionnaire, showed that residents of the Trewidland area of the D&T parish supported the move to become part of a new 'St Keyne and Trewidland' parish.



The proposed new parish boundaries are illustrated above. As part of the same exercise, Dobwalls and Trewidland Parish Council was approached by Liskeard Town Council to move the part of their boundary that abuts Dobwalls to include the whole of the Moorswater Industrial Estate.

The Parish Council worked with Liskeard Town Council towards achieving this aim, which makes sound sense because the new boundary will capture all of the Industrial Estate and its units (but not the houses in this area of the parish) and will make planning issues and decisions, for example, much clearer in the future.

Where do the boundary changes leave the Neighbourhood Development Plan???

Cornwall Council has given clear guidance that neither the changes in the Cornwall Council ward boundaries, nor the changes in the parish council boundaries will have any impact upon the Neighbourhood Plan.

- The Neighbourhood Plan will continue to operate on the original parish area as designated, for its whole lifetime and a 'new' parish cannot designate another Neighbourhood Plan area over it.
- The Neighbourhood Plan referendum, when it is able to be held, will be open to all residents of the original parish area.

Because of this we have made sure that all policies or information (such as the Landscape Character Statement) are clearly associated with specific areas of the current parish. These policies will still apply after the boundaries change. St Keyne Parish does not have a Neighbourhood Plan, so there is no conflict of policies to deal with.

What happens next?

After we have analysed all your feedback to the current Newsletter Survey, (see the back page) we will update the Neighbourhood Plan document to reflect the input received. It will then go through the formal process to ensure it meets all legal requirements.

NDP timeline

Mar 2021	Submission to Cornwall Council for Comprehensive Impact assessment
May 2021	Reg16 final Public Consultation by CC - six week opportunity to comment on final draft of Dobwalls and Trewidland Neighbourhood Development Plan
June 2021	Independent Examination of agreed Plan and report by Planning Inspector
September 2021	When all agreed - REFERENDUM! (of all voters on the parish electoral register) If approved by majority of those voting, Neighbourhood Plan comes into force - is MADE official.

And finally

Please do fill in the survey on the back of this leaflet and post it back to us along with your general comments about the Neighbourhood Plan.

After we have analysed all your feedback we will update the Neighbourhood Plan document to reflect the input received. It will then go through the formal legal process to ensure it meets all formal requirements. After that the finished plan will be put to the people of the current parish in a referendum.

The Neighbourhood Plan Team would like to thank you for your patience and engaging with this whole process!

Have the final word!

Pulling the draft Neighbourhood Plan together has been a long process, taking many months of consultation and design, and countless hours of voluntary work.

We are not there yet though. There is still time for you to have the final say and influence the plan even at this late stage.

Please take the time to fill in the supplementary survey questions below and return it to us using the FREEPOST envelope provided.

No stamp needed. Alternatively you can complete the survey online at:
www.surveymonkey.co.uk/r/DTSurvey2

Complete the Survey!

Green spaces

1. Do you agree that we should develop a green space plan for each of the major settlements in the parish?

YES ☐ NO ☐ Not sure ☐

2. Which of the following aspects of parks & open spaces do you consider are missing and most needed within walking distance of your home? (Please tick up to 3 only).

- ☐ Allotments or food growing
- ☐ Areas free from dogs
- ☐ Children's play equipment
- ☐ Dog exercising space
- ☐ Facilities for teenagers/young people
- ☐ Flowering shrubs and gardens
- ☐ Hard-surfaced pathways accessible to all
- ☐ Nature areas & trees
- ☐ Open exercise area for informal ball games or events
- ☐ Safe space for children to explore
- ☐ Seating to relax and enjoy the view
- ☐ Sports facilities & pitches

Please write in your postcode: _____

Development

3. Do you agree with the proposed settlement boundaries?

YES ☐ NO ☐ Not sure ☐

4. Do you agree that development outside of these boundaries should ensure provision of 50% affordable homes for sale or rent?

YES ☐ NO ☐ Not sure ☐

Comments

5. Do you agree that there should be no further development off Duloe Road, in order to protect pedestrians and ensure traffic calming?

YES ☐ NO ☐ Not sure ☐

6. Do you agree all development should be high quality, appropriate to its setting and designed to be sustainable?

YES ☐ NO ☐ Not sure ☐

7. Do you have comments or questions about the survey on this page, or about any aspect of the draft Neighbourhood Development Plan presented here?

If you need to use extra paper - please do so and pop it into the FREEPOST return envelope along with the survey.

Please return your completed survey by February 21st at the latest.

The policies presented in this leaflet are a fair representation of the final Neighbourhood Development Plan but only present the highlights.

The FULL draft Neighbourhood Development Plan document can be found on our website by following the link at the bottom of the page.

www.dobwallsandtrewidlandplan.org.uk

This page is intentionally blank
 Page 8 (Back page) is opposite

The full text of this document is available at full size on the Dobwalls and Trewidland Neighbourhood Development Plan Website

Online Supporting Documents

In addition to the Newsletter/Survey forms delivered within the Parish a set of documents was made available on the D&T NDP Website.

NDP Document

DOBWALLS AND TREWIDLAND PARISH Neighbourhood Development Plan 2021-2030



5th Draft

Regulation 14 Pre-Submission document

Revised 9th December 2020

D&T NDP

9th December 2020

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

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Reg14 Pre-submission Consultation : Plan Document (9th December 2020)

All the documents listed here were available in their full form on the D&T NDP website.

Landscape Character Statement



Landscape Character Statement

Regulation 14 Pre-submission Public Consultation document 7th January 2021



Dobwalls and Trewidland Parish Neighbourhood Development Plan

D&T NDP Landscape Character Statement

1

07/01/2021

Dobwalls and Trewidland Parish Neighbourhood Development Plan Landscape Character Statement : Contents

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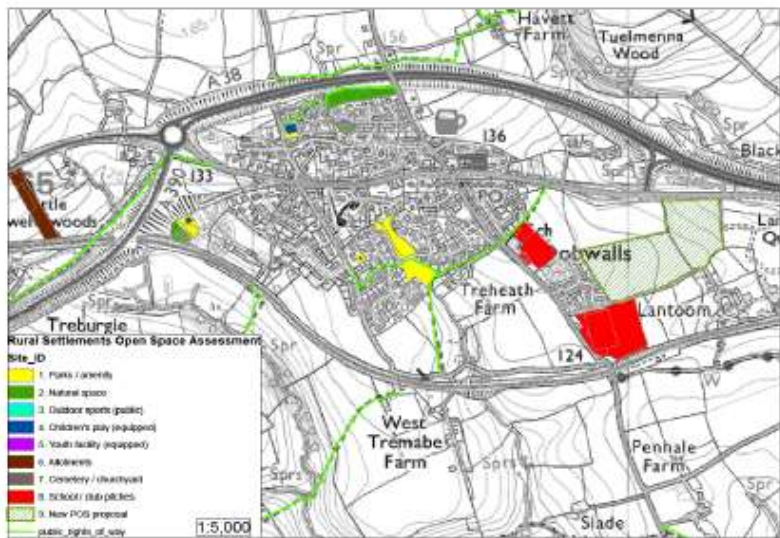
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D&T NDP Landscape Character Statement

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07/01/2021

Open Space Strategy



Open Space Strategy

Regulation 14 Pre-Submission Public Consultation document 7th Jan 2021



Dobwalls and Trewidland Neighbourhood Development Plan

D&T Open Space Strategy (draft)

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1. Introduction

The key role of Open and Green-space in relation to the physical and mental health of the parish population – particularly for those with mobility issues and for young and older people in the community – encouraged the D&T NDP Steering group to look more closely at the distribution and nature of open space across the main settlements of Dobwalls, Trewidland and Doublebois.

During 2020 Stuart Wallace of CC carried out an Open Space Assessment of the parish, and the first draft of this document was published in August 2020. A short Questionnaire was circulated in October 2020, and the results fed into these Policy areas.

These established a need for improved open space facilities in all three areas of the parish, and the release of funding for improvements in Dobwalls and Trewidland has now provided an opportunity for further detailed discussions with these communities to help develop a beneficial and appropriate set of resources to support physical and mental health, and social interaction in each of the communities.

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



Purpose of Evidence Base reports

These evidence base reports have been prepared to support the development of the D&TNP. They have been structured to support the collation of information in a coherent format to:

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

D&T Neighbourhood Development Plan Themes

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

Housing needs Survey



Dobwalls and Trewidland	
HOUSING NEED SURVEY	
Report Dates:	25 th April 2018
Version:	1.1
Document Status:	Final Report
Author:	Evie Hayman - Development Officer Affordable Housing Team, Cornwall Council



Dobwalls and Trewidland Parish
Housing Need Survey Report

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Appendix 1 – Raw Data

Sustainability Check

 <p>Dobwalls and Trewidland Neighbourhood Development Plan 2017-2030 Sustainability Check</p>  <p>12th November 2020</p> <p>1</p> <p>November 12, 2020</p>	<p>Dobwalls and Trewidland Neighbourhood Plan Sustainability Check</p> <p>Contents</p> <p>Introduction</p> <p>What is the plan trying to achieve?</p> <p>What is the sustainability Context and what are the key issues?</p> <ul style="list-style-type: none">Table 1: Sustainability Assessment categories <p>How has this sustainability Check been undertaken?</p> <p>What are the sustainability Check's findings and recommendations?</p> <p>How have the recommendations been taken into account?</p> <p>How can we best monitor the plan's impacts?</p> <p>Vision and Objectives analysis tables</p> <p>Policy analysis tables</p> <hr/> <p>Introduction: The parish of Dobwalls and Trewidland began to prepare a Neighbourhood Development Plan in 2017, in accordance with the Neighbourhood Planning (General) Regulations 2012. The whole of the parish has been designated a Neighbourhood Area for this purpose by Cornwall Council, the Local Planning Authority.</p> <p>A Sustainability Check, as defined by the Planning and Compulsory Purchase Act 2004, aims to prepare and assess:</p> <ul style="list-style-type: none">• social,• environmental,• economic <p>impacts that are likely to arise from the adoption of plans or proposals, in order to ensure that the strategies, policies and plans within these contribute to and promote sustainable development. Although not a requirement of the Neighbourhood Planning (General) Regulations 2012, a Sustainability Check provides a means of demonstrating the Plan will promote sustainable development.</p> <p>2</p> <p>November 12, 2020</p>
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Reg14 Emails to Statutory Authorities

8th Jan 2021

Dobwalls and Trewidland Neighbourhood Development Plan Reg 14 Consultation

Mhairi Mackie [mhairimackie@waitrose.com]

Sent: Fri 08/01/2021 14:49

To: 'enquiries@healthwatchcornwall.co.uk'

Message | 7 Jan 21 Reg14 D&T NDP document.pdf (5 MB)

Dear Cornwall Healthwatch

Dobwalls and Trewidland Neighbourhood Development Plan, Regulation 14 Pre-submission Public consultation

I attach for your information and comments the Reg 14 Pre-Submission Public Consultation draft (dated December 2020) of the Dobwalls and Trewidland Neighbourhood Development Plan. The full Reg 14 Plan document, and the associated Evidence Base documents, including the Landscape Character Statement, the Housing Needs survey, and Sustainability Check are available on the D&T Neighbourhood Plan website at <https://www.dobwallsandtrewidlandplan.org.uk/>.

The Reg14 Consultation will take place from 8th January to the 22nd February 2021, and as statutory and important consultee, we would be grateful if your organisation could make your comments on the attached document by the close of this period and forward these to:

mhairimackie@waitrose.com

or

Mhairi Mackie
Forge Cottage
Trewidland
Liskeard
PL14 4ST

The above email was sent out with its attachment to 43 Statutory Authorities on the 8th January 2021. The table below records those contacted and when they notified receipt of the email. Where no receipt was received a follow up email was sent on the 9th February 2021

09 Feb 2021

second Request for comments on Reg14 Neighbourhood Development Plan

Mhairi Mackie [mhairimackie@waitrose.com]

Sent: Tue 09/02/2021 16:08

To: 'SPDC@environment-agency.gov.uk'

Dear Statutory Organisation

Dobwalls and Trewidland Neighbourhood Development Plan, Regulation 14 Pre-submission Public consultation

I note from my records that the email sent to you on the 8th January 2021 has been refused. That email, with attached information, asked for your comments the Reg 14 Pre-Submission Public Consultation draft (dated December 2020) of the Dobwalls and Trewidland Neighbourhood Development Plan. It may be that the size of the attachment (5 MB) was too large for your email to accept it, however the Steering Group of the Dobwalls and Trewidland NDP is very keen to have your responses to this Reg14 Pre submission Consultation, and I am contacting you again to request that you make use of the online resources on the D&T NDP Website to view the Plan document.

The full Reg 14 Plan document, and the associated Evidence Base documents, including the Landscape Character Statement, the Housing Needs survey, and Sustainability Check are available on the D&T Neighbourhood Plan website at <https://www.dobwallsandtrewidlandplan.org.uk/>.

The Reg14 Consultation takes place from 8th January to the 22nd February 2021, and as statutory and important consultee, we would be very grateful if your organisation could make your comments on the document by the close of this period and forward these to:

mhairimackie@waitrose.com

or

Mhairi Mackie
Forge Cottage
Trewidland
Liskeard
PL14 4ST

Yours sincerely

Mhairi Mackie
For the Dobwalls and Trewidland Neighbourhood Development Plan
Steering Group

B14

Summary of the Pre-submission consultation (Reg14) Statutory Consultee Responses

The table below sets out the statutory organisations that were consulted during the Pre-Submission consultation stage of the Neighbourhood Plan process. The following table sets out the responses received, and actions taken in response.

Statutory Authorities contacted in Reg14 consultation

Statutory Authorities contact addresses for D&T NDP Reg 14 Pre-submit Consultation							
Authority	contact	email	sent	recieved	second sen	comments	
Cornwall Council	Sarah Furley	neighbourhoodplanning@cornwall.gov.uk	8.1.21	8.1.21	16.2.21	letter and detailed comments recieved fr	
Homes England		enquiries@homesengland.gov.uk	8.1.21	8.1.21			
Regulator of Social Housing		enquiries@rhs.gov.uk	8.1.21	8.1.21			
Natural England		consultations@naturalengland.org.uk	8.1.21	8.1.21	16.2.21	letter and detailed comments recieved	
Environment Agency		SPDC@environment-agency.gov.uk	8.1.21		9.2.21		
Historic England		e-swest@HistoricEngland.org.uk	8.1.21		9.2.21	10.2.21	
Network Rail		townplanningwestern@networkrail.co.uk	8.1.21	8.1.21			
Highways England		Gaynor.Gallacher@highwaysengland.co.uk	8.1.21	8.1.21	1.2.21	detailed response from Highways Englan	
Three (mobile)		jane.evans@three.co.uk	8.1.21		9.2.21		
O2 and Vodaphone		EMF.Enquiries@ctl.co.uk	8.1.21	undeliverable			
EE Mobile		public.affairs@ee.co.uk	8.1.21		9.1.21		
Ofcom		Spectrum.Licensing@ofcom.org.uk	8.1.21	8.1.21			
Royal Cornwall Hospitals Trust		garth.davies@rhct.cornwall.nhs.uk	8.1.21	refused -further email sent			
Kernow Clinical Commissioning Group		primarycare.kernow@nhs.net	8.1.21	8.1.21			
Healthwatch Cornwall		enquiries@healthwatchcornwall.co.uk	8.1.21		9.2.21		
National Grid		nationalgrid.uk@avisonyoung.com	8.1.21		9.2.21	22.2.21	detailed response with map an
Western Power		wpdnewsupplies@westernpower.co.uk	8.1.21		9.2.21		
EDF Energy		hello@octopus.energy	8.1.21		9.2.21		
Wales and West Utilities Ltd		enquiries@vwutilities.co.uk	8.1.21	8.1.21			
South West Water		mdunn@southwestwater.co.uk	8.1.21	13.1.21		read but no comments to make	

Duchy of Cornwall Land Steward		cgregory@duchyofcornwall.org	8.1.21	8.1.21			
Duchy of Cornwall Estate Surveyor		western@duchyofcornwall.org	8.1.21		9.2.21		
Cornwall Wildlife Trust		planning@cornwallwildlifetrust.org.uk	8.1.21	8.1.21			
National Farmers Union		south.west@nfu.org.uk	8.1.21		9.2.21		
Devon and Cornwall Housing Association		Katie.slack@livity.com	8.1.21		9.2.21		
Coastline Housing		michellefoster@coastlinehousing.co.uk	8.1.21	9.1.21	could not be delivered		
Cornwall Housing		Nick.Cross@cornwallhousing.org.uk	8.1.21	8.1.21			
Ocean Housing		C.Wheeleker@gilbertandgoode.co.uk	8.1.21		9.2.21		
Cornwall AONB		planning@cornwall-aonb.gov.uk	8.1.21		9.2.21		
Tamar valley AONB		planning@tamarvalley.org.uk	8.1.21		9.2.21		
Civil Aviation Authority (Director Of Airspace Policy)		windfarms@caa.co.uk	8.1.21	8.1.21			
Cornwall Chamber of Commerce & Industry		hello@cornwallchamber.co.uk	8.1.21		9.2.21	recieved	
Cornwall and Isles of Scilly Local Enterprise Partnership		info@cioslep.com	8.1.21		9.2.21		
Community Energy Plus		enquiries@cep.org.uk	8.1.21	8.1.21			
Cornwall Buildings Preservation Trust		CBPTrust@gmail.com	8.1.21	13.1.21		Keri	
Devon and Cornwall Police (Architectural Liaison Officer)		martin.mumford@devonandcornwall.pnn.c	8.1.21	8.1.21	16.2.21	proposed alteration to include	
Cornwall Fire, Rescue and Community Safety Service		fire@cornwall.gov.uk	8.1.21	8.1.21			

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Lists of Community Organisations and Business Consulted

List of community organisations consulted

Parish Council email addresses for D&T NDP Reg14 Pre submission consultation						
Parish Council	clerk	email	sent	received	comments returned	comments returned
Duloe	Lynda Rigler	lyndarigler@hotmail.com	8.1.21		new email address	
Liskeard	Steve Vinson	townclerk@liskeard.gov.uk	8.1.21	8.1.21	12.1.21	14.1.21 map of D&T LTC boundary email
St Neot	Sue Blaxley	stneotoc@hotmail.co.uk	8.1.21			
ST Cleer	Mrs Roni Jones	clerk@stcleerparishcouncil.gov.uk	8.1.21	8.1.21		
St Keyne	John Heskith	clerk@stkeyneparishcouncil.org.uk	8.1.21	8.1.21		
St Pinnock	Mrs J Hoskin	stpinnockparishcouncil@outlook.com	8.1.21	8.1.21	new email address	
Menheniot	John Heskith	clerk@menheniotparishcouncil.co.uk	8.1.21	8.1.21		
Morval	Rob Larter	clerk@morvalparishcouncil.org.uk	8.1.21			
Liskeard and Looe CNA	David Read	communitynetworks@cornwall.gov.uk	8.1.21	11.1.21		
Cornwall Councillor	Jane Pascoe		8.1.21	8.1.21	email copied to SF 8.1.21	
Cornwall Councillor	Phil Seeva		8.1.21			

Businesses included in the Reg14 Newsletter/Survey

In addition to all households in the D&T parish, the Newsletter/Survey was delivered by post to all businesses in the parish.

Dobwalls and Trewidland; Reg14 Consultation : Businesses Consulted					
Spar Stores	Duloe Road,	Dobwalls	Liskeard	Cornwall	PL14 6LJ
Dreckly Hairdressers		Dobwalls	Liskeard	Cornwall	PL14 6JB
Highwayman		Dobwalls	Liskeard	Cornwall	PL14 6JD
Olden days Antique shop	Five Lanes	Dobwalls	Liskeard	Cornwall	PL14 6JD
Lantoom Quarry		Dobwalls	Liskeard	Cornwall	PL14 4LR
Rowes Garage		Dobwalls	Liskeard	Cornwall	PL14 6JA
Coombe Residential Home		Lamellion	Liskeard	Cornwall	PL14 4JU
Steve's Furniture	4, Limekiln Garage	Moorswater	Liskeard	Cornwall	PL14 4LA
Dewson Builders Merchants	Industrial Estate	Moorswater	Liskeard	Cornwall	PL14 4LN
Grahams Plumbers Merchants	Industrial Estate	Moorswater	Liskeard	Cornwall	PL14 4LN
TWF Sola Wetsuits Ltd	Industrial Estate	Moorswater	Liskeard	Cornwall	PL14 4LN
Tiflex,	Tiflex House		Liskeard	Cornwall	PL14 4NB
JT Autos	Unit 3 Lime Kiln	Moorswater	Liskeard	Cornwall	PL14 4LA
Glendale Pet Boarding	Lower Landazzard Farm	Landazzard	Liskeard	Cornwall	PL14 6SP
Blakes Bakery	Unit 2a, Doublebois Industrial es	Doublebois	Liskeard	Cornwall	PL14 6LE
Continental Wholesale Fruits	Unit 1A-C Doublebois Industrial E	Doublebois	Liskeard	Cornwall	PL14 6LE
Richards Building Merchants		Doublebois	Liskeard	Cornwall	PL14 6LD
Fred Champions	Doublebois Industrial Estate,	Doublebois	Liskeard	Cornwall	PL14 6LE
Topan Fencing Limited	Burgundy House Doublebois Ind	Doublebois	Liskeard	Cornwall	PL14 6LE
Trojan Paving Limited	Doublebois Ind Estate	Doublebois	Liskeard	Cornwall	PL14 6LE
D And J Installations	Unit 3A, Doublebois Industrial Est	Doublebois	Liskeard	Cornwall	PL14 6LE
The Workshop	Unit 3A, Doublebois Industrial Est	Doublebois	Liskeard	Cornwall	PL14 6LE

The Paintworx	Unit 4, Doublebois Industrial Estate	Doublebois	Liskeard	Cornwall	PL14 6LE
LMF Engineering Ltd,	Doublebois Industrial Estate	Doublebois	Liskeard	Cornwall	PL14 6LE
BJ Scrap Metal	Doublebois Industrial Estate	Doublebois	Liskeard	Cornwall	PL14 6LE
Acorn Car Sales	Doublebois Industrial Estate	Doublebois	Liskeard	Cornwall	PL14 6LE
Doublebois Garage,	Doublebois Industrial Estate	Doublebois	Liskeard	Cornwall	PL14 6LE
Autoshem	Unit 2, Doublebois Industrial Estate	Doublebois	Liskeard	Cornwall	PL14 6LE
Hicks Motors,	Unit 3, Doublebois Industrial Estate	Doublebois	Liskeard	Cornwall	PL14 6LE
Dumpy bag man	MONTCLARE, DOUBLEBOIS	Doublebois	Liskeard	Cornwall	PL14 6JY
Dave Peat Waste Limited	The Old Station Yard,	Doublebois	Liskeard	Cornwall	PL14 6LE
Atlantic Caravans (Cornwall) Ltd	Doublebois Industrial Estate	Doublebois	Liskeard	Cornwall	PL14 6LE
River Recreation Centre CIC	The Old Station Yard	Doublebois	Liskeard	Cornwall	PL14 6LE
Pine Green Valley Caravan & Glamping Park		Doublebois	Liskeard	Cornwall	PL14 6LE
Hoburne Holiday Park		Doublebois	Liskeard	Cornwall	PL14 6LD
Doublebois Commercial services	Doublebois Industrial Estate	Doublebois	Liskeard	Cornwall	PL14 6LE
321 Motor Sales	Doublebois Industrial Estate	Doublebois	Liskeard	Cornwall	PL14 6LE
Dobwalls MOT centre	Treburgie Water	Doublebois	Liskeard	Cornwall	PL14 4NB
Brown's Nursery		Trewidland	Liskeard	Cornwall	PL14 4ST
Lean Hill Quarry		Horningtops	Liskeard	Cornwall	PL14 3QD
Ian Web Specialist Cars	Higher Clicker	Horningtops	Liskeard	Cornwall	PL14 3QA

In addition to all households in the D&T parish, the Newsletter/Survey was delivered by post to all businesses in the parish.

