



Landscape Character Statement

Regulation 15 Submission document 13 October 2022



Dobwalls and Trewidland Neighbourhood Development Plan

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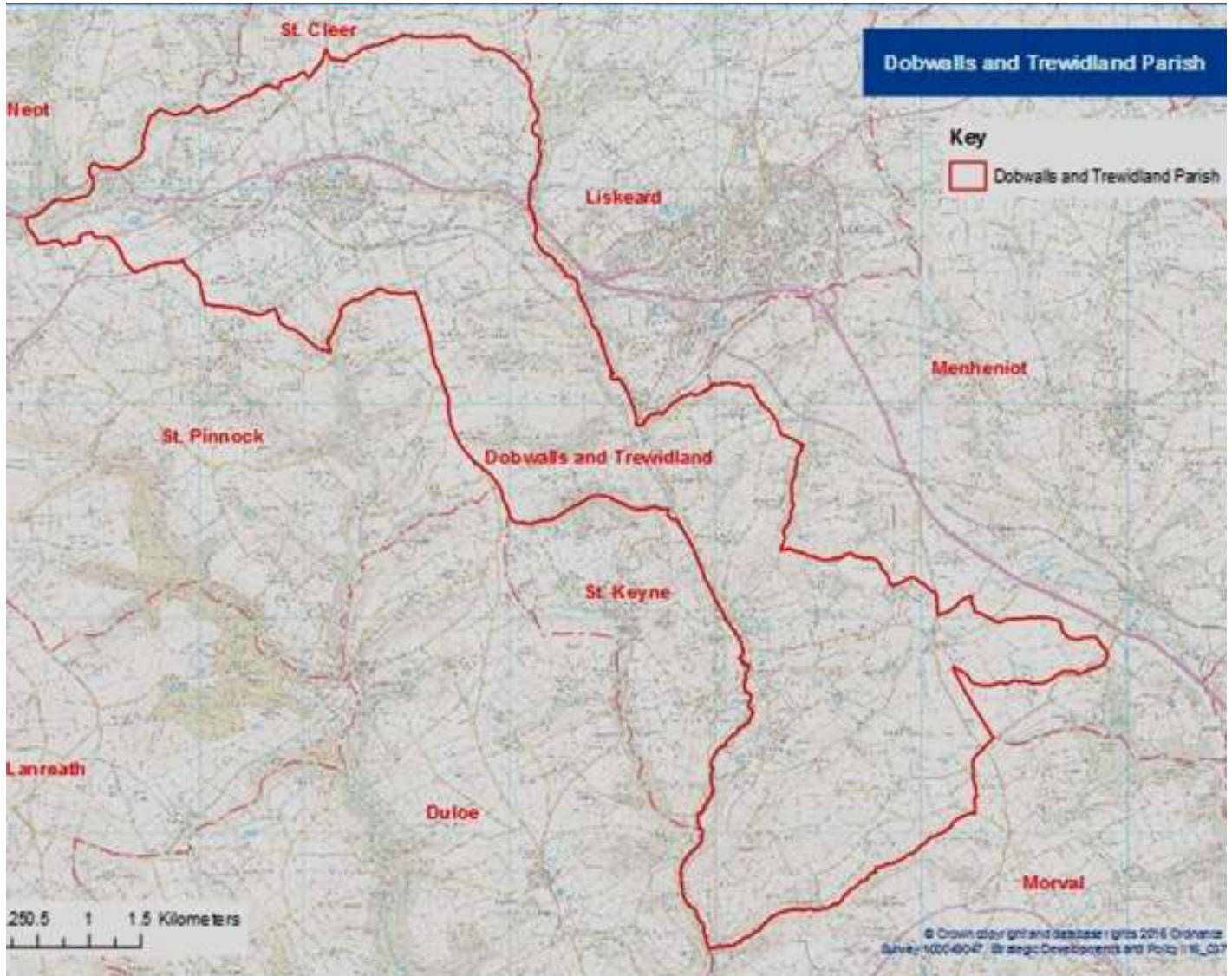
INTRODUCTION

Who is this report for?

This Landscape Character Statement (LCS) report is a key element of the Dobwalls and Trewidland Reg15 Neighbourhood Development Plan (D&T NDP) submission.

The LCS sets out key characteristics of the D&T Landscape Character and identifies Vision and Objectives of the D&T NDP in terms of its Landscape.

The villages of Dobwalls and Doublebois and their rural hinterland lie to the west of Liskeard and the East Looe River. The villages of Trewidland and Horningtops and their rural area, lie south of Liskeard on the east bank of the East Looe River.



The report sets out the important characteristics of the Dobwalls and Trewidland landscape to allow local people, Parish and County Councillors, landowners and developers to understand the landscape, its history and current physical, cultural and aesthetic qualities.

The report also identifies

- Current and future pressures which could erode the quality of this landscape.
- Planning and Management Guidelines which have been developed in preparation of the D&T Neighbourhood Development Plan, and that will be material in future planning decisions.
- D&T NDP Policies which specifically refer to the Landscape Character Statement.

Dobwalls and Trewidland Neighbourhood Development Plan Area and Boundary Changes

This study was initiated in 2019 and a full version of the Statement was published on the D&T NDP website in January 2021 as part of the Reg14 Pre-submission Public Consultation documentation.

During this period The Local Governance Review received proposals for the alteration of the Dobwalls and Trewidland parish boundary to create a new parish of Dobwalls and a new parish of St Keyne and Trewidland. Minor changes were also made to the boundary between the new Dobwalls parish and Liskeard Town Council boundary. (See pages 61 and 62 for more detail of these changes)

These changes came into force in May 2021. Any reference to 'the D&T parish' should be read as referring to the D&T Plan Area, which has remained consistent with the D&T Parish boundary originally designated.

D&T NDP Planning Policies influenced by the Landscape Character Statement

The table below identifies the Reg15 Dobwalls and Trewidland NDP Planning Policies which make reference directly to issues raised in the Landscape Character Statement document in each of the Dobwalls and Trewidland areas. The relevant Plan policy areas are indicated.

Full policy texts can be accessed in the Reg15 Formal submission Neighbourhood Plan document, available on the Dobwalls and Trewidland NDP website at www.dobwallsandtrewidlandplan.org.uk

Key Reg15 D&T NDP Policies Influenced by the Landscape Character Statement

Landscape Character Biodiversity and Heritage

(LC1 Minimise the Impact on the Local Landscape)

(LC2 Understanding the Local Landscape)

(BIO1 Protection of Biodiversity)

(BIO2 Tree Management)

(CCE1 Renewable Energy Schemes)

(CCE3 Water Management)

Community Facilities and Green Infrastructure

(CF4 Redundant Buildings)

Housing

(HO1 Development Boundaries)

(HO2 Rural Exception Sites)

(HS1 Site and Building Design)

Accessibility Communications and Transport

(RT1 Safe Access to Roads and Highways)

(RT3 HGV Travel Plans)

