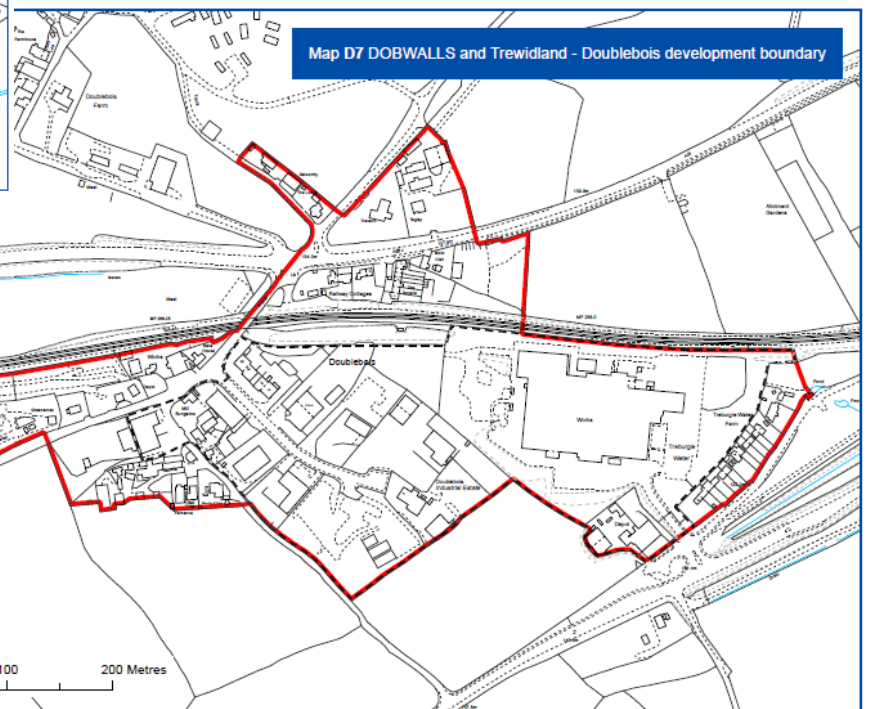
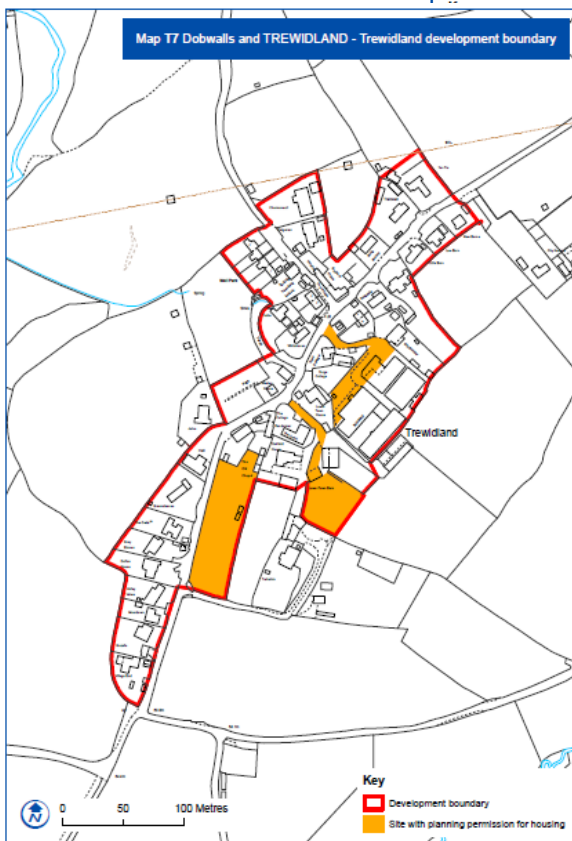


# **Dobwalls and Trewidland NDP Development Boundary Analysis Response to Natural England**

Reg15

13 October 2022



## **Dobwalls and Trewidland Neighbourhood Development Plan**

## **Reg15 Explanatory Note**

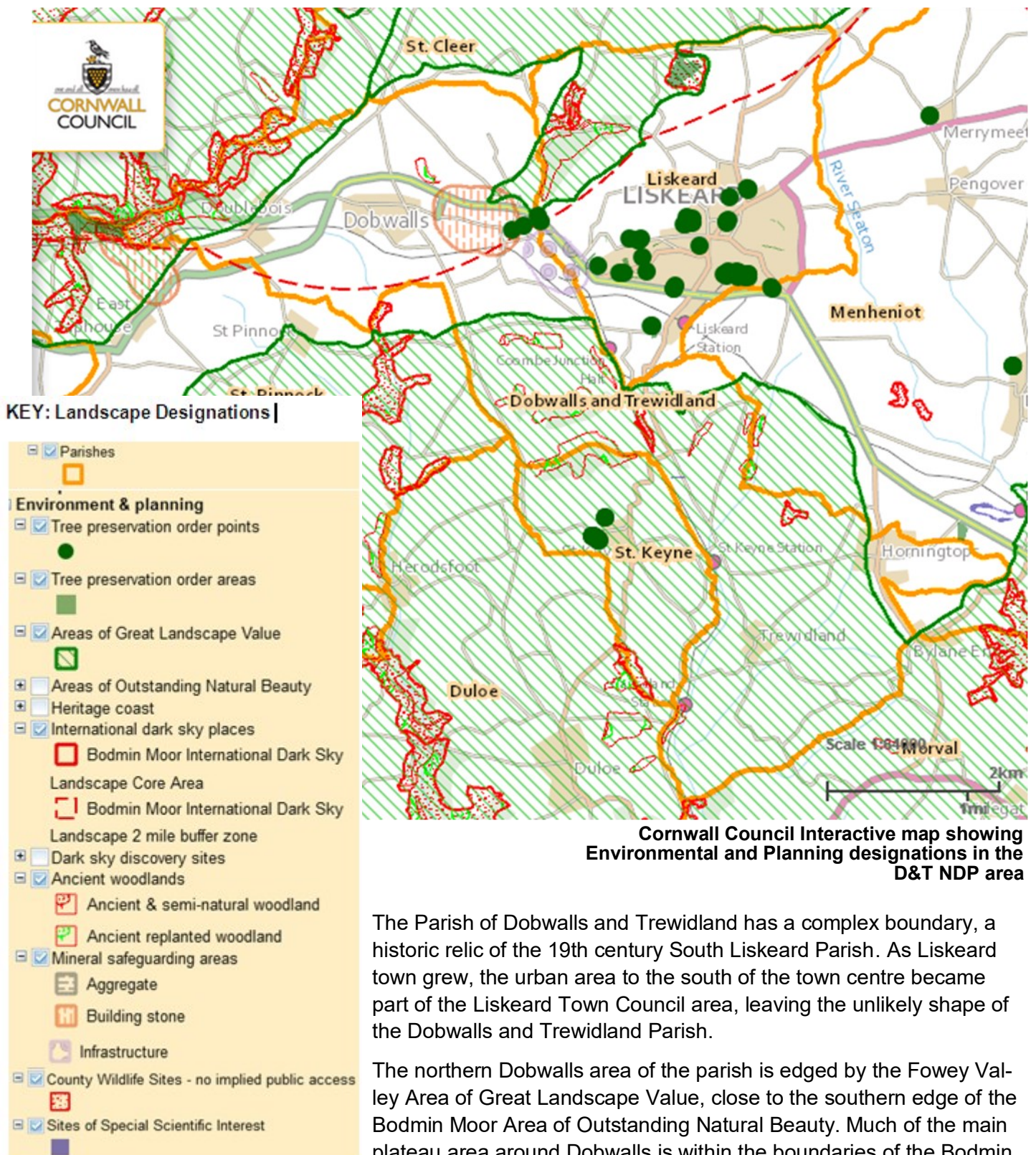
The D&T NDP Steering Group commenced work on the settlement boundaries in 2020, as part of the Reg14 Pre-submission Consultation process (January 2021). This was well ahead of the Parish Boundary Changes which came into effect in May 2021.

This document was compiled to address issues raised by Natural England (NE) following the Reg14 submission in March 2021 and was sent to NE in June 2021. NE confirmed in July 2021 that it was very satisfied that the content answered all its queries.

Therefore, it is important to point out that numerous references in this document to “the Parish” should now be read as “the Plan Area”.



# Summary of Dobwalls and Trewidland Landscape Designations



The Parish of Dobwalls and Trewidland has a complex boundary, a historic relic of the 19th century South Liskeard Parish. As Liskeard town grew, the urban area to the south of the town centre became part of the Liskeard Town Council area, leaving the unlikely shape of the Dobwalls and Trewidland Parish.

The northern Dobwalls area of the parish is edged by the Fowey Valley Area of Great Landscape Value, close to the southern edge of the Bodmin Moor Area of Outstanding Natural Beauty. Much of the main plateau area around Dobwalls is within the boundaries of the Bodmin Moor International Dark Sky buffer zone.

The southern part of the Dobwalls area and most of the Trewidland area of the parish is within the Looe and Seaton Valleys and South East Cornwall Area of Great Landscape Value.

There are small areas of county wildlife sites and of ancient woodland and mineral safeguarding areas in the parish and one Site of Special Scientific Interest at Rosenun Lane, north of Trewidland village.

# **Response to Natural England Feedback - Development Boundary justification**

The following report sets out the methodology and analysis applied to each of the major settlements in the Dobwalls and Trewidland NDP area and the clarification of each of the proposed Development Boundaries in response to the queries raised by statutory bodies as part of the Reg14 Pre-Submission Consultation in the Spring of 2021.

We have treated each of the three villages of

- Dobwalls
- Doublebois
- Trewidland

in turn and set out the relevant issues as raised by the Landscape Character Statement (LCS) re-search and evidence base.

We have also included updated maps which show the final boundaries, sites where existing planning permissions are in place and sites where development is underway.

## **Settlement Development Boundaries**

### **What are Development Boundaries**

- The village development boundary lines form a boundary between the built-up area of the settlement and the open countryside. Their main purpose is to make it clear which policies apply to which particular areas of land.
- Development limits are drawn to include any new housing or employment land allocations made by the Neighbourhood Plan. Within village development limits development appropriate to the scale, character and infrastructure of the village is normally permitted.
- 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 Cornwall Local Plan (CLP) policy 7), employment development in rural areas (see CLP policy 3), 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.

The purpose of the D&T NDP Settlement boundary study was:

1. To re-examine the village settlement boundaries established in the 2007 review of the Caradon Local Plan (which were in force until October 2016) in the light of the Landscape Character Statement for the D&T parish to see whether they:
  - a. are still relevant
  - b. need to be altered to reflect changes on the ground since 2007
  - c. can be adjusted to provide opportunities for small scale new development to meet housing and employment needs up to 2030.
2. To identify if new settlement boundaries are justified for settlements that previously had no such boundary.
3. To test that there are opportunities for infill and rounding-off that would help meet the housing and employment needs of the area covered by the D&T NDP.



# Settlement Development Boundaries

## Methodology

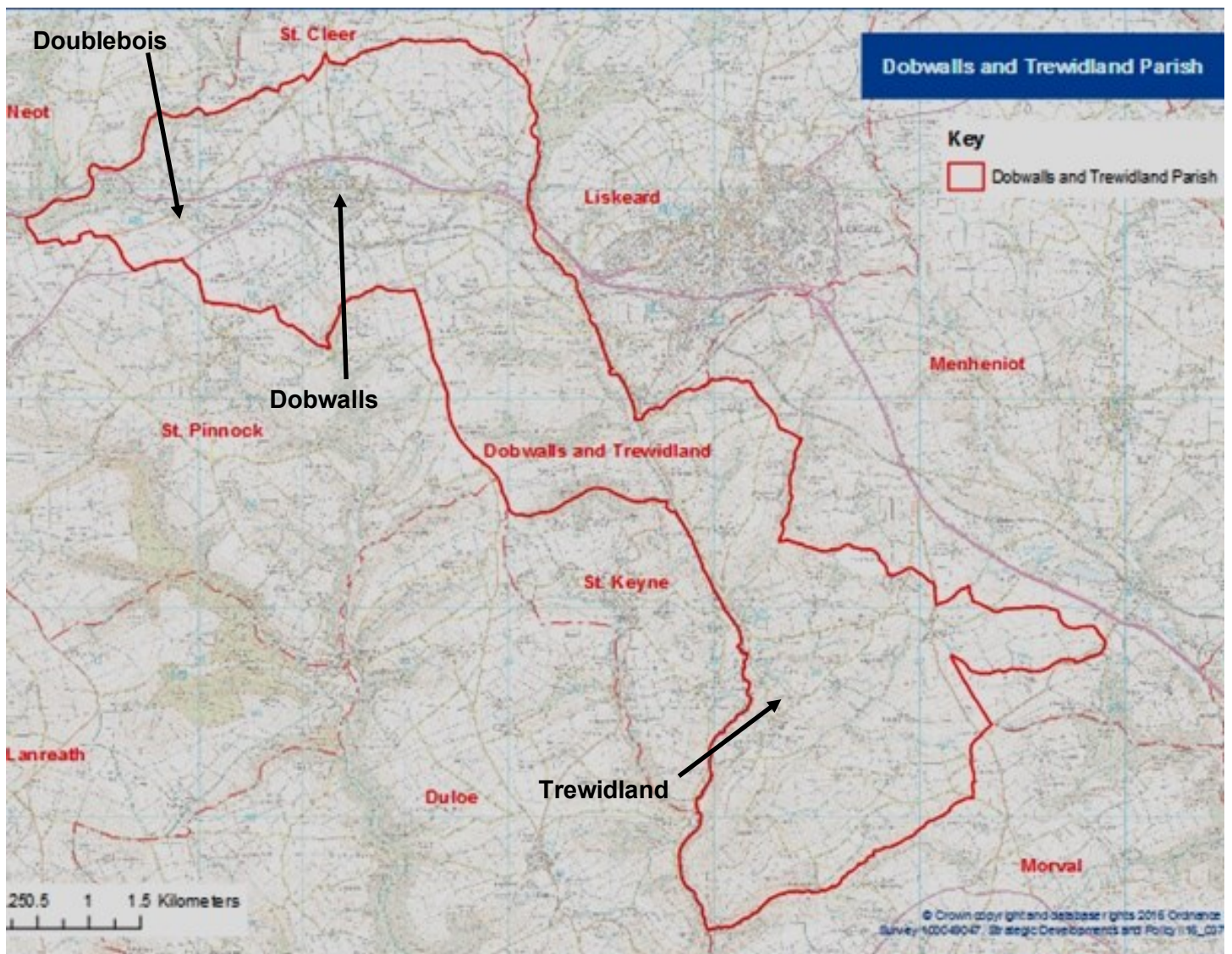
The initial NDP Evidence base development and public consultation exercises in 2017 and 2018 relied heavily on access to Cornwall Council Interactive Mapping online service and provided important insights into the legal and physical characteristics of the parish. This was supplemented by a Housing Need Survey carried out by Cornwall Council in 2017.