Summary of the Statutory Consultation Responses and Action Taken

Dobwalls and Trewidland Neighbourhood Development Plan: Reg14 Consultation 7 th Jan – 22 nd Feb 2021			
		Responses to consultation	
Statutory Consultee	Date	Comments on Reg14 consultation	Action to be taken
Cornwall Council Sarah Furley Sarah.Furley@cornwall.gov.uk	Feb 2021	<p>Dear Mhairi,</p> <p>Please find attached the Cornwall Council comments at Regulation 14. If you need to discuss any of the comments, please let me know. You'll see I have reconsulted the Education Service – as I know that the issue of school places is a very important one in the parish, but I think an Examiner would remove the policy as currently worded. Our contact in the Schools Sufficiency team is on leave this week, but I've requested her advice to create policy wording that CC can support.</p> <p>Best wishes Sarah</p> <p><i>Includes three page document with detailed comments and suggested edits</i></p> <p>Sarah Furley Group Leader Neighbourhood Planning Cornwall Council Planning and Sustainable Development sarah.furley@cornwall.gov.uk Tel: 07483 327720 http://www.cornwall.gov.uk/ 'Onen hag oll' 3B, Pydar House, Pydar Street, Truro, TR1 1XU <i>Currently working at home</i></p> <p>Dobwalls and Trewidland Parish NDP: General The NDP has a very clear and logical layout, with a good introduction setting out the process and background and evidence that supports the NDP. Some tightening of policy wording could increase the power of the policies and make them read as a clearer instruction. For example, suggest replacing 'will be supported where they' – with 'should' because a proposal might include the element required, but still not be supported for another reason. The Examiner is likely to add 'where appropriate' to some policies, e.g. CF3, because the provision of pavements will not be appropriate to all scales of proposed development.</p>	<p>Suggested rewording discussed and agreed by Steering Group at 24th March 21 meeting.</p>

		<p>Other instances are covered in the individual policy comments below.</p> <p>Policies</p> <p>LC2: 'Applicants should provide evidence' may be too strong for policy wording. NDP policy can't require a process, or alter the information required for registration, and it won't be appropriate in all cases – could replace with 'demonstrate, where appropriate,'</p> <p>Similarly, LC3 cannot be stipulated as a requirement and won't be appropriate for all scales of application. Suggest moving this to supporting text.</p> <p>BI04: Development proposals – not developers</p> <p>BI05: Development proposals should protect..... and enhance where appropriate. Give the number of the Green Space strategy map so that it is clearly linked to the policy.</p> <p>CCE1: It is not clear from the policy or justification whether your intention is to support wind turbines. If this is intended, apart from repowering any existing wind turbines, applications for wind turbines can only be considered if you include a map showing an area which is potentially suitable for wind turbines within the document. Without that this policy is not supporting wind turbines.</p> <p>CF1: Needs to include a caveat covering the scenario that the facility is redundant.</p> <p>SC1: The strategic provision of school places is controlled by the local authority for community and voluntary controlled schools, or by the school's governing body for academy, trust, voluntary aided, free and foundation schools. If the school is oversubscribed, places will be allocated in accordance with the admission authority's criteria. Cornwall Council's Education Service are consulted on housing applications: this informs their sufficiency planning for education places and strategic infrastructure contributions are required for Education, to</p>	<p>Policy changed to : Applicants should demonstrate, where appropriate, a clear understanding of the local landscape, built and natural environments and wildlife habitats.</p> <p>Agreed to move to supporting text.</p> <p>Agreed to change</p> <p>Agreed to change</p> <p>Text amended to read better to make it clearer about general renewable energy not wind turbines specifically. This looks like its in the wrong place.</p> <p>New CF4: Redundant Buildings policy added to deal with this issue.</p> <p>New SC1 Policy to reflect suggestions on revisions to policy from Planning and Education Officers.</p>
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		<p>provide this. This policy wording goes beyond the remit of planning control, and it may not be possible for a developer to fulfil these policy requirements. Nevertheless, we understand the need to address this community concern in the NDP. I've sought further advice on suitable policy wording from the Education Service and will pass this on as soon as possible.</p> <p>GS1. Local Green Space evidence must demonstrate how the proposed sites meet the tests of paragraph 100 now 102 of the NPPF. The document needs a clear, large scale, diagram of each space. Some of the areas may not be suitable for LGS, although they are worthy of protection as open spaces. Consider whether the site has intrinsic special worth – or whether it is an incidental green space or playing field which could be reprovided elsewhere, for example. Local Green Space Guidance</p> <p>GS1b would conflict with the use of some of these spaces and suggests that some of them are suitable for development – whereas development on LGS is only permitted in very special circumstances.</p> <p>GS2: this justified overall by the evidence, but won't be appropriate for all scales of development and the policy wording needs to reflect this (suggest adding 'where appropriate.') Is it also listed elsewhere as a CIL priority?</p> <p>HO1: Make sure that the evidence base for the development boundaries is robust, with a set of objective criteria against which the chosen line of the boundary can be tested.</p> <p>Dobwalls and Trewidland parish is in Value Zone 5 so the target for on site affordable housing is 25%. An NDP policy cannot exceed this and therefore can't insist on 50% on a site within the boundary.</p>	<p>Agreed that we need Clarification of:</p> <ul style="list-style-type: none"> • Open Space provision and needs • Local Green Space designation and reasons for these • PRoW and other Green Infrastructure protection <p>This information is now covered in the D&T NDP Green Infrastructure Strategy Document which included the CC Open Space Survey.</p> <p>These are now covered in new maps and new Policies GS1, GS2 and GS3</p> <p>This evidence was gathered in the D&T NDP Development Boundaries Analysis document which was sent to Cornwall Council and Natural England in June 2021 for comments. NE's comments can be found below.</p> <p>Changes made to policy.</p>
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		<p>HM1: This policy goes beyond the remit of planning powers. These might all be aspects that the NDP wants to encourage – but cannot be insisted on or controlled through planning policy. An NDP policy can:</p> <ul style="list-style-type: none"> • Encourage housing mix to meet local community needs • Support the provision of self build plots • Encourage the provision of accessible homes <p>But cannot insist on the delivery model – so reference to a community land trust should be in the supporting text – and could be a project that the Parish Council take forward.</p> <p>The trigger for affordable housing provision and the percentages required are set in strategic policy and an NDP cannot vary this. An NDP policy cannot control or vary the procedure for making planning applications so point d should be deleted.</p> <p>HM2: as with SC1 above, the analysis of school places and requirement for contributions will be controlled strategically by the Local Education Authority. The NDP can highlight the issues with school places – and as stated above, we'll provide some more detailed feedback from the Education Service.</p> <p>HM4: if there is a restriction limiting a property to holiday occupancy, then an application would be required to lift the condition, to enable permanent occupancy. The first sentence of this policy is therefore redundant and conflicts with the second sentence which suggests that permission could be granted, subject to criteria. Cornwall Council already has guidance on applications to lift holiday occupancy conditions lifting-holiday-occupancy-conditions.pdf (cornwall.gov.uk) Do you need to add to this?</p> <p>HS1: Bullet point 3 tries to control things that planning policy doesn't really have any control over – such as the internal layout of properties. Sustainable design can be encouraged, but standards cannot be required. The last two bullet points are uses that are controlled by strategic policy and NDP policy should not repeat this.</p> <p>HS2: Planning Policy cannot require these low carbon standards; there is uncertainty as to whether planning policy can exceed standards required in Building Regulations. If legislation is issued to allow this, the Climate Change DPD will address this – as viability assessments will be required to justify any planning policy. Electric charging points could be encouraged.</p>	<p>Changes made to policy wording to reflect CC comments.</p> <p>Point d deleted and added to supporting text.</p> <p>School places dealt with under Policy SC1 above after feedback from Education Service.</p> <p>Policy removed</p> <p>Policies amended to refer to CC policy objectives.</p>
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Homes England		No response	
Regulator of Social Housing		No response	
<p>Natural England Victoria Kirkham consultations@naturalengland.org.uk</p>	<p>16.2 21</p> <p>August 21</p>	<p>Dear Sir/Madam,</p> <p>Dobwalls and Trewidland Neighbourhood Development Plan – Regulation 14</p> <p>Thank you for your consultation on the above dated 08 January 2021. 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.</p> <p>Natural England has the following comments on the draft Dobwalls and Trewidland Neighbourhood Development Plan.</p> <p>Natural England advise that Policy HO1 identifies Development Boundaries, rather than Settlement Boundaries given that the policy supports the development of small sites, infill and rounding-off and the boundaries have been drawn quite loosely at Dobwalls and Trewidland. Natural England would expect to see the Plan supported by some detailed analysis of the development opportunities and a description of the methodology used in identifying the boundary.</p> <p>We also refer you to the attached annex which covers the issues and opportunities that should be considered when preparing a Neighbourhood Plan.</p>	<p>Settlement boundaries changed to Development boundary; decision process defined and updated development boundary maps created to clarify issues raised.</p> <p>After discussion with Cornwall Council officers, we prepared a Development Boundaries Analysis document dated June 2021 which set out the evidence base and discussion on each of the settlement boundaries.</p> <p>This document can be found as part of the supporting documents in the Housing Evidence Base documentation on the D&T NDP website.</p>

		<p>For any further consultations on your plan, please contact: consultations@naturalengland.org.uk.</p> <p>Dear Ms Mackie, Thank-you for sending me the Boundary Analysis paper for the Dobwalls and Trewidland Neighbourhood Plan. Clearly a lot of effort has gone in to the preparation of the paper, which now clearly sets out the process, reasoning and justification for identifying the three development boundaries within the Plan. The paper will form a valuable part of the evidence base to support the Plan when it is submitted for independent examination. Best wishes Stephanie</p> <p>Stephanie Parker-Stephenson Lead Adviser (Sustainable Development) Devon, Cornwall and Isles of Scilly Natural England, Sterling House, Dix's Field Exeter, EX1 1QA, www.gov.uk/natural-england</p>	<p>This additional information was sent to Natural England in June 2021 to support boundary decisions taken.</p>
Environment Agency		No response	
Historic England David Stuart https://historicengland.org.uk/southwest		<p>Thank you for your Regulation 14 consultation on the Pre-Submission version of the Dobwalls and Trewidland Neighbourhood development Plan.</p> <p>I can confirm that there are no issues associated with the Plan upon which we wish to comment.</p> <p>Our congratulations to your community on its progress to date and our best wishes for the eventual making of your Plan.</p> <p>Kind regards David David Stuart Historic Places Adviser</p> <p>Historic England South West 1st Floor Fermentation North Finzels Reach Hawkins Lane Bristol BS1 6WQ Direct Line: 0117 975 0680 Mobile: 0797 924 0316 https://historicengland.org.uk/southwest</p>	<p>None needed</p>

Network Rail		No response	
Highways England Gaynor Galacher Gaynor.Gallacher@highwaysengland.co.uk	2.2.21	<p>Thank you for providing Highways England with the opportunity to comment on the draft Dobwalls and Trewidland Neighbourhood Development Plan (NDP). As you are aware, Highways England is responsible for operating, maintaining and improving the strategic road network (SRN) which in this case comprises the A38 which passes through the north of the plan area.</p> <p>In general terms we are satisfied that the NDP policies are unlikely to result in a scale of development which would result in an unacceptable adverse impact on the trunk road in terms of potential traffic generation. However, we have a couple of queries as detailed below.</p> <p>Section 10.6 covers the designation of Local Green Spaces and it is noted that reference is made to a bench at Twelvewoods Roundabout, although I can't see this identified on the Green Spaces map and I'm therefore unsure exactly where this bench is located. I'd therefore welcome some clarification regarding the location of the bench and it's proposed status in the plan, as any land which forms part of the operational highway is not suitable for designation as Local Green Space. Highway land will have highway rights upon it (as provided by the Highways Act 1980 and associated legislation), and designation would conflict with our ability to manage our asset in the interest of all road users and fulfil our statutory function as strategic highway authority. Highways land is also subject to permitted development rights under the Town and Country Planning (General Permitted Development) (England) Order 2015 and may therefore need to be utilised in bringing forward future highway/transport schemes, which may not be compatible with Local Green Space designation.</p> <p>Policy BE3 refers to large employment development needing to provide a travel plan in relation to HGV movements. May I suggest that this could be phrased to include a requirement for large scale employment development to be supported by an appropriate assessment of traffic impacts, with particular consideration given to HGV routing. In the case of any SRN impacts, this assessment should be in line with the requirements of 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.</p>	<p>Map of location of Bench at Twelvewoods roundabout sent to Gaynor 9th February 21</p> <p>Gaynor is happy with this, the bench does not come within the Highway's England area.</p> <p>Included in additional wording as set out in policy BE3</p>

	21 5 21	<p>Please note that these comments do not prejudice any future responses Highways England may make on site specific applications as they come forward through the planning process, which will be considered by us on their merits under the prevailing policy at the time.</p> <p>I hope these comments are helpful and I would obviously be happy to discuss.</p> <p>Kind regards Gaynor</p> <p>Gaynor Gallacher South West Operations – Assistant Planning Manager (Highways Development Management) Highways England Ash House Falcon Road, Sowton Ind. Estate Exeter EX2 7LB Web: http://www.highways.gov.uk</p> <p>From: Gallacher, Gaynor [mailto:Gaynor.Gallacher@highwaysengland.co.uk] Sent: 21 May 2021 15:22 To: Mhairi Mackie Subject: RE: Querie on Dobwalls and Trewidland NDP policy</p> <p>Dear Mhairi</p> <p>I have provided extracts below from our Property database which confirms the land in question is within our title, and also shows that it is currently managed by us to provide landscape mitigation for the A38.</p> <p>Therefore, our position would be as previously advised in our earlier exchanges when we queried a section near Twelvewoods Roundabout. Unfortunately, highways land is not suitable for designation which would conflict with our ability to manage our asset in the interest of all road users and fulfil our statutory function as strategic highway authority. Whilst we may be unlikely to materially alter the setting and management of this area, it nonetheless forms part of the operational highway and has highway rights upon it (as provided by the Highways Act 1980 and associated legislation) which may not be compatible with designation.</p>	
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I am seeking further information from our environmental team which may give you some assurance about our intentions to continue to manage the land in question as “greenspace”, but unfortunately I won’t be able to provide you with that until early June as I’m now away from the office until after 1 June (hence apologies if this response is rather brief!).

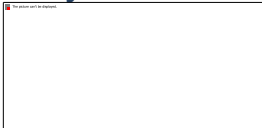
Kind regards
Gaynor

2.6.21



		<p>Morning Mhairi</p> <p>I've now received confirmation from my environmental colleagues that this land is indeed within our operational estate and therefore would not be suitable for designation as green space. Under the A38 Dobwalls Bypass Scheme Environmental Statement we are required to maintain this land to provide landscape mitigation and it must therefore remain in our management for this purpose. They have confirmed that there are no plans to materially alter our current management of the site which consists of areas of Species Rich Grassland, Shrubs with Intermittent Trees and a corner identified as Scrub.</p> <p>I hope this provides you with the necessary reassurance to enable you to remove the site from your draft plan. As previously explained, we would have to object to any proposal to designate the land within the neighbourhood plan.</p> <p>Kind regards Gaynor</p>	<p>The area concerned was removed from the Local green space proposals and was also shown as outside the Development boundary for Dobwalls village.</p>
Three Mobile		No response	
O2 and Vodaphone		No response	
EE mobile		No response	
Ofcom		No response	
Royal Cornwall Hospitals Trust		No response	
Kernow Clinical Commissioning Group		No response	
Healthwatch Cornwall		No response	
National Grid Chris Johnson MRTPI Avison Young nationalgrid.uk@avisonyoung.com	22.2.21	<p>Dear Sir/Madam</p> <p>We write to you with regards to the current consultation as detailed above in respect of our client, National Grid.</p> <p>Please find attached our letter of representation. Please do not hesitate to contact me via nationalgrid.uk@avisonyoung.com if you require any further information or clarification.</p> <p>Kind regards Chris Johnson</p>	<p>The map and representation letter are useful and can be included in the Evidence base.</p> <p>We may also need to make reference to the guidance notes in relation to energy installations or other development in such areas in the NDP Policy text and in the Landscape Character document.</p>

		<p>Chris Johnson MRTPI Planner +44(0)191 269 0065 Mobile +44(0)7802 985407 christopher.johnson@avisonyoung.comavisonyoung.co.uk Avison Young, Central Square South, Newcastle, NE1 3AZ Includes map of Electricity Transmission line across parish + Representation letter which sets out details of the National Grid and its distribution networks, with Guidance on development near National Grid assets. It also makes referenc to National Grid Document '<i>Guidelines for Development near pylons and high voltage overhead powerlines</i>'</p>	
<p>Western Power Richard Clatworthy Email: rclatworthy@westernpower.co.uk</p>	7. 7. 21	<p>Thank you for sending across the NDP for my information. The electrical line shown on page 22 which runs to the north of Trewidland, is a 132,000 volt circuit which originates at Indian Queens Super Grid Point to the west of Trewidland and continues east towards St Germans Bulk Supply Point.</p> <p>In terms of development in and around WPD overhead lines, I have attached a 'standard' letter that we would issue to prospective developers following a request for information. Ultimately, as long as any works are carried out safely and minimum statutory clearances between the structure and the nearest conductors are maintained upon completion, WPD would not object.</p> <p>I have highlighted some sections of the letter which contain the most important information. Those highlighted in red, are the statutory minimum clearances, those in yellow are WPD's recommended clearances. You will note I have coloured a paragraph green, this section explains about the use of cleargraphs. These are used to accurately establish clearances from intended structures and adjacent conductors. We only issue these when a developer needs to apply the data to a set of plans in order calculate clearances. As such, there are no cleargraphs attached.</p> <p>You will also note that there are statutory and recommended clearances to the ground (other than a road surface) and to road surfaces.</p> <p>For completeness I have also attached a copy of the HSE's GS6 Guidance, which covers working in proximity to overhead lines and 2 WPD publications for those working near our overhead equipment.</p>	<p>Line of Electrical high voltage cable added to Landscape Character maps and Landscape Evidence Base.</p> <p>The Western Power line was also identified as a constraint in the final settlement development boundary for Trewidland.</p>

		<p>If there is anything which you would like me to expand on, or any further questions, please don't hesitate to contact me.</p> <p>Kind regards Richard</p>	
EDF Energy		No response	
Wales and west Utilities		No response	
South West Water Martyn Dunn mdunn@southwestwater.co.uk	13.1.21	<p>Mhairi thank you for providing details of the above the content of which is noted and upon which South West Water has no specific comment.</p> <p>Regards Martyn Dunn Pre-Development Technical Advisor</p>  <p>D: 01392 443702 Peninsula House, Rydon Lane, Exeter, EX2 7HR www.southwestwater.co.uk</p>	
Duchy of Cornwall Land Steward		No response	
Duchy of Cornwall Estate Surveyor		No response	
Cornwall Wildlife Trust		No response	
National Farmers Union		No response	
Devon and Cornwall Housing Association		No response	
Coastline Housing		No response	
Cornwall Housing		No response	
Ocean Housing		No response	
Cornwall AONB		No response	
Tamar valley AONB		No response	
Civil Aviation Authority		No response	

Cornwall Chamber of Commerce and Industry		No response	
Cornwall Na Isles of Scilly Local Enterprise Partnership		No response	
Community Energy Plus		No response	
Cornwall Buildings Preservation Trust		No response	
Devon and Cornwall Constabulary Martin Mumford martin.mumford@devonandcornwall.pnn.police.uk	16.2.21	<p>Dear Mhairi,</p> <p>Thank you for the opportunity to comment further on the NDP.</p> <p>I note and welcome the inclusion of the statement about designing out crime etc which is obviously supported.</p> <p>I did see that in the NDP this sits under Community facilities and open space which is clearly relevant. However I would suggest that there should be also a link somehow within the NDP so it is made clear that measures to design out crime/ASB are equally as relevant for new housing sites, commercial developments etc.</p> <p>Kind regards Martin Mumford</p> <p>Martin Mumford Designing Out Crime Officer Devon and Cornwall Constabulary St Austell Police Station 1 Palace Road, St Austell PL25 4AL</p>	Made alterations as suggested to Housing and Business policies.
Cornwall Fire, Rescue and Community Services		No response	

Action related to statutory consultation

All comments and responses were considered in detail by Topic Group/Policy subject areas, and were then reviewed by the Steering Group members as a whole. In many cases the points raised were accepted and the policy documents amended to reflect the specific suggestions.