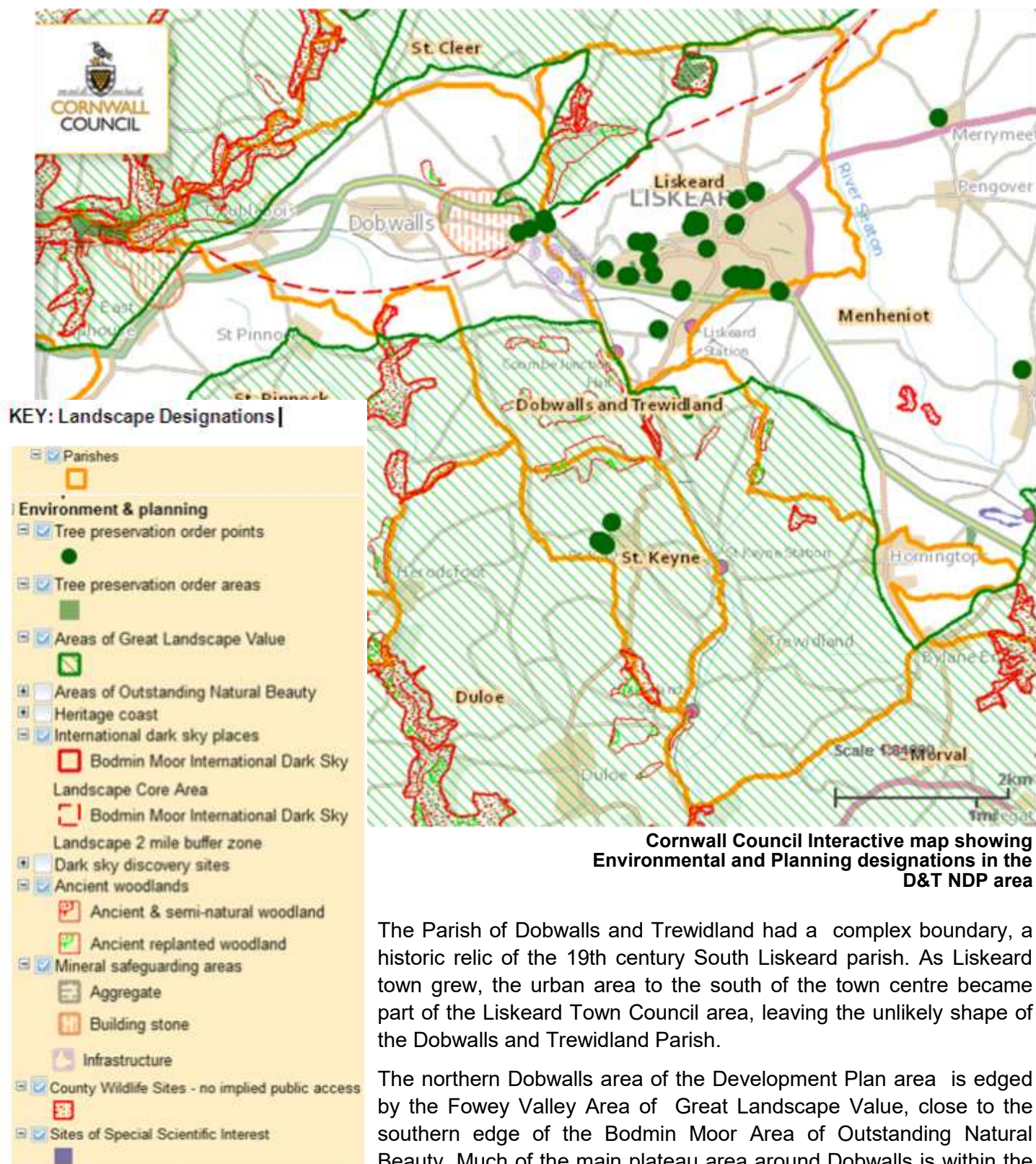
(BB1 Broadband Provision)

Business, Employment and Jobs

(BE2 Environment and Landscape Protection)

(BE4 Site Travel Plans)

Cornwall Council Landscape Designations



The Parish of Dobwalls and Trewidland had 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 Development Plan area 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, north of Trewidland village.

How was this report prepared?

Process

Members of the Steering committee of the D&T Neighbourhood Development Plan (registered in January 2017) had undertaken local investigations, including the development of a detailed evidence based document on Landscape, Biodiversity and Heritage and the collation of an extensive photographic record of the parish, which can be found in the Appendices documents listed above.

A smaller Landscape Character group was formed in the summer of 2019 to analyse the National and Cornwall Landscape Character information and extracted the most relevant information related to the parish areas covered by the NDP, in consultation with Kath Statham, Landscape Officer of Cornwall Council.

The detailed summaries which pick out particular local issues in each of the Dobwalls and Trewidland areas were then developed. This information also supported discussions and decisions on development boundaries for the three key settlements.

This process also included Local Consultation events, held in Dobwalls, Doublebois and Trewidland in October 2019, at which the initial report was exhibited for comment, and input from local people on highly valued local landscapes was collected and mapped.

Because of the different characteristics of the two areas of the parish this report will treat the Dobwalls and Trewidland areas separately. This was seen as appropriate in the light of the boundary changes under consideration for the Parish which would, in May 2021, see the Trewidland area of the parish leave Dobwalls to join with St. Keyne parish.

Key sources for this report

This report has been compiled from:

- **The National Character Area (NCA) profile:152** for the Cornish Killas (*Natural England 2014*)
- detailed **Landscape Character Area (LCA)** descriptions from the Cornwall and the Isles of Scilly Landscape Character Study (*Cornwall County Council 2008*)
- **The Area of Great Landscape Value (AGLV)** description for Looe and Seaton Valleys and South East Cornwall (1995)

The List of Sources which sets out other key National, Regional and Local information sets which have formed the basis of this NDP document can be found on page 63 of this document.

Members of the Dobwalls and Trewidland NDP Landscape Character Analysis subgroup included:

Hugh Francis (D&T Parish Council - Trewidland)
Roger Thomson (Trewidland)
Ailsa Tween (D&T Parish Council - Dobwalls)
Sandy Simmons (Doublebois)
Mhairi Mackie (D&T Parish Council – NDP co-ordinator)

Structure of this report

The main body of the report is separated into two sections, each focussed on one of the major areas of the NDP area: Dobwalls to the North West or Trewidland to the South East.

Each subsection of the report (based on Cornwall Landscape Character Assessment headings) includes detailed information drawn from each of the key levels of Landscape Character data; e.g.

NCA152 (National data on Cornish Killas LCA152)

LCA21 Fowey Valley

LCA22 South East Cornwall Plateau

LCA23 West and East Looe Valleys

And

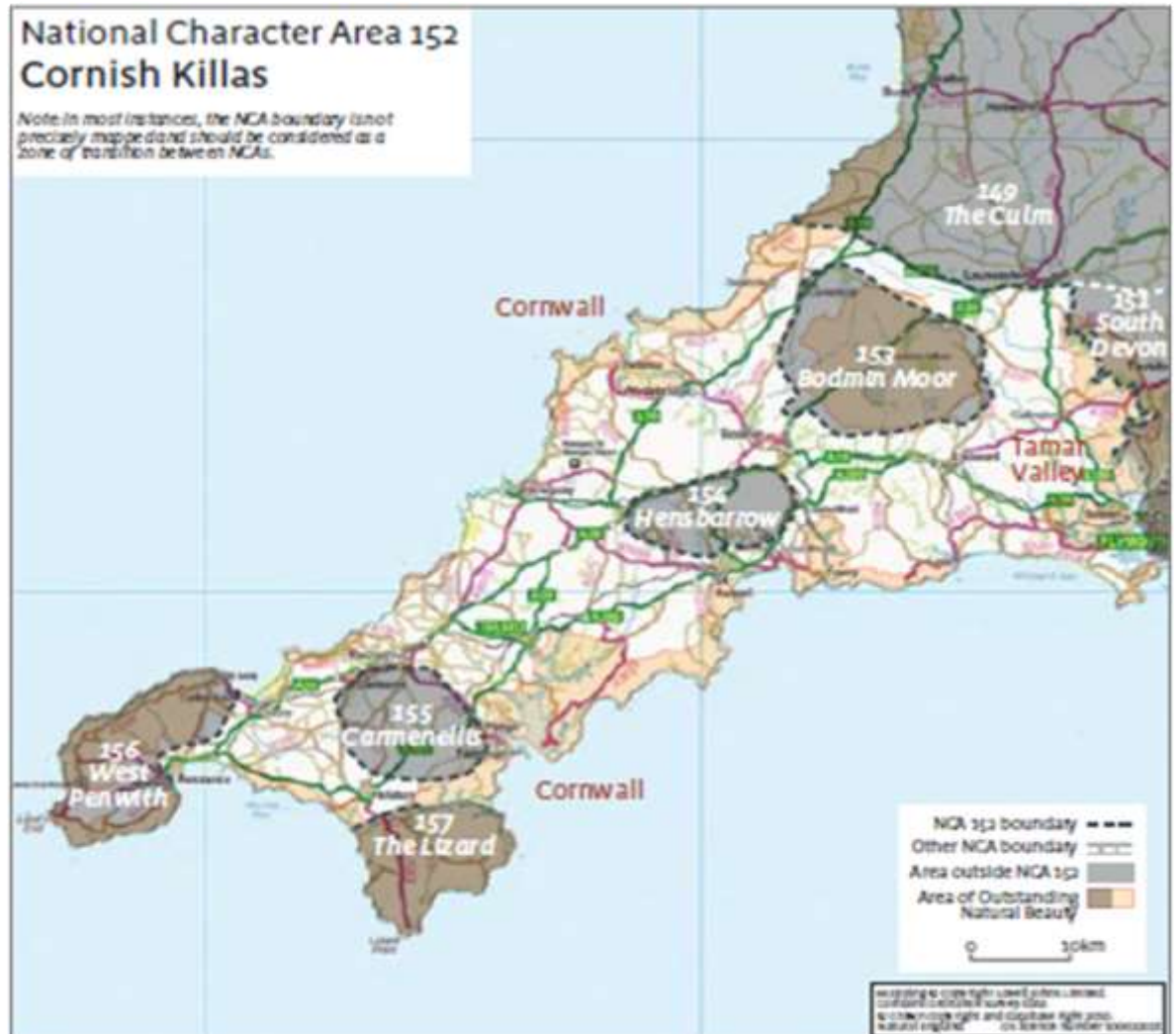
Local Commentary :

A more detailed local commentary by the D&T LCS working group is shown in the grey box under each subject heading

National Landscape Character Area 152 (NCA)

The Dobwalls and Trewidland NDP area in South East Cornwall lies in the **National Landscape Character Area 152** identified as the **Cornish Killas**, which forms the main body of the Cornish landscape around the granite outcrops of Bodmin Moor, Hensbarrow, and Carmenellis”.