We were also assisted by Cornwall Council officers in the development of the Landscape Character Statement document in 2019 which provided a much more detailed record and analysis of the very different characteristics of each of the Dobwalls and Trewidland areas and their settlements.

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

It was also supported by feedback from local public consultation events in each of the three key settlements in October 2019 and feedback from Natural England, Highways England and other statutory bodies to the Reg14 Pre Submission consultation in 2021.

The NDP steering group focused on each of the major settlements in turn to clarify objectives for future development and the suitability of sites in and around the key settlements, to achieve these objectives. These discussions were informed by the Landscape Character Statement (2019-20) and the 2020 Public Open Space study by Cornwall Council.



Consultation input from the 2019 local consultation exercises in each of the settlements and the 2021 Reg14 Pre-submission Public Consultation fed into the final decision making on the development of NDP settlement development boundaries for 2030. Cornwall Council's *Guidance for the Establishment of Development Boundaries* document identifies issues which impacted on the decisions taken at each step in the process.

The following commentary on each settlement is set out under Cornwall Council's Neighbourhood Planning Guidance on Development Boundaries and Neighbourhood Development Plans document (Feb 2020) Key steps in the Analysis of development Boundaries.

## **Development Boundaries Process for each of the Settlements**

**Step 1.** Discount areas with significant environmental constraints e.g. flood zone 3, a European Nature Conservation Site, SSSI etc

**Step 2.** Discount areas which would result in a negative impact on the historic Landscape Character of the area. This should be informed by Historic Impact Appraisal of heritage assets

**Step 3.** Check whether there are any existing planning permissions. If there are, include these within the development boundary

**Step 4.** Assess sites which would meet the requirements of 'infill', 'rounding off' and 'PDL' and include these within the development boundary

**Step 5.** Consider if the identified areas are available for development by speaking to land owners

**Step 6.** Consider the viability and accessibility of the site. If additional infrastructure or site remediation is required, the site might not be viable for development

**Step 7.** Draft the settlement's development boundary by outlining the settlement and areas identified for inclusion. Review this in light of the following before it is finalised:

- Community and landowner consultation
- Meeting the NDP housing target

### **Dobwalls Development Boundary**

The Dobwalls and Trewidland Settlement boundaries are those set in the Caradon Local Plan (2015) also used in the Dobwalls and Trewidland Parish Plan document prepared in 2005. These have been updated using the Cornwall Council Interactive map.



# DOBWALLS VILLAGE DEVELOPMENT BOUNDARY Analysis Steps

## Step 1. Discount areas with significant environmental constraints e.g. flood zone 3, a European Nature Conservation Site, SSSI etc



Although the Dobwalls settlement sits between the South East Cornwall Area of Great Landscape Value and the Mid Fowey Valley AGLV, it does not impact on these areas directly and there are no SSSI's or protected woodlands in the area immediately adjacent to the village. However, the whole village sits within the Bodmin Moor International Dark Skies area buffer zone.

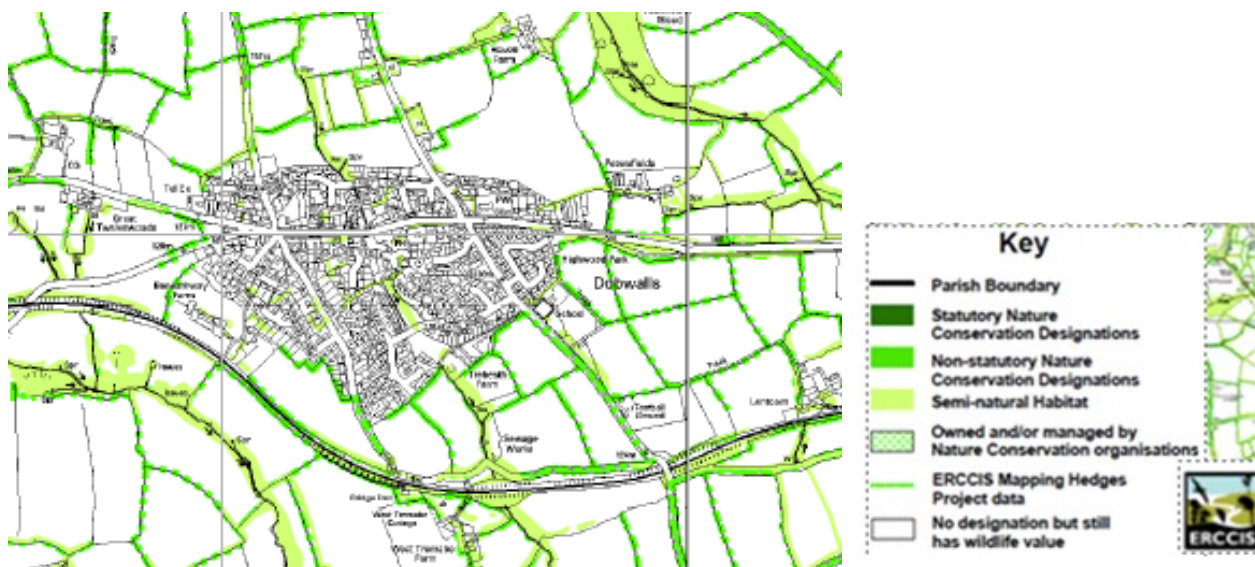
Flood zones are limited in the valleys of the streams which run north-south through the centre of the village to the West Looe River and east into the East Looe River catchment.

The area surrounding Dobwalls is mostly open, ancient pastoral farmland, with 3a good soil classification (Natural England 1991). The landscape cover is fairly minimal in much of the upland areas, but the steep valley sides and tributary valleys are well wooded. There is evidence of some Cornish hedge field boundary removal on the plateau area, but there are still significant hedgerow and trees on many field boundaries.



Several stretches of mature hedgerow adjacent to the village are still significant and give considerable biodiversity value, including to the many bat species which are a particular characteristic of the area (Cornwall Hedges Survey).

Surveys conducted before the construction of the Dobwalls Bypass identified significant bat colonies in the area. It has been reported that of the 17 species of bats found in the UK 12 of these have been identified in the Dobwalls area. The bat bridges form a particular feature of the bypass landscape. Also, there are boxes at Treburgie Water.



## Step 2. Discount areas which would result in a negative impact on the historic Landscape Character of the area. This should be informed by Historic Impact Appraisal of heritage assets

Dobwalls has grown from a small hamlet located on the crossroads of the Duloe to St Cleer road and the Liskeard to Lostwithiel road. It has grown to a substantial settlement with significant housing development over the past 20 years. However, Dobwalls and other smaller settlements are often well hidden from the surrounding roads by Cornish hedges and the Looe River valley topography.

The village contains several buildings dating from the medieval period, a small chapel and several farmhouses, including Treheath (1327) and Beneathway (1302) which date back to 14<sup>th</sup> and 13<sup>th</sup> century settlements and are still in occupation. In addition, the 19<sup>th</sup> century railway line to the south of the village has several post-medieval structures related to bridges, viaducts and cuttings. Significant modern buildings include Dobwalls Church, the Highwayman public house (formerly believed to have been the site of a tannery) and the Memorial Hall and Primary School on Duloe Road.

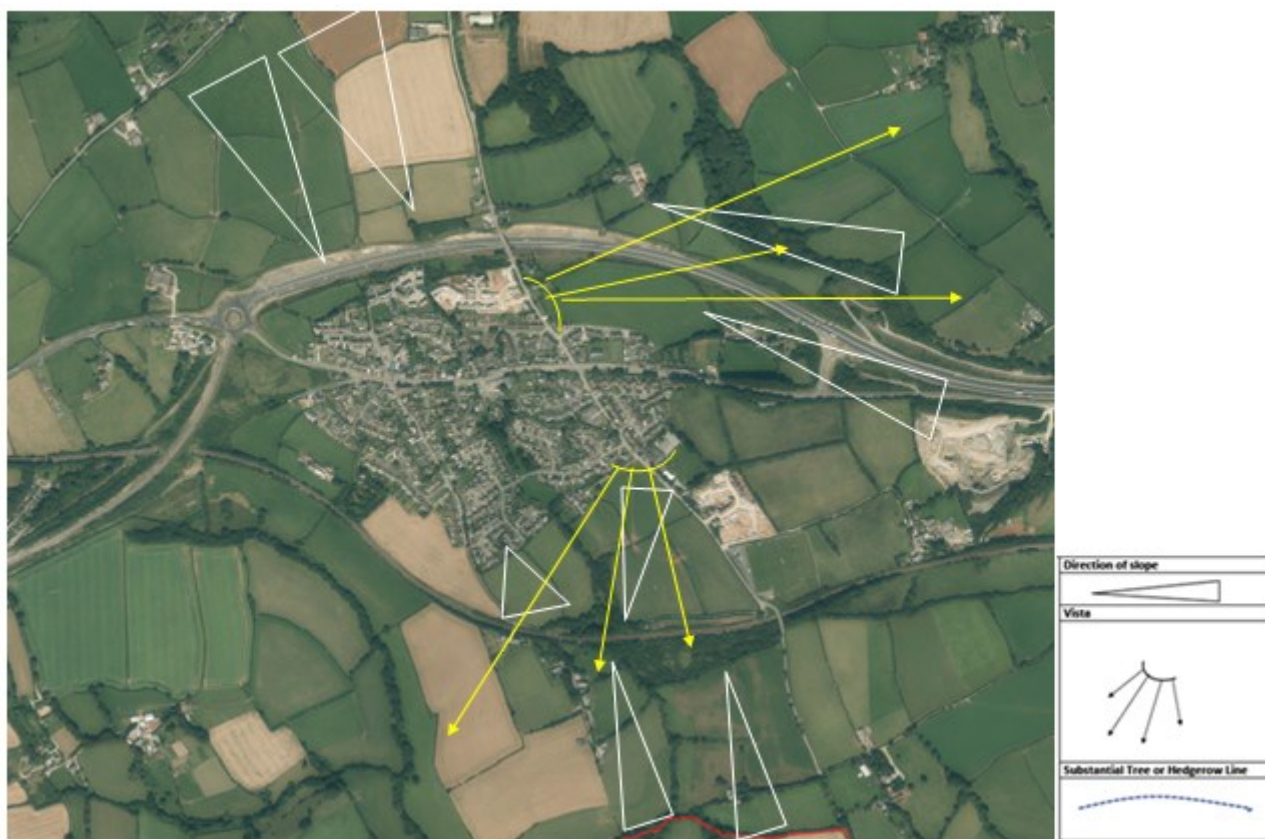


Landscape and Heritage designations were identified and mapped across the parish with descriptions in the Landscape Character Statement document (which details the characteristics and highly valued historical, recreational and environmental qualities of the areas around each of the settlements) and focused particularly on the settlement edge characteristics in a landscape with long views across the South East Cornwall plateau and across the deeply cut valleys of the East and West Looe Rivers (Page 18 & 19 LCS document).

A key view from the primary school across the upper West Looe River valley is seen as crucial in the sense of Dobwalls as a 'village' and not an urban environment, as are the views south from the centre of Dobwalls village towards the upper reaches of the West Looe River valley. The Duloe road, which passes the school, provides clear visibility of the green rural edge to the settlement and the countryside beyond and the green areas, lanes and public rights of way round the village are highly valued.

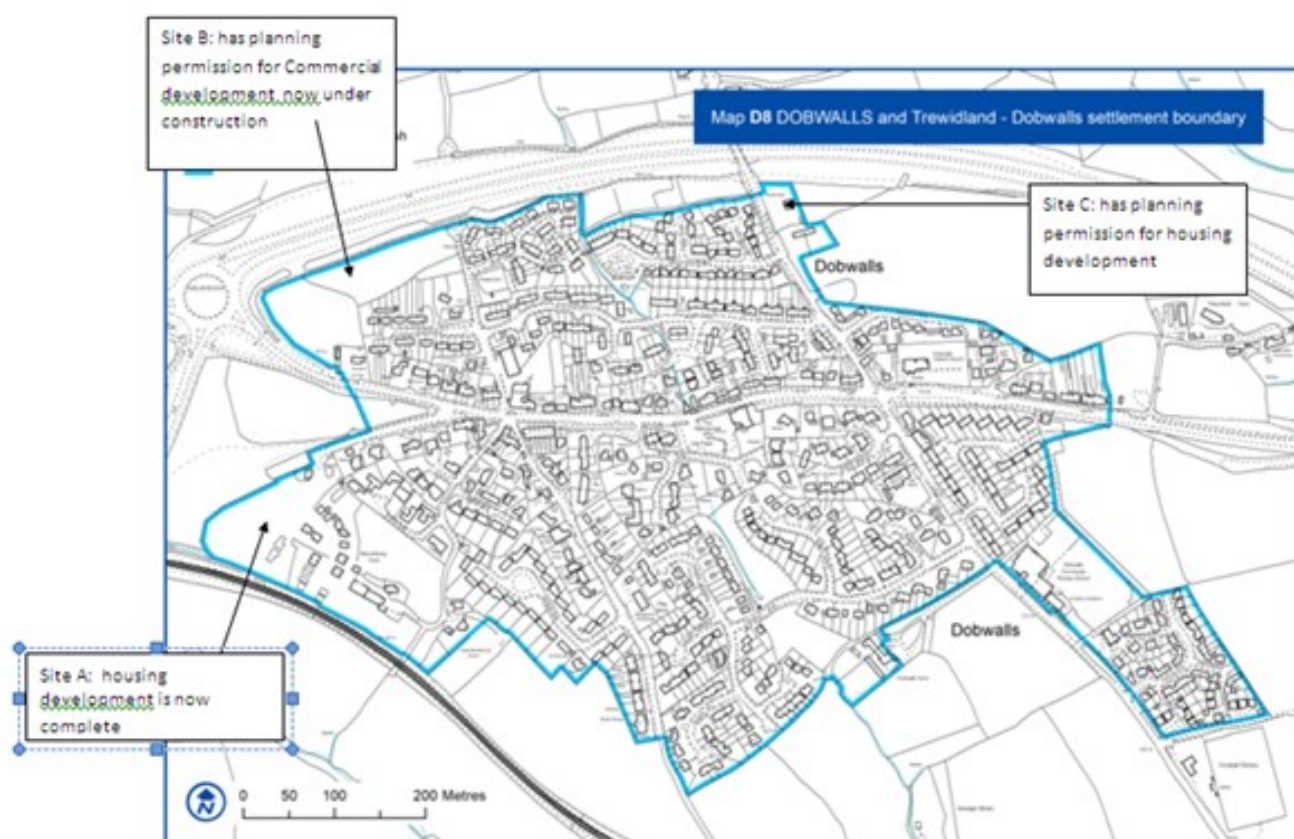
There is a Mineral Safeguarding zone for building stone to the east of the village.





