



Dobwalls and Trewidland Neighbourhood Development Plan



Sustainability Check

Version 1.0
13 October 2022
Dobwalls and Trewidland
Neighbourhood Development Plan

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Please note: The full set of documents for the D&T NDP can be found at:
www.dobwallsandtrewidlandplan.org.uk/

1 Introduction

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 was designated a Neighbourhood Area for this purpose by Cornwall Council, the Local Planning Authority.

A Sustainability Check, as defined by the Planning and Compulsory Purchase Act 2004, aims to predict and assess:

- social
- environmental
- economic

effects that are likely to arise from the adoption of plans or programmes, in order to ensure that the strategies, policies and plans within these documents 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.

2 What is the Dobwalls & Trewidland Neighbourhood Development Plan (D&T NDP) trying to achieve?

THE VISION FOR THE D&T NDP: In 2030 the area covered by the Dobwalls and Trewidland plan, will be a resilient community where residents of all ages have appropriate and affordable homes, full and equitably-paid employment, access to suitable education, health and social care facilities and recreation and live in a sustainable, safe and protected environment, with suitable and affordable local, regional and national transport links.

The D&T NDP is a long-term plan to strengthen and support the plan area's social, economic and environmental sustainability through guiding development and land-use change in such a way that it supports the NDP area's on-going prosperity whilst also helping to conserve and develop an area that is particularly rich in natural and built diversity and heritage.

Strategic Environmental Assessment (SEA):

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

The NDP is not a detailed specified plan. Therefore significant developments or activities that move forward as a consequence of this plan may well have to complete their own sustainability appraisals and/or Strategic Environmental Impact Assessments.

It is the view of the steering group and those engaged in consultation activity associated with the creation of the D&T NDP that the overall plan seeks to secure greater levels of social, economic and environmental sustainability for the plan area as a whole, than would be afforded in the absence of a plan.

For clarity and conformity the D&T NDP seeks to follow a similar approach commensurate with Cornwall Council's Local Plan Sustainability Appraisal and as such this Sustainability Check seeks to answer the following questions:

3 What is the Sustainability Context?

There is no legal requirement for a NDP to have a sustainability appraisal as set out in Section 19 of the Planning and Compulsory Purchase Act 2004. However, a qualifying body must demonstrate how its plan or order will contribute to achieving sustainable development. The D&T NDP steering group sees a Sustainability Check as a useful approach for ensuring the policies and strategies adopted work to build resilience and long term sustainability over and above mitigating the negative impacts of policies. This

has become a more pressing objective in the light of Cornwall Council's declaration of a Climate Emergency in January 2019.

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

The D&T NDP views such a definition more explicitly as:

Supporting the development of a multi-functional landscape that seeks to optimise the supporting, regulating, provisioning and cultural ecosystem services upon which the plan's areas existing and future residents depend and which visitors enjoy. In addition to supporting sustainable development in the widest sense, the D&T NDP also seeks to build social, economic and environmental resilience in light of multiple challenges, particularly Climate Change, and considers ways in which it can re-localise its economic footprint (i.e. energy, food, jobs) bringing both economic and ecological benefits to the plan area.

3.1 Sustainability Check Categories

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

3.2 What is the baseline situation and what are the key issues?

A key driver for developing a D&T NDP has been the desire of its residents to conserve and enhance the unique natural and historic environment of the parish and ultimately utilise these 'assets' in a sustainable way to deliver a prosperous and sustainable local economy and society, for both residents and visitors alike.

D&T NDP area has several statutory landscape and ecological designations including two AGLV's and an SSSI; non statutory Wildlife conservation areas, and semi-natural habitats. Its location across the upper reaches of the West and East Looe valleys means that its landscape is also the home to a number of historically important sites and buildings dating from prehistory to medieval and 19th Century industry and transport networks.

Alongside statutory land-use designations, the plan area suffers from a number of environmental, social and economic challenges that warrant the policies identified within the Neighbourhood Development Plan.