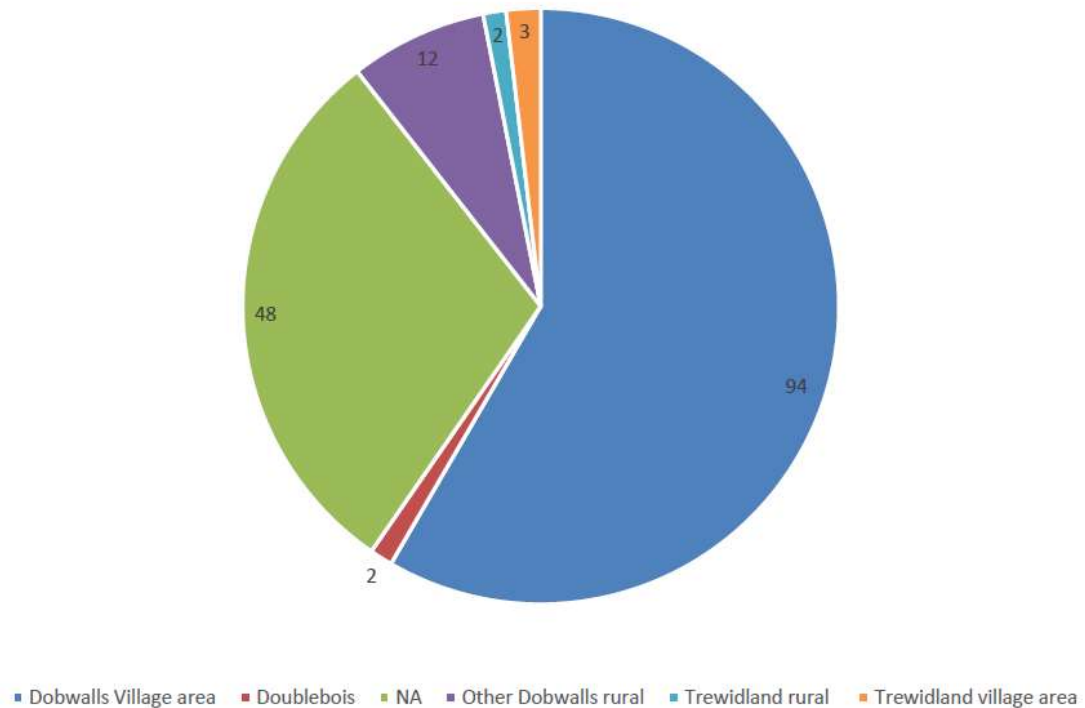
Responses from Adjoining Town and Parish Councils		Action
St Keyne Parish	No response	
Liskeard Town Council	<p>Thank you for sending us your draft Dobwalls and Trewidland Neighbourhood Development Plan as part of the Reg14 pre-submission consultation. We appreciate what an incredible amount of work it takes to reach this stage. Consultations are usually dealt with by our planning committee and I will add this to the next agenda for 25 January and ensure our response is returned to you before the close of the consultation.</p> <p>We note on page 3 that you reference the forthcoming boundary changes in relation to the Moorswater area, although as the map of the designated area is large scale it is not clear whether this area is included. Please confirm if this is the case - do you have a zoomable version of the map? This area is of course not included in the Liskeard NDP, and would not become part of it when the boundary change is made.</p> <p>Kind regards, Yvette Hayward RFO & Deputy Town Clerk Liskeard Town Council 3-5 West St, Liskeard PL14 6BW Tel: 01579 345407 Fax: 01579 324429</p>	<p>Clear copies of both boundary change maps sent to Liskeard TC.</p> <p>Agreed detailed boundary changes maps to boundaries of D&T NDP area with Liskeard Town Council area included in Reg 15 document.</p>
Menheniot Parish	No response	
St Pinnock Parish	No response	
Morval Parish	No response	
Duloe Parish	No response	
St Neot Parish	No response	
St Cleer Parish	No response	
Liskeard and Looe CNA	No response	
Jane Pascoe	Email response positive	
Phil Seeva	No response	

In some cases additional information was requested from the Consultee, and in other additional information was forwarded to the consultee.

B17

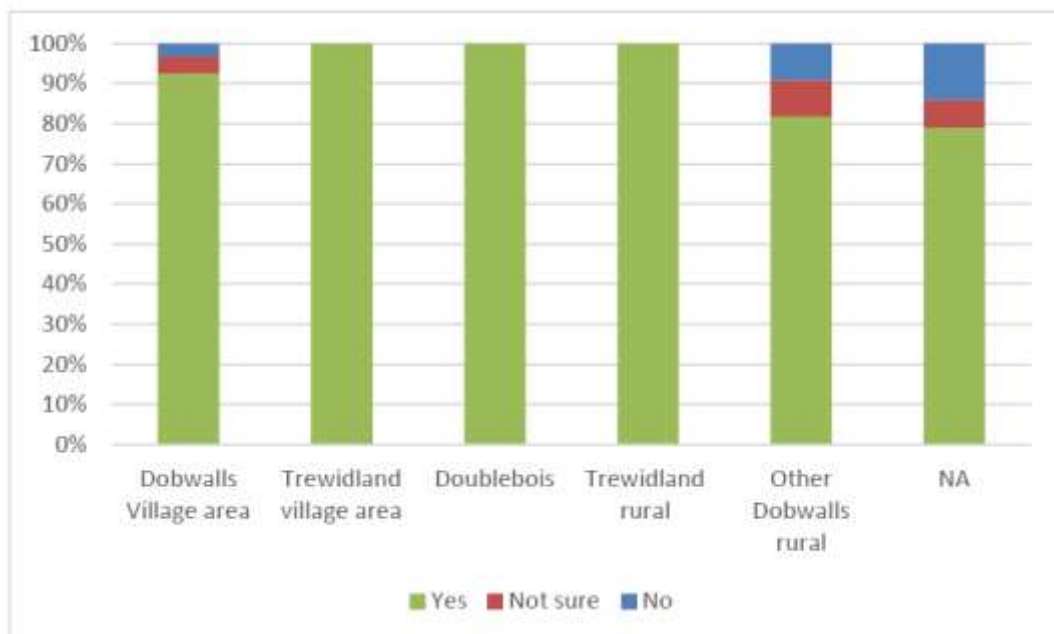
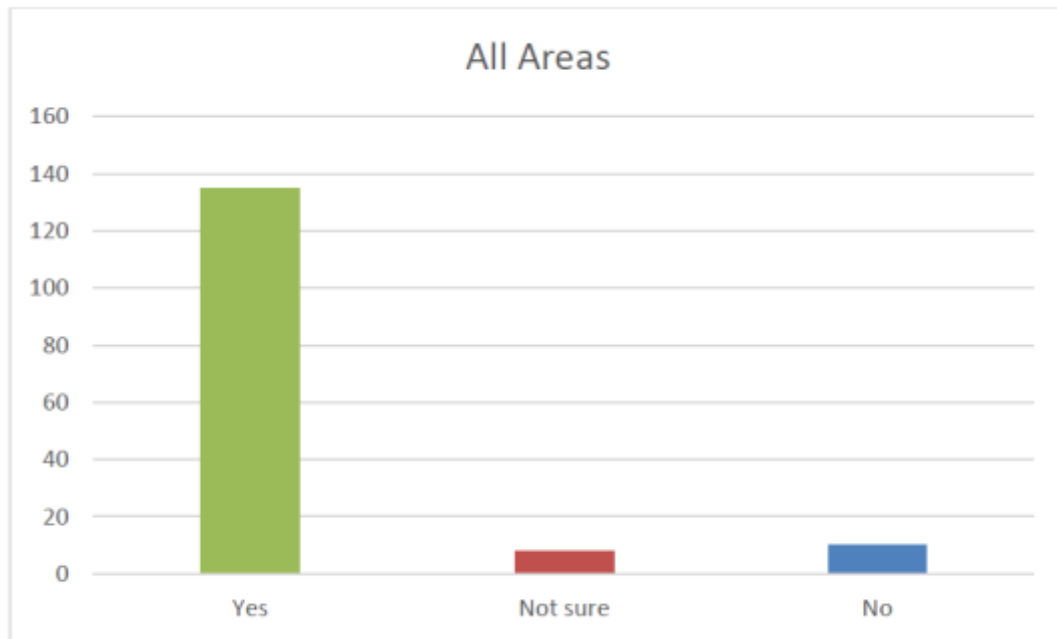
Boscawen Reg14 Pre-Submission Consultation Newsletter/Survey Analysis (March 2021)

Postcode: Respondent location

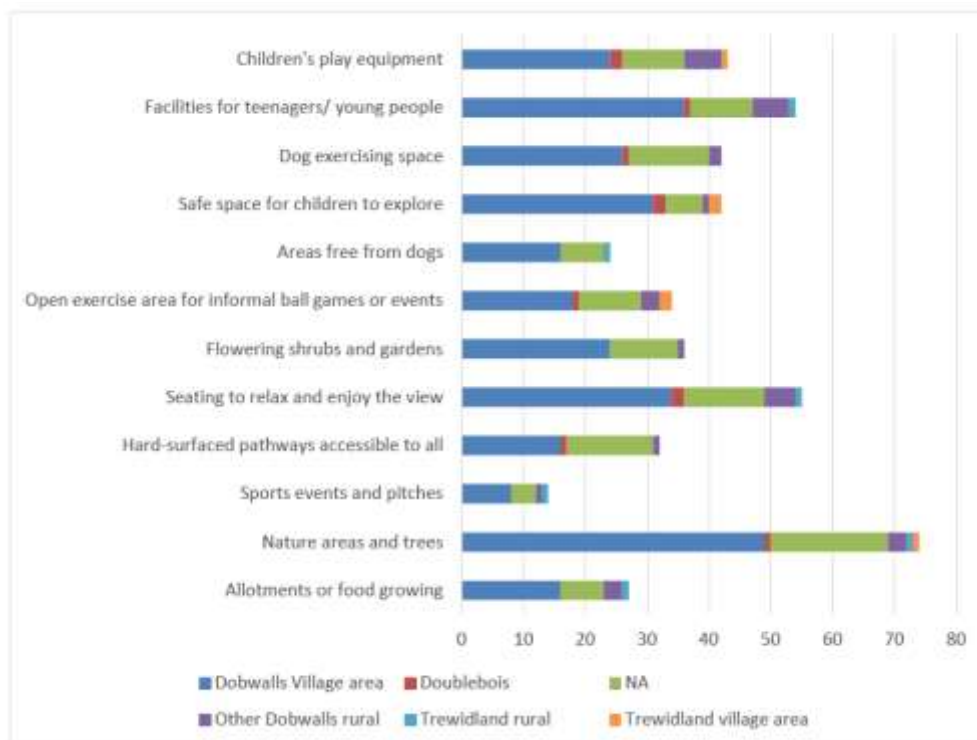
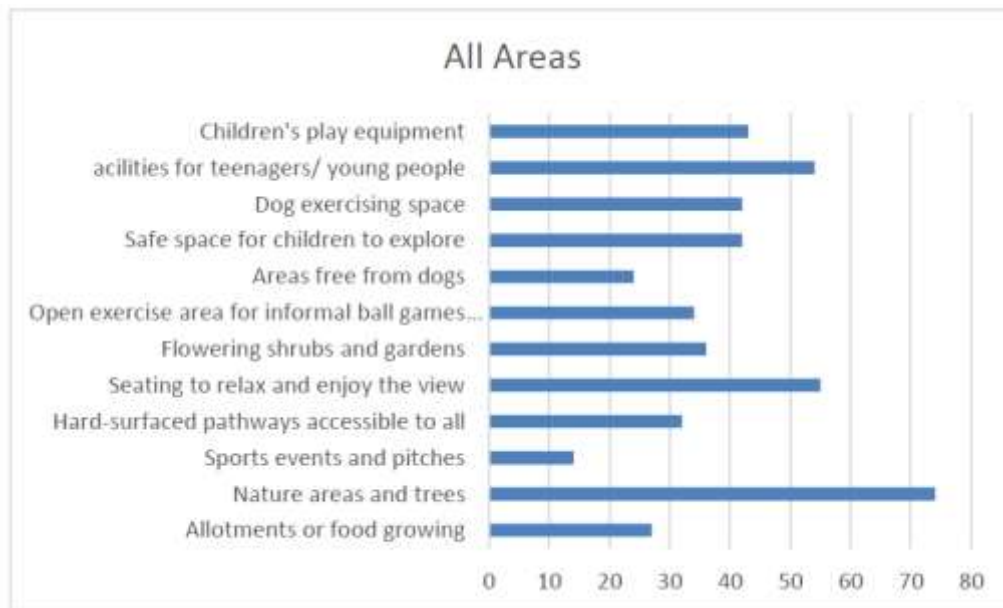


Dobwalls		Trewidland		No Postcode Given
Village	94	Village	3	48
Doublebois	2	Rural	2	
Rural	12			
Total	108		5	48

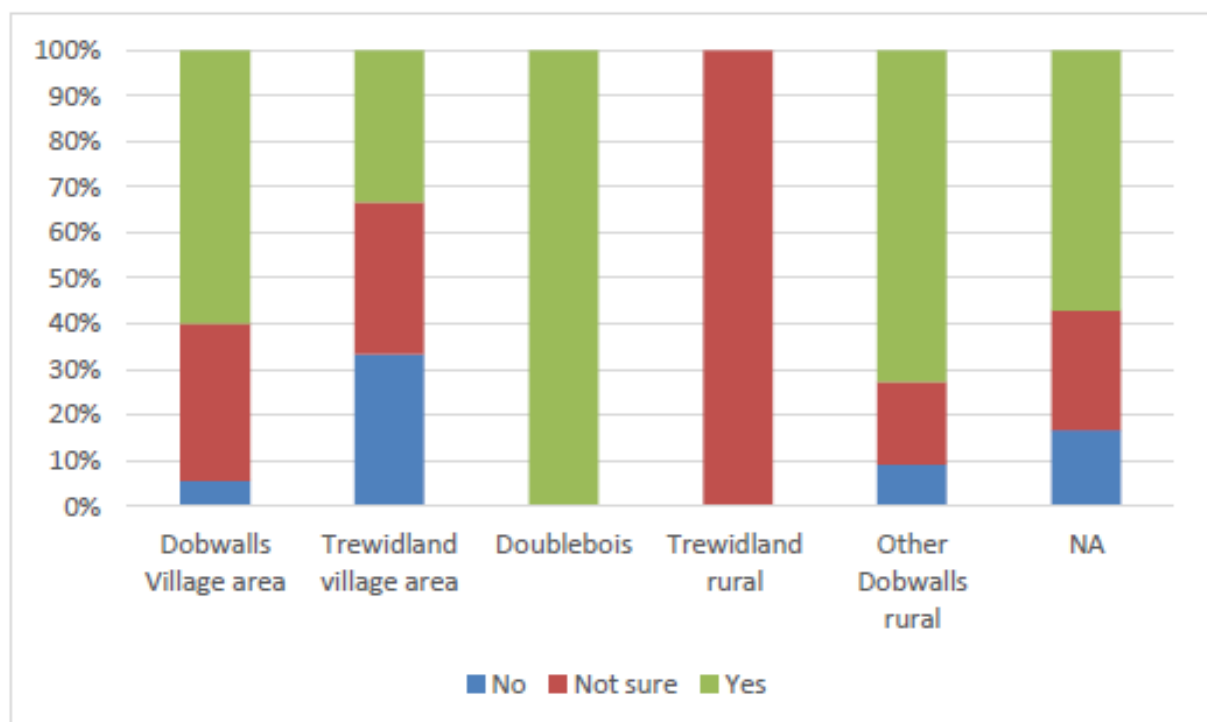
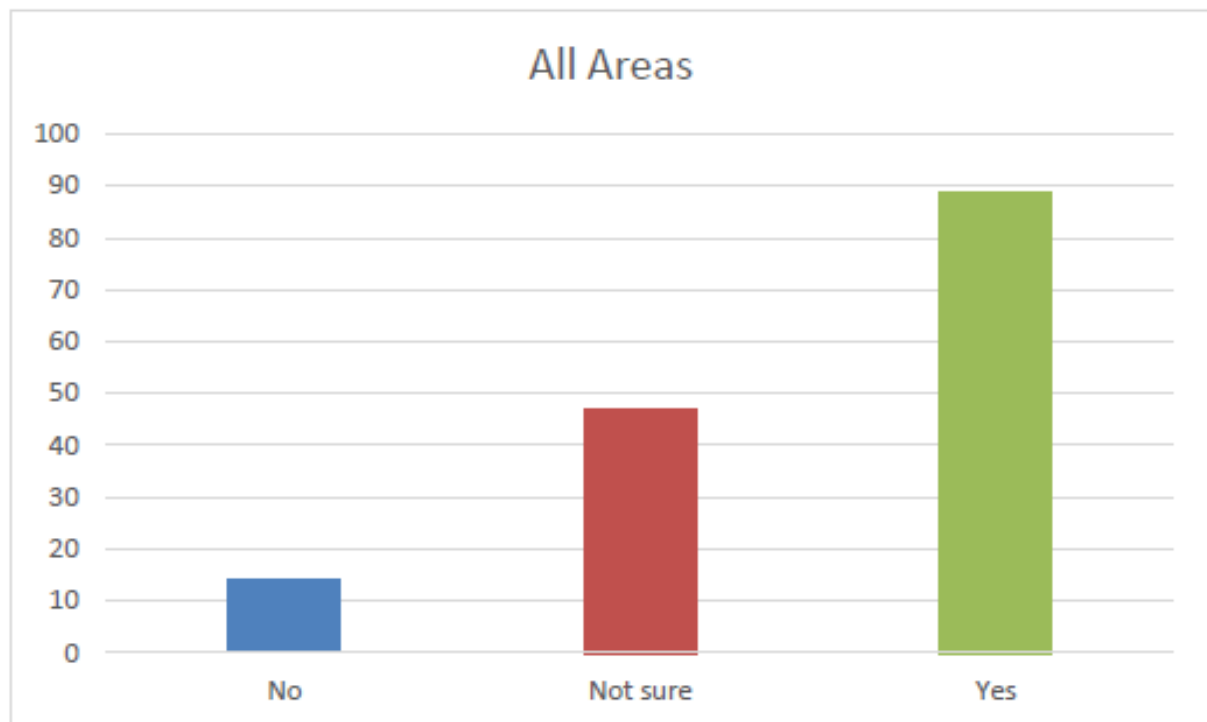
Q1. Do you agree that we should develop a green space plan for each of the major settlements in the parish?



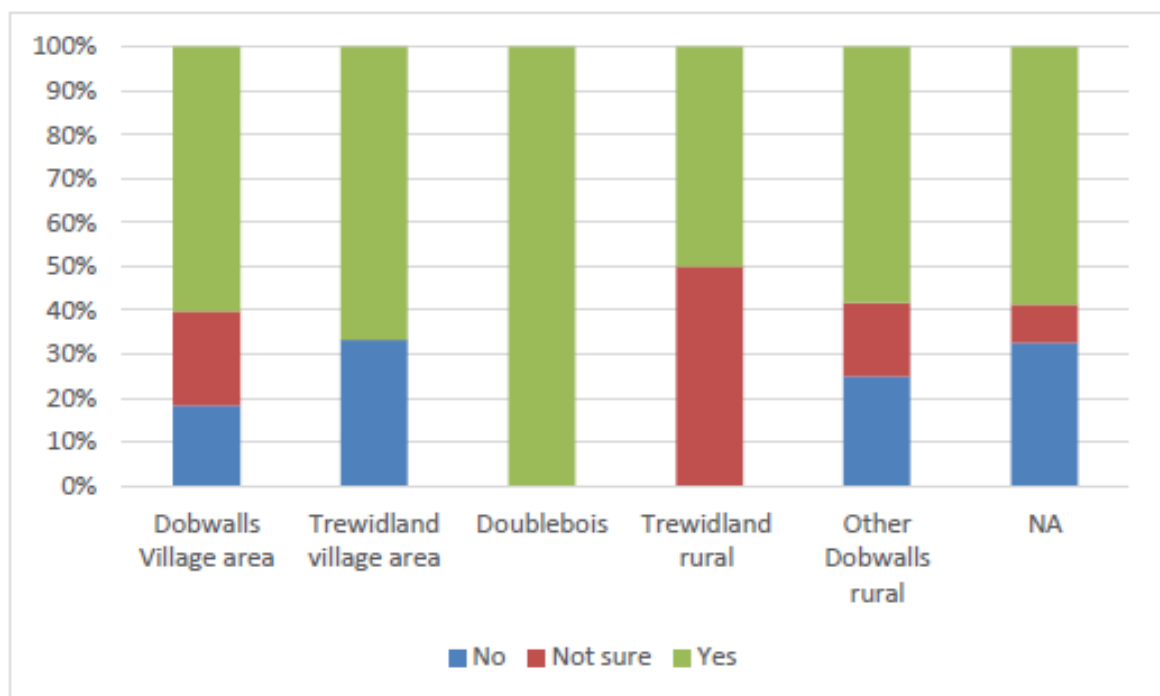
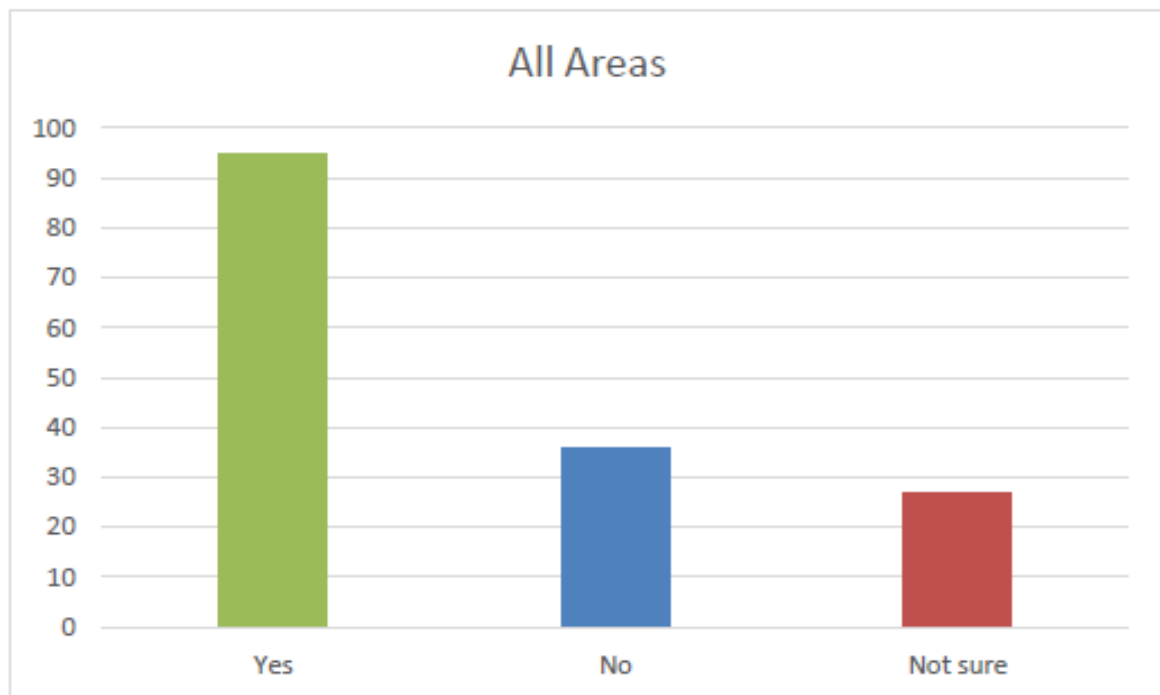
Q2. Which of the following aspects of parks & open spaces do you consider are missing and most needed within walking distance of your home?