The view east from the upper Duloe Road over the East Looe valley towards Liskeard is also a key visual release to the wider countryside.

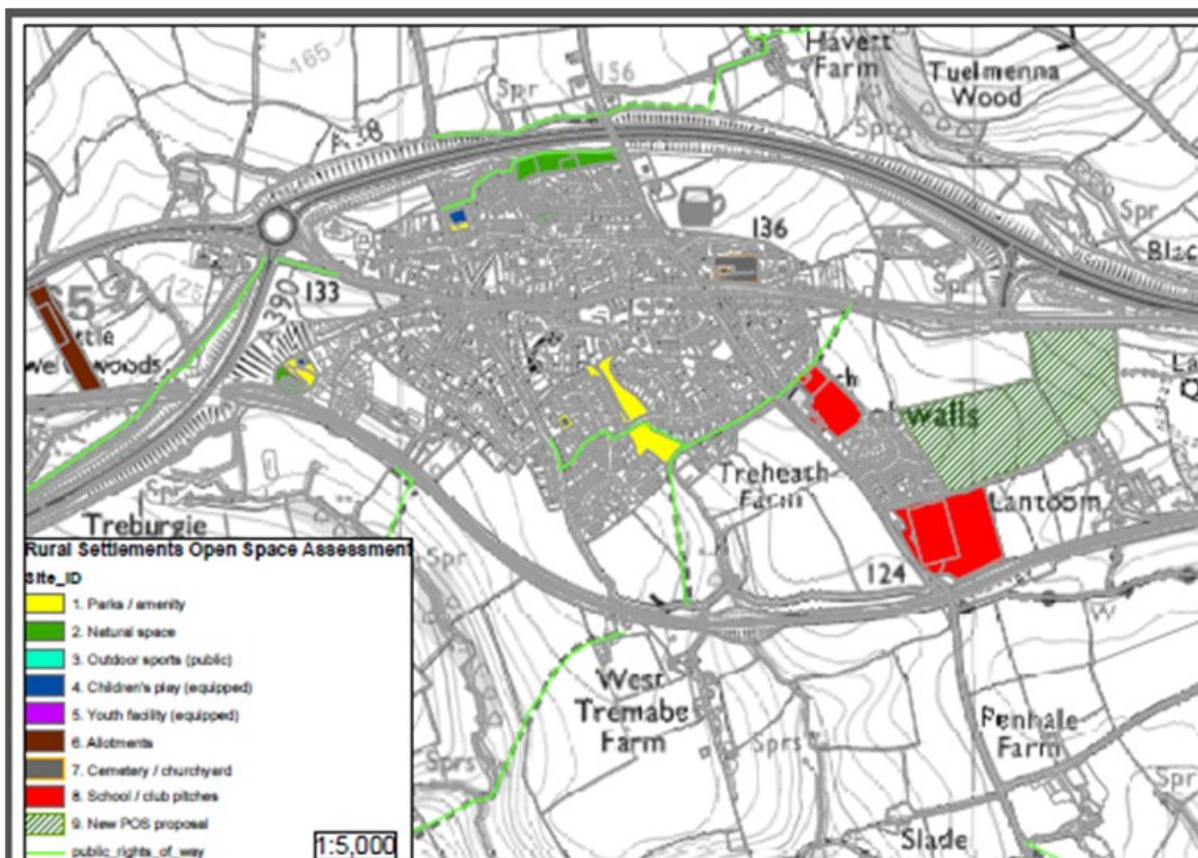
**Step 3. Check whether there are any existing planning permissions. If there are, include these within the development boundary**



#### Step 4. Assess sites which would meet the requirements of 'infill', 'rounding off' and 'PDL' and include these within the development boundary

The D&T NDP steering group made a first attempt at defining development boundaries for Dobwalls (and Doublebois and Trewidland). Opportunities for infill development were also considered at this stage, leading to the initial Open Space Strategy research to identify the Public Open Spaces and Public Rights of Way related to each of the main settlements. An Open Space Survey was undertaken by Cornwall Council landscape officer to assess the capacity within Dobwalls village itself to accommodate new development. This study identified that the village had well below the recommended public open space for a settlement of this size, in comparison with the rest of rural settlements in Cornwall.

This initiative also led to the acquisition of additional land to the east of the village to provide public access space for outdoor sports, natural space and community amenity purposes. It also led to the consideration of the natural area to the north of the village, south of the A38, currently crossed by a well used public Right of Way, for inclusion within the development boundary.



Sites to the north of the A38 Dobwalls bypass were discounted as beyond the urban edge of the village and rural in nature.

None of the remaining areas of land between the A38 to the north and the GWR railway line to the south of the village meet the current CC requirements for rounding off: that 2/3 of their boundaries have existing development adjacent. Subsequent advice on rounding off and infill from Cornwall Council planning officers has confirmed this.

#### Step 5. Consider if the identified areas are available for development by speaking to landowners

The proposed new public green space to the north of the village is the only area of open land to be included within the development boundary of Dobwalls. The landowner, Highways England, will not allow its designation as green space, but has no plans to change the current management of the site.



## Step 6. Consider the viability, accessibility and sustainability of the site. If additional infrastructure or site remediation is required, the site might not be viable for development

### Access to facilities and potential issues for future development

The good access by road and rail to Plymouth, Bodmin and the coast has made this area a very popular location for new development, particularly since the opening of the Dobwalls Bypass in 2009.

Dobwalls village serves a wide area beyond the boundaries of the village itself. The village includes a church, a Spar shop, the Highwayman pub, a memorial hall and a primary school. The school is currently oversubscribed, and children from the village, even those with siblings already attending the school, are having to be bussed or driven to primary schools in Liskeard or Looe. There is no doctors surgery or health facility in the village, although the Football Club provides sports facilities.

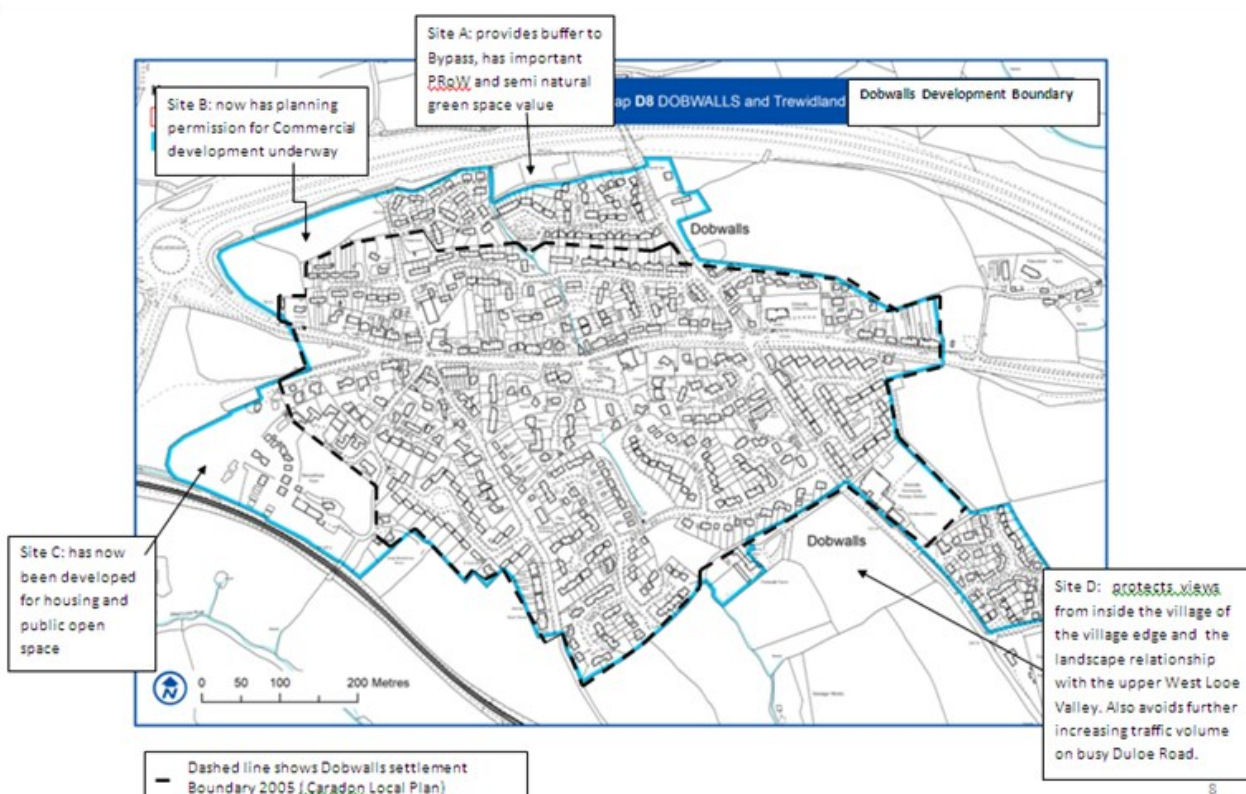
The public consultation surveys and open events (2018/19) indicated particular health and safety concerns. The impact of traffic and pedestrian safety of development of sites on the Duloe road was recognised as being of particular concern to many local people. The existing traffic problems at the Spar shop (the only shop in the village serving convenience and Post Office needs) were highlighted by many respondents to the public consultation. The very serious congestion problems already existing around the primary school (which serves families from beyond the village and the area covered by the NDP) are already exacerbated by parking during both ends of the school day.

These traffic issues occur on the C0200 Duloe road, which already serves as the main road access to Duloe and Looe from the A38 west of the East Looe River, taking farm and heavy commercial vehicles in addition to residents' cars and vans. The section of the C0200 Duloe road within the village boundary is identified on the Cornwall Council interactive map layer as having school and seasonal traffic sensitivity.

The A38 Dobwalls Bypass crosses the northern end of the East Looe valley near Liskeard and connects the A38 to the A390 link to Lostwithiel and St Austell.

The main Penzance to London railway line crosses the parish, but is very well hidden in cuttings until it emerges near Doublebois and enters the Fowey Valley. The Looe Valley line runs from Liskeard to East Looe alongside the East Looe river, though the nearest station is at Coombe, south of Moorswater.

The Public rights of way and footpaths around the settlement are well used and generally well maintained. The Green Infrastructure Strategy, which includes reviews of Open space, Local Green Space and Public rights of way has been undertaken to support improvement of existing pedestrian, cycling and wider public access to and around the village and its local landscapes.



**Step 7. Draft the settlement's development boundary by outlining the settlement and areas identified for inclusion. Review this in light of the following before it is finalised:**

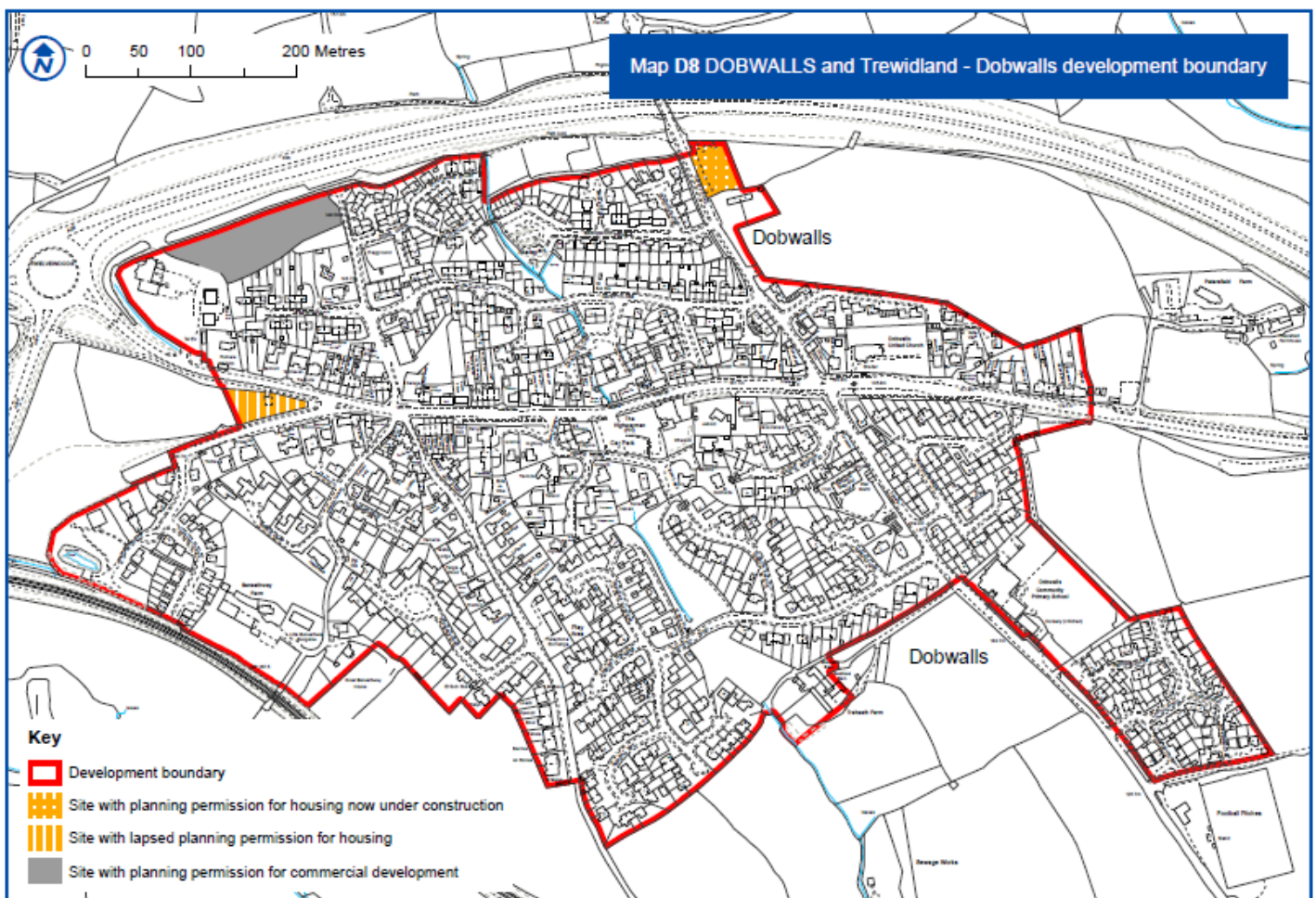
- **Community and landowner consultation**
- **Meeting the NDP housing target**

**Community and landowner consultation:** Local landowners were included in all major surveys during the public consultation process and had access to developing policy and development ambitions at the public events as the NDP process progressed.