Such pressures include:

- With a rapidly rising population in the Dobwalls area there is a lack of local health care facilities and services, despite raised healthcare needs
- Aging population. There is a much higher proportion of retired people – about a third higher than the national average
- Lack of affordable and local needs housing in an area with already low wage levels and high house prices
- Pressures and changes in land-use management i.e. impact of renewable energies
- High level and pockets of social deprivation
- Issues of accessibility (congestion and 'pinch-point' access) and access to services (jobs, healthcare, and rural transport)
- An old and heritage housing and building stock, and lack of mains gas in the Trewidland area (100% are off-grid compared with 15% nationally), with associate issues of fuel poverty and high number of 'hard to heat and treat' properties
- Significant traffic and parking problems associated with narrow lanes and access roads

These and other issues were drawn from the 2018-2019 Evidence Base documents which can be found on the D&T NDP website.

3.2 What would the situation be without the plan?

In the absence of a D&T NDP and without the plan's ability to guide and shape development, the plan area would be at the risk of strategically unplanned development that could exacerbate negative pressures and impacts already experienced within and across the NDP area.

For example:

- Commercial and residential development in certain locations could significantly negatively impact on the D&T NDP transport network. The rural areas of the plan area have limited road access and a number of key 'pinch-points'. New development and/or use of the road network by inappropriate vehicles could cause significant congestions and damage to its characteristic features, in addition to exacerbating the lack of access to public transport for many residents.
- Additionally, some of the plan policies will influence development in ways that seek to deliver maximum benefit for the community and residents over developers and outside investors.

4. How has the Sustainability Check been undertaken?

This sustainability check seeks to assess each of the NDP key policies against a range of 'sustainable development criteria' adapted from the Bioregional/WWF 'One Planet Living Principles'.

For each 'One Planet Living Principle' each policy has been 'scored' to assess its effect using the following criteria:

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

Table 2: **Key to sustainability impact levels**

5 Vision and Objectives analysis tables

The Sustainability criteria set out above were applied to the Vision and Objectives of the draft D&T NDP as it was developing, and the tables below show the anticipated impacts.

Dobwalls and Trewidland Neighbourhood Development Plan											
	SUSTAINABILITY CATEGORIES (from One Planet Living)										
	Health and Happiness	Equity and Local Economy	Culture Community and Heritage	Landscape and Wildlife	Sustainable water	Sustainable food and soils	Sustainable materials	Sustainable Transport	Zero waste	Zero Carbon	Climate Change
Vision for D&T Parish											
In 2030 the area covered by the Dobwalls and Trewidland plan, will be a resilient community where residents of all ages have appropriate and affordable homes, full and equitably-paid employment, access to suitable education, health and social care facilities and recreation and live in a sustainable, safe and protected environment, with suitable and affordable local, regional and national transport links	++	++	++	+	N/A	+	N/A	+	N/A	N/A	N/A

Dobwalls and Trewidland Neighbourhood Development Plan

SUSTAINABILITY CATEGORIES (from One Planet Living)

	Health and Happiness	Equity and Local Economy	Culture Community and Heritage	Landscape and Wildlife	Sustainable water	Sustainable food and soils	Sustainable materials	Sustainable Transport	Zero waste	Zero Carbon	Climate Change
Objectives for D&T NDP											
<p>Landscape, Biodiversity and Heritage: To recognise, value and protect the distinctive qualities of the Landscape in terms of landscape character, biodiversity, heritage and sustainability and to ensure that new development respects and contributes to the existing qualities which are highly valued by the local community.</p>	N/A	N/A	N/A	++	N/A	++	N/A	N/A	N/A	N/A	+
<p>Community Facilities and Green Infrastructure: To protect and upgrade existing community facilities, open spaces and green infrastructure to meet the needs of all those in the local population/community, to support the social, physical and mental health of individuals and groups (such as teenagers and older residents) and engender a sense of community in each of the settlements.</p>	++	++	++	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
<p>Housing: To allow a sustainable increase in the number of homes to meet the needs of the community, while ensuring the properties are of a high quality, in the right location and in a range of sizes and designs. To create an overall plan area whose character is no longer eroded by speculative residential development which could fail to meet the aspirations of people of all ages who have a genuine local connection to the area and who need a roof over their heads at a price they can afford, either to buy or rent.</p>	+	++	+	N/A	N/A	+	N/A	N/A	N/A	N/A	N/A