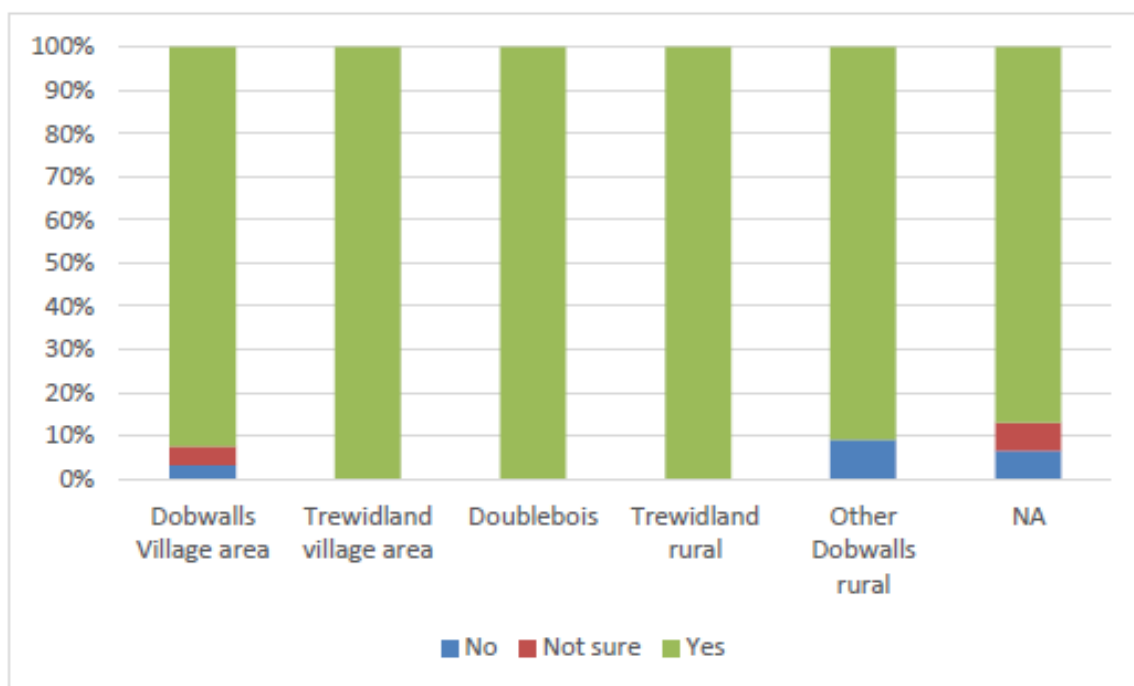
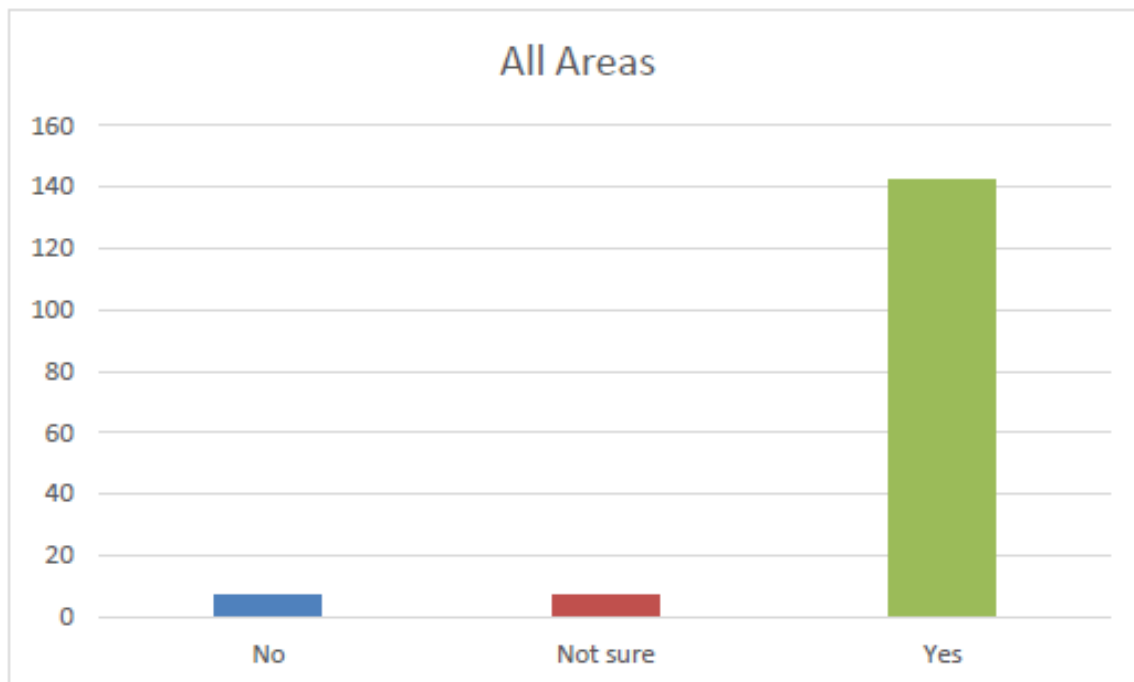
Q3. Do you agree with the proposed settlement boundaries?



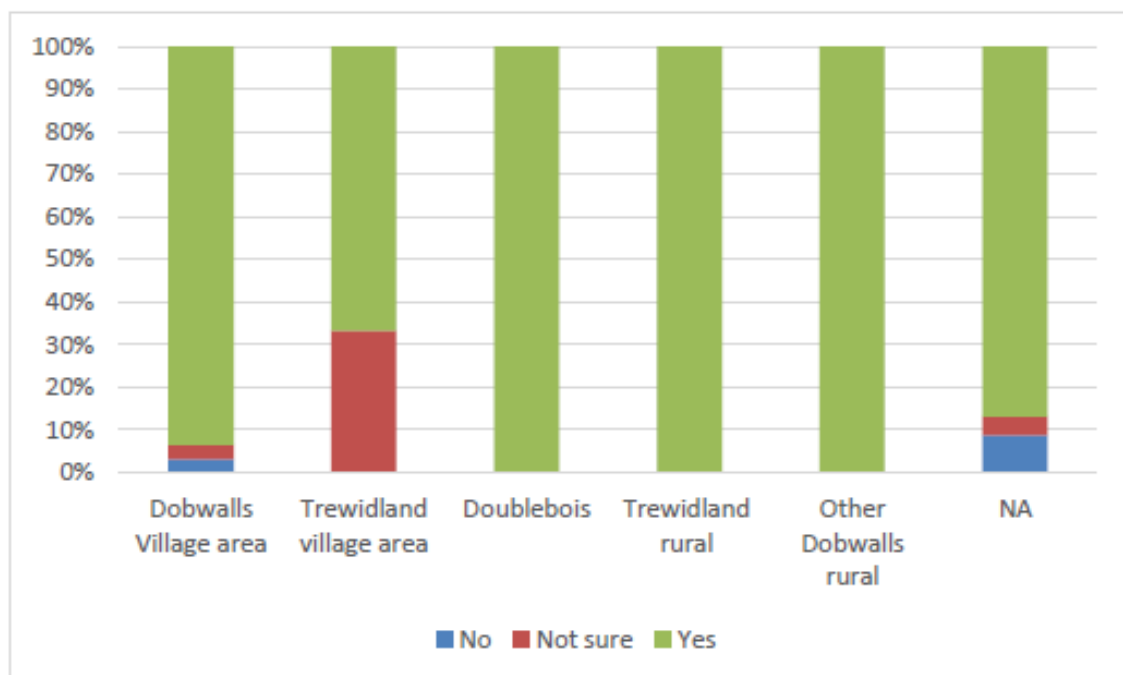
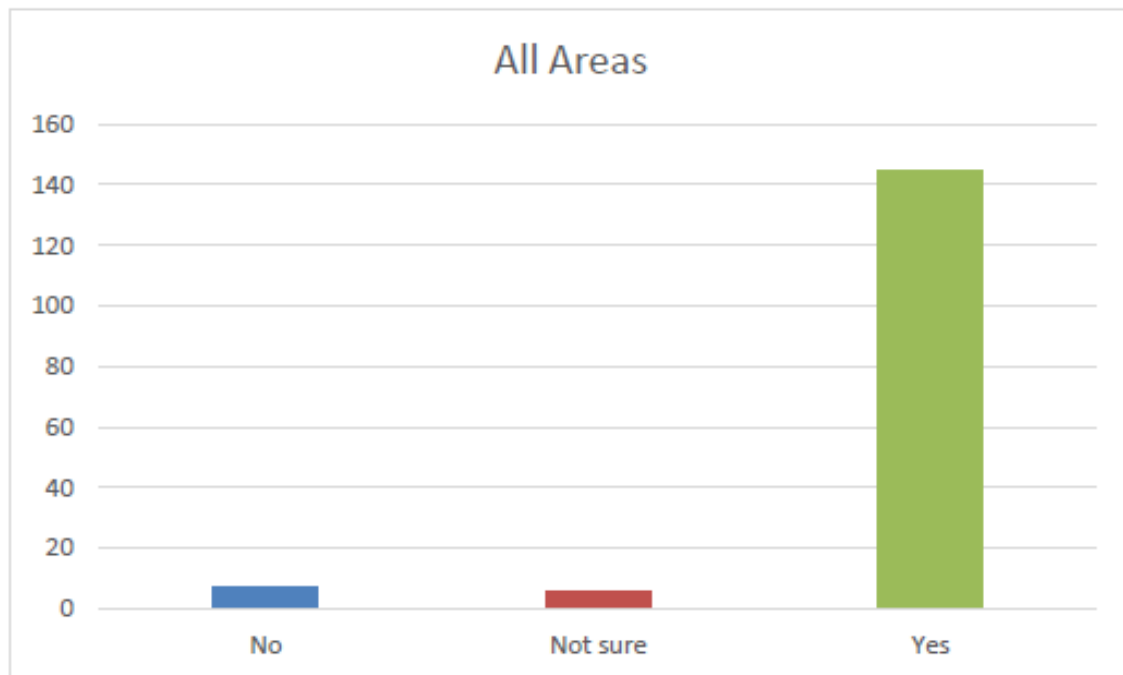
Q4. Do you agree that development outside of these boundaries should ensure provision of 50% affordable homes for sale or rent?



Q5. Do you agree that there should be no further development off Duloe Road, in order to protect pedestrians and ensure traffic calming?



Q6. Do you agree all development should be high quality, appropriate to its setting and designed to be sustainable?



DOBWALLS VILLAGE AREA
Landscape Biodiversity and Heritage
<ul style="list-style-type: none"> • I would like to see more trees planted in the village, more dog poo bins and generally greening up the village to make it look nicer and perhaps more volunteers litter picking. • No dog free open spaces available for nature walls or open exercise areas. Lack of shrubs and natural areas throughout the village. • No more housing anywhere in Dobwalls at all. Dobwalls should remain a village surrounded by rural landscape, i.e., trees and fields. • While I appreciate the need for local affordable housing, I feel that Dobwalls is now becoming over developed. Green spaces/rural land is vanishing at an alarming rate which greatly concerns me. I feel that infrastructure is not sufficient for the scale of development and this is not sustainable.
Community Facilities and Open Space
<ul style="list-style-type: none"> • Before thinking of building perhaps you should consider schools, doctors, work places, hospitals. All those are hard now?? • All the current spaces allocated to children/teenagers and young people seem to attract litter and antisocial behavior in Dobwalls. Lovely rights of way across farm land etc. but thoroughways are usually inaccessible due to locked gates, electric fences, hay bales piled high in front of gates, high styles etc. • Biggest concern is the school. We have a young baby and are worried with the current population of the area will struggle to get a place in the nursery or school. This will make childcare arrangements and working difficult especially if current COVID situation continues • There should be a GP surgery in this (vastly growing) village (nearly a town). Also as there seems to be housing built and going up everywhere the (little) school I went to school at in the 60's is not expanding! (can it cope?) also parking outside of the spar shop (Duloe RD) is getting increasingly dangerous! • Although we have the skatepark in Dobwalls albeit very small there is nothing for teenagers to do. There are no public toilets in the village and there should be. Especially near the park where the old ones remain. This would make life a lot easier for people with young children. The village is forever growing yet the amenities aren't. This needs to be looked at. • Dobwalls as a village needs more amenities such as shops, and better community facilities for younger people. The village is expanding in size with families of all ages and needs so better and more local facilities to accommodate this is essential, one shop, a pub that need improvement and a hair salon is not enough as great and handy as they are we need more otherwise our only option is to drive out of the village to the nearest town or next village, having more on or doorstep would improve convenience for local families and support the growth of local businesses and bring the community together. • Events area would be absolutely great. • The school is full, there are no facilities for children and teenagers. We need to get the village hall opened and used. Please do not approve any more houses to be built. Thanks • I feel the village has enough housing! I disagree that there should be further development of housing especially opposite the school (Dobwalls) There should be more open spaces for us all to enjoy. • I have no objections of further development but we need infrastructure. Bigger school. Bigger shop. Bigger car park at school for drop off area. Another local dentist as I cant get an appointment, there's always a waiting list at all local doctors. Another supermarket as we only have 2!! Bodmin has 8!! I travel to Cavadan Town to go to a butchers your sincerely, • I hope the forward planning is taken very seriously. The roads are becoming dangerous for our children around and in Dobwalls. We have one shop only which is excellent but parking totally inadequate. The school is absolutely full. We have had a huge increase in new estates being built. There is insufficient infrastructure for any more at all.

- Regarding services/schools. Doctors. Any future plans should include parking and doctors surgery
- There should be no more development outside the settlement boundaries, the village cant cope with the amount of people now, the school isn't big enough! Spar parking is a nightmare and extremely dangerous!! The GP surgeries in Liskeard are too busy!!
- We are not against improvements or affordable housing, but we do need facilities to go with them I.E chemist schools and most important is DRs surgery as they can't cope now with the amount of people that go into Liskeard now.
- We have not got enough spaces in our school to cope with another housing development. A new school would be more beneficial. Something is needed to encourage children to get out and away from computers and TV screen. It is a rare thing to see them out and playing. Where are the people going to work if there are more houses built

Housing

- referring to question 5 – Duloe Road development) unless it's a proper school car park would be nice! Or dog walking area in the field above Treheath Farm.
- Strongly agree there should be no more development off Duloe Road and surrounding area. The road is very congested and dangerous for school children and pedestrians
- I was born in Dobwalls parish over 70 yrs. ago I've lived in the village 47 years. My youngest grandson was born in Dobwalls and one of 6 generation to be born in Parish. Some of the people on this neighbourhood plan have only lived in village for only a few years and trying to stop local people from moving on and staying in there local parish which should really be allowed to settle where brought up
- Dobwalls would also benefit from self-build plots, this has happened at St. Issey where locals can build their own property.
- Perhaps flats or one bedroom houses to fill the needs for a really affordable states homes. Not high price "big builders" profits houses. Let's hey back to council house/flats days!!
- Guidelines need to be put in place to preserve our countryside villages and communities. Whacking up houses here there and everywhere just simply strains all local resources, facilities and roads.
- Housing development. Most new properties are still too expensive for locals on low income and single adults. It would be very good to size some basic flats for single occupancy and smaller cheaper properties (no-one needs two bathrooms!) and new development a good mix rather than units separated. Refurbishing empty properties should always take priority over new housing.
- I do not believe we need more houses on the new development on Duloe Road. The village needs to remain as a village, more houses cannot be supported by the infrastructure.
- At our ages (74 and 80) we chose to retire to Cornwall in 2009. At that time we chose a town house in Liskeard having 4 flights of stairs. Following my wife requiring hip replacement, we tried to find a bungalow affordable to us not requiring major improvements. We could not find any such properties, eventually settling for a Dobwalls property with one staircase. It would be good if we were able to downsize and release a 3-bed semi for a 2-bed bungalow. But we cannot as any are not affordable. I suspect we are not alone in Dobwalls or any Cornish town or village. This is a long standing issue that has never been addressed. Cornwall is being decimated by incompetent local authority decisions.
- There is more than enough social and affordable housing in the area. Normal housing is still hard to come by.
- Please, no more development, Dobwalls resembles a town now and not a village! Four very large housing developments have been built in the last five years and also a new industrial estate, which we really do not need. Drainage systems cannot handle the water when it rains, collecting at the two mini roundabouts, where it runs down the hill!! We have only one shop and one school, which is now full to capacity. There is no natural drainage left in the village as it has now all been built on. Please do not build any more and let us keep our village!
- RE 4. any further development should only be for pensioners bungalows and houses for people with a strong connection to Dobwalls.
- It's time we stopped building all over the countryside especially when these new properties are too expensive for local people to buy. Stop all second homes/holiday homes in residential areas and make all new homes 'affordable' for local people. Q6. 'appropriate to its setting' is very subjective and it seems to be very poorly applied to most new developments

Community health

- As for open spaces there's a plot of land between the old Lostwithiel road and Bodmin road which could be put into amenities for the village i.e. gardens to sit, picnic area, and has for walkway its disgusting overgrown with brambles and dog poo which we pay enough council tax for cleanup.
- Before any new development is allowed there needs to be more access to health care such as dentists and doctors etc. Also, adequate places for further education needs
- Build council houses
- Could we look at putting a path up to the park as it gets so muddy it isn't possible to access the park safely when it has been wet? Why is the park on the new Pearce Homes estate closed? Outdoor Gym equipment would be good and a community garden like in St Neot, with flowers, benches and view for all ages to enjoy.
- Dobwalls is in desperate need of a community center and gym, sports center, doctors hub
- Footpaths around Dobwalls are a disgrace and mostly don't exist meaning most walking has to be on the lanes especially Duloe Road which is unsafe.
- Village. The emphasis should continue to keep our village as it is. We do not want to create another sprawling, over-crowded town with all the issues that creates. Open spaces/public paths. Are all extremely valuable to our wellbeing and should be extended wherever possible. Pollution. Traffic pollution will only be increased with more houses which can only lead to more health problems.
- I am concerned that there is no provision of medical/doctor surgery. Liskeard is expanding rapidly and only had 2 surgeries, both of which are fully booked. There are insufficient elemental practices too.
- I have lived in Dobwalls or the immediate area all my life. I attended Dobwalls School as a child and could not see myself living anywhere else. However, the village has changed quite significantly over the last few years with the large amount of housing development that has taken place and I feel that if any more development were to happen in the future then it would certainly not be a positive change and destroy the village life that currently exists which is not good for the community as a whole. If the current COVID situation has taught us anything, it is how important having outside space and access to open countryside is for our overall mental health and wellbeing.
- This is a beautiful village, and should remain so. No more houses please. No-one would mind, a few new houses dotted around. But too many large estates. And not even for our local people, who were born and bred here. Very, very sad.

Accessibility, communications and Transport

- Safety to pedestrians as the Duloe road is very unsafe, school times are worst. I have been here 17 years and surprised no one has been killed. Too many cars parked for the shop both sides of the road, parking and silly turning in the entrance of Higher Meadow. Most of the people who live there are elders. Safety is the one thing that seems to be missing now
- Very limited parking for spar shop which is making the road running alongside extremely dangerous.
- Duloe road needs parking. The surrounding estates (Highwood park and Treheath) are parked in at school times to the extent that emergency vehicles may not be able to go through. Difficulty for residents to get in and out of properties. Parking outside the shop is so dangerous. Even the no parking bollards opposite the shop are run over and parked between. An accident is so likely to happen by the shop/or at school times. This is URGENT
- With that in mind if monies could be found for more road signs directing HGVs onto the bypass, 30mph signs throughout the village and ones at entrances at end of village stating the village road is A290 (not A38) it may well help to cut down the number of commercial vehicles following sat-navs!
- The road to Duloe is very dangerous, it needs a lower speed limit.
- More needs to be done to protect the village, for example speed cameras as drivers treat the road through as a race track ignoring the double roundabout completely.
- Just a little concerned about the attitude for cyclists using pavements. A few of us have our only door open to the pavement, last lockdown, we needed traffic lights both cyclists, joggers, scooters, nearly as bad as the drivers who think the main road through Dobwalls is part of the dual carriageway, despite residents' cars parked outside their own homes. You are all trying really hard to please all and everybody it does take the people who live here to try too i.e. you

will see cans and coffee cups all through the village. People have to help. Also why not open the hall car park? Ease the agro by spar, halls space should be for everybody.