**Meeting NDP housing needs:** Dobwalls village has seen very extensive housing development in the past 20 years without a parallel increase in facilities to serve the existing and new members of the community – e.g. health centre, school places and retail. The initial NDP Housing Needs survey, carried out by Cornwall Council, identified 16 houses as the D&T share of the L&LCNA obligation by 2030.

Cornwall Council's latest housing targets updated figures for the CLP show the situation as at March 31, 2020. The housing allocation for the L&LCNA and specifically the area covered by the NDP has not only reached but has also passed the minimum NDP housing target for 2030 to be in conformity with the CLP. However, much of the housing which has been built has not met the needs of affordable housing for local need, increasing the pressure – expressed during the NDP public consultation - for housing policy to be in conformity with the CLP requirement for rural exception sites.

**Updated Development Boundary map of Dobwalls** (*John Brinkoff, 17.6.21*)



The Reg14 Pre-submission Public Consultation (Jan-Feb 2021) included a specific question on settlement boundaries. The responses indicated that the great majority of those responding from the Dobwalls area supported the boundaries shown.



# Doublebois Village Development Boundary analysis

## What are Development Boundaries

- The village development boundary lines form a boundary between the built-up area of the settlement and the open countryside. Their main purpose is to make it clear which policies apply to which particular areas of land.
- Development limits are drawn to include any new housing or employment land allocations made by the Neighbourhood Plan. Within village development limits development appropriate to the scale, character and infrastructure of the village is normally permitted.
- 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 Cornwall Local Plan (CLP) policy 7), employment development in rural areas (see CLP policy 3), 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.

The purpose of the D&T NDP Settlement boundary study was:

1. To re-examine the village settlement boundaries established in the 2007 review of the Caradon Local Plan (which were in force until October 2016) in the light of the Landscape Character Statement for the D&T parish to see whether they:
  - a. are still relevant
  - b. need to be altered to reflect changes on the ground since 2007
  - c. can be adjusted to provide opportunities for small scale new development to meet housing and employment needs up to 2030.
2. To identify if new settlement boundaries are justified for settlements that previously had no such boundary.
3. To test that there are opportunities for infill and rounding-off that would help meet the housing and employment needs of the area covered by the D&T NDP.

## Doublebois development boundary objectives

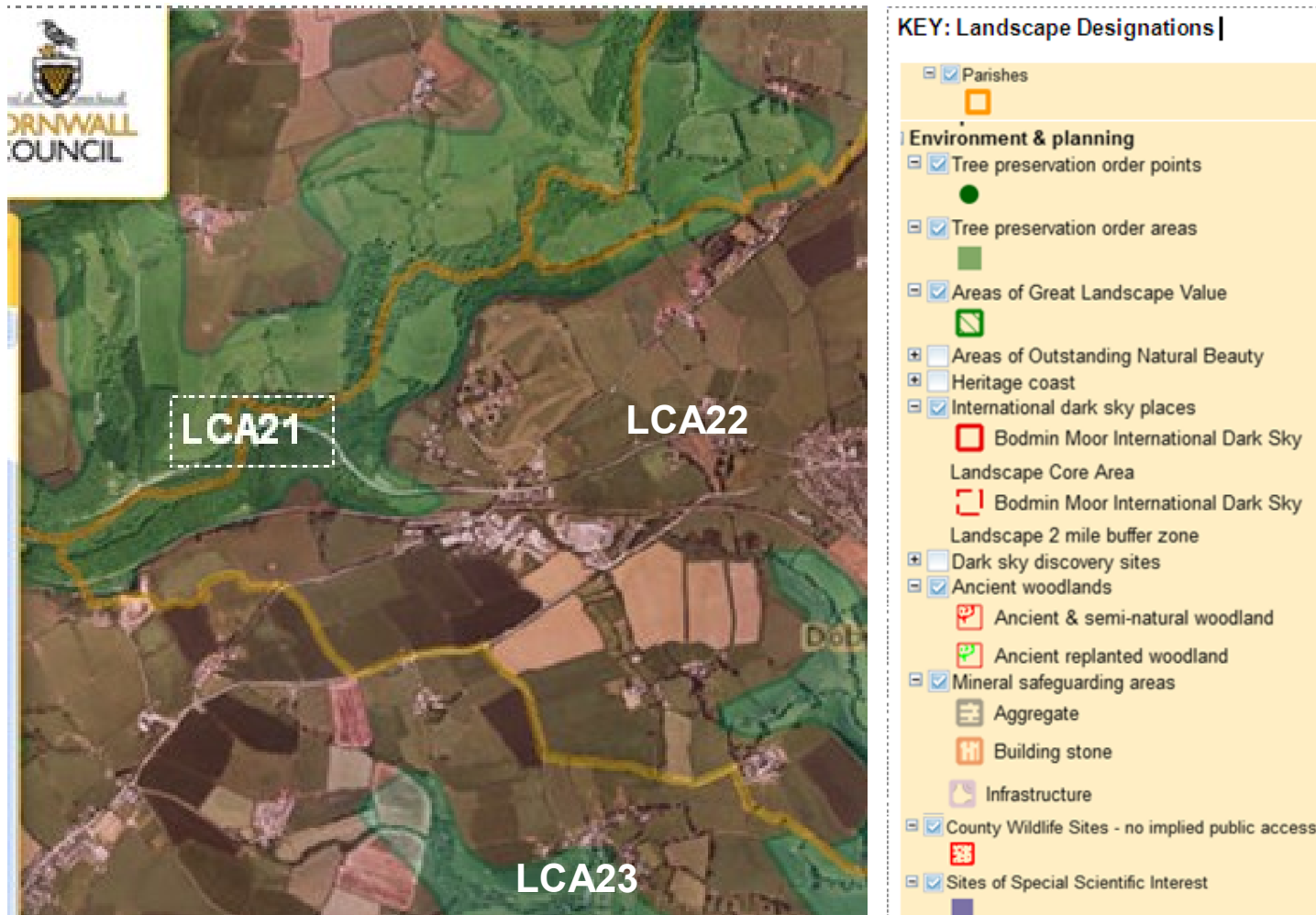
The following commentary, set out under each of the Development Boundary Analysis Step headings, identifies key information that has emerged from the extensive Evidence gathering in 2017-19, and the Landscape Character Statement which was prepared in 2019-20.

**The D&T Parish Plan (2005)** survey did not specifically focus on Doublebois as a settlement nor map settlement boundaries for the village.

## Step 1. Discount areas with significant environmental constraints e.g. flood zone 3, a European Nature Conservation Site, SSSI etc

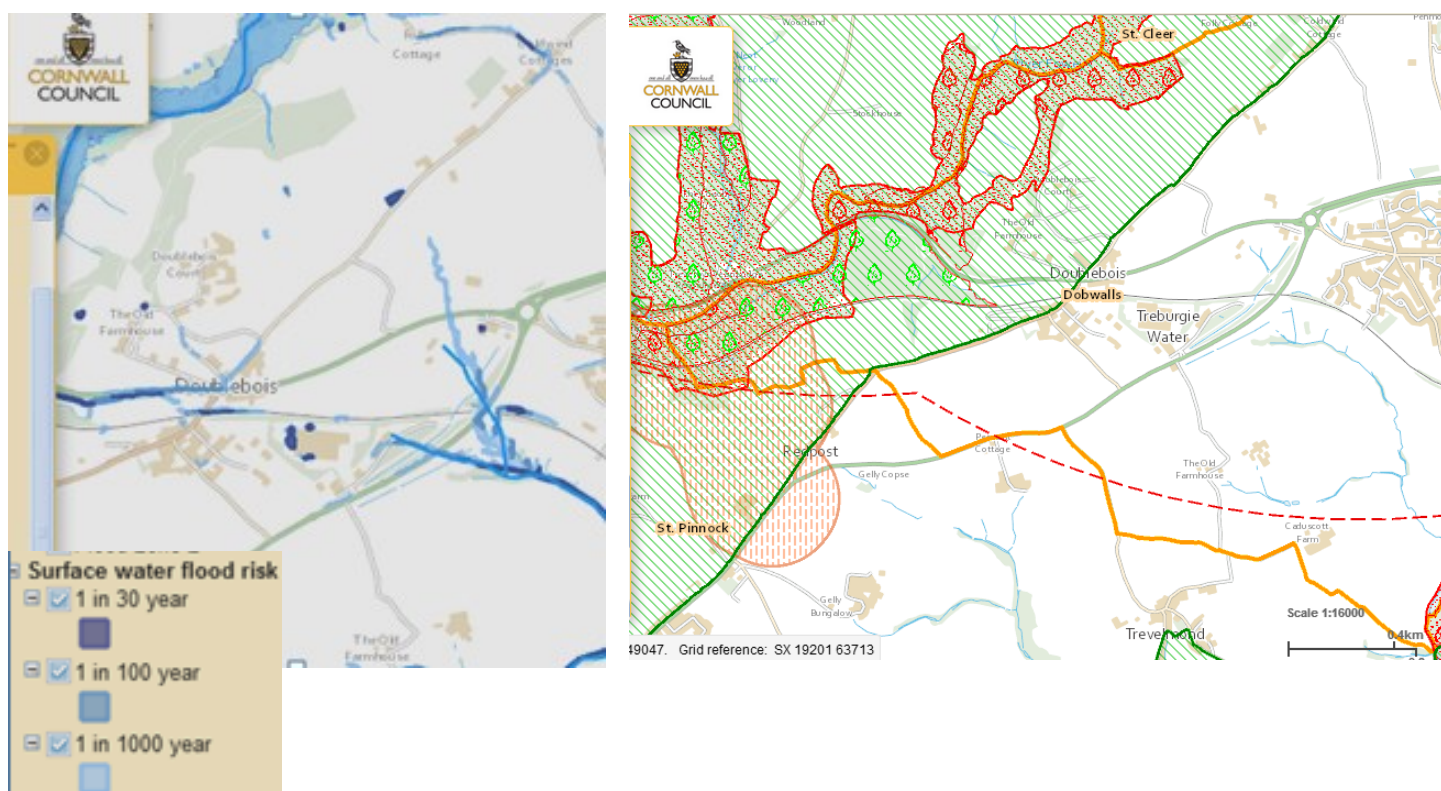
Doublebois Village lies to the west of Dobwalls south of the Fowey valley (LCA21), on the South East Cornwall plateau (LCA22) and to the north of the West Looe River catchment area (LCA23).

The complex impact of the A38 Dobwalls Bypass and Twelvewoods roundabout construction and A390 road had a significant impact on the drainage systems of the upper West Looe River catchment around Treburgie Water, to the east of Doublebois, where some flooding still occurs close to the rail and road embankments.

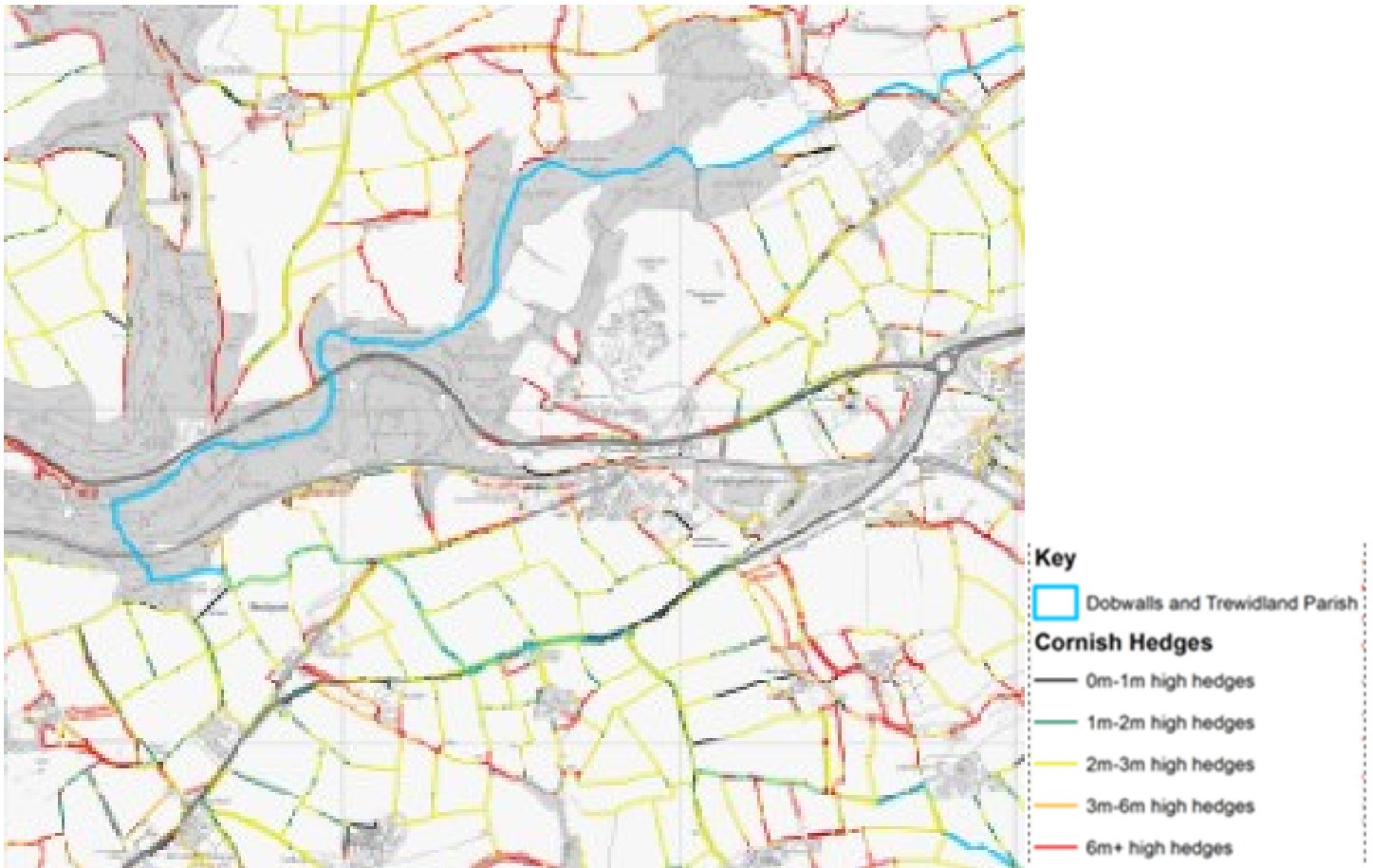


The north western part of Doublebois, to the north of the B3360, lies within the boundary of the Mid Fowey Area of Great Landscape Value and both Doublebois and Trebargie Water lie within the Bodmin Moor International Dark Sky buffer zone. The Fowey Valley has several areas of ancient and natural woodland and ancient replanted woodland along its banks.