<p>Community Health: To create and maintain a well-balanced community which provides a healthy environment for individuals and families and encourages local employment and the provision of recreational facilities.</p>	++	++	+	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
<p>Accessibility, Roads and Parking: To ensure residents can move around safely in the plan area, access facilities and work outside the area. To ensure residents have access to high-speed broadband.</p>	+	+	N/A	N/A	N/A	N/A	N/A	N/A	++	N/A	N/A	N/A
<p>Business, Economy and Jobs: To ensure that economic development and job creation will be supported, provided this does not adversely affect the environment.</p>	N/A	++	+	+	N/A	+	N/A	N/A	N/A	N/A	N/A	N/A

6 Policy analysis tables

Each D&T NDP policy has been appraised against each of the 10 One Planet Living Principles, using the framework above that seeks to define impacts from 'very negative' to 'very positive.' Where there is ambiguity in the appraisal or where a negative impact is envisaged, commentary has been provided to either mitigate any negative impact or justify the outcome determined. These policy appraisals are set out below.

Dobwalls and Trewidland Neighbourhood Development Plan											
	SUSTAINABILITY CATEGORIES (from One Planet Living)										
Landscape, Biodiversity and Heritage	Health and Happiness	Equity and Local Economy	Culture Community and Heritage	Landscape and Wildlife	Sustainable water	Sustainable food and soils	Sustainable materials	Sustainable Transport	Zero waste	Zero Carbon	Climate Change
10.1 Landscape Character											
LC1: Minimise the Impact on the Local Landscape	++	O	++	++	+	+	?	O	N/A	N/A	N/A
LC2: Understanding of the Local Landscape	++	N/A	++	++	+	+	+/-	?	N/A	?	+
10.2 Biodiversity											
BIO1: Protection of Biodiversity	+	N/A	+	++	+	+	+	N/A	?	N/A	+
BIO2: Tree Management	+	N/A	+	++	?	O	N/A	O	?	N/A	+
BIO3: Green Infrastructure	+	N/A	+	++	?	O	N/A	O	O	N/A	+
BIO4: Biodiversity Best Practice	+	N/A	+	++	?	O	N/A	N/A	N/A	N/A	+
BIO5: Protection of Community Spaces	+	N/A	++	++	?	?	N/A	N/A	?	N/A	+
10.3 Climate Change											
CCE 1: Renewable Energy Schemes	++	+	+	+	?	N/A	N/A	N/A	O	++	++
CCE2: Vehicle Charging Points	+	N/A	O	O	N/A	N/A	N/A	+	?	+	+
CCE3: Water Management	+	N/A	+	+	++	++	N/A	+	O	N/A	?

Community Facilities and Green Infrastructure	Health and Happiness	Equity and Local Economy	Culture Community and Heritage	Landscape and Wildlife	Sustainable water	Sustainable food and soils	Sustainable materials	Sustainable Transport	Zero waste	Zero Carbon	Climate Change
10.4 Community Facilities											
CF1: Protection of Community Facilities	+	+	+	+	O	O	O	+	O	+	O
CF2: Promotion of Community Facilities and Services	++	+	+	++	O	+	O	+	O	+	O
CF3: Facilities to Meet the needs of All Sectors of the Community	++	+	+	O	O	O	O	+	O	O	O
CF4: Redundant Buildings	N/A	+	+	?	O	N/A	+	N/A	+	+	O
10.5 Green Infrastructure											
GS1: Local Open Space	++	+	+	+	+	O	O	+	?	?	+
GS2: Trewidland and Doublebois New Open Space	++	++	++	+	?	N/A	N/A	?	?	+	+
GS3: Local Green Space and Infrastructure	++	++	++	++	O	O	N/A	N/A	N/A	+	+
10.6 School Places											
SC1: School Places	+	+	+	O	?	N/A	N/A	+	O	+	O

Housing	Health and Happiness	Equity and Local Economy	Culture Community and Heritage	Landscape, Wildlife	Sustainable water	Local sustainable food and soils	Sustainable materials	Sustainable Transport	Zero waste	Zero Carbon	Climate Change
10.7 Development Boundaries											
HO1: Development Boundaries	++	++	++	+	+	++	N/A	+	N/A	N/A	+
HO2: Rural Exception Sites	++	+	+	+	+	++	N/A	+	N/A	N/A	+
10.8 Housing Mix											
HM1: Affordable Housing	++	++	+	?	?	?	O	+	?	O	?
HM2: Sheltered/Supported Housing	+	+	+	O	O	?	O	+	O	+	+
10.9 Site and Building Design											
HS1: Site and Building Design	++	++	++	+	?	+	++	+	?	+	++
HS2: Carbon Reduction Technologies	++	++	?	?	O	O	+	?	?	+	++