Within its areas many statutory designations reflect the outstanding natural and scenic qualities and the quality of the mosaic of valuable semi-natural habitats within the NCA.



The **Cornish Killas** area is rich in minerals such as copper, tin, lead and zinc and provides access to nationally important and striking geo-diversity and its long and important history of mining.

National Landscape Character Area 152 has been inhabited by humans for thousands of years and retains a rich variety of landscapes and historical assets from:

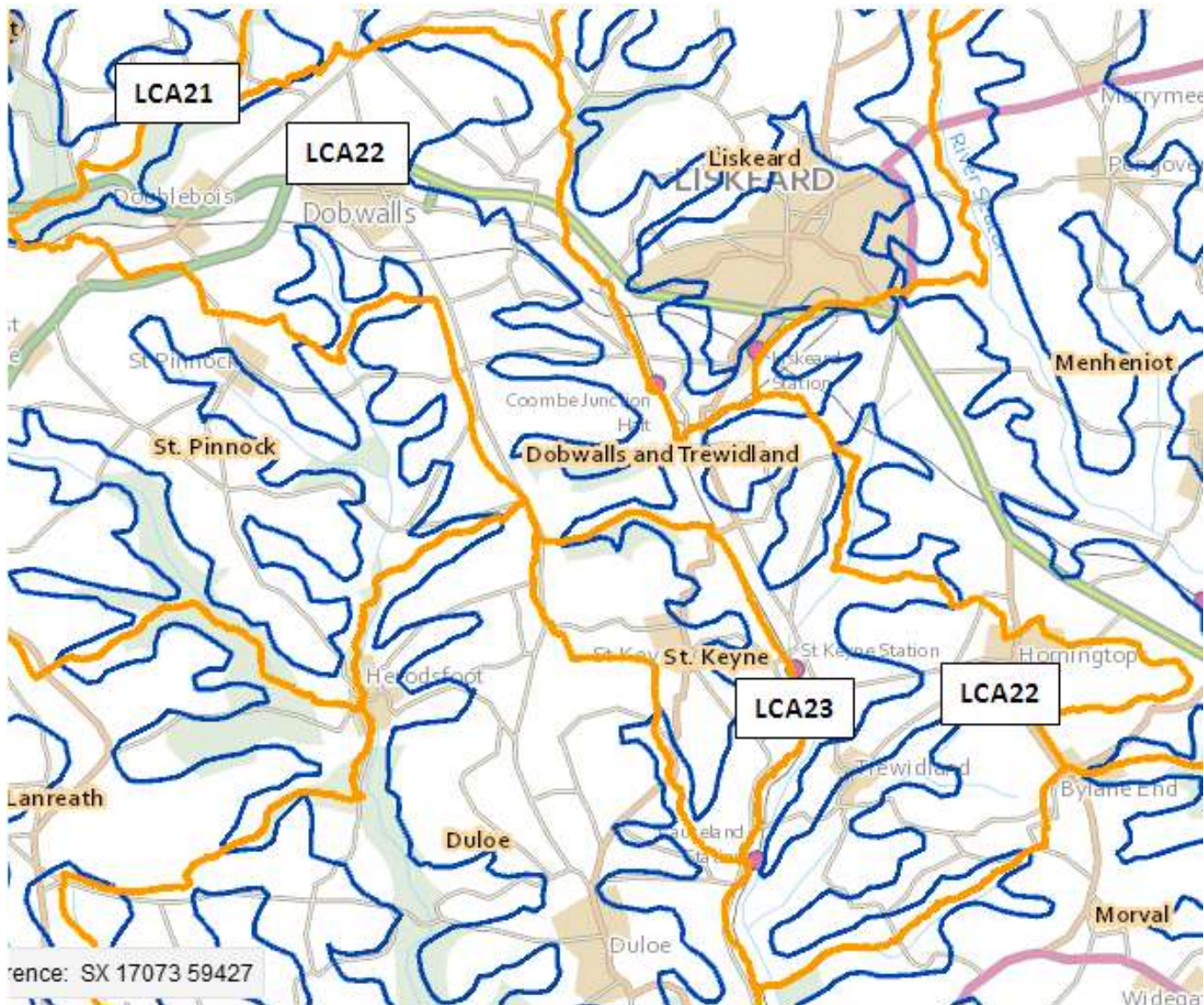
- Neolithic sites,
- Medieval field patterns to
- the non-conformist Chapels.

The area has seen great change but retains a strong sense of identity with the distinctive Cornish culture attracting many devotees.” (*Natural England* 2014)

Key aspects of the **NLC 152** descriptions that are relevant to the D&T parish area set the context for the more detailed Cornwall Landscape Character area descriptions, which follow.

Cornwall Landscape Character Areas (LCA)

The detailed **Landscape Character Area** descriptions are taken from the Cornwall Council - Cornwall and the Isles of Scilly Landscape Character Study (2008).



Orange lines—2017 Parish boundaries Blue Lines -Landscape Character Area bounda-

The Dobwalls and Trewidland NDP area lies across the mid and upper reaches of East and West Looe River valleys, to the west and south of Liskeard.

This is an area of sloping South East Cornwall Plateau (**LCA22**) extending south of Bodmin Moor, intersected by some of the main river valleys of south-east Cornwall.

The Plan area includes a small section of the river valley system of the Fowey Valley (**LCA21**) to the north west of the Dobwalls.

The Plan area also spans the West and East Looe valleys (**LCA23**) to the south.

The two parts of the plan are linked by a short stretch of the East Looe River below Lodge Hill to the south of Liskeard.

Dobwalls Area



Description

NCA152: The Open Character of the landscape and the general lack of tree cover mean that long views are afforded across Cornwall to neighbouring NCA's.A network of minor streams and rivers form physical links with adjacent landscapes, including the River Fowey, and Tamar valley

LCA21: The upper tributaries of the River Fowey flow from Bodmin Moor along the North West edge of the area through steep sided and heavily wooded stream valleys with a strong sense of enclosure. These tributaries flow into the main channel of the Fowey which winds east to west through the Glynn Valley. The river valley is an important transport route signified by the A38 which follows the river corridor along much of the northern part of this Landscape Character Area. The main County rail line from Liskeard to St Austell. Road, rail and river activity all combine to give this area a busy character, particularly in the summer months.

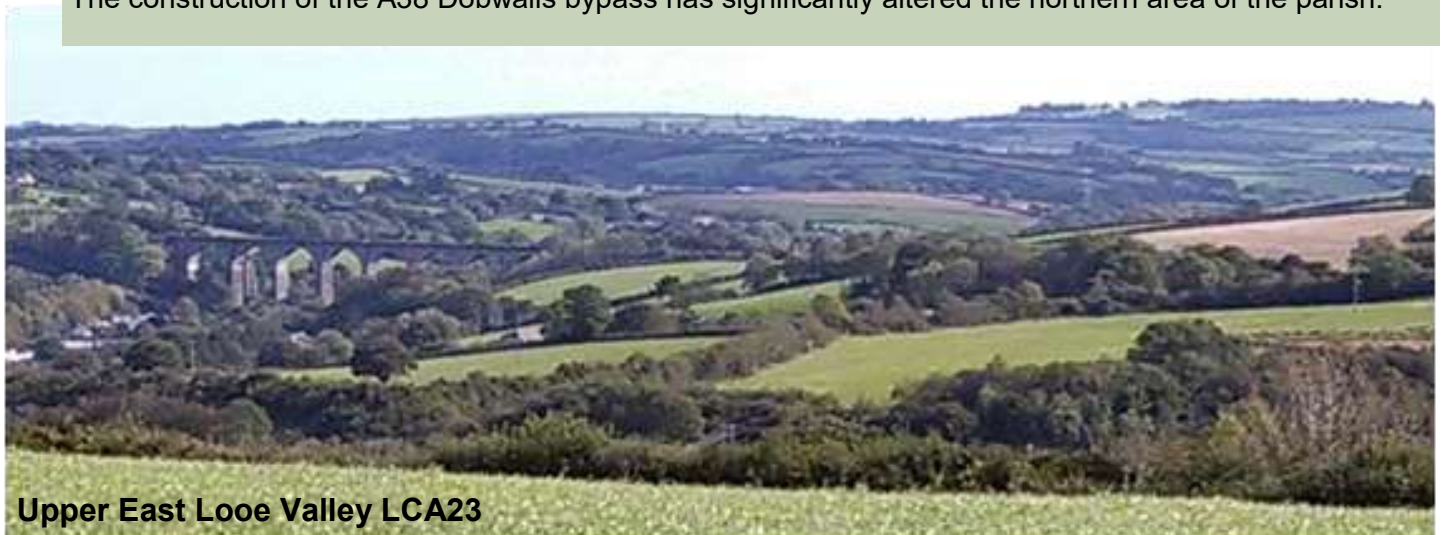
LCA22: The area of the parish around Dobwalls area forms an extensive sloping plateau intersected by river valleys. It is an agricultural working open pastoral landscape with some arable areas becoming more small scale in landscape character towards the east. Tree cover is generally sparse, mainly associated with Cornish hedges and around farms and buildings. The area is generally sparsely populated with dispersed settlements (*such as Dobwalls and Doublebois*) and isolated farms. Liskeard is the major settlement lying to the northeast of the area.