There is a Mineral Safeguarding Zone for building stone to the west of Doublebois.



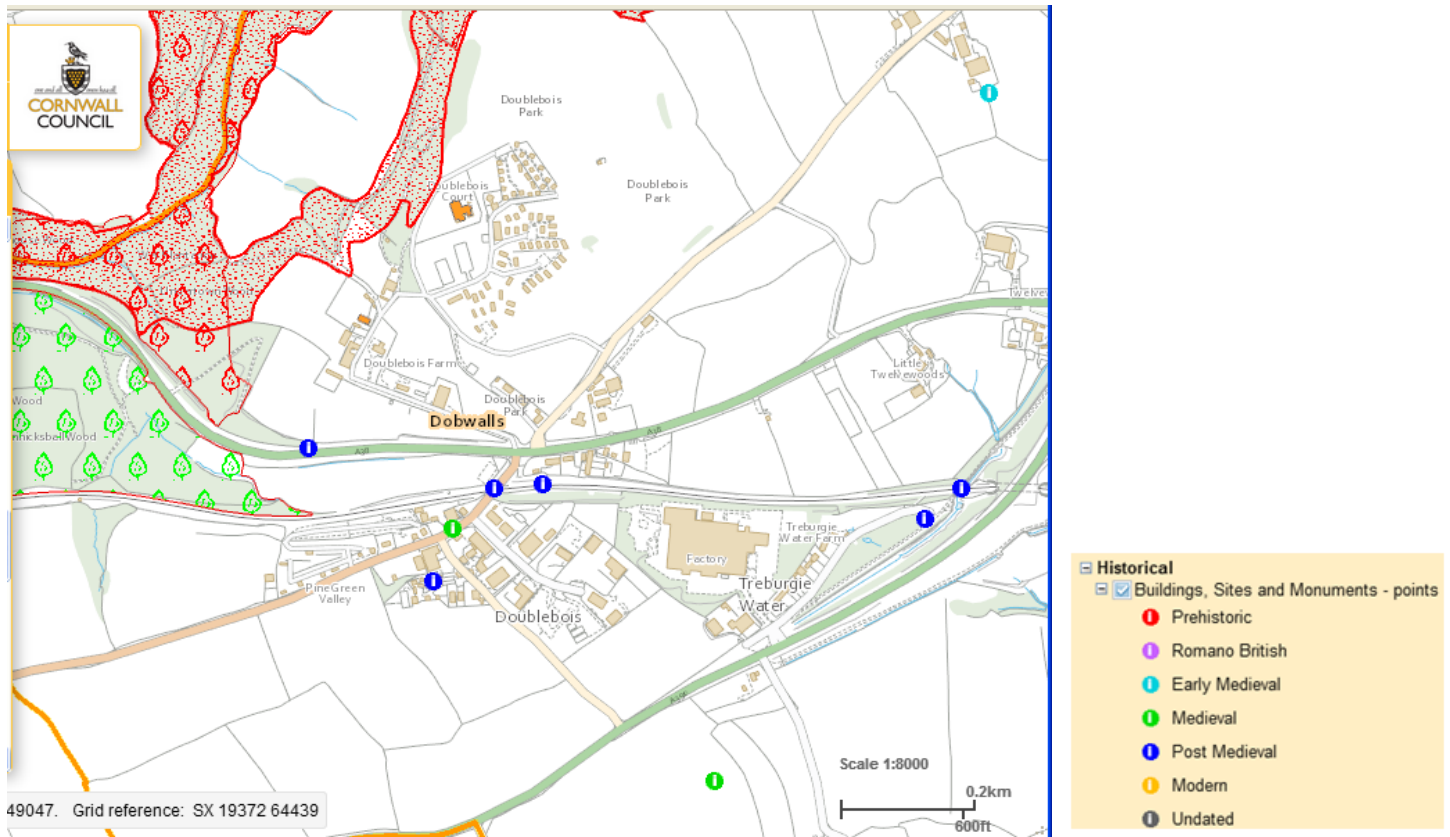




There are several areas of ‘rough/semi natural landscape’ around Doublebois and Treburgie Water which are rich in wildlife in wetland and scrub woodland areas, in addition to the rich woodland environments of the Fowey Valley slopes and the estate gardens around Doublebois House.



**Step 2. Discount areas which would result in a negative impact on the historic Landscape Character of the area. This should be informed by Historic Impact Appraisal of heritage assets**



The settlement of Doublebois was recorded in 1296 and it is still occupied. Doublebois includes the site of a post Mediaeval Corn Mill (1907) and, to the north of the A38, Doublebois Farm dated 1890 listed Grade II and Doublebois House a Grade II listed building dated 1817, now set inside the grounds of the Hoburne Holiday Park.

Doublebois developed with the expansion of the GWR railway in the 1860 at which time it had a station in the area now occupied by the industrial site.

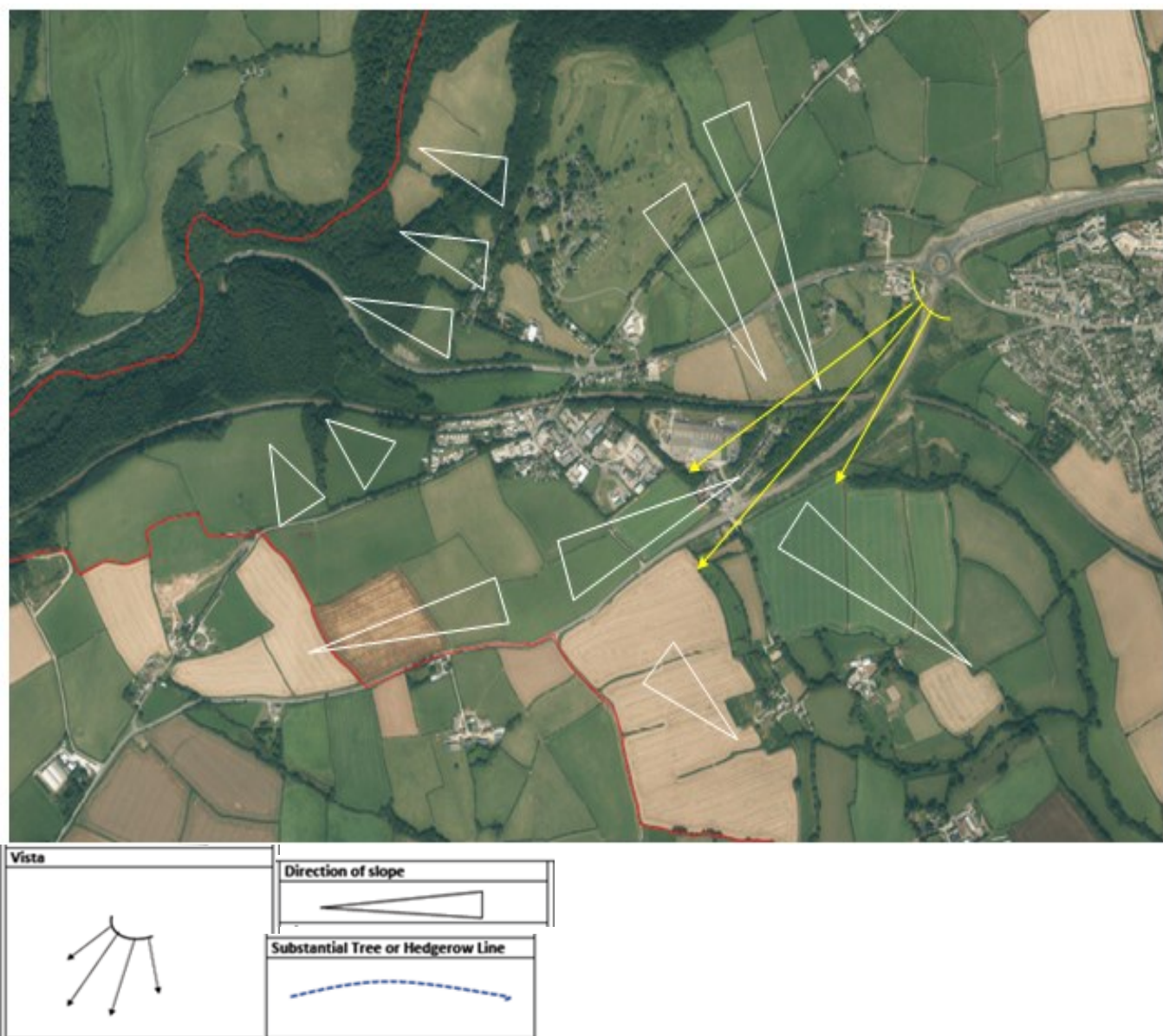
Landscape and Heritage designations were identified and mapped across the parish with descriptions in the Landscape Character Statement document, which details the characteristics and highly valued historical, recreational and environmental qualities of the areas around each of the settlements, and focused particularly on the settlement edge characteristics in a landscape with long views across the South East Cornwall plateau, and across the deeply cut valleys of the West Looe river and its tributaries.

Doublebois, like many of the mediaeval farmhouses in the wider area, is well hidden in the folds of the landscape by both the river valleys and the later road and rail infrastructure development. However, the industrial site which runs between Treburgie Water and Doublebois is very obvious from the A390 Lostwithiel road and the A38.

The settlement edge characteristics, in a landscape with long views across the South East Cornwall plateau from Dobwalls and the Lostwithiel road looking west, were seen as being a key concern. The avoidance of intrusion on the skyline to the south of the village was seen as being an important constraint on development beyond the settlement boundary.



The settlement edge characteristics in a landscape with long views across the South East Cornwall plateau, from Dobwalls and the Lostwithiel road looking west was seen as being a key concern. The avoidance of intrusion on the skyline to the south of the village was seen as being an important constraint. On development beyond the settlement boundaries.



**Step 3. Check whether there are any existing planning permissions. If there are, include these within the development boundary**

There are currently no existing planning permissions within the development boundary.

**Step 4. Assess sites which would meet the requirements of ‘infill’, ‘rounding off’ and ‘PDL’ and include these within the development boundary**

No sites in the area meet the infill or rounding off requirements of 2/3 of their boundary being adjacent to already developed land.

## **Step 5. Consider if the identified areas are available for development by speaking to landowners**

No sites have been put forward by landowners for development.

## **Step 6. Consider the viability, accessibility and sustainability of the site. If additional infrastructure or site remediation is required, the site might not be viable for development**

The area of the industrial site between the Doublebois and Treburgie Water areas creates a significant barrier to community integration, as does the very busy A38 trunk road between Liskeard and Bodmin, which separates the southern part of the settlement from the holiday park and other residential sites to the north of the A38.

There are no shops, post offices or other local services in the Doublebois area, which is served by these facilities in Dobwalls.

The lanes within the Doublebois area are also under significant pressure from commercial and industrial vehicles and parking related to the building merchants and the industrial site.

Doublebois and Treburgie Water have access to local bus services on both the A38 and the A390 main roads.

The D&T NDP Open Space Survey identified that there are no public open spaces in Doublebois.

## **Step 7. Draft the settlement's development boundary by outlining the settlement and areas identified for inclusion. Review this in light of the following before it is finalised:**

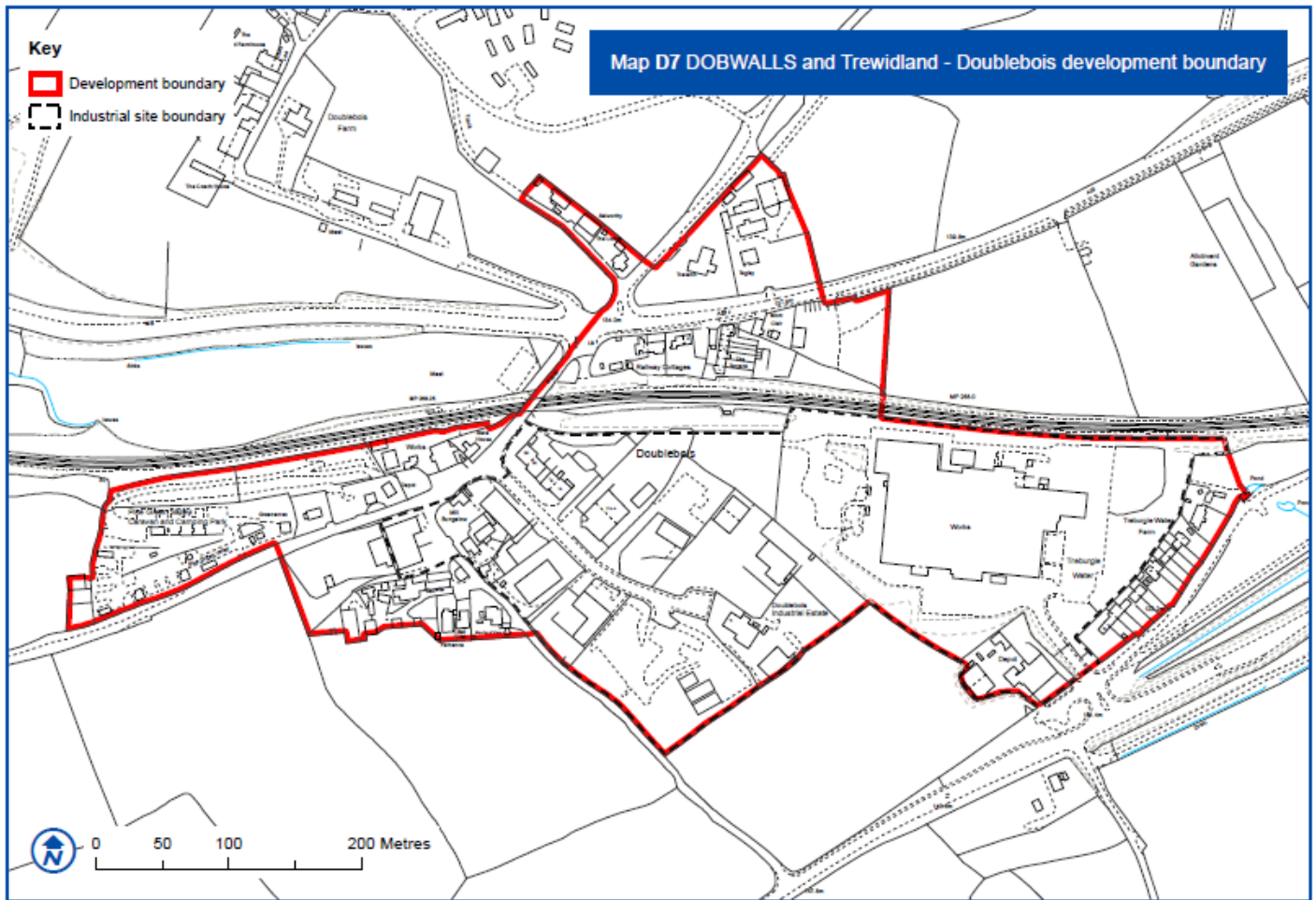
- **Community and landowner consultation**
- **Meeting the NDP housing target**

**Local landowners** were included in surveys during the public consultation process and had access to developing policy and development ambitions as the NDP process progressed.