Community Health	Health and Happiness	Equity and Local Economy	Culture Community and Heritage	Landscape, Wildlife	Sustainable water	Local sustainable food and soils	Sustainable materials	Sustainable Transport	Zero waste	Zero Carbon	Climate Change
10.10 Community Health											
HE1: Community Health Accommodation	+	++	+	0	0	0	0	+	0	0	+
HE2: Improving Community Health	++	+	++	+	0	0	0	+	0	0	+

Accessibility, Communications and Transport	Health and Happiness	Equity and Local Economy	Culture Community and Heritage	Landscape and Wildlife	Sustainable water	Sustainable food and soil s	Sustainable materials	Sustainable Transport	Zero waste	Zero Carbon	Climate Change
10.11 Roads and Traffic											
RT1: Safe Access to Road and Highways infrastructure	0	+	0	0	0	0	0	+	+	0	0
RT2: Access to Public Transport	+	+	+	?	0	0	0	++	0	+/-	+/-
RT3: HGV Travel Plans	0	+	0	+	0	0	0	++	0	0	0
RT4: Diversification of Agricultural Sites	+	?	+	+	0	?	0	+	0	?	+/-
RT5: Cycle Routes and Lanes	++	?	+	?	0	?	0	++	0	+	+
10.12 Parking											
RP1: Parking	++	?	0	?	?	?	?	++	?	?	+
RP 2: Avoid Adverse Impacts of Development	+	?	+	+	0	0	?	0	?	?	?
RP3: Avoid loss of Community Parking	?	+	?	?	0	0	0	0	0	0	+/-
RP4: Appropriate Onsite Parking	+	0	+	?	0	0	0	?	0	0	0
10.13 Broadband											
BB1: Broadband Provision	+	++	0	0	0	0	?	+	0	0	?

Business, Employment and Jobs	Health and Happiness	Equity and Local Economy	Culture Community and Heritage	Landscape and Wildlife	Sustainable water	Local sustainable food and soils	Sustainable materials	Sustainable Transport	Zero waste	Zero Carbon	Climate Change
Business, Employment and Jobs											
BE1: Business Infrastructure	+/-	++	+	?	O	O	?	+/-	?	?	?
BE2: Environment and Landscape Protection	++	+	+	+	+	?	+	?	+	+	+
BE3: Impact of Development	+	?	?	+	?	N/A	?	+	+/-	+/-	+/-
BE4: Site Travel plans	+/-	N/A	N/A	+/-	N/A	N/A	N/A	+/-	+/-	-	-

7 What are the appraisal findings and recommendations?

From the policy analysis shown above it is clear that the vast majority of policies put forward by the D&T NDP have a net positive impact upon the sustainability of the plan area.

In general policies seek to conserve, protect and support the development of the NDP area unique natural and built heritage and manage development in such a way as to avoid negative impact on features and services on which the plan area depends. Several policies have a specific positive sustainable development impact in ensuring new development and housing stock is affordable and energy efficient and has a greater role in supporting local economic development and the sustainability of public service provision.

The conservation of the plan areas built and landscape character and heritage pose challenges in terms of issues such as:

- supporting new approaches to sustainable construction and house design
- the retro-fit of renewable energy and/or energy saving interventions on existing housing stock i.e. solid wall insulation, double-glazing, domestic renewable energy etc
- supporting the development of commercial renewable energy technologies that might negatively impact on the heritage and landscape value

Whilst a primary driver of many of the policies is supporting the conservation of the NDP area landscape character (as set out in the D&T NDP Landscape Character Statement document) the plan does have specific policies that recognise and support development that can help build long-term economic resilience and a sustainable economy, alongside community added value.