LCA23: The narrow wooded twin river valleys (East and West Looe) flowing south to the sea at Looe. The head waters lie to the north around Dobwalls and St Cleer/Liskeard... Mainly dense, broadleaved woodland and conifer plantations on slopes, with some improved pastoral farmland. The incised river valleys contain few settlements.

Local Commentary:

The quality of the landscape around Dobwalls is highly valued by local people. The visual links to Liskeard and the Looe river valleys make connections to the coast and Bodmin Moor and give the area a strong character .

The construction of the A38 Dobwalls bypass has significantly altered the northern area of the parish.





Topography and Drainage

LCA21: Part of a major river valley system flowing westward gathering a number of tributaries that flow southward off Bodmin Moor (LCA23).

LCA22: Gently rolling plateau incised by steep sided valleys that slope towards the coast. The larger valley systems (including the River Fowey and Looe) form Landscape Character areas in their own right. The land between the valleys is consistently above 100m above ordnance datum and consists of relatively small hills with convex slopes.

LCA23: Two parallel river valleys, the West and East Looe rivers, linking just north of Looe. The upper reaches of the valleys are narrow and twisting with steep sides that, along the West Looe river are well wooded. Small, narrow well wooded valleys feed into the main streams creating an intricate drainage network. The East Looe river begins well north of Liskeard on the edge of Bodmin moor. The West Looe river rises to the

Local Commentary : The most easterly tributary of the West Looe river rises to the north of Dobwalls and runs as a stream through the centre of Dobwalls Village. In the steep river valleys many of the deeply cut lanes also act as drainage channels.



Upper West Looe Valley LCA23

Geology Map : Key

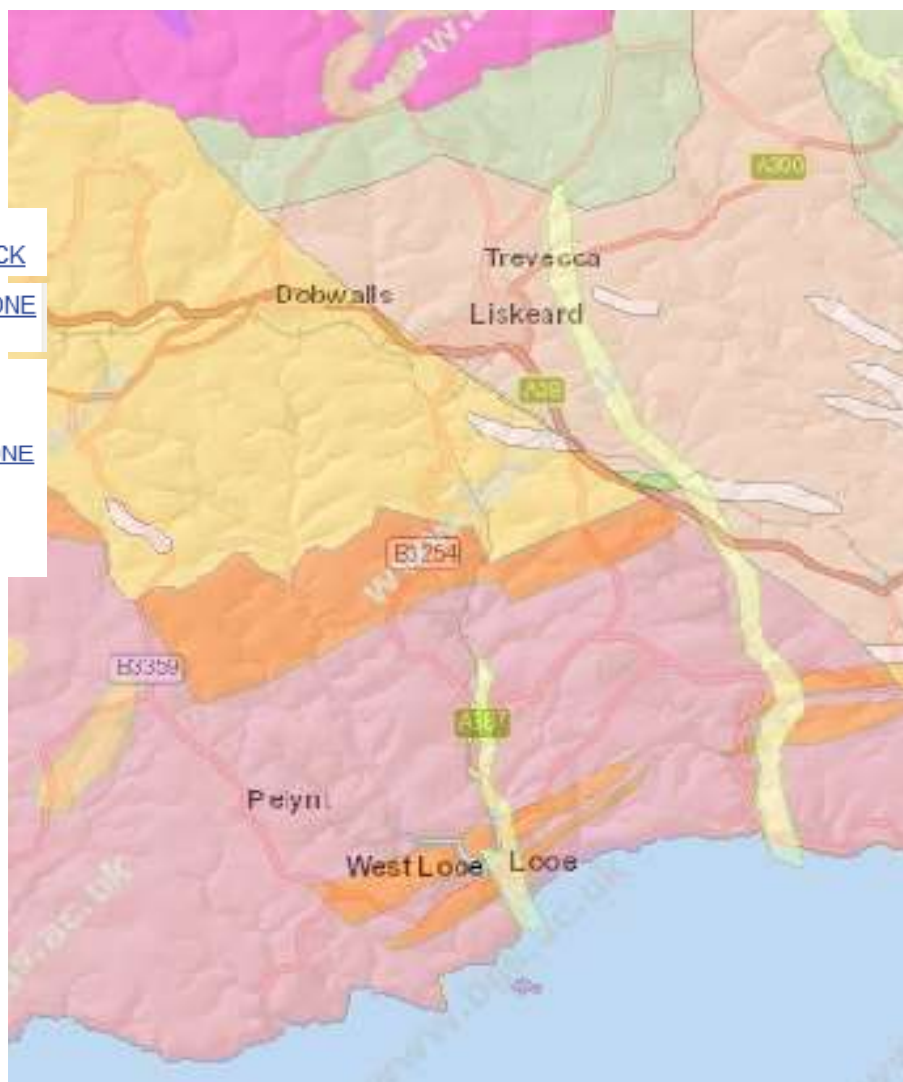
- UNNAMED IGNEOUS INTRUSION, CARBONIFEROUS TO PERMIAN - FELSIC-ROCK
- TEIGN VALLEY GROUP - MUDSTONE, SILTSTONE AND SANDSTONE
- MIDDLE DEVONIAN (UNDIFFERENTIATED) - MUDSTONE, SILTSTONE AND SANDSTONE
- LOWER DEVONIAN ROCKS (UNDIFFERENTIATED) - MUDSTONE, SILTSTONE AND SANDSTONE
- LOWER DEVONIAN ROCKS (UNDIFFERENTIATED) - SANDSTONE AND CONGLOMERATE, INTERBEDDED

Dobwalls Geology and Soils

LCA21: River valley cutting through Middle and Lower Devonian rock with folded bands of Slate and mudstone, siltstones and sandstone. Soils are impoverished over sloping hard rock creating dry meadowland.

LCA22: Lower Devonian sandstones, siltstones and slates form shallow hard rock soils.

LCA23: Shallow hard rock soils over sloping hard rock from the Devonian Period. There has been lead mining at Herodsfoot.



Local Commentary:

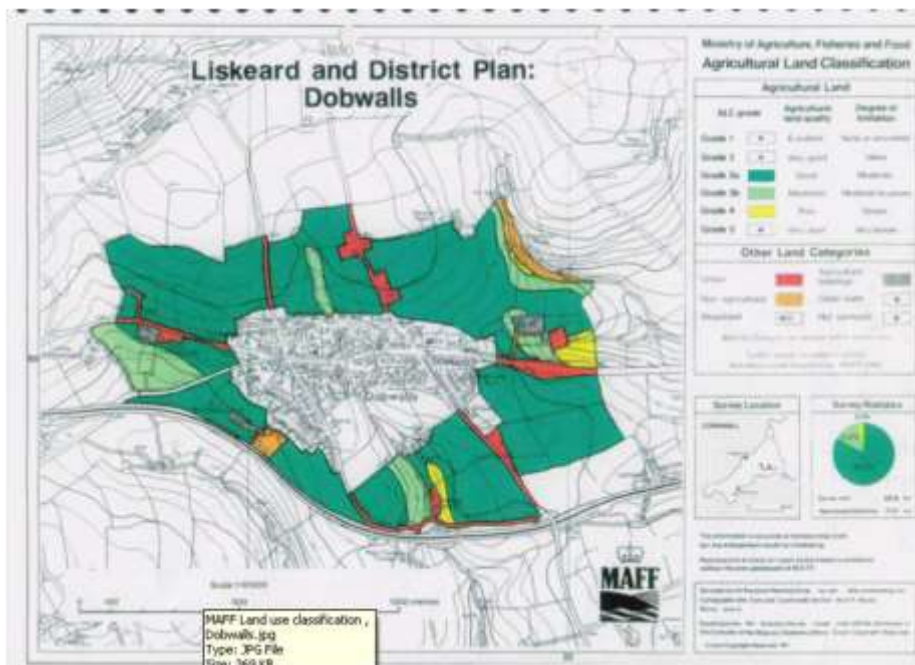
There is an active quarry at Lantoom to the east of Dobwalls, **Mineral and Infrastructure Safeguarding areas – Cornwall Minerals Safeguarding Development Plan Document (DPD) Submission**

Cornwall Minerals Safeguarding Development Plan Document (DPD) Submission Consultation (June 2017) Regulation 19/20 Consultation)

www.cornwall.gov.uk/mineralsdpd

show two building stone reservation areas at Lantoom Quarry and to the far west of Doublebois.