- New parking area should be considered near to Dobwalls school as Duloe road and Highwood park is over run with vehicles at pickup and drop off times. Accidents have happened and incidents with residents from Highwood park are common, where police are contacted over inappropriate parking
- Very poor parking facilities for local SPAR stores. Road always blocked. Nothing available for safe parking anywhere near the stores. Accidents happen weekly due to poor parking options.
- PLEASE do something about the exit from Tremabe Lane to the old A38, before there's a fatality! Cars are parked outside the adjacent houses, usually 3 or more and at weekends its 6! Surely most of those people are capable of walking a few minutes to the car park. There's 1 space for a disabled person, while others could just load and unload there. On leaving Tremabe lane you stop and look to see whether a vehicle is approaching the start of the line of cars. Then, perhaps, I could be passing them? But you cannot see. Perhaps some traffic calming would be best? I understand that parking on the roadside is permitted as a traffic calming method, but what about safety being compromised??
- The parking problem in Duloe Rd is mainly due to closure of the memorial hall car park. I have never seen the memorial car park full even when the hall is being used. It stops bad parking outside the shop & encourages business in the village
- Also something needs to be done about the big lorries (St Mary's) that seem to use the village as a shortcut to Moorswater. Also speeding cars we need traffic calming before somebody gets killed!!
- There also needs to be better traffic calming solutions through Dobwalls as the speed awareness sign does nothing to deter some drivers. We walk every day with our dog through the village and the speed some drive through is like a race track.
- What the Dobwalls community REALLY needs is free parking for the school to stop a build up of traffic and ensure roads are safe for children. I do not understand why the village hall car park cannot be used to benefit the community "surely that is its purpose" this should be free!

Business , Employment and Jobs

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

OTHER

- This plan has lots of information and policy about what would/wouldn't be accepted or encouraged/not encouraged. However, there is little/no information about what action is being taken to improve the area. For example the risks around Duloe road have been clearly stated, but no action plan about what will be done to resolve the issues. I would like to see a neighbourhood action plan, set out to complement this development plan.
- Excellent work by the volunteers to undertake this mammoth task.
- Build a new village hall/spar shop with parking for all opposite the school and use old village hall area for houses. By doing this the school could use the parking also. The memorial hall is tired and need re-newing. I'm sure this site could be traded with a building company to build and re-locate the village hall/spar shop.
- Thank you for incredible work on this plan.
- I want to thank all the people who have put in their free time to produce a representative and thorough document. Well done

- It seems Cornwall C.C. overrides any proposals the Parish Council may suggest. I notice 'no more development to be made outside the village boundary'. In the next breath it states that 'any future development should be 50% affordable'!!! The apathy in the village is understandable. This document has taken years to come to fruition and is totally meaningless. I have filled out this survey as a concerned resident of the village. As usual I am not expecting anything constructive to come out of it.
- Like to see maps of dobwalls with the areas clearly marked.
- There also is an eyesore as you drive into the village from Twelve Woods roundabout, a piece of waste ground on the right has been like it for years, it's got Harris fencing around it. I love living here but there are a lot of dilapidated looking houses around, councils used to ask residents to address this but do not seem to know. Rubbish everywhere.
- Well done to the people who gave their time to develop the proposal
- What does P.O.S mean? It would seem that the internet says Point of Sale. If the land P.O.S. is for sale, please do not be too keen to accept a developer if like with Lantoom Meadow Estate. The houses are built sub-standardly with residents still experiencing problems after 4 years. A promised playground in the original sales brochure not materializing, resulting in children playing in the streets, including cycling and skateboarding on the roads. A complete inadequate provision for parking of residents cars and visitors cars; leading to an already narrow road (planned for) being a slalom course of parked cars on roads/pavements making it dangerous for pushchairs and children and nigh impossible for heavier vehicles which bump up onto pavements constantly. And inadequate sign off the finished estate, or even planned estate, which has resulted in drainage being inadequate in many areas and common areas being allowed to be overgrown and generally neglected.
- With respect to the draft NDP, I think it is an excellent piece of work. My thanks and congratulations to all those included.

DOUBLEBOIS

No additional comments

OTHER DOBWALLS RURAL

- Refurbishment of the public toilet in Dobwalls to include accessible and baby changing facilities and provision of the same alongside proposed nature area. Perhaps we could call on the Government Active Travel Fund for the South West to link up PROW and cycle paths or creating School Streets or a Low Traffic Neighbourhood?
- 2. Housing development outside of the settlement boundary should prioritise homes to buy or rent for the elderly, disAbled and individuals seeking independent living as already mentioned in the Neighbourhood Plan. This would free up larger family homes to buy or rent. 3.
- I believe that the Parish Council should take responsibility for Dobwalls Memorial Hall which is an underused Community resource - not just in the current pandemic - community parking would benefit shop users and safety issues for the school. I would like to thank all the Parish Councillors and volunteers who have worked so hard to get to this point in the development of this Plan for the future of our area.
- An observation. It is clear that many local people have expressed a desire for Green Spaces yet those we presently have are not valued. Litter lies everywhere, in the roads and hedgerows and even on farm land where subsidies are shamefully taken for stewardship. Discarded plastic, baler twine and rusty wire together with dozens of old tyres lie in the valley bottoms. Ancient woodland is subjected to catastrophic pig and cattle damage. What hope is there come denser development? Why do we talk about boundaries when there are now several developments taking place outside these boundaries and which are breaking the guidelines? Most of us appreciate the need to compromise but what is the point in setting rules if they are not followed and enforced? Is this plan just another PR exercise?
- Community gardens and orchards could benefit individuals struggling with loneliness and mental health issues and people who haven't got gardens of their own.
- Dobwalls has had 3 considerable housing estates built in recent years. I think consideration to the infrastructure (school extension, doctors etc.) as well as facilities to accommodate

young families growing up is of utmost importance. This should be considered before allowing any more major housing developments to be permitted.

- In Dobwalls:- How will any new development that arises be able to go ahead as the school is already full and there is no room to expand the school??
- The problem is many local people can't afford to pay the high prices which is very hard for them. Dobwalls could do with a small car park but where? Apparently the hall has stopped parking in its parking area?
- The traffic now parked along the Duloe road either outside Spar or the school is becoming a joke. It is time for this to STOP and they all park in the hall car park. They need to sit down discuss the situation and get this sorted before we have a serious accident.
- To the east of the wain homes site you have hatched an area as 'new public open space'. What are the proposals for this area and are these fields now in the parish/council ownership or is it proposed to buy this land from the current owner.

TREWIDLAND VILLAGE AREA + Trewidland Rural

Landscape Biodiversity and Heritage

- Dobwalls is developed to much on green fields
- Green areas needed, no more development until, ALL brownfield sites developed

Community Facilities and Open Space

No comments

Housing

- In Q4 you want affordable homes. In Q6 you want all high quality homes appropriate to its setting and designed to be sustainable, are these homes likely to be affordable? 101
- Trewidland. The boundary line does not take in Browns Nurseries which is almost in the centre of the village surrounded on three sides by properties. This site has been developed with glasshouses over the past 40-50 years but is not viable as a business today. I feel it should be included in the Development Boundary.

Community health

No comments

Accessibility, communications and Transport

- I believe the parish should take a more proactive stance on the development of traffic-free cycle ways and footpaths and on a greater emphasis for traffic calming and speed restrictions

Business , Employment and Jobs

No comments

NO LOCATION PROVIDED

Landscape Biodiversity and Heritage

- I live at Horningtops and have a wonderful view from my house. Therefore I would hate for anyone to build in the field behind me as this would obstruct my view and de-value my property so please do not allow any development there. Thank you.

Community Facilities and Open Space

- We need more facilities like more doctors surgery's you build new house but no infrastructure to support all these houses. School's unable to take children from the village, other children being taken by taxi to Liskeard.
- I think that they should build a skatepark as lots of skaters live around this area and can't walk to a skatepark.
- I would like to see a hard surface pathway around the chosen project for children to learn to ride their bikes, scooters, roller skates etc. without the danger of them going into the roads. It would also mean Granny and Grandad could join the walk if they used rollators or mobility scooters. Seeing as the space is so far away from the village I would like to see a safe access route to and from it.

- We could do with more facilities “ shops, chemist etc. If more houses are built Dobwalls school should be for children of the village (including Doublebois) not from further afield. Could the parish council try again to obtain the section of land opposite the school, between the fence and where cars park on the road.

Housing

- Whilst I agree that any development should be sustainable and affordable I am concerned that any further development on the edge of the Dobwalls settlement boundaries is close enough to have a detrimental effect on the present facilities in the village.
- Question #4 under development. The Development Plan has set out clear settlement boundaries for the village. So, why would there be further developments not within these boundaries?
- Any new development should be designed to be appropriate to the site size and of a high quality design. The use of local and appropriate materials should be considered.
- Dear committee. I wish to say please stop the building of houses in Dobwalls. Please tell the builders to build them where they live??? They are spoiling our village. I wonder how many houses are for the people of Dobwalls like local people. Hoping you can stop them building opposite the school if they build there it course all sorts of problems: this is the 3rd village I have moved to because builders are greedy.
- Delivering the D & T Housing Requirement The Neighbourhood Plan rightly acknowledges that the delivery of affordable housing is only achievable when open market housing is proposed. It is apparent whether through Homechoise or the survey carried out by Cornwall Council that there is still a significant need for affordable housing in the area. Whilst the housing requirement may have been met for Dobwalls and Trewidland it should be remembered that the housing provision in the Cornwall Local Plan Strategic Policies is expressed as a minimum. It is not a target or ceiling beyond which no further housing should be granted or sites identified. Furthermore, the Neighbourhood Plan is correct in that the Government's new methodology for calculating housing requirements will increase the housing requirement for Cornwall and accordingly the Neighbourhood Plan area. It is therefore disappointing that the Neighbourhood Plan has not sought to future proof and identify further housing sites which could help meet future housing needs in the area rather than to rely on a review of the Neighbourhood Plan in say 5 years' time. The Neighbourhood Plan would become out of date very quickly. Recommendation Identify further sites for housing to meet local housing needs.
- Whilst I am happy with the planning appeal for the 'cow field' was recently rejected, I would be most concerned if future housing developments were considered for this location. A small village does not have sufficient infrastructure (policy etc.) to accumulate all the school traffic, spar shop, chip van and traffic from Dobwalls FC + the Wain homes development and filter housing traffic in the large area which is the cow field
- When planning has been granted the developers should not be able to re-enact on the amount of affordable houses they build
- Why are the properties at Great Twelvewoods and Little Twelvewoods (A390 between Dobwalls and Doublebois) not included in either proposed settlement boundaries? Does this leave these areas open for development? If so this will leave Dobwalls still without school places and add to increased traffic etc.

Community health

- Dog walking areas “ would this cut down on people leaving their dogs 'presents' all over the pavements. More 'poop' bins required. Then they might be bothered to pick up after their own 'b****' dogs instead of leaving it on my garden and drive.
- Youths, there is nothing for them to do other than traumatize people by on their eyes 'fun' like knocking on doors and running away. With the current situation in the village this is happening, more houses this is going to escalate. No wonder people are installing CCTV to protect what they own.
- Community health. Ensure that any 5G mobile phone masts are kept well away from people's homes. Preferably not have them at all due to their adverse effects on health
- I think that the green area in Treheath road should not be developed at all. I do not think that it is a good idea to fill this area with benches or a children's play area, or anything else. I think that the fence and gate in this area should be repaired/replaced because it is in a dilapidated state.

- I would like to see more community gardens in the village of Dobwalls. Not everyone is fit enough to run an allotment, but a community garden that allots space for all ages whether it is growing, sitting, looking after plants in tubs; simply enjoying being together, learning and sharing skills to benefit all. There is a scheme in Newquay that has done this and it brings the community together. We are too separated in Dobwalls; something like this could really enhance our village life. With a (or more than one) community garden at the center would create offshoots for even more diversity and help to develop a thriving community. Thank you.
- Toilet public required in Dobwalls. More shops. Doctors and dentist. No more building of houses in Dobwalls. Chemist.
- It would be good to know what the industrial units are going to be used for. A gym would be great! There is a lot of potential in these villages to have more activities for all age groups. Some places have outdoor exercise equipment in their parks. A great idea for all!

Accessibility, communications and Transport

- With the current (2020) developments within the village, the road infrastructure is not adequate. The amount of speeding cars has increased and is so bad that you can be crossing the road when nothing is coming and before you have crossed are being 'mowed' down by a speeding car. The current speed sign is as much use as a chocolate teapot'. Huge HGVs still using the main road instead of using the bypass. Spar shop parking " where do you start with this!!!! This is appalling, don't know what else to say
- Public transport " if you work in Cornwall you need a car as it is impossible to obtain public transport to get to your employment on time. What with timetable times that don't match, delays and cancellations " this does not work!
- I do feel there is a need to sort out the parking aspects associated outside the Spar on duloe road as accident continue to occur, and soon someone will be seriously hurt or killed.
- Is there anything in the planning to help ease the parking problems connected to the SPAR shop. It is an accident waiting to happen as it is regularly chaos there. The car park attached to dobwalls village hall is redundant most of the time. I believe there have been issues but can these not be resolved to avoid someone getting seriously hurt. Perhaps some fundraising to acquire money to run and resurface the village hall car park. Also there is still too many drivers speeding in the village!
- More traffic calming on the Duloe Road. Could the council take over the car park at the memorial hall, many years ago it was free for all of the village and shop customers
- Parking is still a problem in Highwood Park during school drop off and pick up times. Cars and vans are often parked on the corners making it very difficult to see any on coming traffic - they often arrive early in order to get a space. Sit " sometimes with engines running up to ½ hr before school finishes " the parking at spar is often disruptive- open up the hall car park to allow excess " this is a village we should at least have a village car park.
- The length of road between Dobwalls FC and the traffic calming outside of the school really needs consideration from a safety aspect. The speeds of traffic between these two points are often excessive. I am concerned when things return to normal there may be an accident with vehicles leaving the football club (blind entrance) and the vehicles often travelling too quickly once the traffic calming has ended. As mentioned many times before by various people the road through the village (30mph) is quite dangerous at times with traffic speeding a rate to and from the bypass.
- No HGV vehicles through Dobwalls except for access. Speed cameras. Pedestrian crossings
- Too dangerous car parking outside spar shop Dobwalls someone is going to be killed!! (I hope not to see this happen) thanks!!

Business , Employment and Jobs

No comments

Other

- A comprehensive document very well put together. Compliments to the compilers and authors.
- The Vision The Vision is supported in principle. However, residents of the area will not be able to have available and affordable homes in the Plan period if additional land is not identified for housing.

- Policy SC1 “ School Plans Objections are lodged to this policy on the basis that pupils have a choice of schools they attend; it may not be Dobwalls or Trewidland School. The Education Authority is consulted on all residential applications and accordingly they know the capacity of local schools and programmes for improvement. We believe that this policy is unduly restrictive and should be redrafted.
- HO1 “ Settlement Boundaries If residential development is to be restricted to that within the adopted settlement limited, then objections are raised to the level of affordable housing proposed at 50%. Such a level equates to an exception site. Such an approach is contrary to policies in the Cornwall Plan. The Cornwall Local Plan requires 35% affordable housing on residential sites in Dobwalls not 50%. Accordingly, it is requested that the figure of 50% affordable housing be amended.
- With regards the proposed settlement limits identified in Map D8 we believe that it is too tightly defined. Given the various designations including the area of local green space in the emerging NP together with development that has already taken place there are limited opportunities for additional residential development. We would therefore request that the settlement limits be reassessed in order to provide flexibility so that further housing opportunities to meet acknowledged local needs can be met.
- Housing Mix This policy is flawed in that there is insufficient land identified to meet the needs of all of these groups, e.g., elderly, disabled, etc. Accordingly, it is unclear how this policy can be met when no land has been identified for additional residential development in the NP area. If this policy is to be met then land for housing must be identified.
- Pearce Fine Homes have various land available which could come forward for housing development to meet a wider range of needs identified and would be willing to discuss this with the NP group.
- Monitoring This section of the Plan states a thorough review will take place at five yearly intervals. However, the significant changes in Government policy regarding, amongst other things, the new methodology for the calculation of housing provision we believe that a review should be after 2 years otherwise the NP will become out of date extremely quickly. A review should be undertaken after 2 years.
- Do parish boundary changes affect CPH numbers or eartag numbers?
- No point in filling this in as you do what you want anyway I.e., the gypsy camp. Too many houses being built everywhere
- Public open space and pitch proposals. Concerns about where this will be accessed. Living in PL14 4FJ. We wonder where the accessible points to the proposed public open space areas will be. Given the distance some people may need to travel to get to it. People are likely going to be inclined to drive and we worry people will come and park on the estate to access the POS. Also concerned about whether access via the lane between the estate and the football pitches is to be provided? If not then the road will be opened up on the estate and this will bring traffic down some tight roads which will increase the danger to young children playing around the estate. It would have been better to have further details about the public open space areas in the plan and the access points. Strongly suggest that the major access is via the main road from dobwalls to moorswater. Consideration to expanding the POS to the field behind the school (twelvewoods?) Would make for a fantastic space for the local community. Providing it has financial commitment. The potential could be enormous providing money does not get wasted.
- Thank you for your work on this!
- We have said not sure to a couple of questions as we don't fully understand.

B19

Analysis of Written Responses to Reg14 and Action Taken in Response to Newsletter/Survey

The Reg14 written comments received, together with the feedback from the survey questions was further analysed in relation to the topic areas/specific topics raised and action needed/or taken in relation to revision of particular policies. These details were also related to the sources/references of comments to either the Dobwalls/Doublebois or Trewidland areas.

Neighbourhood Plan Policy Area	
Issue raised	Policy Action Taken
location	Comment received
	Comment received

The tables which follow set out this analysis under each of the main policy topic sections and identify the Reg15 policy which deals with the issues raised.

Landscape Biodiversity and Heritage	
Location	Comment
Improvements to village landscapes – covered in Parish projects and GS1	
Dobwalls	<ul style="list-style-type: none"> I would like to see more trees planted in the village, more dog poo bins and generally greening up the village to make it look nicer and perhaps more volunteers litter picking.
Dobwalls	<ul style="list-style-type: none"> No dog free open spaces available for nature walls or open exercise areas. Lack of shrubs and natural areas throughout the village.
Protect rural landscapes from development - covered in HO1	
Dobwalls	<ul style="list-style-type: none"> No more housing anywhere in Dobwalls at all. Dobwalls should remain a village surrounded by rural landscape, i.e. trees and fields.
Dobwalls	<ul style="list-style-type: none"> While I appreciate the need for local affordable housing, I feel that Dobwalls is now becoming over developed. Green spaces/rural land is vanishing at an alarming rate which greatly concerns me. I feel that infrastructure is not sufficient for the scale of development and this is not sustainable.
Trewidland	<ul style="list-style-type: none"> Green areas needed, no more development until ALL brownfield sites developed
Trewidland	<ul style="list-style-type: none"> Dobwalls is developed to much on green fields
None	<ul style="list-style-type: none"> I live at Horningtops and have a wonderful view from my house. Therefore, I would hate for anyone to build in the field behind me as this would obstruct my view and de-value my property so, please do not allow any development there. Thank you.

Key feedback points

- Protect rural edges of villages
- Improve village landscapes in Dobwalls
- Litter picking and dog free areas needed

Community Health, Facilities, and Open Space	
Location	Comment
Community Health - proposed policy changes	
Village community and wellbeing - covered in HE1	
Dobwalls	The emphasis should continue to keep our village as it is. We do not want to create another sprawling, over-crowded town with all the issues that creates. Open spaces/public paths are all extremely valuable to our wellbeing and should be extended wherever possible. Pollution. Traffic pollution will only be increased with more houses which can only lead to more health problems.
Dobwalls	I have lived in Dobwalls or the immediate area all my life. I attended Dobwalls School as a child and could not see myself living anywhere else. However, the village has changed quite significantly over the last few years with the large amount of housing development that has taken place and I feel that if any more development were to happen in the future, then it would certainly not be a positive change and destroy the village life that currently exists which is not good for the community as a whole. If the current COVID situation has taught us anything, it is how important having outside space and access to open countryside is for our overall mental health and wellbeing.
Dobwalls	This is a beautiful village and should remain so. No more houses please. No one would mind a few new houses dotted around. But too many large estates. And not even for our local people, who were born and bred here. Very, very sad.
Dobwalls Rural	Housing development outside of the settlement boundary should prioritise homes to buy or rent or the elderly, disabled and individuals seeking independent living as already mentioned in the Neighbourhood Plan. This would free up larger family homes to buy or rent.
Village facilities and mental health- add to HE2 'which support the physical and mental health of individuals and the social health of the community'.	
Dobwalls Rural	Community gardens and orchards could benefit individuals struggling with loneliness and mental health issues and people who haven't got gardens of their own.
No location	I would like to see more community gardens in the village of Dobwalls. Not everyone is fit enough to run an allotment, but a community garden that allots space for all ages, whether it is growing, sitting, looking after plants in tubs, simply enjoying being together, learning and sharing skills to benefit all. There is a scheme in Newquay that has done this and it brings the community together. We are too separated in Dobwalls - something like this could really enhance our village life. With a (or more than one) community garden at the centre would create offshoots for even more diversity and help to develop a thriving community. Thank you.
No location	It would be good to know what the industrial units are going to be used for. A gym would be great! There is a lot of potential in these villages to have more activities for all age groups. Some places have outdoor exercise equipment in their parks. A great idea for all!
No location	Community health. Ensure that any 5G mobile phone masts are kept well away from people's homes. Preferably not have them at all due to their adverse effects on health.
Dog Walking – address in parish Projects	
No location	Dog walking areas - would this cut down on people leaving their dogs 'presents' all over the pavements. More 'poop' bins required. Then they might be bothered to pick up after their own 'b****' dogs instead of leaving it on my garden and drive.

Community Health, Facilities, and Open Space	
Location	Comment
Facilities for young people – covered in HE2	
No location	Youths, there is nothing for them to do other than traumatise people but in their eyes it is 'fun' like knocking on doors and running away. With the current situation in the village this is happening, more houses this is going to escalate. No wonder people are installing CCTV to protect what they own.
Trewidland	No comments.

Key Issues raised : for Parish Projects

- Protect the village character of Dobwalls.
- Facilities that support individual and community wellbeing are needed.
- Dedicated dog walking areas.
- Better facilities for young people.