8 How have Sustainability Check recommendations been taken into account?

The sustainability check was undertaken in the Spring of 2020, after the SEA consultation of the draft D&T NDP document, in advance of the Pre-submission Public Consultation process. This allowed the steering group to take advantage of issues raised in the SC process to focus and improve the sustainability of the Neighbourhood Plan Vision, Objectives and Policies, and to support residents of the plan area in understanding the principles and objectives of the sustainability process.

All policies were reviewed after the Sustainability Check had been completed in September 2020, and Appendix A to this document shows (in red) the changes and additions made as a result of the analysis.

Sustainability 'conflicts' or negative impacts associated with the plan policies have been kept to the very minimum and it's largely the view of the community that the NDP will support greater levels of sustainability than would otherwise be afforded without the plan.

The Sustainability Check will continue to adapt and consider any comments or issues identified through further NDP consultation.

9 How can we best monitor the plan's impacts?

As the D&T NDP moves forward for adoption and implementation the framework used within this Sustainability Check will continue to be used to support the NDP and Cornwall Council in land-use planning decision making.

10 Conclusions

The Sustainability Check on the D&T NDP has demonstrated that the policies within this and the Vision and Objectives that it seeks to achieve succeed in encouraging sustainable development.

Appendix A: Changes made to D&T NDP draft policies as a result of the Sustainability Check July 2020.

SUSTAINABILITY CHECK possible changes to policies		4.8.2020
27 th February D&T Neighbourhood Policy: Landscape Character	Policy post Sustainability check 7.7.20 Landscape Character	Comments
<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 Dobwalls and Trewidland NDP Landscape Character Statement (dated) 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. 	<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 Dobwalls and Trewidland NDP Landscape Character Statement (dated) 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>agreed</p>
<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. <p>Is not likely to lead to or increase in anti-social behaviour</p>	<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>agreed</p>
<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 building in the context of their immediate neighbours and the surrounding landscape</p>	<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 building in the context of their immediate neighbours and the surrounding landscape.</p>	<p>agreed</p>

27 th February D&T Neighbourhood Policy: Biodiversity	Policy post Sustainability check 7.7.20 Biodiversity	Comments
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.	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.	agreed
BIO2: Development proposals should wherever possible retain and maintain designated trees and protect others. Where proposal to remove trees is made, a detailed tree appraisal and replanting scheme must first be agreed.	BIO2: Development proposals should wherever possible retain and maintain designated trees and protect others. Where proposal to remove trees is made, a detailed tree appraisal and replanting scheme must first be agreed.	agreed
BIO3: Development proposals should where relevant recognize and allow for wildlife forage areas, corridors and greenspaces as these encourage, enhance, underpin and sustain the green infrastructure of the parish and its surrounding area	BIO3: Development proposals should where relevant recognize and allow for wildlife forage areas, corridors and greenspaces as these encourage, enhance, underpin and sustain the green infrastructure of the parish and its surrounding area.	agreed
BIO4: Developers must demonstrate compliance with best practice as set out in the Cornwall Biodiversity 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)	BIO4: Developers must demonstrate compliance with best practice as set out in the Cornwall Biodiversity 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).	agreed
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 (PRoW) and open access areas shown on OS Map xxx and Land use designations indicated on the Greenspace Strategy maps.	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 (PRoW) and open access areas shown on OS Map xxx and Land use designations indicated on the Greenspace Strategy maps.	agreed
27 th February D&T Neighbourhood Climate Change and Energy	Policy post Sustainability check 7.7.20 Climate Change and Energy	Comments
CCE1: Development proposals for renewable energy schemes in Dobwalls and Trewidland Parish will be supported where they are:	CCE 1: Development proposals for renewable energy schemes in Dobwalls and Trewidland Parish will be supported where they are:	agreed

<p>1. 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> <p>2. 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>3. 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>1. 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> <p>2. 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>3. 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 for each property</p>	<p>CCE2: All new developments should include onsite electrical vehicle charging points <i>appropriate to the size of</i> each property.</p>	<p>Check good practice to support visitor use</p>
<p>CCE3: Ensure that no new development 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>CCE3: Ensure that no new development 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>agreed</p>
<p>27th February D&T Neighbourhood Community facilities and Open Space</p>	<p>Policy post Sustainability check 7.7.20 Community Facilities and Open Space</p>	<p>Comments</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, Greenspace 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>CF1: Protect and promote community facilities development proposals should retain, promote and enhance essential community facilities, Village Halls, public toilets, post offices Schools, Greenspace 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>agreed</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>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>agreed</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>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>agreed</p>