**Meeting NDP housing needs:** Doublebois is served by Dobwalls village facilities. Little increase in facilities to serve the existing and new members of the community – e.g. health centre/ school places/ and retail have taken place. The initial NDP Housing Needs survey, carried out by Cornwall Council Housing section, identified 16 houses as the D&T share ( which includes Doublebois) of the L&LCNA obligation by 2030.

Cornwall Council's latest Housing Targets updated figures for the CLP show the situation as at March 31, 2020. The Housing allocation for the L&LCNA and specifically the parish of Dobwalls and Trewidland has not only reached but has also passed the minimum NDP housing target for 2030 to be in conformity with the CLP. However much of the housing which has been built has not met the needs of affordable housing for local need, increasing the pressure – expressed during the NDP public consultation, for housing policy to be in conformity with the CLP requirement for rural exception sites.





### Updated Development Boundary Map of Doublebois *(John Brinkoff 17.6.21)*

The Reg14 Pre-submission Public Consultation (Jan-Feb 2021) included a specific question on settlement boundaries. The responses indicated that the great majority of those responding from the Doublebois area supported the boundaries shown.

# Trewidland Village Development Boundary Analysis

## What are Development Boundaries

- The village development boundary lines form a boundary between the built-up area of the settlement and the open countryside. Their main purpose is to make it clear which policies apply to which particular areas of land.
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The purpose of the D&T NDP Settlement boundary study was:

1. To re-examine the village settlement boundaries established in the 2007 review of the Caradon Local Plan (which were in force until October 2016) in the light of the Landscape Character Statement for the D&T parish to see whether they:
  - a. are still relevant
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  - c. can be adjusted to provide opportunities for small scale new development to meet housing and employment needs up to 2030.
2. To identify if new settlement boundaries are justified for settlements that previously had no such boundary.
3. To test that there are opportunities for infill and rounding-off that would help meet the housing and employment needs of the area covered by the D&T NDP.

## Methodology

### Trewidland development boundary

Trewidland Settlement boundaries were set by Caradon Local Plan proposal map insert 25 that was used in the Dobwalls and Trewidland Parish Plan document prepared in 2005.

The following commentary identifies key information that has emerged from the extensive Evidence gathering in 2017-19, and the Landscape Character Statement which was prepared in 2019-20.

After the initial NDP Evidence base development and initial Public Consultation exercises in 2017 and 2018, the NDP Steering group focused on each of the major settlements in the parish in turn to clarify objectives for future development, and the suitability of sites, in and around the key settlements, to achieve these objectives.

Public Consultation input and Feedback on 2019 Local Consultations and the Reg14 Pre-submission Public Consultation in February 2021 fed into this process. The Landscape Character Statement research and the Cornwall Council Local Plan Housing requirements were used as a key bases for decision making on the development of NDP settlement development boundaries for the period of the proposed D&T NDP.

The following discussion is set out in relation to the Development Boundaries Process Steps outlined by Cornwall Council in its Neighbourhood Planning Guidance Notes on Development Boundaries and Neighbourhood Development Plans Feb 2020

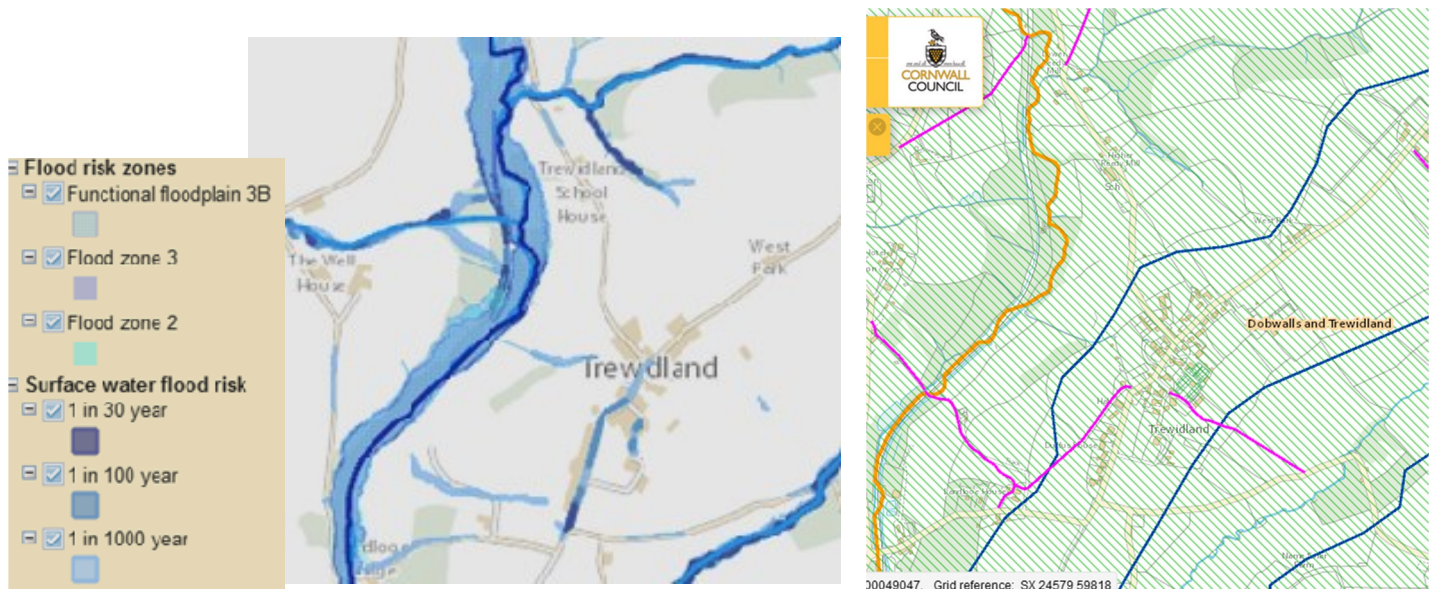


**Step 1. Discount areas with significant environmental constraints e.g. flood zone 3, a European Nature Conservation Site, SSSI etc**



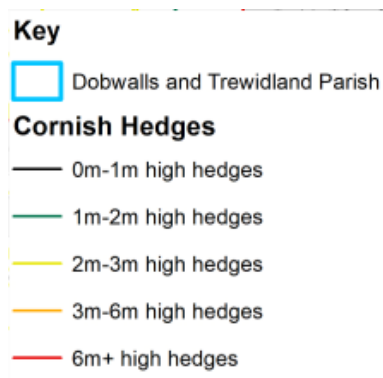
Trewidland Village lies on a spur of the LCA22 South East Cornwall Plateau with the LCA23 Looe Valleys immediately to the north and south of the village. There are no SSSI sites or protected woodlands in the immediate vicinity of the village. Flood zones are constrained to the narrow valley bottom of the East Looe River and its tributaries, however the narrow, deeply cut lanes provide drainage across the area, including in the lower slopes of the village lane.

The whole area around the settlement lies within the Looe and Seaton Valleys AGLV.

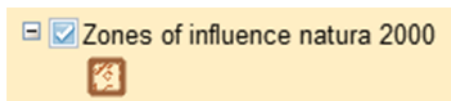




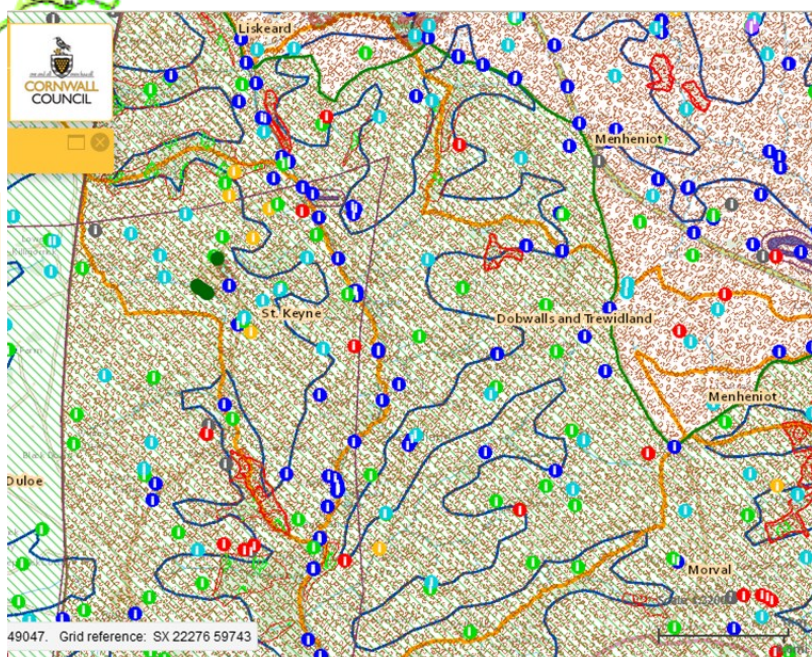
The rich hedgerows of the Trewidland lanes are a complex mix of plant species which support a good population of insects, birds and their predators. Deer are regularly seen in many of the valley gardens, and there is an owl roost in the mature trees between Lower Town Farm and Forge Cottage in the centre of the village.



Several stretches of mature hedgerow adjacent to the village are still significant and give considerable biodiversity value, including to the many bat species which are a particular characteristic of the area (Cornwall Hedges Survey).

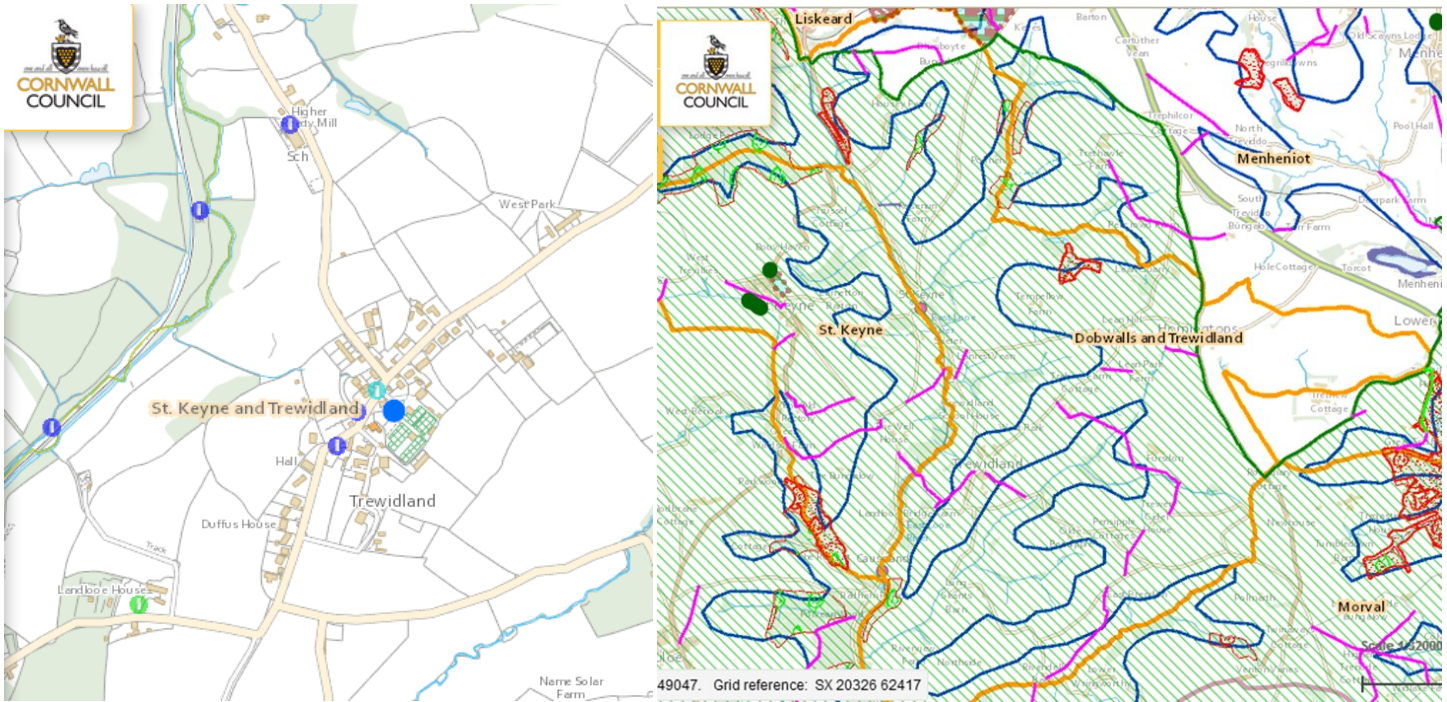


The whole of the East Looe Valley area is included in the Zones of Influence for the Natura 2000 network of core breeding and resting sites for rare and threatened species and some rare natural habitat types which are protected in their own right.