Community Health, Facilities, and Open Space	
Location	Comment
Village Facilities – covered in CF1 and CF2	
Dobwalls	Dobwalls as a village needs more amenities such as shops, and better community facilities for younger people. The village is expanding in size with families of all ages and needs some better and more local facilities to accommodate this is essential, one shop, a pub that needs improvement and a hair salon is not enough as great and handy as they are we need more otherwise our only option is to drive out of the village to the nearest town or next village, having more on or doorstep would improve convenience for local families and support the growth of local businesses and bring the community together.
Dobwalls	I have no objections of further development but we need infrastructure. Bigger school. Bigger shop. Bigger car park at school for drop off area. Another local dentist as I can't get an appointment, there's always a waiting list at all local doctors. Another supermarket as we only have 2!! Bodmin has 8!! I travel to Caradon Town to go to a butcher your sincerely,
Dobwalls	There should be no more development outside the settlement boundaries, the village can't cope with the amount of people now, the school isn't big enough! Spar parking is a nightmare and extremely dangerous!! The GP surgeries in Liskeard are too busy!!
Dobwalls rural	Dobwalls is in desperate need of a community centre and gym, sports centre, doctor's hub.
Dobwalls rural	Dobwalls has had 3 considerable housing estates built in recent years. I think consideration to the infrastructure (school extension, doctors etc.) as well as facilities to accommodate young families growing up is of utmost importance. This should be considered before allowing any more major housing developments to be permitted.
No location given	We need more facilities like more doctor's surgery's, you build new houses but no infrastructure to support all these houses. School's unable to take children from the village, other children being taken by taxi to Liskeard.
Shop/Memorial Hall/Parking - covered in CF1 and Parish Projects	
Dobwalls	I believe that the Parish Council should take responsibility for Dobwalls Memorial Hall which is an underused Community resource - not just in the current pandemic - community parking would benefit shop users and safety issues for the school.
Dobwalls	We have one shop only which is excellent but parking totally inadequate.

Community Health, Facilities, and Open Space	
Location	Comment
Dobwalls rural	The traffic now parked along the Duloe road either outside Spar or the school is becoming a joke. It is time for this to STOP and they all park in the hall car park. They need to sit down discuss the situation and get this sorted before we have a serious accident.
Dobwalls rural	The problem is many local people can't afford to pay the high prices which is very hard for them. Dobwalls could do with a small car park but where? Apparently, the hall has stopped parking in its parking area?
School – covered in CF1 and SC1	
Dobwalls	The school is full, there are no facilities for children and teenagers. We need to get the village hall opened and used. Please do not approve any more houses to be built. Thanks
Dobwalls	Biggest concern is the school. We have a young baby and are worried with the current population of the area will struggle to get a place in the nursery or school. This will make childcare arrangements and working difficult especially if current COVID situation continues.
Dobwalls	We have not got enough spaces in our school to cope with another housing development. A new school would be more beneficial.
Dobwalls	I hope the forward planning is taken very seriously. The roads are becoming dangerous for our children around and in Dobwalls. The school is absolutely full. We have had a huge increase in new estates being built. There is insufficient infrastructure for any more at all.
Dobwalls Rural	In Dobwalls:- How will any new development that arises be able to go ahead as the school is already full and there is no room to expand the school??
No location	We could do with more facilities shops, chemist etc. If more houses are built Dobwalls School should be for children of the village (including Doublebois) not from further afield. Could the Parish Council try again to obtain the section of land opposite the school, between the fence and where cars park on the road.
No location	Policy SC1 School Plans - Objections are lodged to this policy on the basis that pupils have a choice of schools they attend; it may not be Dobwalls or Trewidland School. The Education Authority is consulted on all residential applications and accordingly they know the capacity of local schools and programmes for improvement. We believe that this policy is unduly restrictive and should be redrafted.
Doctors and Health facilities– covered in CF2	
Dobwalls	Before any new development is allowed there needs to be more access to health care such as dentists and doctors etc. Also, adequate places for further education needs.
Dobwalls	I am concerned that there is no provision of medical/doctor surgery. Liskeard is expanding rapidly and only had 2 surgeries, both of which are fully booked. There are insufficient elemental practices too.
Dobwalls	Before thinking of building perhaps you should consider schools, doctors, work places, hospitals. All those are hard now.
Dobwalls	Regarding services/schools. Doctors. Any future plans should include parking and doctors' surgery.
Dobwalls	We are not against improvements or affordable housing, but we do need facilities to go with them i.e., chemist schools and most important is doctors surgery as they can't cope now with the amount of people that go into Liskeard now.
Public toilets – covered in CF1 and Parish projects	
Dobwalls	There are no public toilets in the village and there should be. Especially near the park where the old ones remain. This would make life a lot easier for people with young children. The village is forever growing yet the amenities aren't. This needs to be looked at.

Community Health, Facilities, and Open Space	
Location	Comment
Dobwalls rural	Refurbishment of the public toilet in Dobwalls to include accessible and baby changing facilities and provision of the same alongside proposed nature area. Perhaps we could call on the Government Active Travel Fund for the South West to link up PROW and cycle paths or creating School Streets or a Low Traffic Neighbourhood?
No location	Toilet public required in Dobwalls. More shops. Doctors and dentist. No more building of houses in Dobwalls. Chemist.
Trewidland	No comments.

Key issues raised for parish projects

- Need for adequate infrastructure to support current village development.
- Rationalise Shop and Memorial Hall car parking.
- School capacity in Dobwalls now critical.
- Doctors and health care facilities needed.
- Re-opening of public toilets.

Community Health, Facilities, and Open Space	
Location	Comment
Open Space - covered in GS 1	
Dobwalls	As for open spaces there's a plot of land between the old Lostwithiel road and Bodmin road which could be put into amenities for the village i.e., gardens to sit, picnic area, and as for walkway it's disgusting overgrown with brambles and dog poo which we pay enough council Tax for clean-up.
Dobwalls	All the current spaces allocated to children/teenagers and young people seem to attract litter and antisocial behaviour in Dobwalls. Lovely rights of way across farm land etc. but throughways are usually inaccessible due to locked gates, electric fences, hay bales piled high in front of gates, high stiles etc.
Dobwalls	I feel the village has enough housing! I disagree that there should be further development of housing especially opposite the school (Dobwalls). There should be more open spaces for us all to enjoy.
Trewidland	Green areas needed, no more development until, ALL brownfield sites developed.
Facilities for Teenagers and children - do we need to add to GS1/parish projects?	
Dobwalls	Although we have the skatepark in Dobwalls albeit very small there is nothing for teenagers to do.
Dobwalls	Something is needed to encourage children to get out and away from computers and TV screen. It is a rare thing to see them out and playing.
Dobwalls	Events area would be absolutely great.
No location given	I think that they should build a skatepark as lots of skaters live around this area and can't walk to a skatepark.
Footpaths - covered in GS4 and Parish projects	
Dobwalls	Could we look at putting a path up to the park as it gets so muddy it isn't possible to access the park safely when it has been wet? Why is the park on the new Pearce Homes estate closed? Outdoor Gym equipment would be good and a community garden like in St Neot, with flowers, benches and view for all ages to enjoy.

Community Health, Facilities, and Open Space	
Location	Comment
No location	I would like to see a hard surface pathway around the chosen project for children to learn to ride their bikes, scooters, roller skates etc. without the danger of them going into the roads. It would also mean Granny and Grandad could join the walk if they used rollators or mobility scooters. Seeing as the space is so far away from the village, I would like to see a safe access route to and from it.
Dobwalls	Footpaths around Dobwalls are a disgrace and mostly don't exist meaning most walking has to be on the lanes especially Duloe Road which is unsafe.
Improvements to existing areas – covered in parish projects?	
Dobwalls rural	It is clear that many local people have expressed a desire for Green Spaces yet those we presently have are not valued. Litter lies everywhere, in the roads and hedgerows and even on farm land where subsidies are shamefully taken for stewardship. Discarded plastic, baler twine and rusty wire together with dozens of old tyres lie in the valley bottoms. Ancient woodland is subjected to catastrophic pig and cattle damage. What hope is there come denser development?
Dobwalls rural	To the east of the Wain Homes site, you have hatched an area as 'new public open space'. What are the proposals for this area and are these fields now in the parish/council ownership or is it proposed to buy this land from the current owner.
No location	I think that the green area in Treheath Road should not be developed at all. I do not think that it is a good idea to fill this area with benches or a children's play area, or anything else. I think that the fence and gate in this area should be repaired/replaced because it is in a dilapidated state.
No location	Public open space and pitch proposals. Concerns about where this will be accessed. Living in PL14 4FJ. We wonder where the accessible points to the proposed public open space areas will be. Given the distance some people may need to travel to get to it. People are likely going to be inclined to drive and we worry people will come and park on the estate to access the POS. Also concerned about whether access via the lane between the estate and the football pitches is to be provided? If not, then the road will be opened up on the estate and this will bring traffic down some tight roads which will increase the danger to young children playing around the estate. It would have been better to have further details about the public open space areas in the plan and the access points. Strongly suggest that the major access is via the main road from Dobwalls to Moorswater. Consideration to expanding the POS to the field behind the school (Twelvewoods?) Would make for a fantastic space for the local community. Providing it has financial commitment. The potential could be enormous providing money does not get wasted.

Open Space : Key Issues raised for parish projects

- Improvements to existing areas need discussion with local residents/landowners.
- Footpaths need maintenance and re-opening.
- Facilities for children and teenagers.
- New Public Open Space for Trewidland.

Housing	
Location	Comment
Development – Covered in Development Boundaries HO1/HO2	
Dobwalls	Please, no more development, Dobwalls resembles a town now and not a village! Four very large housing developments have been built in the last five years and also a new industrial estate, which we really do not need. Drainage systems cannot handle the water when it rains, collecting at the two mini roundabouts, where it runs down the hill!! We have only one shop and one school, which is now full to capacity. There is no natural drainage left in the village as it has now all been built on. Please do not build any more and let us keep our village!
Dobwalls	Dear committee. I wish to say please stop the building of houses in Dobwalls. Please tell the builders to build them where they live??? They are spoiling our village. I wonder how many houses are for the people of Dobwalls like local people.
Dobwalls	No more housing anywhere in Dobwalls at all. Dobwalls should remain a village surrounded by rural landscape, i.e. trees and fields.
Dobwalls	While I appreciate the need for local affordable housing, I feel that Dobwalls is now becoming over developed
Dobwalls	Please do not approve any more houses to be built.
Dobwalls	I feel the village has enough housing!
Dobwalls	Village. The emphasis should continue to keep our village as it is. We do not want to create another sprawling, over-crowded town with all the issues that creates
Dobwalls	I have lived in Dobwalls or the immediate area all my life. I attended Dobwalls School as a child and could not see myself living anywhere else. However, the village has changed quite significantly over the last few years with the large amount of housing development that has taken place and I feel that if any more development were to happen in the future then it would certainly not be a positive change and destroy the village life that currently exists which is not good for the community as a whole
Dobwalls	This is a beautiful village, an should remain so. No more houses please. No-one would mind, a few new houses dotted around. But too many large estates. And not even for our local people, who were born and bred here. Very, very sad.
Dobwalls	It seems Cornwall C.C. overrides any proposals the Parish Council may suggest. I notice 'no more development to be made outside the village boundary'. In the next breath it states that 'any future development should be 50% affordable'!!! The apathy in the village is understandable. This document has taken years to come to fruition and is totally meaningless. I have filled out this survey as a concerned resident of the village. As usual I am not expecting anything constructive to come out of it.
Dobwalls	Dobwalls is developed to much on green fields
Dobwalls	Green areas needed, no more development until, ALL brownfield sites developed
Dobwalls	Pearce Fine Homes have various land available which could come forward for housing development to meet a wider range of needs identified and would be willing to discuss this with the NP group.
Dobwalls	No point in filling this in as you do what you want anyway i.e., the gypsy camp. Too many houses being built everywhere
Horningtops	I live at Horningtops and have a wonderful view from my house. Therefore I would hate for anyone to build in the field behind me as this would obstruct my view and de-value my property so please do not allow any development there

Housing	
Location	Comment
Infrastructure – Covered in other policies	
Dobwalls	The village needs to remain as a village, more houses cannot be supported by the infrastructure.
Dobwalls	Guidelines need to be put in place to preserve our countryside villages and communities. Whacking up houses here there and everywhere just simply strains all local resources, facilities and roads
Dobwalls	We have had a huge increase in new estates being built. There is insufficient infrastructure for any more at all.
Dobwalls	We are not against improvements or affordable housing, but we do need facilities to go with them I.E chemist schools and most important is DRs surgery as they can't cope now with the amount of people that go into Liskeard now
Dobwalls	Another local dentist as I cant get an appointment, there's always a waiting list at all local doctors. Another supermarket as we only have 2!! Bodmin has 8!! I travel to Cavadan Town to go to a butchers your sincerely
Dobwalls	Before any new development is allowed there needs to be more access to health care such as dentists and doctors etc.
Dobwalls	Dobwalls is in desperate need pf a community center and gym, sports center, doctors hub
Dobwalls	I am concerned that there is no provision of medical/doctor surgery. Liskeard is expanding rapidly and only had 2 surgeries, both of which are fully booked. There are insufficient elemental practices too.
Dobwalls	Dobwalls has had 3 considerable housing estates built in recent years. I think consideration to the infrastructure (school extension, doctors etc.) as well as facilities to accommodate young families growing up is of utmost importance. This should be considered before allowing any more major housing developments to be permitted.
Dobwalls	We need more facilities like more doctors surgery's you build new house but no infrastructure to support all these houses.
Dobwalls	We could do with more facilities “ shops, chemist etc.
Dobwalls	More shops. Doctors and dentist. No more building of houses in Dobwalls. Chemist.
Trewidland	Before thinking of building perhaps you should consider schools, doctors, work places, hospitals
Affordable Homes – Covered in HO1, HM1	
Dobwalls	There is more than enough social and affordable housing in the area. Normal housing is still hard to come by
Dobwalls	It's time we stopped building all over the countryside especially when these new properties are too expensive for local people to buy. Stop all second homes/holiday homes in residential areas and make all new homes 'affordable' for local people. Q6. 'appropriate to its setting' is very subjective and it seems to be very poorly applied to most new developments
Dobwalls	Perhaps flats or one bedroom houses to fill the needs for a really affordable states homes. Not high price “ big builders” profits houses. Let's hey back to council house/flats days!!

Housing	
Location	Comment
Dobwalls	Delivering the D & T Housing Requirement The Neighbourhood Plan rightly acknowledges that the delivery of affordable housing is only achievable when open market housing is proposed. It is apparent whether through Homechoice or the survey carried out by Cornwall Council that there is still a significant need for affordable housing in the area. Whilst the housing requirement may have been met for Dobwalls and Trewidland it should be remembered that the housing provision in the Cornwall Local Plan Strategic Policies is expressed as a minimum. It is not a target or ceiling beyond which no further housing should be granted or sites identified. Furthermore, the Neighbourhood Plan is correct in that the Government's new methodology for calculating housing requirements will increase the housing requirement for Cornwall and accordingly the Neighbourhood Plan area. It is therefore disappointing that the Neighbourhood Plan has not sought to future proof and identify further housing sites which could help meet future housing needs in the area rather than to rely on a review of the Neighbourhood Plan in say 5 years' time. The Neighbourhood Plan would become out of date very quickly. Recommendation Identify further sites for housing to meet local housing needs.
Dobwalls	When planning has been granted the developers should not be able to reenact on the amount of affordable houses they build
Dobwalls	Build council houses
Dobwalls	The problem is many local people can't afford to pay the high prices which is very hard for them.
Dobwalls	However, residents of the area will not be able to have available and affordable homes in the Plan period if additional land is not identified for housing
Dobwalls	Housing development. Most new properties are still too expensive for locals on low income and single adults. It would be very good to size some basic flats for single occupancy and smaller cheaper properties (no-one needs two bathrooms!) and new development a good mix rather than units separated. Refurbishing empty properties should always take priority over new housing.
Trewidland	In Q4 you want affordable homes. In Q6 you want all high quality homes appropriate to its setting and designed to be sustainable, are these homes likely to be affordable
Development Boundaries – Covered in HO1 and HO2	
Dobwalls	Question #4 under development. The Development Plan has set out clear settlement boundaries for the village. So, why would there be further developments not within these boundaries
Dobwalls	Why are the properties at Great Twelvewoods and Little Twelvewoods (A390 between Dobwalls and Doublebois) not included in either proposed settlement boundaries? Does this leave these areas open for development? If so this will leave Dobwalls still without school places and add to increased traffic etc.
Dobwalls	There should be no more development outside the settlement boundaries, the village cant cope with the amount of people now, the school isn't big enough
Dobwalls	HO1 "Settlement Boundaries If residential development is to be restricted to that within the adopted settlement limited, then objections are raised to the level of affordable housing proposed at 50%. Such a level equates to an exception site. Such an approach is contrary to policies in the Cornwall Plan. The Cornwall Local Plan requires 35% affordable housing on residential sites in Dobwalls not 50%. Accordingly, it is requested that the figure of 50% affordable housing be amended.

Housing	
Location	Comment
Dobwalls	With regards the proposed settlement limits identified in Map D8 we believe that it is too tightly defined. Given the various designations including the area of local green space in the emerging NP together with development that has already taken place there are limited opportunities for additional residential development. We would therefore request that the settlement limits be reassessed in order to provide flexibility so that further housing opportunities to meet acknowledged local needs can be met.
Dobwalls	Like to see maps of dobwalls with the areas clearly marked
Dobwalls	What hope is there come denser development? Why do we talk about boundaries when there are now several developments taking place outside these boundaries and which are breaking the guidelines? Most of us appreciate the need to compromise but what is the point in setting rules if they are not followed and enforced? Is this plan just another PR exercise?
Dobwalls	Whilst I agree that any development should be sustainable and affordable I am concerned that any further development on the edge of the Dobwalls settlement boundaries is close enough to have a detrimental effect on the present facilities in the village
Trewidland	The boundary line does not take in Browns Nurseries which is almost in the centre of the village surrounded on three sides by properties. This site has been developed with glasshouses over the past 40-50 years but is not viable as a business today. I feel it should be included in the Development Boundary.
Duloe Road – Covered in HO2	
Dobwalls	I do not believe we need more houses on the new development on Duloe Road.
Dobwalls	referring to question 5 – Duloe Road development unless it's a proper school car park would be nice! Or dog walking area in the field above Treheath Farm
Dobwalls	Strongly agree there should be no more development off Duloe Road and surrounding area. The road is very congested and dangerous for school children and pedestrians
Dobwalls	Hoping you can stop them building opposite the school if they build there it course all sorts of problems: this is the 3rd village I have moved to because builders are greedy.
Dobwalls	Whilst I am happy with the planning appeal for the 'cow field' was recently rejected, I would be most concerned if future housing developments were considered for this location. A small village does not have sufficient infrastructure (policy etc.) to accumulate all the school traffic, spar shop, chip van and traffic from Dobwalls FC + the Wain homes development and filter housing traffic in the large area which is the cow field
Dobwalls	I disagree that there should be further development of housing especially opposite the school (Dobwalls)

Housing	
Location	Comment
Elderly/Assisted Accommodation – Covered in HM1 and HM2	
Dobwalls	M.S. Adamson. 25 Wherry Way, Dobwalls. At our ages (74 and 80) we chose to retire to Cornwall in 2009. At that time we chose a town house in Liskeard having 4 flights of stairs. Following my wife requiring hip replacement, we tried to find a bungalow affordable to us not requiring major improvements. We could not find any such properties, eventually settling for a Dobwalls property with one staircase. It would be good if we were able to downsize and release a 3-bed semi for a 2-bed bungalow. But we cannot as any are not affordable. I suspect we are not alone in Dobwalls or any Cornish town or village. This is a long standing issue that has never been addressed. Cornwall is being decimated by incompetent local authority decisions.
Dobwalls	RE 4. any further development should only be for pensioners bungalows and houses for people with a strong connection to Dobwalls.
Dobwalls	Housing development outside of the settlement boundary should prioritise homes to buy or rent for the elderly, disAbled and individuals seeking independent living as already mentioned in the Neighbourhood Plan. This would free up larger family homes to buy or rent.
Dobwalls	Housing Mix This policy is flawed in that there is insufficient land identified to meet the needs of all of these groups, e.g., elderly, disabled, etc. Accordingly, it is unclear how this policy can be met when no land has been identified for additional residential development in the NP area. If this policy is to be met then land for housing must be identified.
Quality – Covered in HS1	
Dobwalls	What does P.O.S mean? (Public Open Space) If the land P.O.S. is for sale, please do not be too keen to accept a developer if like with Lantoom Meadow Estate. The houses are built sub-standardly with residents still experiencing problems after 4 years. A promised playground in the original sales brochure not materializing, resulting in children playing in the streets, including cycling and skateboarding on the roads
Dobwalls	And inadequate sign off the finished estate, or even planned estate, which has resulted in drainage being inadequate in many areas and common areas being allowed to be overgrown and generally neglected.
Dobwalls	Any new development should be designed to be appropriate to the site size and of a high quality design. The use of local and appropriate materials should be considered.
Self Builds – Covered in HM1	
Dobwalls	Dobwalls would also benefit from self-build plots, this has happened at St. Issey where locals can build their own property
Other	
Dobwalls	Build a new village hall/spar shop with parking for all opposite the school and use old village hall area for houses. By doing this the school could use the parking also. The memorial hall is tired and need re-newing. I'm sure this site could be traded with a building company to build and re-locate the village hall/spar shop.
Dobwalls	There also is an eyesore as you drive into the village from Twelve Woods roundabout, a piece of waste ground on the right has been like it for years, it's got Harris fencing around it. I love living here but there are a lot of dilapidated looking houses around, councils used to ask residents to address this but do not seem to know. Rubbish everywhere.

Housing	
Location	Comment
Dobwalls	I was born in Dobwalls parish over 70 yrs ago I've lived in the village 47 years. My youngest grandson was born in Dobwalls and one of 6 generation to be born in Parish. Some of the people on this neighbourhood plan have only lived in village for only a few years and trying to stop local people from moving on and staying in there local parish which should really be allowed to settle where brought up
School Places – Covered in SC1/HM2 (see key points below)	
Dobwalls	We have not got enough spaces in our school to cope with another housing development.
Dobwalls	In Dobwalls:- How will any new development that arises be able to go ahead as the school is already full and there is no room to expand the school??
Dobwalls	If more houses are built Dobwalls school should be for children of the village (including Doublebois) not from further afield
Dobwalls	Biggest concern is the school. We have a young baby and are worried with the current population of the area will struggle to get a place in the nursery or school. This will make childcare arrangements and working difficult especially if current COVID situation continues
Dobwalls	Also as there seems to be housing built and going up everywhere the (little) school I went to school at in the 60's is not expanding! (can it cope?)
Dobwalls	The school is absolutely full.
Dobwalls	Also adequate places for further education needs
Dobwalls	School's unable to take children from the village, other children being taken by taxi to Liskeard.
Dobwalls	Policy SC1 " School Plans Objections are lodged to this policy on the basis that pupils have a choice of schools they attend; it may not be Dobwalls or Trewidland School. The Education Authority is consulted on all residential applications and accordingly they know the capacity of local schools and programmes for improvement. We believe that this policy is unduly restrictive and should be redrafted

Key feedback points

The Housing feedback has been reviewed and grouped. The groups below are listed in number of comments received and referenced against the amended Housing Policies of May 2021:

- Development
- Infrastructure
- Affordable Homes
- Development boundaries
- Duloe Road
- Elderly/Assisted Accommodation
- Quality
- Self Builds
- Other

School places –

Following a review of Housing policies (May 2021) after the consultation feedback was received any reference of school places (HM2) was removed from the policies. It was agreed that School Places should remain a standalone policy under Community Facilities and Open Space (10.5). The group may need to discuss the wording of SC1 and HM2.