27th February D&T Neighbourhood Policy: School Places	Policy post Sustainability check 7.7.20 School Places	Comments
SC1 Residential development proposals must demonstrate that suitable school places are available at Dobwalls Village School or Trewidland Village School (whichever is the nearer) to accommodate any increased need generated by that residential development.	SC1: Residential development proposals, must demonstrate that suitable school places are available at Dobwalls Village School or Trewidland Village School (whichever is the nearer) to accommodate any increased need generated by that residential development.	agreed
27th February D&T Neighbourhood Policy: Local Green Spaces	Policy post Sustainability check 7.7.20 Local Green Spaces	Comments
GS1: Areas as listed above *and shown on Figure3 (Greenspace map) 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.	GS1: Areas as listed above *and shown on Figure3 (Greenspace map) 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.	I believe there should be tree planting in these areas as a part of the Forest for Cornwall, as a part of any kind of development and also to preserve our ancient woodland at Doublebois. * Residents at Doublebois at the Open Day requested that the footpath via the industrial estate could be reinstated – perhaps this could include some Green-space?
GS2: New development in Trewidland village should provide appropriate greenspace to accommodate Children’s Play and community use	GS2: New development in Trewidland village should provide appropriate Greenspace to accommodate Children’s Play and community use.	agreed
27th Feb 2020 D&T Neighbourhood Policy: Housing Settlement boundaries:	Policy post Sustainability check 7.7.20 Policy: Housing Settlement boundaries	Comments
HO1 This plan establishes settlement boundaries for Dobwalls, Trewidland and Doublebois (appendix x) 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. a. 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. b. Trewidland: Ensure any new residential properties in the village of Trewidland are appropriate to the village and that development proposals are limited to schemes	HO1: This plan establishes settlement boundaries for Dobwalls, Trewidland and Doublebois (appendix x) 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. a. 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. b. Trewidland: Ensure any new residential properties in the village of Trewidland are appropriate to the village and that development proposals are limited to schemes	agreed

<p>offering a 50% affordable homes suitable for young families.</p> <p>c. Doublebois: To ensure future development proposals in Doublebois, emphasise affordable housing and rented accommodation for people with a genuine local need.</p>	<p>offering a 50% affordable homes suitable for young families.</p> <p>c. Doublebois: To ensure future development proposals in Doublebois, emphasise affordable housing and rented accommodation for people with a genuine local need.</p>	
<p>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:</p> <ul style="list-style-type: none"> a. negative impact on the Landscape Character (as set out in the Landscape Character Statement) or b. negative impacts on the adjacent settlement character or infrastructure. <p>to curtail isolated development elsewhere in the parish which would fall outside the established settlement boundaries.</p>	<p>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:</p> <ul style="list-style-type: none"> a. negative impact on the Landscape Character (as set out in the Landscape Character Statement) or b. negative impacts on the adjacent settlement character or infrastructure. <p>to curtail isolated development elsewhere in the parish which would fall outside the established settlement boundaries.</p>	<p>agreed</p>
<p>27th February D&T Neighbourhood Policy: Housing Mix</p>	<p>Policy post Sustainability check 7.7.20 Housing Mix</p>	<p>Comments</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 for the elderly, those with disability, impaired mobility or additional needs will be supported where they can give clear evidence of their economic viability.</p> <ul style="list-style-type: none"> a. Ensure that appropriate building land be made available to allow elderly, disabled and vulnerable people with a link to the parish to live independently. b. Make available affordable plots of land for self-build, affordable homes for sale and to rent that provide decent, secure homes that meet the Living Home Standard, either through Affordable rent (Registered Social Landlords) self build or collaborative partnership schemes. c. Support Community Land Trusts or similar organisations in delivering affordable housing where exception sites are the only option d. To prevent speculative developers “moving the goal posts” after they have been granted planning permission. Developers should not be allowed to later claim their development is no longer economically viable and seek 	<p>HM1: Affordable housing; Development proposals that contribute to a more than 50% balanced mix of truly affordable free market and rented homes suitable for key workers – including starter homes, 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.</p> <ul style="list-style-type: none"> a. Ensure that appropriate building land be made available to allow elderly, disabled and vulnerable people with a link to the parish to live independently. b. Make available affordable plots of land for self-build, affordable homes for sale and to rent that provide Decent, (https://www.gov.uk/government/publications/a-decent-home-definition-and-guidance) secure homes that meet the Living Home Standard, and either through Affordable rent (Registered Social Landlords) self build or collaborative partnership schemes. c. Support Community Land Trusts or similar organisations in delivering affordable housing where exception sites are the only option. d. To prevent speculative developers “moving the goal posts” after they have been granted planning permission. Developers should not be allowed to later claim their 	<p style="color: green;">Refer to decent homes document source</p>