Soils: Local commentary

The 1991 Natural England Survey report by ALC, shows land use classifications for the areas around Dobwalls. These are generally shown as Grade 3a-Good, showing only moderate limitations for agricultural production. There are a few small areas of 3b Moderate and Grade 4 Poor land indicated. Source : Magic Map Defra Search <http://www.natureonthemap.naturalengland.org.uk/magicmap.aspx>

There are no soil maps available for the wider rural areas of the parish.

Dobwalls Land Cover

NCA152: 'The area forms a gently undulating plateau, with no part of the area more than 24 km from the sea. The NCA has a mild, oceanic climate with above average rainfall and strong, salty winds. There are wide views across a rolling landscape of Cornish hedge-bounded fields.

The plateau is cut by a complex pattern of deep valleys leading to richly varied coastlines. These valleys contain the main rivers in Cornwall, all of which rise on the higher granite outcrops and plunge the short distance to the sea.'

LCA21: Most of the land cover is woodland with broadleaved and mixed woodland. The farmed areas are mostly improved grassland.

LCA22: Mostly open (ancient pastoral) farmland of improved pasture rough grazing and arable, with scattered trees and a network of Cornish hedges, with woodland and scrub along the small valleys associated with a tiny area of wetland and rough ground.

LCA23: Significant areas of well wooded valleys with broadleaved woodland and some coniferous plantations, with farmland mainly improved grassland.





Local Commentary :

The 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.

Dobwalls Land Use

NCA152: The area supports mixed farming and the growth of a wide variety of crops, as well as supporting beef, sheep and dairy enterprises. This rolling landscape is punctuated by small copses.

LCA21: Extensive interlocking mixed woodland covers much of the steep valley sides, interspersed with pastoral fields.

LCA22: Mixed pastoral farmland with improved pasture, rough grazing and arable. There is some recreation/amenity/tourism adjacent to the northern Fowey valley (LCA21) at Doublebois.

LCA23: Mainly dense broadleaved woodland and coniferous plantation with very little arable.

Local Commentary :

Although much of the local land-use has continued as grazing. In the past 20 years land use has moved away from dairy and beef farming and potato growing and seen an increase in animal feed production and, in some areas, to equestrian uses and grazing for horses.

The loss of the Dobwalls Theme park facilities, to the north of Dobwalls and the A38 removed an important focus for tourists and local families from the area.

A private allotment area off the A38 between Dobwalls and Doublebois provides an important local resource.

Industrial and commercial sites near Doublebois



Pasture land near Venton Vear

Dobwalls allotments



Haymaking near Coldwind, Dobwalls

Dobwalls Field and Woodland pattern

NCA152: Field patterns vary widely, from long narrow strips made from earlier open fields around hamlets, to the intricate, regular patterns around mining communities, and the rectilinear pattern of 19th-century and earlier enclosure of the once-extensive areas of rough ground. The field pattern is defined by the Cornish hedge banks, which change in character reflecting the landscape: they vary from almost bare granite faces to being completely covered in shrubs, herbs and, in some cases, mature trees, which sometimes join over the top of lanes to form tunnels of greenery.

LCA21: The valleys are well wooded with oak woodland. The field pattern is predominantly a medieval landscape of Anciently Enclosed Land defined by Cornish hedges with hedgerows forming sinuous boundaries around small fields. There has been some limited 20thC change to larger fields in places. Within the large estates there are extensive areas of parkland trees.

LCA22: Medium-sized fields with predominantly sinuous Cornish hedge boundaries except where there has been more recent enclosure. The field pattern is almost entirely medieval anciently Enclosed Land with significant areas of recently Enclosed Land found only in associated with the intake of high rough ground. Cornish hedges are a dominant feature throughout, while woodland is discrete and associated mainly with lower areas along river and streams and around farms.

LCA23: Some conifer plantations in the East Looe valley, most noticeably above Moorswater. Much of the woodland in the valleys is ancient woodland. There are small fields and mainly medieval enclosure with occasional scattered larger fields.

Local Commentary :

Clearance of some areas of conifers and other trees due to disease is gradually changing the makeup of the hedgerow tree cover. Ash and Oak dieback has been noted in the parish.

The removal of Cornish hedges in the past has impacted on the scale of some of the larger fields in the landscape.



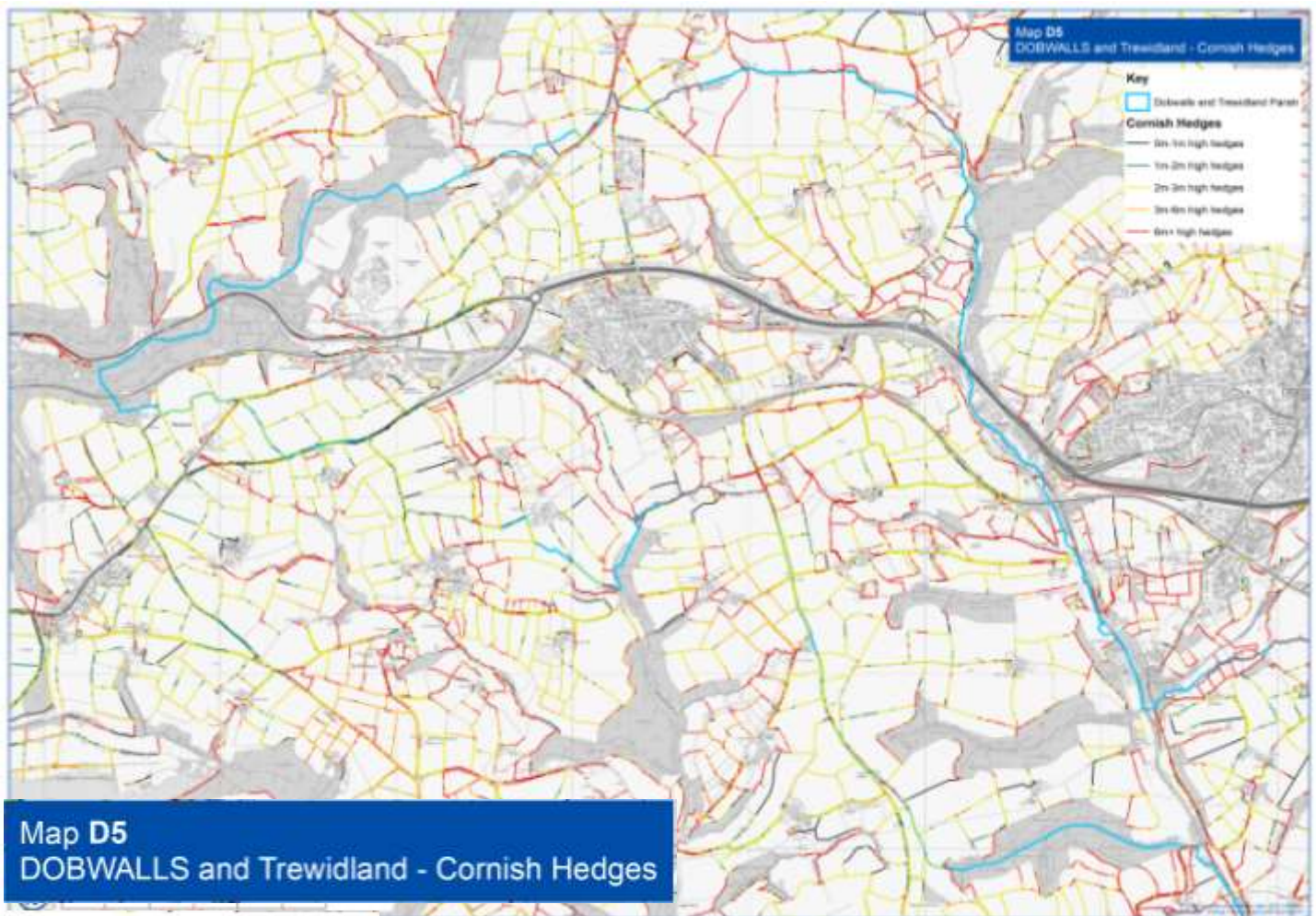
View from Tuelmenna south across the East Looe river



Wooded valleys hide railway line near Doublebois



Ancient Coppice stools in stream valleys



View south from A38



View opposite Dobwalls School across upper West Looe river valley

Dobwalls Biodiversity

NCA152: Mixed low-intensity farmland supports a large number of species of insects, birds and mammals. Throughout the NCA there is wildlife-rich farmland, Cornish hedges provide a haven for plants and shelter for a diversity of invertebrates, small mammals and birds. Species of note include the Plymouth pear, Cirl bunting and several bat species.