Community Health	
Location	Comment
Village community and wellbeing – Covered in HE1	
Dobwalls	Village. The emphasis should continue to keep our village as it is. We do not want to create another sprawling, over-crowded town with all the issues that creates. Open spaces/public paths. Are all extremely valuable to our wellbeing and should be extended wherever possible. Pollution. Traffic pollution will only be increased with more houses which can only lead to more health problems
Dobwalls	I have lived in Dobwalls or the immediate area all my life. I attended Dobwalls School as a child and could not see myself living anywhere else. However, the village has changed quite significantly over the last few years with the large amount of housing development that has taken place and I feel if any more development were to happen in the future then it would certainly not be a positive change and destroy the village life that currently exists which is not good for the community as a whole. If the current COVID situation has taught us anything, it is how important having outside space and access to open countryside is for our overall mental health and well being
Dobwalls	This is a beautiful village, and should remain so. No more houses please. No-one would mind a few new houses dotted around. But too many large estates. And not even for our local people who were born and bred here. Very very sad
Dobwalls Rural	Housing developments outside of the settlement boundary should prioritise homes to buy and rent for elderly, disabled and individuals seeking independent, living as already mentioned in the Neighbourhood Plan. This would free up larger family homes to buy or rent
Village facilities and mental health – add to H2 ‘which support the physical and mental health of individuals and the social health of the community’	
Dobwalls	I would like to see more community gardens in the village of Dobwalls. Not everyone is fit enough to run an allotment, but a community garden that allots space for ages whether it is growing, sitting, looking after plants in tubs; simply enjoying being together, learning and sharing skills to benefit all. There is a scheme in Newquay that has done this and it brings the community together. We are too separated in Dobwalls; something like this could really enhance our village life. With a (or more than one) community garden at the centre would create offshoots for even more diversity and help to develop a thriving community. Thank you.
Dobwalls Rural	Community gardens and orchards could benefit individuals struggling with loneliness and mental health issues and people who haven't got gardens of their own
No Location	It would be good to know what the industrial units are going to be used for. A gym would be great! There is a lot of potential in these villages to have more activities for all age groups. Some places have outdoor exercise equipment in their parks. A great idea for all!
No Location	Community health. Ensure that any 5G mobile phone masts are kept well away from people's homes. Preferably not have them at all due to their adverse affects on health
Facilities for young people – Covered in HE2	
No location	Youths, there is nothing for them to do other than traumatize people by on their eyes ‘fun’ like knocking on doors and running away. With the current situation in the village this is happening, more houses this is going to escalate. No wonder people are installing CCTV to protect what they own

Dog walking – address in parish project	
No Location	Dog walking areas “would this cut down on people leaving their dogs ‘presents’ all over the pavements. More ‘poop’ bins required. Then they might be bothered to pick up after their own ‘b*****’ dogs instead of leaving it on my garden and drive
Trewidland	No Comments

Key issues raised: for Parish Projects

- Protect the village character of Dobwalls
- Facilities that support individual and community wellbeing are needed
- Dedicated dog walking areas
- Better facilities for young people

Accessibility, Communications and Transport	
Location	Comment
Road and Traffic	
Speed – Covered in RT1 and Dobwalls Parish projects	
Village	
Dobwalls	More needs to be done to protect the village, for example speed cameras as drivers treat the road through as a race track ignoring the double roundabout completely.
Dobwalls	With the current (2020) developments within the village, the road infrastructure is not adequate. The amount of speeding cars has increased and is so bad that you can be crossing the road when nothing is coming and before you have crossed are being ‘mowed’ down by a speeding car. The current speed sign is as much use as a chocolate teapot’.
Dobwalls	As mentioned many times before by various people the road through the village (30mph) is quite dangerous at times with traffic speeding a rate to and from the bypass.
Dobwalls	Also there is still too many drivers speeding in the village!
Dobwalls	There also needs to be better traffic calming solutions through Dobwalls as the speed awareness sign does nothing to deter some drivers. We walk every day with our dog through the village and the speed some drive through is like a race track.
Dobwalls	Speed cameras. Pedestrian crossings
Dobwalls	Also speeding cars we need traffic calming before somebody gets killed!!
Dobwalls	nearly as bad as the drivers who think the main road through Dobwalls is part of the dual carriageway, despite residents’ cars parked outside their own homes.
Duloe Road	
Dobwalls	The road to Duloe is very dangerous, it needs a lower speed limit.
Dobwalls	More traffic calming on the Duloe Road.
Dobwalls	The length of road between Dobwalls FC and the traffic calming outside of the school really needs consideration from a safety aspect. The speeds of traffic between these two points are often excessive. I am concerned when things return to normal there may be an accident with vehicles leaving the football club (blind entrance) and the vehicles often travelling too quickly once the traffic calming has ended.
Unsafe roads – Covered in RT1 and Dobwalls Parish project	
Dobwalls	Safety to pedestrians as the Duloe road is very unsafe, school times are worst. I have been here 17 years and surprised no one has been killed. Too many cars parked for the shop both sides of the road, parking and silly turning in the entrance of Higher Meadow. Most of the people who live there are elders. Safety is the one thing that seems to be missing now
Dobwalls	Strongly agree there should be no more development off Duloe Road and surrounding area. The road is very congested and dangerous for school children and pedestrians
Dobwalls	Just a little concerned about the attitude for cyclists using pavements. A few of us have our only door open to the pavement, last lockdown, we needed traffic lights both cyclists, joggers, scooters,

Accessibility, Communications and Transport	
Location	Comment
Public Transport – Covered in RT2	
All	Public transport “ if you work in Cornwall you need a car as it is impossible to obtain public transport to get to your employment on time. What with timetable times that don’t match, delays and cancellations “this does not work!
HGVs – Covered in RT3	
Dobwalls	With that in mind if monies could be found for more road signs directing HGVs onto the by-pass, 30mph signs throughout the village and ones at entrances at end of village stating the village road is A290 (not A38) it may well help to cut down the number of commercial vehicles following sat-navs!
Dobwalls	Also something needs to be done about the big lorries (St Mary’s) that seem to use the village as a shortcut to Moorswater.
Dobwalls	No HGV vehicles through Dobwalls except for access
Dobwalls	Huge HGVs still using the main road instead of using the bypass.
PRoW/Cycle paths - Covered in RT5 and Dobwalls Parish Projects	
Dobwalls	Perhaps we could call on the Government Active Travel Fund for the South West to link up PROW and cycle paths or creating School Streets or a Low Traffic Neighbourhood?
Dobwalls	Footpaths around Dobwalls are a disgrace and mostly don’t exist meaning most walking has to be on the lanes especially Duloe Road which is unsafe
Dobwalls	Open spaces/public paths. Are all extremely valuable to our wellbeing and should be extended wherever possible
Dobwalls	Lovely rights of way across farm land etc. but throughways are usually inaccessible due to locked gates, electric fences, hay bales piled high in front of gates, high styles etc. added 09 June 2021
Trewidland	I believe the parish should take a more proactive stance on the development of traffic-free cycle ways and footpaths and on a greater emphasis for traffic calming and speed restrictions
Other – Covered in RT2	
Pollution	
Dobwalls	Traffic pollution will only be increased with more houses which can only lead to more health problems
Dobwalls	Very poor parking facilities for local SPAR stores. Road always blocked. Nothing available for safe parking anywhere near the stores. Accidents happen weekly due to poor parking options.
Dobwalls	Very limited parking for spar shop which is making the road running alongside extremely dangerous.
Dobwalls	Spar parking is a nightmare and extremely dangerous!!
Dobwalls	Spar shop parking “where do you start with this!!!! This is appalling
Dobwalls	I do feel there is a need to sort out the parking aspects associated outside the Spar on Duloe road as accident continue to occur, and soon someone will be seriously hurt or killed.
Dobwalls	Too dangerous car parking outside spar shop Dobwalls someone is going to be killed!! (I hope not to see this happen) thanks!!
Dobwalls	Also parking outside of the spar shop (Duloe RD) is getting increasingly dangerous!

Accessibility, Communications and Transport	
Location	Comment
Dobwalls	Is there anything in the planning to help ease the parking problems connected to the SPAR shop. It is an accident waiting to happen as it is regularly chaos there. The car park attached to Dobwalls village hall is redundant most of the time. I believe there have been issues but can these not be resolved to avoid someone getting seriously hurt. Perhaps some fundraising to acquire money to run and resurface the village hall car park.
Duloe Road	
Dobwalls	Duloe road needs parking. The surrounding estates (Highwood Park and Treheath) are parked in at school times to the extent that emergency vehicles may not be able to go through. Difficulty for residents to get in and out of properties. Parking outside the shop is so dangerous. Even the no parking bollards opposite the shop are run over and parked between. An accident is so likely to happen by the shop/ or at school times. This is URGENT
Dobwalls	Safety to pedestrians as the Duloe road is very unsafe, school times are worst. I have been here 17 years and surprised no one has been killed. Too many cars parked for the shop both sides of the road, parking and silly turning in the entrance of Higher Meadow. Most of the people who live there are elders. Safety is the one thing that seems to be missing now
Dobwalls	Also why not open the hall car park? Ease the aggro by spar, halls space should be for everybody.
Dobwalls	New parking area should be considered near to Dobwalls school as Duloe road and Highwood Park is over run with vehicles at pickup and drop off times. Accidents have happened and incidents with residents from Highwood Park are common, where police are contacted over inappropriate parking
Dobwalls	For example the risks around Duloe road have been clearly stated, but no action plan about what will be done to resolve the issues.
Dobwalls	The traffic now parked along the Duloe road either outside Spar or the school is becoming a joke. It is time for this to STOP and they all park in the hall car park. They need to sit down discuss the situation and get this sorted before we have a serious accident.
Memorial Hall – Covered in Dobwalls Parish projects	
Dobwalls	The parking problem in Duloe Rd is mainly due to closure of the memorial hall car park. I have never seen the memorial car park full even when the hall is being used. It stops bad parking outside the shop & encourages business in the village
Dobwalls	What the Dobwalls community REALLY needs is free parking for the school to stop a build up of traffic and ensure roads are safe for children. I do not understand why the village hall car park cannot be used to benefit the community “surely that is its purpose “this should be free!
Dobwalls	Could the council take over the car park at the memorial hall, many years ago it was free for all of the village and shop customers
Dobwalls	Dobwalls could do with a small car park but where? Apparently the hall has stopped parking in its parking area?
General	
Dobwalls	A complete inadequate provision for parking of residents cars and visitors cars; leading to an already narrow road (planned for) being a slalom course of parked cars on roads/pavements making it dangerous for pushchairs and children and nigh impossible for heavier vehicles which bump up onto pavements constantly.

Accessibility, Communications and Transport	
Location	Comment
Dobwalls	The roads are becoming dangerous for our children around and in Dobwalls. We have one shop only which is excellent but parking totally inadequate.
Dobwalls	PLEASE do something about the exit from Tremabe Lane to the old A38, before there's a fatality! Cars are parked outside the adjacent houses, usually 3 or more and at weekends its 6! Surely most of those people are capable of walking a few minutes to the car park. Theres 1 space for a disabled person, while others could just load and unload there. On leaving Tremabe lane you stop and look to see whether a vehicle is approaching the start of the line of cars. Then, perhaps, I could be passing them? But you cannot see. Perhaps some traffic calming would be best? I understand that parking on the roadside is permitted as a traffic calming method, but what about safety being compromised??
School	
Dobwalls	Community parking would benefit shop users and safety issues for the school
Dobwalls	Parking is still a problem in Highwood Park during school drop off and pick up times. Cars and vans are often parked on the corners making it very difficult to see any on coming traffic - they often arrive early in order to get a space. Sit "sometimes with engines running up to ½ hr before school finishes "the parking at spar is often disruptive- open up the hall car park to allow excess " this is a village we should at least have a village car park.
Future/Other	
Dobwalls	Regarding services/schools. Doctors. Any future plans should include parking and doctors surgery
Dobwalls	Could the parish council try again to obtain the section of land opposite the school, between the fence and where cars park on the road.
Dobwalls	I have no objections of further development but we need infrastructure. Bigger school. Bigger shop. Bigger car park at school for drop off area
Dobwalls	Build a new village hall/spar shop with parking for all opposite the school and use old village hall area for houses. By doing this the school could use the parking also

Key feedback points

- Speeding through village
- Speeding on Duloe road
- Unsafe roads
- HGVs coming through the village
- PRow/Cycle paths
- Pollution
- Parking issues in order in order of comments received:
 - Spar Shop
 - Duloe Road
 - Not having access to Memorial Hall
 - General across the village
 - Schools
 - Future/Other

Business , Employment and Jobs	
Location	Comment
Self employment, home working and IT support: covered in BB1	
Dobwalls	No questions although, under employment and local economy it would be good to see a bit more. With the current situation regards high amounts of redundancies, it would be good to see something around; self employment, micro business hub/support in the village or areas. I.T. facilities that is available to community for those who don't have I.T. at home or need support with this. Especially to support the micro businesses and those seeking support with job searching
Dobwalls	The New Industrial Estate on the edge of the village is proof that Dobwalls has just turned into a development pit for Companies like Pearce and Wainhomes to use as their play area. Over 2 years ago that was passed and it still looks like a tip ground. Nothing's been done because, as mentioned in the parish public meetings, we didn't need another industrial estate, and they are not securing rents / sales of units to continue building. Too late now, the site is a mess and a lovely introduction to people entering Dobwalls from Twelvewoods Roundabout!!
Doublebois	No comments
Trewidland	No comments
No location	No comments

Business, Employment and Jobs

Changes suggested to current policies:

- Support the provision of work hubs and the ability to work from home through live/work units

Key feedback points

Enforce landscape proposals on business units site.

Reg 15 Consultation Steering Group Review Process

After the full analysis of the Reg14 Consultation feedback from Public and Statutory bodies, A final review of the Reg14 Plan document was undertaken in the summer of 2021. Each policy section was reviewed by the relevant Topic group leader, with the support of the updated Evidence Base documents which had been updated to include the survey results and written comments related to the Policy/Topic area. Changes were reviewed and agreed by the Steering Group in Zoom meetings and each of the proposed alterations to policies and maps (such as the revised Development Boundary maps) were recorded and agreed.

The documents below give examples of this process:

The final draft of the proposed Reg15 D&T NDP document was agreed on the 27th October 2021. Subsequent reviews of the NPPF and CLP compliance and other Sustainability and Equality Impact assessments were undertaken to ensure continued compliance during the spring of 2022, while the other Reg15 documents were being developed and finalised.

REG 15 Policy Changes in response to feedback		
Reg14 policy	Reg 15 policy	Comments from Statutory bodies/community
Landscape , Biodiversity and Heritage		
<p>Policy: Landscape Character</p> <p>LC1: Proposals for development within the parish will be supported where they:</p> <ul style="list-style-type: none"> Demonstrate that they sustain local character and have appropriate regard to the identity of the local character assessment and settlement edge analysis evidenced in the D&TNDP Landscape Character Statement (LCS) through the design, siting and scale of the development proposal. Do not have a negative impact on the unique landscape as demonstrated in the LCS and where possible enhance the character and setting of the area. <p>LC2: Applicants should provide evidence of assessment and a clear understanding of the local landscape, built and natural environments and wildlife habitats in order to demonstrate that the proposed development:</p> <ol style="list-style-type: none"> 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 in anti-social behaviour. <p>LC3: As part of the evidence for compliance with this policy planning applications should include a clear visual representation of the final form of the proposed buildings in the context of their immediate neighbours and the surrounding landscape.</p>	<p>Policy: Landscape Character</p> <p>LC1: Proposals for development within the parish should:</p> <ul style="list-style-type: none"> Demonstrate that they sustain local character and have appropriate regard to the identity of the local character assessment and settlement edge analysis evidenced in the D&TNDP Landscape Character Statement (LCS) through the design, siting and scale of the development proposal. Do not have a negative impact on the unique landscape as demonstrated in the LCS and where possible enhance the character and setting of the area. <p>LC2: 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:</p> <ol style="list-style-type: none"> 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 in anti-social behaviour. <p>LC3: <i>As part of the evidence for compliance with this policy planning applications should include a clear visual representation of the final form of the proposed buildings in the context of their immediate neighbours and the surrounding landscape.</i> Move to Supporting text</p>	<p>Replace 'will be supported' by 'should' (CC)</p> <p>AGREED TO CHANGE</p> <p>Applicants should provide evidence' may be too strong for policy wording. NDP policy can't require a process, or alter the information required for registration, and it won't be appropriate in all cases – could replace with 'demonstrate, where appropriate,' (CC)</p> <p>WORDING CHANGED AND AGREED</p> <p>cannot be stipulated as a requirement and won't be appropriate for all scales of application. Suggest moving this to supporting text.</p> <p>AGREED TO MOVE TO SUPPORTING TEXT</p>

		<i>No specific issues raised by Reg14 responses not already covered in current policies</i>
<p>Policy: Biodiversity</p> <p>BIO1: To protect the character, local distinctiveness and significance of the parish of Dobwalls and Trewidland developers should avoid adverse impact on the natural environment. All sites outside the main settlements Dobwalls, Trewidland and Doublebois must comply with CLP 23: sensitivity, beauty, capacity, bio-geodiversity and conservation and ensure that soil quality is protected particularly in areas with Agricultural Land Classification is 3B or above.</p> <p>BIO2: Development proposals should wherever possible retain and maintain designated trees and protect others. Where a proposal to remove trees is made a detailed tree appraisal and replanting scheme must first be agreed.</p> <p>BIO3: Development proposals should where relevant recognize and allow for wildlife forage areas, corridors and green spaces as these encourage, enhance, underpin and sustain the green infrastructure of the parish and its surrounding area.</p> <p>BIO4: Developers must demonstrate compliance with best practice as set out in the Cornwall Biodiversity Supplementary Planning Document (SPD) in relation to creating new habitats, e.g. bee bricks, bird/bat boxes and hedgerow corridors and if possible ensure net gain to the biodiversity of the site, including the planting of indigenous tree species in all new housing developments, at least one tree per household.</p> <p>BIO5: Applicants must be aware of the need to protect and enhance valued community space from unwanted development. This would include woodlands, public rights of way (PRoW) and open access areas shown on relevant OS Maps and land use designations indicated on the Green Space Strategy maps.</p>	<p>Policy: Biodiversity</p> <p>BIO1: To protect the character, local distinctiveness and significance of the parish of Dobwalls and Trewidland developers should avoid adverse impact on the natural environment. All sites outside the main settlements Dobwalls, Trewidland and Doublebois must comply with CLP 23: sensitivity, beauty, capacity, bio-geodiversity and conservation and ensure that soil quality is protected particularly in areas with Agricultural Land Classification is 3B or above.</p> <p>BIO2: Development proposals should wherever possible retain and maintain designated trees and protect others. Where a proposal to remove trees is made a detailed tree appraisal and replanting scheme must first be agreed.</p> <p>BIO3: Development proposals should where relevant recognize and allow for wildlife forage areas, corridors and green spaces as these encourage, enhance, underpin and sustain the green infrastructure of the parish and its surrounding area.</p> <p>BIO4: 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.</p> <p>BIO5: Applicants must be aware of the need to protect and enhance valued community space from unwanted development. This would include woodlands shown on biodiversity map, open access areas shown on the Open Space map (yyy) relevant OS Maps and land use designations indicated on the Green Infrastructure Strategy maps. (Map XXXX) and public rights of way (PRoW)</p>	<p>Development proposals not developers (cc) AGREED TO CHANGE</p> <p>Development proposals should protect..... and enhance where appropriate. Give the number of the Green Space strategy map so that it is clearly linked to the policy. FURTHER WORK REQUIRED ON MAPS</p>
<p>Policy: Climate Change and Energy</p> <p>CCE 1: Development proposals for renewable energy schemes in Dobwalls and Trewidland Parish will be supported where they are:</p> <ol style="list-style-type: none"> Integrated so that the energy generated can be supplied directly to domestic, business or other buildings in the parish, thereby reducing energy consumption and can show how they meet the criteria set out in the Landscape Character Statement. 	<p>CCE 1: All development proposals for any form of renewable energy scheme in Dobwalls and Trewidland Parish should:</p> <ol style="list-style-type: none"> be integrated so that the energy generated can be supplied directly to domestic, business or other buildings in the parish, thereby reducing energy consumption and can show how they meet the criteria set out in the Landscape Character Statement. 	<p>It is not clear from the policy or justification whether your intention is to support wind turbines. If this is intended, apart from repowering any existing wind turbines, applications for wind turbines can only be considered if you include a map showing an</p>