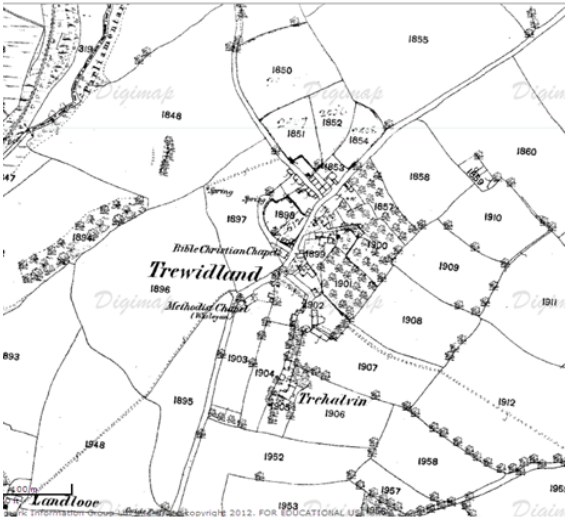


**Step 2. Discount areas which would result in a negative impact on the historic Landscape Character of the area. This should be informed by Historic Impact Appraisal of heritage as-sets**



The settlement of Trewidland is first recorded in 1297 and in the C20 it has grown into a small village.

The village includes Lower Town Farmhouse grade II listed Circa C17, extended and remodelled in circa late C18, and two post mediaeval non conformist chapels (now converted to homes). Trewidland is set in the Looe and Seaton Valleys Area of Great Landscape Value, on a spur of the South East Cornwall Plateau, with steep slopes at its edges into the East Looe River valley. The historic field patterns around the village largely remain, although the orchards are gone.

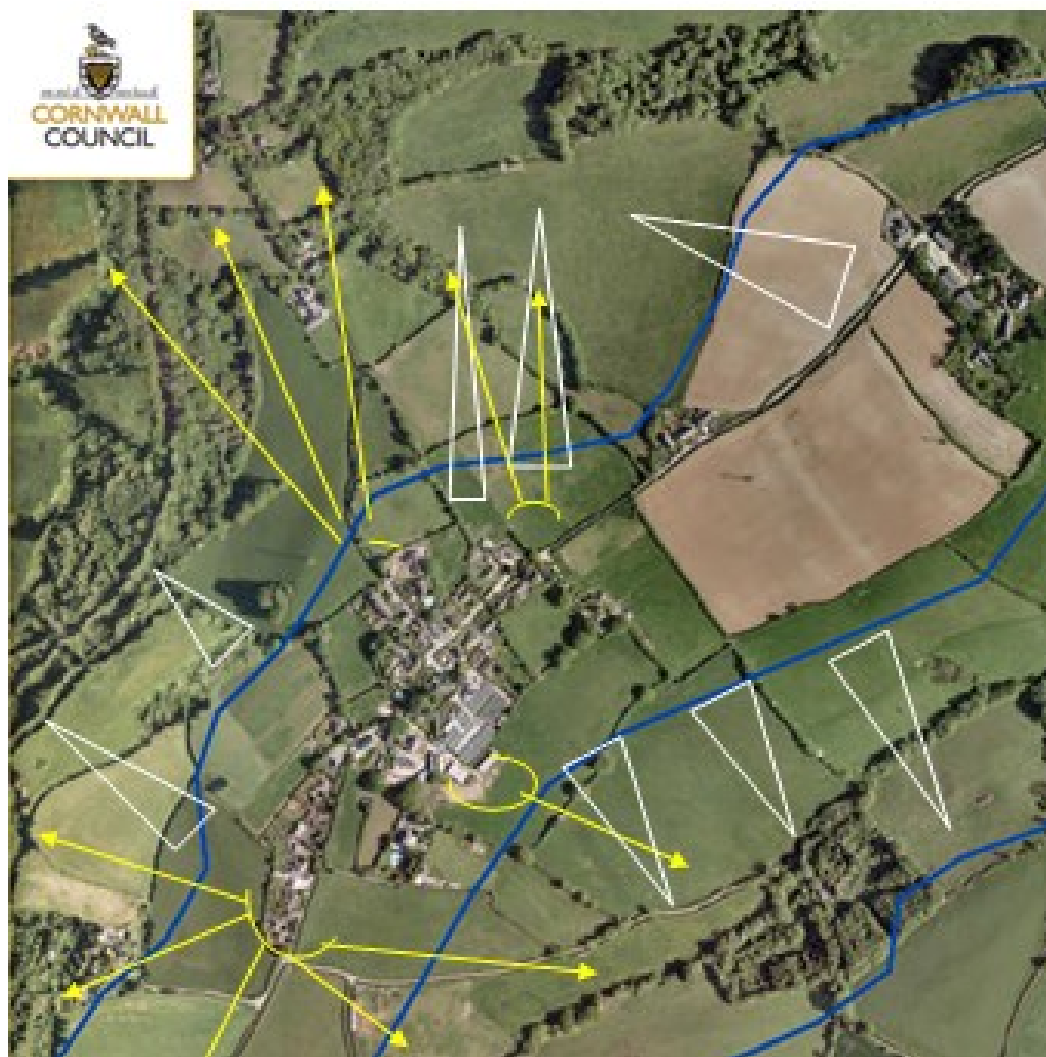


**Trewidland Village 1888**

An overhead High Voltage **Electrical line** runs on pylons east to west immediately to the north of the Trewidland village.

The areas to the north and south of the lane to the east of the main village have significant limitations on development because of safety requirements related to this line.





Direction of slope
Water
Substantial Tree or Hedgerow Line

The solid blue lines indicate break of slope

An analysis of the key views from within Trewidland village was undertaken and indicates four important view-points: to the north from the top of the school hill up the East Looe Valley, from the top of the village north to Liskeard, south east from Lowertown Barn on the public right of way towards Pensipple and from the south west end of the village towards St Keyne, Knilly Lane and down to Lake.

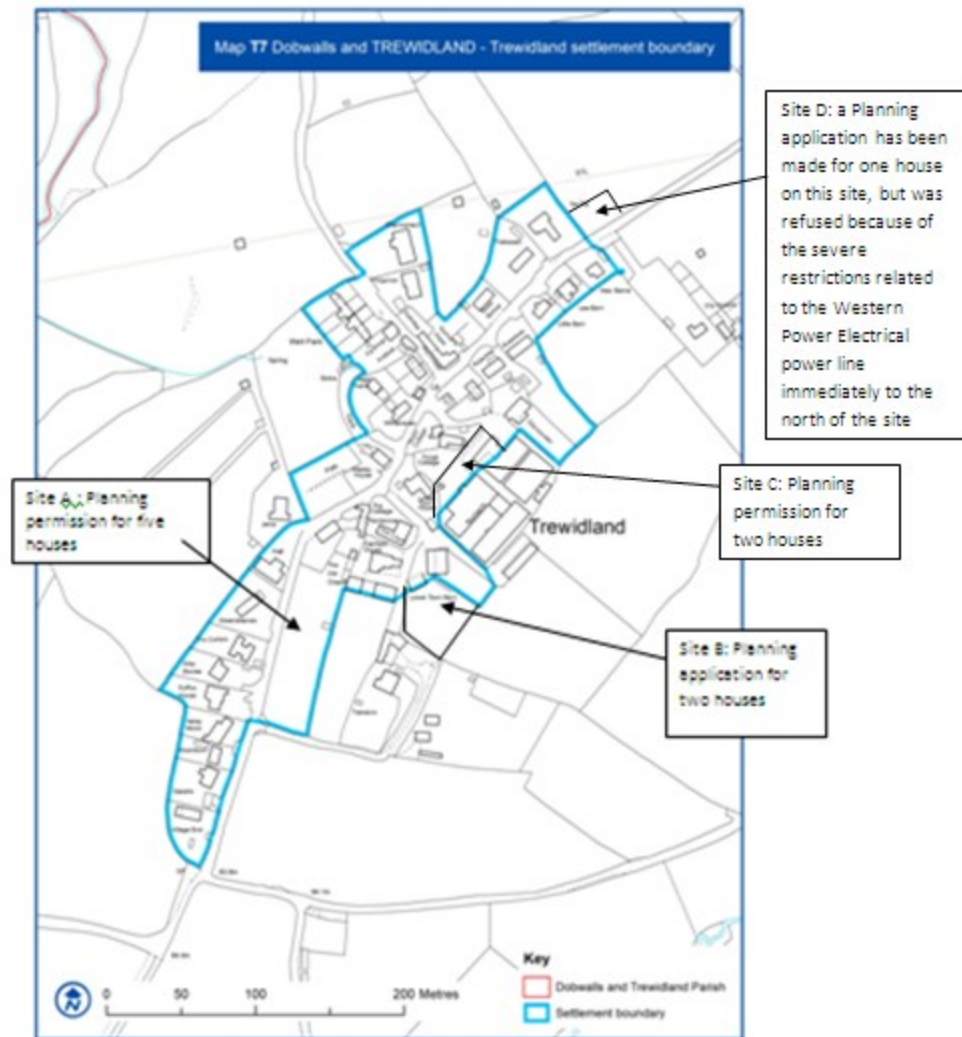
### **Trewidland Village** **From St Keyne**



The long views to Trewidland across the East Looe Valley from St Keyne show the tight concentration of development on the ridgeline of the spur.



**Step 3. Check whether there are any existing planning permissions. If there are, include these within the development boundary**



**Step 4. Assess sites which would meet the requirements of ‘infill’, ‘rounding off’ and ‘PDL’ and include these within the development boundary**

The D&T NDP Steering group made a first attempt at defining development boundaries for Trewidland.

Opportunities for infill development were also considered at this stage, leading to the initial Open Space Strategy research to identify the Public Open Spaces and Public Rights of Way related to each of the main settlements, which identified that (with the exception of the Cemetery and School Playground) there were no public open Spaces in the Trewidland village area.

Planning Applications and Pre Application discussions have been made in relation to several sites on the edges of the village. However the tight limits of the topography and break of slope to the south and north; and the safety requirement relating to the Western Power overhead power line immediately to the north of the village have constrained much of this development.

The narrow lane access to the village has also proved to be a limiting factor on development proposals being considered on infill or rounding off sites.

**Step 5. Consider if the identified areas are available for development by speaking to landowners**

No sites have been put forward by landowners for development.

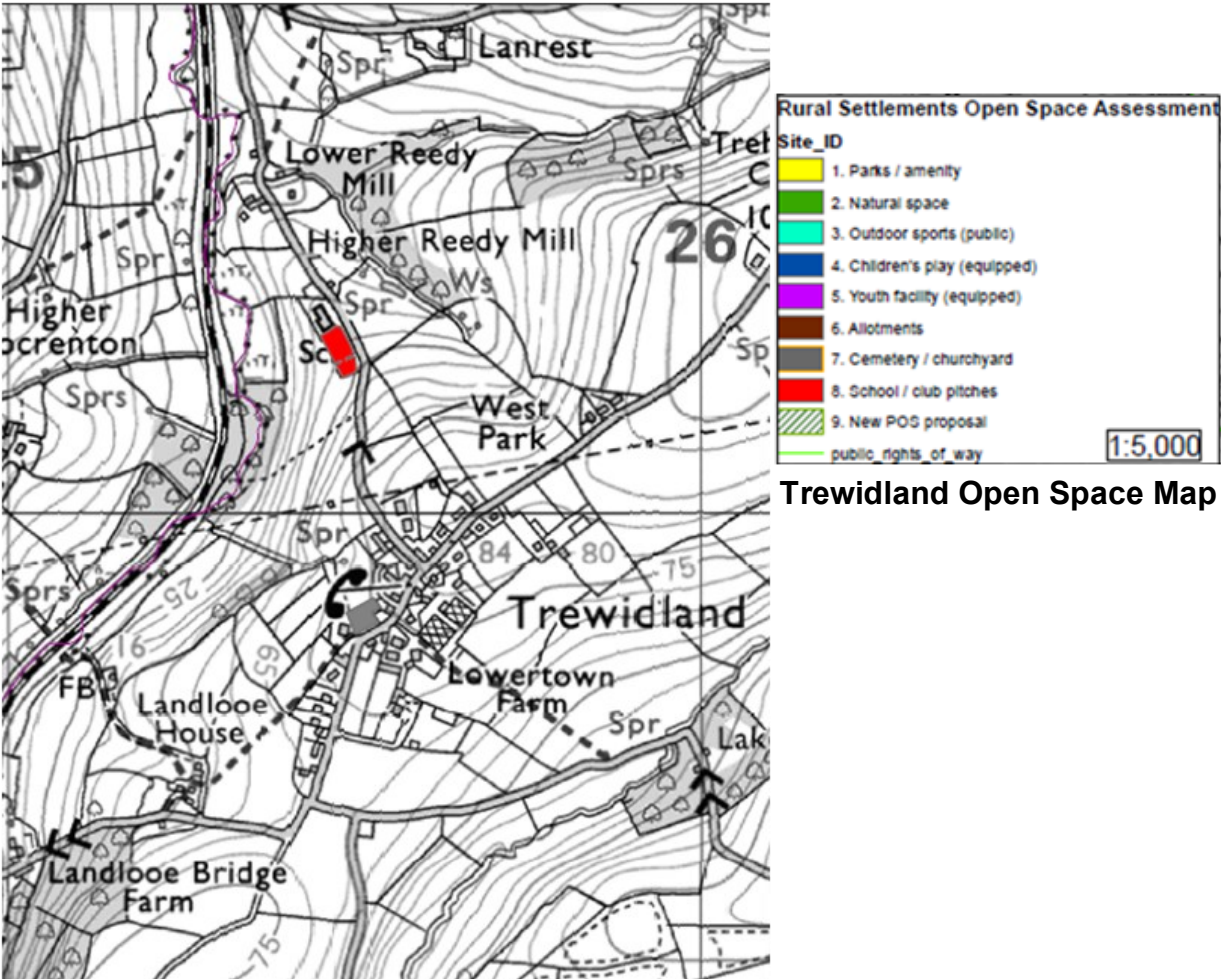
**Step 6. Consider the viability and accessibility and sustainability of the site. If additional infrastructure or site remediation is required, the site might not be viable for development**

The village of Trewidland has a primary school - shared with St Keyne parish - set to the north of the village in the East Looe Valley. The school has had a reducing recruitment over the past few years. Trewidland also has a village hall and a cemetery in the centre of the village. The village shop has been closed for seven years with the Post Office served by Menheniot Spar for two hours a week in the village hall.