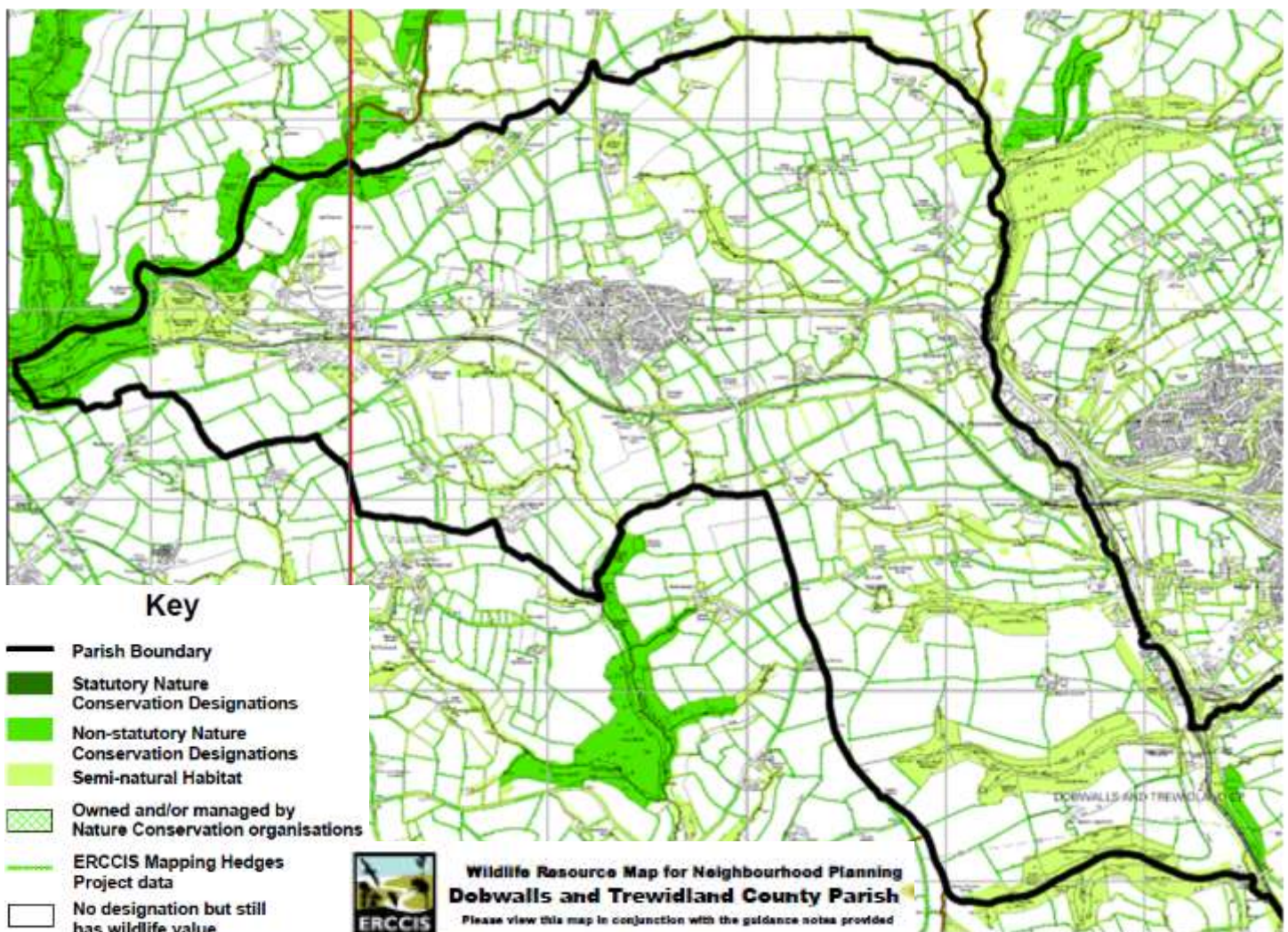
Broadleaved woodland is mostly 'western oak woodland', a type characteristic of the Atlantic seaboard of Britain, dominated by sessile oak with occasional ash, with hazel and holly as common under-storey species. Mixed and coniferous woodland has replaced much of the broadleaved woodland, and though not supporting as rich a diversity of species, can provide food and shelter for a number of common bird and insect species. Rivers and streams are important for populations of many common invertebrates and fish and also for species of conservation concern such as Atlantic salmon and otters.

Mines and quarries provide sites for diverse communities of invertebrates, peregrine falcons, bats and metallophyte liverworts and mosses.

LCA21: The Fowey valley has significant areas of broadleaved woodland with Upland Oakwood, smaller areas of Upland Mixed Ashwoods and Lowland Mixed Deciduous...within semi-natural and replanted Ancient Woodland. The upper Fowey valley is designated Site of Special Scientific Interest (SSSI), and includes the Golitha Falls National Nature Reserve (NNR). Most of the farmed land in the LCA is improved grassland with little arable.

LCA22: The flatter higher ground of the plateau is well farmed and has a considerably lower proportion of woodland than in the river valleys. Much of the area is farmed land with a mixture of improved grassland and arable with a network of Cornish hedges forming important links to the semi natural habitats of the valleys between. Small areas of wetland are found at the head of and along small streams.

LCA23: Within and linking the broadleaved woodlands of the valley bottoms are small fragmented areas of wetland with fens and on the valley sides neutral grassland, bracken and scrub. Linking these semi natural habitats in the small sheltered valleys are a network of Cornish hedges, many having mature trees, creating linear woodlands between the fields.





View of Dobwalls from the West



Treburgie Water Rail bridge

Local Commentary :

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. Bat boxes are also present at Treburgie Water.

The spring north of Lostwithiel Road and the land adjacent to these tributaries still provides a rich area of biodiversity. Salmon spawn in the Looe river valleys.