<p>b. Fully or partly owned by Dobwalls and Trewidland residents, businesses or community associations. This can be demonstrated by the evidence that the development is fully or partly owned through an appropriate community energy enterprise.</p> <p>c. Are accompanied by CIL contributions to the upgrading of the energy performance of existing poor-quality housing in the parish in terms of improving thermal performance and reduced fuel poverty and CO2 production.</p> <p>CCE2: All new developments should include onsite electrical vehicle charging points or appropriate electrical supply to allow access to such a facility appropriate to the development.</p> <p>CCE3:</p> <p>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.</p> <p>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.</p>	<p>b. be fully or partly owned by Dobwalls and Trewidland residents, businesses or community associations. This can be demonstrated by the evidence that the development is fully or partly owned through an appropriate community energy enterprise.</p> <p>c. be accompanied by CIL contributions to the upgrading of the energy performance of existing poor-quality housing in the parish in terms of improving thermal performance and reduced fuel poverty and CO2 production.</p> <p>CCE2: All new developments should include onsite electrical vehicle charging points or appropriate electrical supply to allow access to such a facility appropriate to the development.</p> <p>CCE3:</p> <p>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.</p> <p>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.</p>	<p>area which is potentially suitable for wind turbines within the document. Without that this policy is not supporting wind turbines. CC</p> <p>Amend the text to read better to make it clearer about general renew energy not wind turbines specific AGREED TO CHANGE WORDING</p> <p>AGREED</p> <p>AGREED</p>
Community Facilities and Open Space		
<p>Policy: Community Facilities and Open Space</p> <p>CF1: Protect and promote community facilities: Development proposals should retain, promote and enhance essential community facilities village halls, public toilets, post offices, schools, greenspaces and car parking. The loss of community and cultural assets will be resisted unless replacements of better value are provided at an agreed location.</p> <p>CF2: Development of community health and cultural facilities and services in sustainable locations(e.g. health clinic facilities, allotments, play parks, fitness trails, extensions to cycle trails and sporting facilities, etc) will be supported.</p> <p>CF3: Facilities to meet the needs of all sectors of the community: Developments should provide continuous even surfaces and kerbs for pedestrians and wheeled users to aid safe mobility around the parish.</p>	<p>Policy: Community Facilities and Open Space</p> <p>CF1: Protect and promote community facilities: Development proposals should retain, promote and enhance essential community facilities village halls, public toilets, shops/post offices, schools, greenspaces and car parking. The loss of community and cultural assets will be resisted unless replacements of better value are provided at an agreed location.</p> <p>CF2: Development of community health and cultural facilities and services in sustainable locations (e.g. health clinic facilities, allotments, play parks, fitness trails, extensions to cycle trails and sporting facilities, etc) will be supported.</p> <p>CF3: Facilities to meet the needs of all sectors of the community: Developments should provide continuous even surfaces and kerbs suitable for pedestrians and wheeled users to aid safe mobility around the parish.</p> <p>CF4: 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</p>	<p>Reg14 feedback</p> <p>AGREED</p> <p>AGREED</p> <p>Reg14 Local feedback</p> <p>AGREED</p> <p>Needs to include a caveat covering the scenario that the facility is redundant CC</p>

	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 ten years old.	AGREED TO ADD CF4
Policy: School Places SC1 Residential development proposals must demonstrate that suitable school places are available at Dobwalls School or Trewidland School (whichever is the nearer) to accommodate any increased need generated by that residential development.	SC1: 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. 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.	<i>Dobwalls Primary School is operating near to its maximum current capacity, and in some cases children have had to travel to alternative schools to access a place. There is concern that further housing development in the village would increase pressure on places. 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'. CC Education</i> AGREED TO CHANGE
Policy: Local Green Spaces GS1: a) Areas as listed above and shown on the Green Space maps are designated as Local Green Spaces and will be afforded protections accordingly, while permitting improvements intended to increase their amenity value. Development that would result in the loss of the amenity value of any of these areas or that would result in any harm to their character, setting, accessibility, appearance, wildlife or general quality, will not be supported. b) As part of the Forest for Cornwall initiative, tree planting in these areas, as an element of any development and to preserve ancient woodland at Doublebois, will be supported. c) Access to all Public Rights of Way will be retained and where necessary re-instated. GS2: New development in Trewidland should provide appropriate green space for a children's play area and community use	GS1 a) Areas identified on the Dobwalls and Trewidland Open Space maps, will be afforded protection accordingly, while permitting improvements intended to increase their amenity value without reducing public access. b) Areas listed and shown as Greenspaces on the Greenspace map (number/table) and site matrix are considered to be of intrinsic special worth (in accordance with NPPF para 100) and any development which would result in harm to their character, setting, accessibility, appearance, wildlife or general quality, will not be supported. c) 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. d) Access to all Public Rights of Way will be retained and where necessary re-instated. GS2: To meet open space needs in Trewidland, new development should provide or support an appropriate natural area for children's play, exploration, informal games and community use.	Local Green Space evidence must demonstrate how the proposed sites meet the tests of paragraph 100 of the NPPF. The document needs a clear, large scale, diagram of each space. Some of the areas may not be suitable for LGS, although they are worthy of protection as open spaces. Consider whether the site has intrinsic special worth – or whether it is an incidental green space or playing field which could be reprovided elsewhere, for example. Local Green Space Guidance CC Development proposals should protect..... and enhance where appropriate. Give the number of the Green Space strategy map so that it is clearly linked to the policy. Reg14 Local feedback AGREED

Housing		
<p>Housing Policies</p> <p>HO1: Settlement boundaries</p> <p>This plan establishes settlement boundaries for Dobwalls, Trewidland and Doublebois. Only proposals for small scale housing development of infill, rounding off within the settlement boundaries will be supported so that the open countryside is preserved and agricultural land retained for its primary use.</p> <p>Dobwalls: Ensure that future development schemes are appropriate to the village, with 50% affordable, to complement existing developments as an extension of them, with the emphasis on affordable housing and rented accommodation for people with a genuine local need.</p> <p>Trewidland: Ensure any new residential properties are appropriate to the village and that development proposals are limited to schemes offering 50% affordable homes suitable for young families.</p> <p>Doublebois: Ensure future development proposals emphasise affordable housing and rented accommodation for people with a genuine local need.</p>	<p>Housing Policies</p> <p>HO1: Development Boundaries</p> <p>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.</p> <p>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.</p> <p>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 parish falls within Zone 5 which gives a starting point of 25% for affordable housing in a development of five or more homes.</p> <p>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.</p> <p>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”.</p> <p>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.</p> <p>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.</p> <p>Doublebois: Ensure future development proposals within the development boundary emphasise affordable housing and rented</p>	<p>Natural England advise that Policy HO1 identifies Development Boundaries, rather than Settlement Boundaries given that the policy supports the development of small sites, infill and rounding-off and the boundaries have been drawn quite loosely at Dobwalls and Trewidland. Natural England would expect to see the Plan supported by some detailed analysis of the development opportunities and a description of the methodology used in identifying the boundary.</p> <p>We also refer you to the attached annex which covers the issues and opportunities that should be considered when preparing a Neighbourhood Plan.</p> <p>AGREED</p>

<p>HO2: Rural exception sites</p> <p>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:</p> <ol style="list-style-type: none"> A negative impact on the Landscape Character (as set out in the Landscape Character Statement) or Negative impacts on the adjacent settlement character or infrastructure. (This is to curtail isolated development elsewhere in the parish which would fall outside the established settlement boundaries) 	<p>accommodation for people with a genuine local need, with a minimum of 25% affordable.</p> <p>HO2: Rural exception sites</p> <p>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:</p> <ol style="list-style-type: none"> a negative impact on the Landscape Character (as set out in the Landscape Character Statement) or negative impacts on the adjacent settlement character or infrastructure. (This is to curtail isolated development elsewhere in the parish which would fall outside the established development boundaries) 	<p>AGREED AND THIS TEXT SHOULD BE ADDED TO POLICY JUSTIFICATION IN NDP</p> <p>The open countryside is defined as land beyond any village development boundary. In the open countryside, development will be strictly controlled and will be limited to dwellings for rural workers (see CLP policy), employment development in rural areas (see CLP), rural exception sites (see CLP Policy 9), buildings for agriculture and forestry, replacement dwellings, house extensions, replacement buildings and renewable energy and development specifically permitted by other NDP policies.</p>
<p>Housing Mix</p> <p>HM1: Affordable housing: Development proposals that contribute to a more than 50% balanced mix of truly affordable free market and rented homes - including starter homes, self-build, family homes and accessible homes suitable for key workers, the elderly, those with disability, impaired mobility or additional needs - will be supported where they can give clear evidence of their economic viability.</p> <ol style="list-style-type: none"> Ensure that appropriate building land be made available to allow elderly, disabled and vulnerable people with a link to the parish to live independently. 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. Support Community Land Trusts or similar organisations in delivering affordable housing where exception sites are the only option. To prevent speculative developers “moving the goal posts” after they have been granted planning permission. Developers should not be allowed to later claim their development is no longer economically viable and seek to reduce the “local need” aspect of their scheme (affordable housing and shared ownership) and increase the open market element of their original permission. 	<p>Housing Mix</p> <p>HM1: Affordable housing: Development proposals that 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.</p> <ol style="list-style-type: none"> Ensure that appropriate building land be made available to allow elderly, disabled and vulnerable people with a link to the parish to live independently. 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. Support groups or organisations in delivering affordable housing where exception sites are the only option. <p>HM2: Sheltered/supported housing: Development proposals which include the provision of supported or sheltered housing for the elderly, those with disability,</p>	<p>This policy goes beyond the remit of planning powers. These might all be aspects that the NDP wants to encourage – but cannot be insisted on or controlled through planning policy. An NDP policy can:</p> <ul style="list-style-type: none"> Encourage housing mix to meet local community needs Support the provision of self build plots Encourage the provision of accessible homes <p>But cannot insist on the delivery model – so reference to a community land trust should be in the supporting text – and could be a project that the Parish Council take forward</p> <p>The trigger for affordable housing provision and the percentages required are set in strategic policy and an NDP cannot vary this. An NDP policy cannot control or vary the procedure for making planning applications so point d should be deleted.CC</p> <p>AGREED TO CHANGE HOUSING POLICY 13 MAY 2021</p> <p>AGREED</p>

<p>e. To ensure that all developments, not only those above 10 houses, provide a minimum of 50% affordable provision.</p> <p>HM2: School Places: Residential development proposals must demonstrate that school places are available in the local village to accommodate any increase in need generated by that residential development and, if necessary, make a suitable contribution to meeting any unmet need for school places.</p> <p>HM3: Sheltered/supported housing: Development proposals which include the provision of supported or sheltered housing for the elderly, those with disability, impaired mobility or additional needs will be supported where they are situated on sites which have good level access to public services and community facilities.</p> <p>HM4: Existing Holiday Accommodation: All holiday complexes should stay as holiday use only and should not become permanent dwellings with 12-month occupancy. This is to ensure that should they apply for and be granted all-year-round occupancy any permission would be subject to them meeting the thermal and other housing standards required for permanent residency properties.</p>	<p>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.</p> <p>Previous HM2 and HM4 removed</p> <p>School places now in SC1</p>	<p>as with SC1 above, the analysis of school places and requirement for contributions will be controlled strategically by the Local Education Authority. The NDP can highlight the issues with school places – and as stated above, we'll provide some more detailed feedback from the Education Service.</p> <p>if there is a restriction limiting a property to holiday occupancy, then an application would be required to lift the condition, to enable permanent occupancy. The first sentence of this policy is therefore redundant and conflicts with the second sentence which suggests that permission could be granted, subject to criteria. Cornwall Council already has guidance on applications to lift holiday occupancy conditions lifting-holiday-occupancy-conditions.pdf (cornwall.gov.uk) Do you need to add to this?</p>
<p>Site and Building Design</p> <p>HS1: Proposals will be supported which:</p> <ul style="list-style-type: none"> • Comply with CLP Policy 12 protecting residential amenities, achieving high standards of sustainable build and demonstrating how the design, construction and operation will minimize the use of fossil fuels and natural resources and ensure long term high performance and ease of maintenance in the building in terms of its structural, thermal and moisture control performance. • Respond to the design, scale, height, appearance and material of surrounding buildings, provide designs which suit a range of age and social groups, home working and mobility and reflect the unique character of the community landscape and its position in the heart of the parish. • Homes for life: Future developments should be designed to accommodate a change in circumstances and give the occupant the option to remain in the dwelling. 	<p>Site and Building Design</p> <p>HS1: Proposals will be supported which:</p> <ul style="list-style-type: none"> • 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 	<p>However I would suggest that there should be also a link somehow within the NDP so it is made clear that measures to design out crime/ASB are equally as relevant for new housing sites, commercial developments etc. Devon and Cornwall Constabulary</p> <p>AGREED</p> <p>Bullet point 3 tries to control things that planning policy doesn't really have any control over – such as the internal layout of properties. Sustainable design can be encouraged, but standards cannot be required. The</p>

<ul style="list-style-type: none"> Proposed developments should by design, provide or connect to adequate garden amenities and parking to reflect the size of the dwelling (as a minimum, one space for each residential property and two spaces for each 3+ bedroom property) including electric vehicle charging points in all new development, unless alternative sustainable transport options are available. Respond to the need for small scale local 'playable space', seating or other amenities which enhance physical and mental health and support community interaction and improve or create positive pedestrian links to local facilities and green spaces as set out in the NDP Green Space Strategy. Contribute to tangible benefits for the parish and community through Section 106 agreements or CIL which support health care provision. <p>HS2: Carbon Reduction Technologies: All planning applications and developments must accord with CLP Policies 13 and 14 in terms of energy standards such as:</p> <ul style="list-style-type: none"> Zero Carbon Homes and Passivhaus standards and ensure onsite generation and use of renewable and low carbon energy technologies. Parking bays for residents and visitors to include a high proportion of electric vehicle charging points/or suitable electrical supply for such points in all new development, unless alternative sustainable transport options are available, 	<p>community landscape and its position in the heart of the parish.</p> <ul style="list-style-type: none"> Take opportunities to design out crime and anti-social behaviour Proposed developments should include electric vehicle charging points. <p>HS2: Carbon Reduction Technologies: All planning applications and developments must accord with CLP Policies 13 and 14 in terms of energy standards.</p>	<p>last two bullet points are uses that are controlled by strategic policy and NDP policy should not repeat this.</p> <p>AGREED</p> <p>Planning Policy cannot require these low carbon standards; there is uncertainty as to whether planning policy can exceed standards required in building regulations. If legislation is issued to allow this, the Climate Change DPD will address this – as viability assessments will be required to justify any planning policy. Electric charging points could be encouraged.</p>
<p>Community Health</p>		
<p>Policy: Community Health</p> <p>HE1: Development proposals will be encouraged which take account of the existing housing provision and contribute to a balanced mix of open market and affordable, accessible rented homes for: the elderly, those with disability, impaired mobility and additional needs and families. Developments located to take advantage of the level access to shops, public transport services and other local facilities (available in the centre of Dobwalls) will be supported.</p> <p>HE2: Development proposals will be supported that:</p> <ul style="list-style-type: none"> Contribute to the provision of useable on site open space and playable spaces for children form part of the green-space network for walkers. Provide other appropriate public open space and facilities for teenagers and adults. 	<p>Policy: Community Health</p> <p>HE1: Development proposals will be encouraged which take account of the existing housing provision and contribute to a balanced mix of open market and affordable, accessible rented homes for: the elderly, those with disability, impaired mobility and additional needs and families. Developments 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.</p> <p>HE2: Development proposals should support the physical and mental health of individuals and the social health of the community through:</p> <ul style="list-style-type: none"> 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. 	<p>repeats the housing mix policies HM1 and HM3, please see comments above and consider amalgamating these policies.</p> <p>AGREED TO KEEP</p> <p>Contributions for open space are controlled by strategic policy and the NDP cannot add to this using a policy. You could list priority projects for CIL spend or preferred locations for open space projects in a separate part of the NDP.CC</p> <p>AGREED</p>

	<ul style="list-style-type: none"> Take opportunities to design out crime and anti social behaviour 	<p>add to HE2 'which support the physical and mental health of individuals and the social health of the community' Reg 14 local feedback</p> <p>However I would suggest that there should be also a link somehow within the NDP so it is made clear that measures to design out crime/ASB are equally as relevant for new housing sites, commercial developments etc. Devon and Cornwall Constabulary</p>
Accessibility, Communications and Transport		
<p>Policy: Roads and Traffic</p> <p>RT1: All new major development proposals for commercial or industrial enterprises or of 10 or more dwellings should include a statement which demonstrates safe and sustainable accessibility to public transport and key destinations, such as shops and schools. For any proposed employment sites any additional HGV traffic will be required to illustrate suitable routes on the local highway network in accordance with CLP Policy 27.</p> <p>RT2: All major developments of agricultural sites for diversification or equestrian purposes, which will alter the vehicle and public use of the surrounding rural lanes, should be accompanied by an evaluation of the potential risks to traffic and pedestrians and the fabric of the Landscape Character of the area. Applicants should provide details of how these risks can be ameliorated.</p> <p>RT3: Proposals for the development of key cycle routes and cycle lanes will be supported where they can show clear integration with a wider policy to encourage cycling safety in accessing local facilities.</p>	<p>Policy Roads and Traffic</p> <p>RT1: Safe access to road and highway infrastructure. All new development proposals for commercial or industrial enterprises or of dwellings should include a statement which demonstrates safe and sustainable accessibility to the road and highways infrastructure.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p>	<p>Reg 14 Local Consolidated feedback</p> <p>AGREED TO CHANGE TO RT 1 to 5</p>

<p>Policy: Parking</p> <p>RP1: Proposals for development will be supported where they encourage the use of sustainable transport services including local public transport, shuttle buses, local delivery services, cycling and/or walking. This includes the installation of publicly accessible electric vehicle charging points.</p> <p>RP 2: Development proposals that will increase the availability of either private or publicly accessible parking facilities will be supported, provided they are of a size and design that will have no significant adverse effect on the traffic flows, landscape or character of the settlement within which they are located.</p> <p>RP3: Developments which involve the loss of car parking facilities used by the public in the key areas of amenities or schools will not be supported unless:</p> <ol style="list-style-type: none"> Alternative provision of equal value can be made elsewhere within the application site or within a reasonable walking distance e.g. seven minute radius (See Green space Strategy). It can be clearly demonstrated that fewer parking spaces are required and the settlement/community will benefit from the re-use of the space. <p>RP4: Developments must provide sufficient on-site parking for the size and occupancy of the dwellings. Any plans to convert an existing garage or parking area must retain sufficient space to park within the property boundary (See HS1 Policy Bedroom spaces).</p>	<p>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.</p> <p>RP 2: Avoid adverse impacts of development Development proposals that will increase the availability of either private or publicly accessible parking facilities should be of a size and design that will have no significant adverse effect on the traffic flows, landscape or character of the settlement within which they are located.</p> <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 a reasonable walking distance e.g. seven minute radius (See Green space 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. <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>	<p>AGREED</p>
<p>Policy Broadband</p> <p>BB1: Support future developments which will provide or enhance the provision of high-speed broadband to the parish while not impacting on the character of settlements, the environment or the Landscape Character (as set out in the D&T NDP Landscape Character Statement).</p>	<p>Policy Broadband</p> <p>BB1: Future developments which will provide or enhance the provision of high-speed broadband to the parish 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).</p>	<p>AGREED</p>

Business, Employment and Jobs		
<p>Policy: Business Employment and Jobs</p> <p>BE1: Support will be given to proposals for new development in appropriate locations which includes:</p> <ul style="list-style-type: none"> i) Adaptations, renovations and extensions of existing buildings. ii) Construction of new business and storage units. iii) Improvements to the transport and communications infrastructures. iv) Conversion of redundant buildings to business use where the redundant building is sustainably located (See Policy RT1 below). <p>BE2: Support will only be given to business developments which:</p> <ul style="list-style-type: none"> • Are sited and operated so as to minimise impact on residents, particularly with regard to noise, odour, CO2/particulate emissions and traffic. • Minimise impact on and sustain the local character of the landscape as identified in the D&T NDP Landscape Character Statement. • Do not reduce or compromise existing facilities or services for which there is proven need. <p>BE3: All new proposals for major employment development must be accompanied by a travel plan which shows the volume of HGV that is likely to be created by the new development. The travel plan must show the likely routes of any additional HGV traffic from or to the site.</p> <p>BE4: Carbon reduction standards:</p> <ul style="list-style-type: none"> • To adhere to carbon reduction standards all new non-domestic buildings must meet standards at least as good as the Building Research Establishment Environmental Assessment Method(BREEAM) and take advantage of all opportunities for on-site renewable energy generation, particularly from roof mounted solar collectors. • Provide charging points for electric vehicles. • Wherever possible provide or enhance pedestrian and cycle access routes to the site from nearby settlements and public transport. • Indicate strategies to be used to minimise waste. • Include water harvesting and biodiversity initiatives wherever possible. 	<p>Policy: Business Employment and Jobs</p> <p>BE1: Support will be given to proposals for new development in appropriate locations which includes:</p> <ul style="list-style-type: none"> i) Adaptations, renovations and extensions of existing buildings. ii) Construction of new business and storage units. iii) Improvements to the transport and communications infrastructures. iv) Conversion of redundant buildings to business use where the redundant building is sustainably located (See Policy RT1 below). v) the creation of employment opportunities and facilities to include self-employment, micro business hub/support and I.T. infrastructure for the local community. <p>BE2: Business development proposals should :</p> <ul style="list-style-type: none"> • Be sited and operated so as 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 <ul style="list-style-type: none"> • BE3: Impact 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 SRN impacts, this assessment should be in line with the requirements of 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. 	<p>AGREED</p> <p>However I would suggest that there should be also a link somehow within the NDP so it is made clear that measures to design out crime/ASB are equally as relevant for new housing sites, commercial developments etc. Devon and Cornwall Constabulary</p> <p>AGREED TO AMEND</p> <p>include a requirement for large scale employment development to be supported by an appropriate assessment of traffic impacts, with particular consideration given to HGV routing. In the case of any SRN impacts, this assessment should be in line with the requirements of 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. Highways England</p> <p>AGREED</p>

	<p>BE4 Site Travel Plan</p> <ul style="list-style-type: none"> • All new proposals for major employment development must be accompanied by a travel plan which shows the volume of HGV that is likely to be created by the new development. The travel plan must show the likely routes of any additional HGV traffic from or to the site. <p>BE5: Carbon reduction standards:</p> <ul style="list-style-type: none"> • To adhere to carbon reduction standards all new non-domestic buildings should meet current standards and developers are encouraged to take advantage of all opportunities for on-site renewable energy generation, particularly from roof mounted solar collectors. • Provide charging points for electric vehicles. • Wherever possible provide or enhance pedestrian and cycle access routes to the site from nearby settlements and public transport. • Indicate strategies to be used to minimise waste. • Include water harvesting and biodiversity initiatives 	<p>AGREED</p> <p><i>We had to remove this in the housing section so might have to reconsider here</i></p> <p>AGREED</p>
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B21

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

Liskeard Town Council Letter of Support

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 Methereil
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



St Keyne and Trewidland Parish Council Letter of Support

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

Dobwalls and Trewidland Neighbourhood Development Plan

Consultation Statement

Appendix B

2016 – 2022

Reg15

Version 1.0

13 October 2022