The village lost its one bus a week public transport some years ago. The Liskeard to Looe railway runs along the bottom of the East Looe River valley with the nearest stations of Causeland a 15 minute walk to the south and St Keyne to the north of the village.

The lane that serves the village from the junction with the B3252 Liskeard to Looe road at Horningtops is narrow with passing places often in field gateways. This access is already under pressure from the increasing size of farm and delivery vehicles, which have caused damage to the hedge banks, particularly at tight corners. A similar lane continues through the village, down to Landlooe, to join the valley lane which connects Plashford and St Keyne. The Valley 'road', again a single track lane with passing places, connects Trewidland village to Trewidland School, St Keyne station and Liskeard station and town to the north. There have been issues of flooding and subsidence along this road in the past few years.

Parking in the village is becoming increasingly problematic and access issues to many of the sites near the centre of the village is potentially a limiting constraint on development.

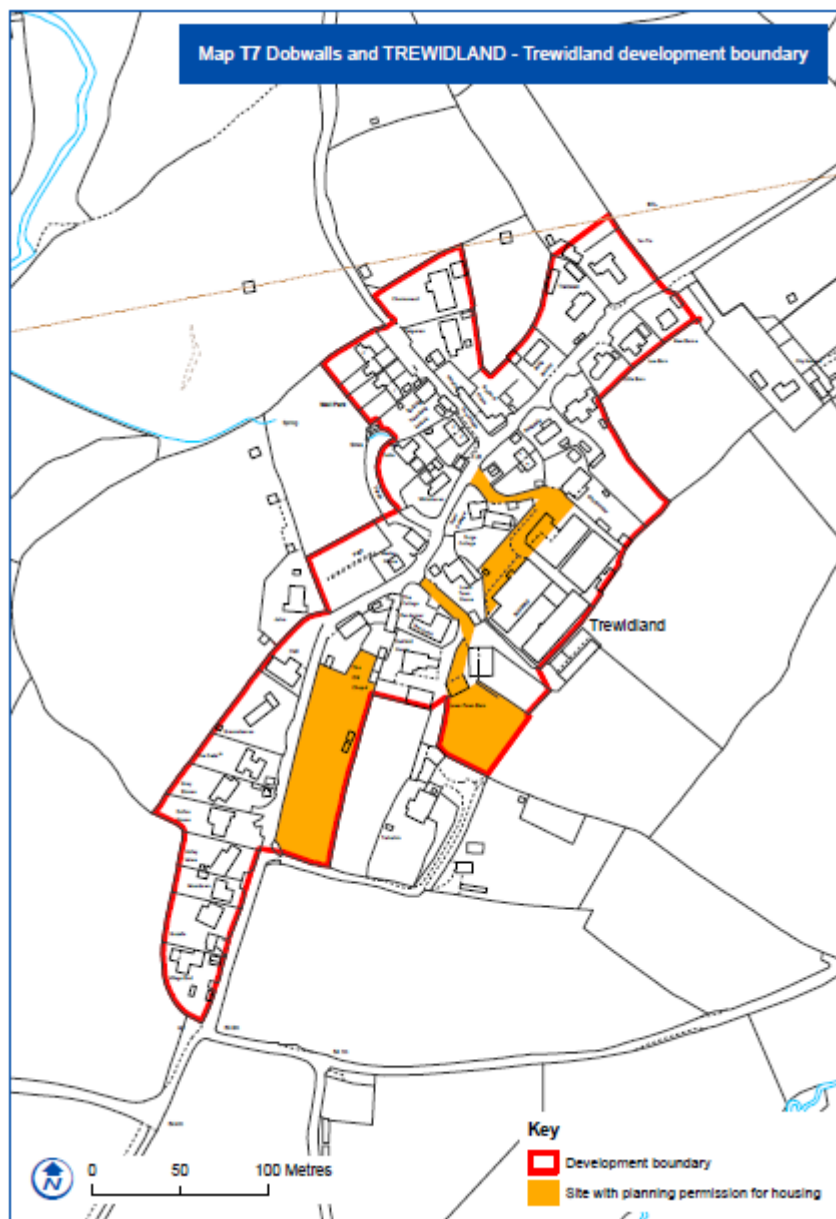


The D&T NDP Open Space Survey undertaken by Cornwall Council officers in 2020 identified only the school playground and the village cemetery as open space provision. There is no designated space for children's play or community activities in the village.

**Step 7. Draft the settlement's development boundary by outlining the settlement and areas identified for inclusion. Review this in light of the following before it is finalised:**

- **Community and landowner consultation**
- **Meeting the NDP housing target**

**Local landowners** were included in all major surveys during the public consultation process and had access to developing policy through the public consultation events and development ambitions as the NDP process progressed.



**Meeting NDP Housing needs:** The initial NDP Housing Needs survey, carried out by Cornwall Council Housing section, identified 16 houses as the D&T parish share of the L&LCNA obligation by 2030. Cornwall Council's latest Housing Targets updated figures for the CLP show the situation as at March 31, 2020. The Housing allocation for the L&LCNA and specifically the parish of Dobwalls and Trewidland has not only been reached but has also passed the minimum NDP housing target for 2030 to be in conformity with the CLP. However much of the housing which has been built has not met the needs of affordable housing for local need, increasing the pressure – expressed during the NDP public consultation, for housing policy to be in conformity with the CLP requirement for rural exception sites.

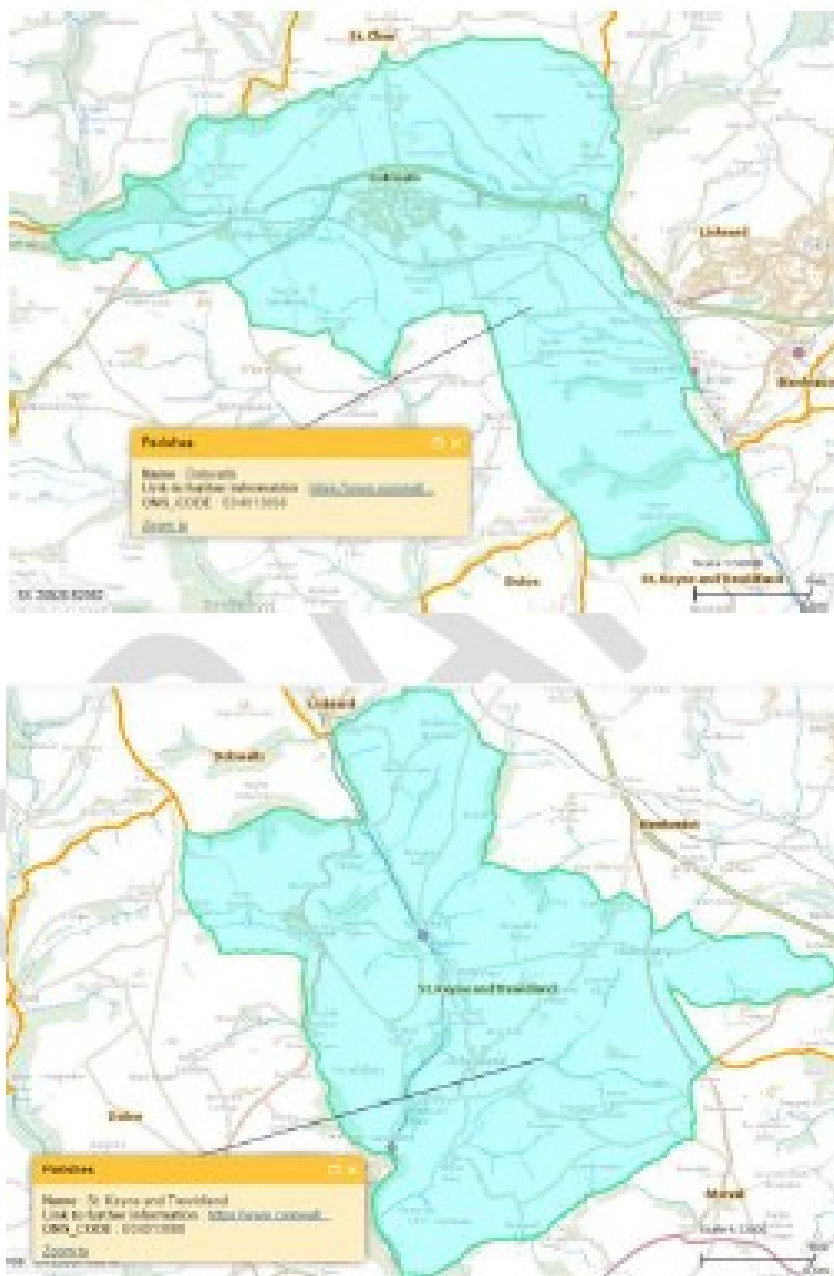
The Reg14 Pre-submission Public Consultation (Jan-Feb 2021) included a specific question on settlement boundaries. The responses indicated that not all of those responding from the Trewidland area supported the boundaries shown. These boundaries have now been amended to include the nursery site which is existing commercial use in the village within the boundary.



### 13. PARISH BOUNDARIES IN 2021

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

#### Parish Boundaries from May 2021



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

- The Neighbourhood Plan will continue to operate on the original parish area as designated for its whole lifetime (2021-2030) and a 'new' parish cannot designate another Neighbourhood Plan area over it.
- The Neighbourhood Plan Referendum will be open to all residents of the original Dobwalls and Trewidland plan area.

## Landscape Character: Appendices documents

The accompanying appendices document to this report sets out in more detail the key sources that have been used in creating the Evidence Base for the Landscape, Biodiversity and Heritage topic area of the D&T NDP. This document includes details from:

**National Character Area profile: 152 Cornish Killas** (*Natural England 2014*)

**Landscape Character Areas:** (*Cornwall and Isles of Scilly Landscape Character Study, Cornwall County Council 2008*)

**LCA21 Fowey Valley**

**LCA22 South East Cornwall Plateau**

**LCA23 Looe Valley rivers**

**Area of Great Landscape Value:** (*Cornwall County Council Structure Plan 1995*)  
**Looe and Seaton Valleys and South East Cornwall**

**Historical Landscape Characterisation** (*Cornwall Council Interactive Map 2018*)

**Historical Environment** (*Cornwall Council Interactive Map 2018*)

**Listed Buildings and Scheduled Monuments** (*Cornwall Council Interactive Map 2018*)

**Conservation Areas** (*Dobwalls and Trewidland Tythe maps 1842*)

**Archaeology** (*Trewidland Local History Group*)

**Biodiversity** (*MMDEFRA- maps 2018*)

**Agricultural land Classification** (*Magic Map Defra Search 2018*)

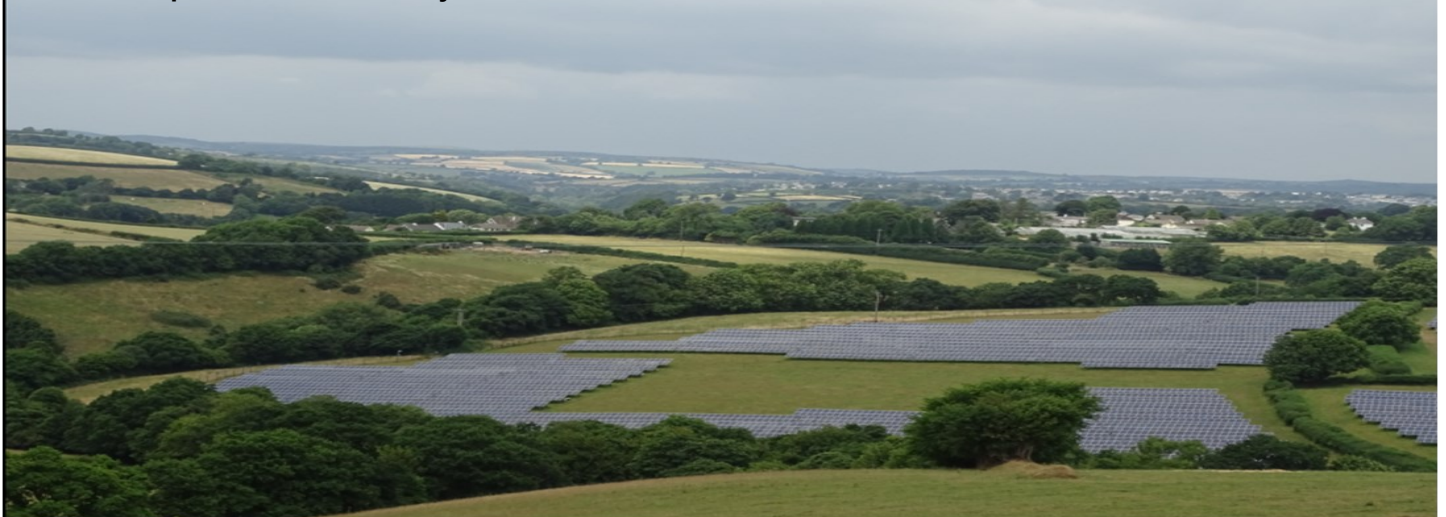
**Mines and Mining Safeguarding areas** (*Cornwall Council interactive mapping 2019*)

**Landscape, Biodiversity and Heritage Evidence base** (*D&T NDP Steering groups 2018*)

**Public Rights of Way maps** (*Cornwall Council Interactive Map 28th May 2020*)

**D&T Wildlife Resources map for Neighbourhood Planning** (*ERCISS, Cornwall Wildlife Trust Aug 2020*)

**View North up the East Looe Valley**



## Table of Abbreviations

NCA	National Character Area
NCA SEO	Statements of Environmental Opportunity
(C)LCA	(Cornwall and the Isles of Scilly) Landscape Character Area
NDP	Neighbourhood Development Plan
LCS	Landscape Character Statement
AGLV	Area of Great Landscape Value
AOD	Above Ordnance Datum (sea level?)
ALC	Agricultural Land Classification
PRoW	Public Right of Way
GWR	Great Western Railway
CPRE	Campaign for the Protection of Rural England
SSSI	Site of Special Scientific Interest
NNR	National Nature Reserve
CC	Cornwall Council
D&T	Dobwalls and Trewidland
PDL	Previously Developed Land
SEA	Strategic Environmental Appraisal



Dobwalls and Trewidland Neighbourhood Development Plan

## **Development Boundary Analysis**

13 October 2013