Dobwalls Bypass



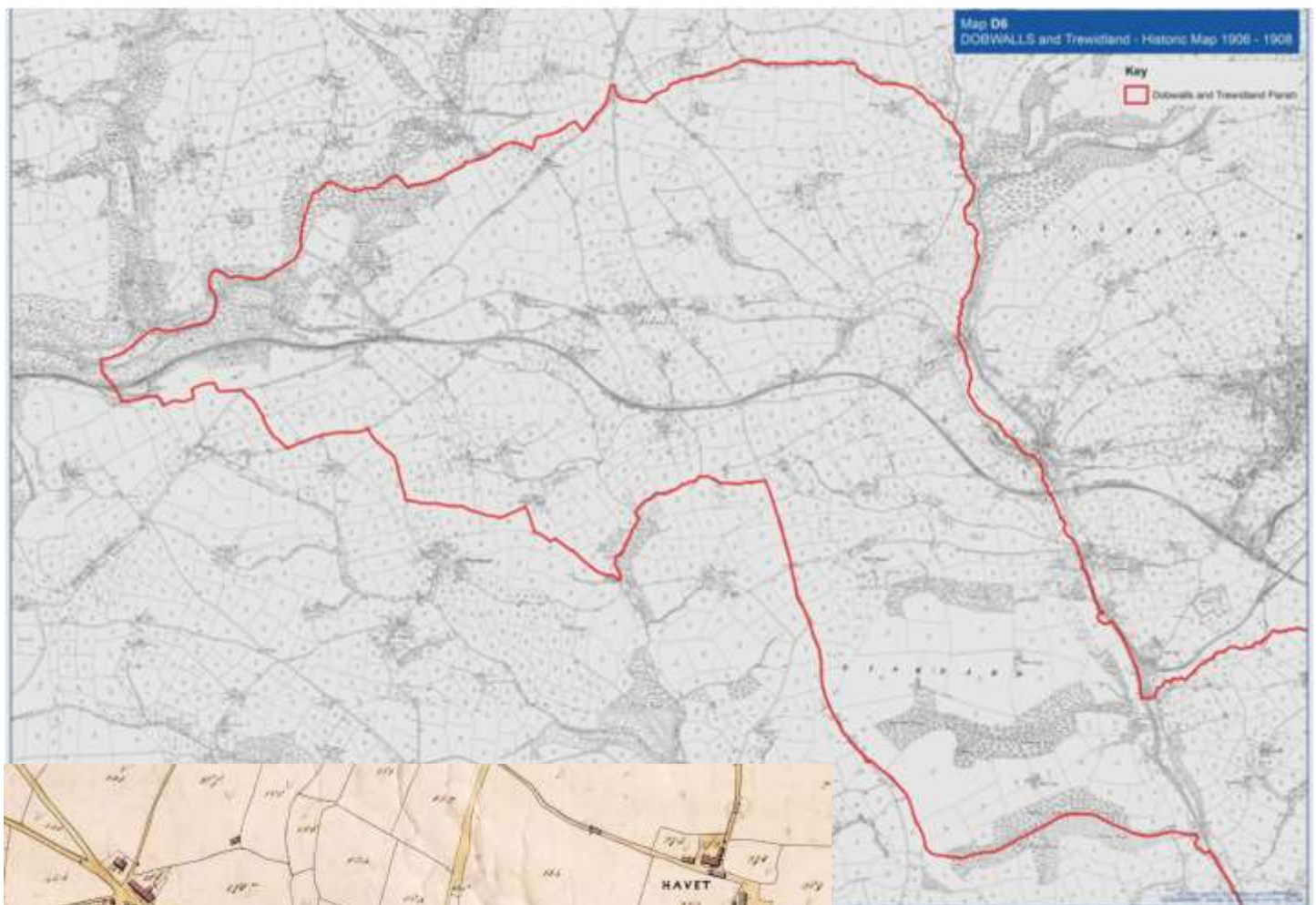
Stream above Landazzard

Dobwalls Settlement Pattern

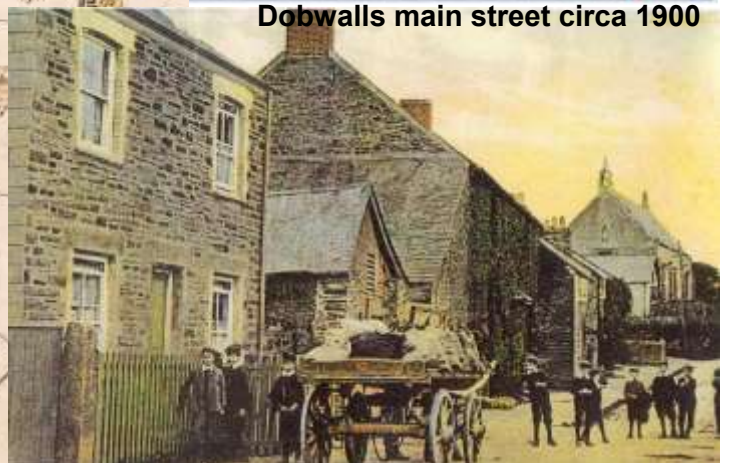
NCA152: The Cornish Killas NCA contains a high degree of scattered farmsteads and hamlets, including a high proportion of medieval or earlier origin. The ancient pattern of settlement is intermixed with typically small, nucleated settlements, most developing in the 12th and 13th centuries. Industrialisation contributed to the overall dispersed pattern of settlement. The nearest town Liskeard developed in the 19th and 20th centuries into a rural market town. (Source: Cornish Killas Countryside Character Area Description; Countryside Quality Counts (2003))

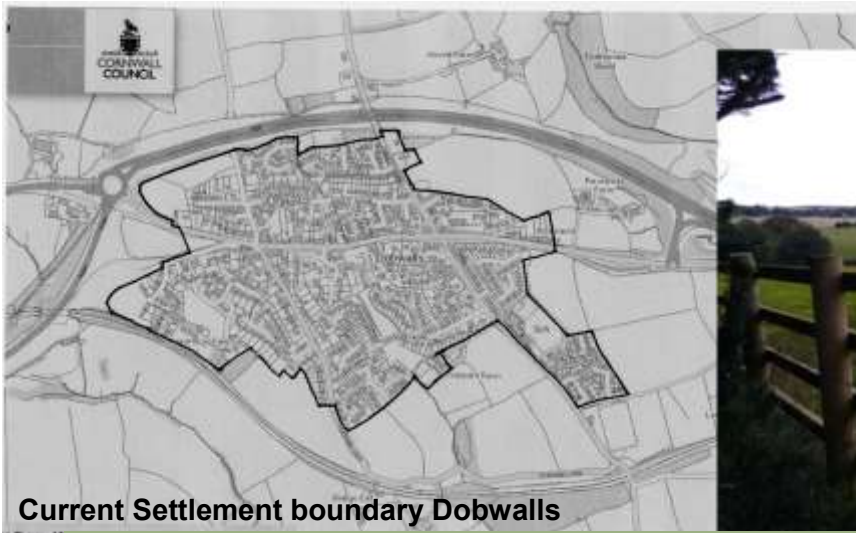
LCA21: Most of the character area is a mix of small farms of early medieval origin, isolated dwellings and estate land. Building is generally in the vernacular style and materials, including lime washed stone.

LCA22: The area is generally one of clustered hamlets on higher ground, (generally stone and slate on older properties, with some slate hung walls and cob/thatch locally) with large farms and some isolated large modern houses, especially close to road network. A relatively unpopulated area with some large villages (*such as Dobwalls*) where recent expansion of residential development has taken place with noticeable modern development.



Dobwalls main street circa 1900





Current Settlement boundary Dobwalls



View south to West Looe river

Local Commentary :

Dobwalls has grown from a small hamlet located on the cross roads 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. Although Dobwalls (and other smaller settlements) are often well hidden from the surrounding roads by Cornish hedges and the Looe river valley topography.

Views from the centre of the village of Dobwalls to the south are highly valued by local people. 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 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 by walkers.

Doublebois developed with the expansion of the GWR railway in the 1860s.



View from centre of the village towards the School

LCA23: There is little development in the valleys other than small farms traditionally constructed of stone or slate.

On the whole other small settlements around historical farms and hamlets are well hidden in the wooded valleys



View north to Dobwalls from Trevelmond



View from Tuelmenna to Railway viaduct and Bindown

Dobwalls Transport Pattern and Rights of Way

LCA21: The A38 runs the whole length of the upper part of the Fowey river (Glynn valley) as does the railway line. Other roads tend to cross the valleys often at bridging points making the majority of the character area difficult to access except by small lanes plunging steeply down the slopes.

LCA22: Very narrow and infrequently used lanes with vegetated centres and overhanging vegetation. The A390 is a major transport route through the northern part of the area. Roads/lanes follow ridges, and dip across valley streams. Stone bridges and mill buildings are located at crossing points.

LCA23: The A38 crosses the northern end of the East Looe valley near Liskeard. Elsewhere the road system consists of narrow winding lanes and tall densely vegetated hedges along both valley floors and plunging down from the plateau above the various crossing points. The main Penzance to London railway line crosses the East Looe valley at Moorswater on a high viaduct and the branch line from Liskeard to Looe runs north to south through the East Looe valley. This is a relic of the former lime and ore transportation system. There are numerous footpaths and other rights of way through and crossing the West Looe valley but fewer in the East Looe Valley.

Local Commentary:

The A38 Dobwalls Bypass (completed in 2009) 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 C0020 lane is the major connection between Dobwalls village, Duloe and Looe to the south, and to St Cleer and St Neot to the north. The good access by road and rail to Plymouth, Bodmin and the coast make this area a very popular location for new development.

The main Penzance to London mainline 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 settlements are well used and generally well maintained, although a number have been blocked.

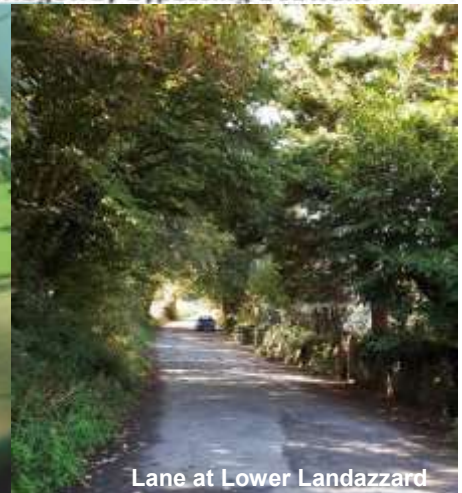
Rail and A390 crossing at Treburgie Water