<p>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> <p>e. To ensure that all developments, not only those above 10 houses, provide a minimum of 50% affordable provision.</p>	<p>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> <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>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>	agreed
<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>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>	agreed
<p>HM4: Existing Holiday Accommodation: to ensure that thermal and other housing standards are maintained, all existing holiday complexes should stay as holiday use only and should not become permanent dwellings with 12-month occupancy.</p>	<p>HM4: Existing Holiday Accommodation: to ensure that thermal and other housing standards are maintained, all existing holiday complexes should stay as holiday use only and should not become permanent dwellings with 12-month occupancy.</p>	agreed
<p>27th February D&T Neighbourhood Policy – Housing Site and building design</p>	<p>Policy post Sustainability check 7.7.20 Housing Site and Building design</p>	Comments
<p>HS1: Proposals will be supported which:</p> <ul style="list-style-type: none"> Comply with Cornwall Local Plan (CLP) Policy 12. protecting residential amenities, achieve high standards of sustainable build and demonstrate 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>HS1: Proposals will be supported which:</p> <ul style="list-style-type: none"> Comply with Cornwall Local Plan (CLP) Policy 12. protecting residential amenities, achieve high standards of sustainable build and demonstrate how the design, construction and operation will minimize the use of fossil fuels and natural resources, and ensure long term high performance and ease of maintenance in the building in terms of its structural, thermal and moisture control performance. Respond to the design, scale, height, appearance and material of surrounding buildings; provide designs which suit a range of age and social groups, home working and mobility and reflect the unique character of the community landscape and its position in the heart of the parish. Homes for life: Future developments should be designed to accommodate a change in circumstances and give the occupant the option to remain in the dwelling 	

- Proposed developments should by design, provide or connect to adequate garden amenities and parking to reflect the size of the dwelling (as a minimum, 1 space for each residential property and 2 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; Improve or create positive pedestrian links to

- Proposed developments should by design, provide or connect to adequate garden amenities and parking to reflect the size of the dwelling (as a minimum, 1 space for each residential property and 2 spaces for each 3+ bedroom property) **and/or parking bays for residents and visitors**, 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; Improve or create positive pedestrian links to

Check parking standards - Sarah Furley CC response

You asked about parking guidance. If considering local parking standards, you will have to give evidence of the accessibility of the development; on road capacity; development type, mix and use, the availability of public transport; local car ownership levels, to justify the need for parking provision.

Bear in mind the overarching aim of strategic policy is reducing car use – so you have to balance this with local situation and show why people may need cars or why a current restricted capacity for on road parking means there is a need for off road parking.

Cornwall Council's Travel Plan guidance gives maximum standards for housing of 1 space per unit where highly accessible, 2 spaces per unit elsewhere and 1 ½ spaces per unit not to be exceeded overall larger developments. So your policy requiring 'adequate parking' is in general conformity. Policy HS1 which requires levels of parking dependent on the number of bedrooms is more likely to be questioned. However I know that a local parking standard is something groups are very keen on – and if you want to pursue this, make sure you have justification. When NDPs go forward with a policy like this, the Examiner will often caveat it with a 'where possible' at the end of the requirements, to give some flexibility

Check definition of small scale with Stuart Open Space strategy

<p>local facilities and green spaces as set out in the NDP Greenspace Strategy.</p> <ul style="list-style-type: none"> Contribute to tangible benefits for the parish and community through Section 106 agreements or CIL which support health care provision 	<p>local facilities and green spaces as set out in the NDP Greenspace Strategy.</p> <ul style="list-style-type: none"> 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 the Zero Carbon Homes and Passivhaus standards, and ensure onsite generation and use of renewable and low carbon energy technologies</p>	<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 the Zero Carbon Homes and Passivhaus standards, and ensure onsite generation and use of renewable and low carbon energy technologies.</p>	agreed
<p>27th February D&T Neighbourhood Plan Policies: Community Health</p>	<p>Policy post Sustainability check 7.7.20 Policy - Community Health</p>	Comments
<p>D&T 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.</p>	<p>D&T 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.</p>	agreed
<p>HE2: Development proposals will be supported that:</p> <ul style="list-style-type: none"> contribute to the provision of useable 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. 	<p>HE2: Development proposals will be supported that:</p> <ul style="list-style-type: none"> contribute to the provision of useable 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. 	agreed
<p>27th February D&T Neighbourhood Policy – Road Traffic and Travel</p>	<p>Policy post Sustainability check 7.7.20 Road Traffic and Travel</p>	Comments
<p>RT1: All new major development proposals (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>RT1: All new major development proposals of 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>	agreed
	<p>RT2: All major developments of Agricultural sites for diversification or Equestrian purposes which will alter the</p>	agreed

	<i>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 details of how these risks may be ameliorated</i>	
	<i>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.</i>	agreed
27th February D&T Neighbourhood Policy - Parking	Policy post Sustainability check 7.7.20 Parking	Comments
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	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	agreed
RP 2: 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 flows, landscape or the character of the settlement within which they are located.	RP 2: 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 flows, landscape or the character of the settlement within which they are located	agreed
RP3: Access to community facilities and services in addition to policy provisions within policy CF1, proposals for development which result in the loss of services or facilities will only be supported where the proposal shows that the existing premises could not be used as an alternative viable facility or service alternative.	Take out this policy	agreed
RP4: Developments which involve the loss of car parking facilities used by the public in the key areas of amenities or schools will not be supported unless: a. Alternative provision of equal value can be made elsewhere within the application site or with a reasonable distance b. It can be clearly demonstrated that fewer parking spaces are required and the settlement / Community will benefit from the re-use of the space	RP4: Developments which involve the loss of car parking facilities used by the public in the key areas of amenities or schools will not be supported unless: a. Alternative Provision of equal value can be made elsewhere within the application site or within a reasonable walking distance e.g. 5 Minutes radius (See Greenspace Strategy). b. It can be clearly demonstrated that fewer parking spaces are required and the settlement / Community will benefit from the re-use of this space.	In my opinion Dobwalls needs all the car parking that exists as well as more!

<p>RP5: 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</p>	<p>RP5: 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 <i>(see HS1 Bedroom spaces)</i></p>	<p><i>Check policies on parking space standards and provision of off street parking see SF response above</i></p>
<p>27th February D&T Neighbourhood Policy: Broadband</p>	<p>Policy post Sustainability check 7.7.20 Broadband</p>	<p>Comments</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>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>agreed</p>
<p>27th February D&T Neighbourhood Policy: Business and Employment</p>	<p>Policy post Sustainability check 7.7.20 Policy – Business and Employment</p>	<p>Comments</p>
<p>BE1: Support will be given to proposals for new development in appropriate locations which includes:-</p> <ol 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 	<p>BE1: Support will be given to proposals for new development in appropriate locations which includes:-</p> <ol 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 	<p>What does 'sustainably located' mean?</p>
<p>BE2: Support will only be given to business development 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>BE2: Support will only be given to business development 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>agreed</p>
<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>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>agreed</p>

	<p>BE4: Carbon reduction standards</p> <ul style="list-style-type: none"> • <i>Meet building standards at least as good as BREEAM for all non domestic buildings, and take advantage of all opportunities for on-site renewable energy generation, particularly from roof mounted solar collectors.</i> • <i>Provide charging points for electric vehicles</i> • <i>wherever possible provide or enhance pedestrian and cycle access routes to the site from nearby settlements and public transport</i> • <i>indicate strategies to be used to minimise waste</i> 	<p>Add water harvesting and biodiversity</p>
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Dobwalls and Trewidland
Neighbourhood Development Plan
Sustainability Check

Version 1.0
13 October 2022