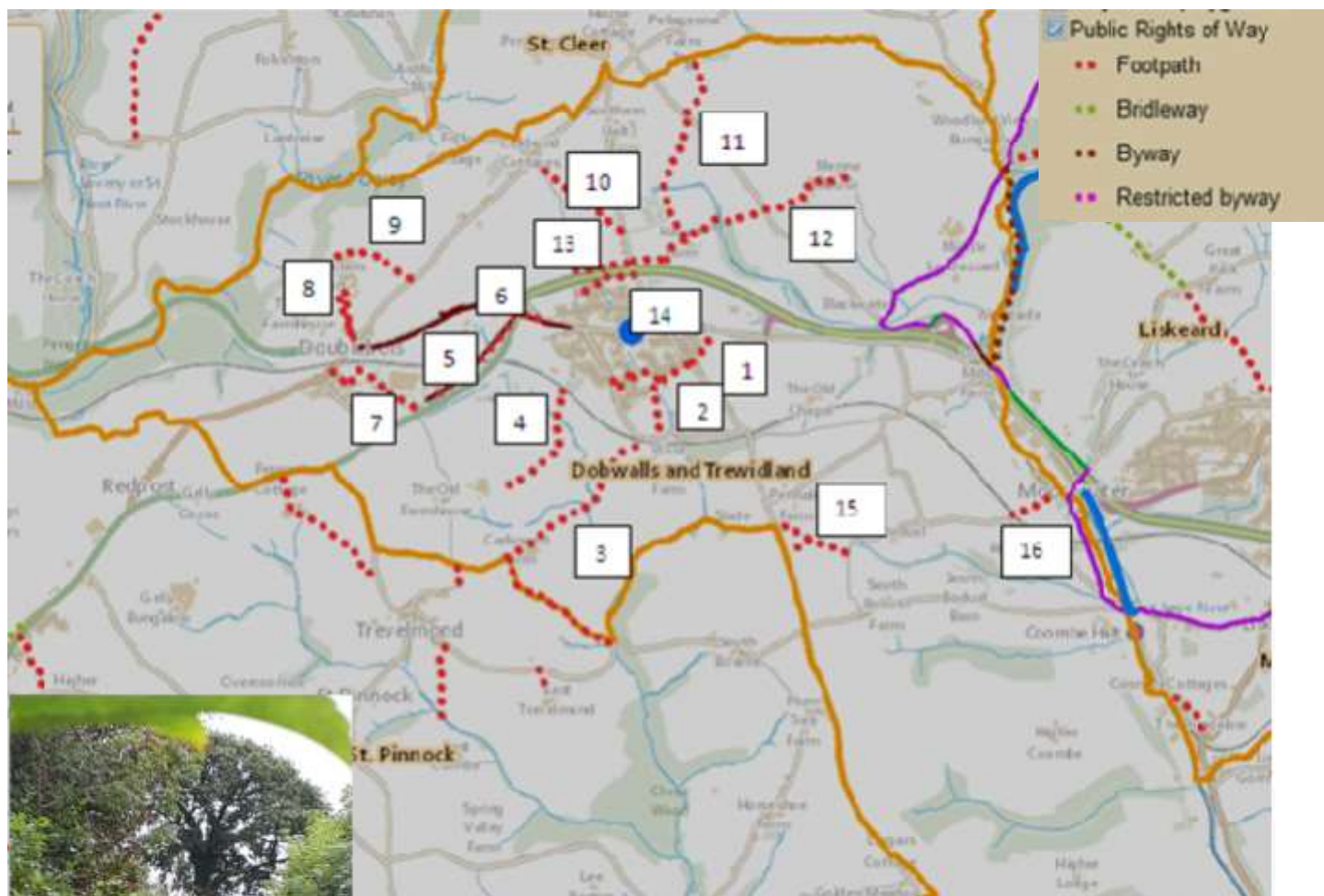
A38 Dual Carriageway bypassing Dobwalls



Dobwalls bypass junction at Looe Mills and Landazzard



Lane at Lower Landazzard



Goldwind Lane



Public Right of Way

Local Commentary :

There are a number of public footpaths within the Dobwalls catchment area. Most are well maintained although land owners need constant reminding to cut the hedgerows. Some have been blocked off for a number of years.

Doublebois to Trebargie has been blocked at both ends by business owners and the Bridge End to Trebargie was closed by Cornwall Council as a bridge has fallen into disrepair.

For detailed information on PRoW see the D&T NDP Community and Green Infrastructure Evidence Base document

p&t Neighbourhood Plan: Green Infrastructure Audit November 17

Key	Public Footpaths Dobwalls	Condition	CC code	Designation	Maintained
DF1	From Lantoon cottages (stile) on main road to school	Blocked since school	607.27.1	Gold	
DF2	From school along track leading to Trebargie Farm and then across field to Trebargie lane (stile and sign)		607.10.1	Gold	
DF3	From Bridge End House (no sign) across field (sign on post) down to stream (geo box) across stream, up across fields to back of Doublebois (blocked access on track), left after farm along track and the path to join road to Trebargie farm.		607.19.1 633.7.1 633.7.2 633.7.3	Silver	
DF4	From lane leading to Trebargie Farm, down under railway bridge, across field to stream (stile), then up across fields to Trebargie Farm		607.7.1	Silver	
DF5	Footpath in front of Trebargie Water houses and onto roundabout. Cross main road from Lantoon (centre bollards) and footpath leads back to village		not registered	Pink bypass	
DF6	Footpath/ cycle path from roundabout to Doublebois.		not registered	port bypass	
DF7	From Doublebois to Trebargie Water		607.6.1 and 2	Bronze	
DF8	Internal path in Doublebois Park		607.17.1	Bronze	
DF9	From Goldwind Lane to Doublebois Court		607.15.1	Bronze	
DF10	From Havett lane to Goldwind		607.14.1	Silver	
DF11	From Havett road, to Havett Farm and thence to Goldwind farm		607.12.1 and 2	Gold	
DF12	From Havett Farm to East Trebargie		607.13.1	Gold	
DF13	From Havett road parallel with by-pass to join old road leading to Goldwind, now a dead-end track (overgrown/ impassable)	Overgrown and impassable	not designated	port bypass	
DF14	From Rove Court to Havett Road, through Money Meadow and past Skate Park.		not designated	port bypass	
DF15	Trebargie farm to north Boduel lane		607.26.1 & 2	Silver	
DF16	Doublebois works to north Boduel lane		607.20.1	Silver	

Dobwalls Historic Features

NCA152: Sense of history: There is a very strong sense of history, with evidence of human interaction with the landscape ranging from the history of farming traced in the area's abundant archaeology and its intricate pattern of ancient fields, to the exploitation of mineral resources. There is a wealth of archaeological sites, including prehistoric cliff castles, hill forts and bowl barrows. This sense of history is further enhanced by the use of the Cornish language in place names and historical locations; these often provide information on former land use and associated ownership. There are large amounts of visible archaeology including cairns, barrows Neolithic to iron age hill forts and defended systems, field systems and medieval wayside crosses.

LCA21: Much of the woodland in steep sided valleys preserves the remains of its former industrial importance for charcoal making.

LCA22: Liskeard is a medieval urban settlement, with a castle site.

LCA23: A series of limekilns demonstrate the importance of navigation up the river and the transportation of lime and sand for soil improvement.

Local Commentary:

Prehistoric sites exist at South Boduel (iron age round) and Penmount (prehistoric enclosure, iron age round and field systems) and at nine early medieval and fifteen post medieval sites including farmsteads still in occupation.

Early maps show that the current road pattern, including in some cases cross road markers and milestones, have survived from early times as do the location of Mills at the foot of side valleys e.g. at Looe Mills

There are substantial, well-preserved visible remains of the 1827 canal between Looe and Moorswater. Limekilns surviving at Moorswater demonstrate the importance of navigation and the transportation of lime and sand for soil improvement up the river, and later the canal. The railway branch line from Liskeard to Looe (opened in 1844) runs parallel to (and in some cases replaced) the canal. The rail line also connected to the earlier mineral railways reaching further up the valley to the South Caradon mine.

There are numerous buildings and other features relating to the industrial prosperity around the mid nineteenth century. The late nineteenth century Great Western Railway viaduct (and earlier remains of Brunell's 1856 viaduct) dominates views of East Looe River valley and the Moorswater area.

Doublebois House (1883) is one of several listed buildings in this area of the parish.



Doublebois House



GWR Railway viaducts



Bosent Cross near Boduel



Milestone

Dobwalls Landscape Condition

LCA21: Intact and well managed, with intact and continuous ecological corridors, except in floodplain, but with localised degradation of character due to loss of Cornish hedges with arable conversion. Many ancient woodlands have been planted with conifers, maintaining continuous woodland but with 'ancient' site fragmented and declining diluting the historic landscape pattern. Impact of road network is localized by high traffic impact as a direct result of this LCA's popularity.

LCA22: Intensively managed, both pasture and arable land with closely cut hedges that lack hedgerow trees and in some parts are degraded. Impacts from rural housing where this is on a large scale and of poor design. Ecological corridors are fragmented and there is only relic patch survival. The age structure of trees appears to be even and mature. The degraded condition and ecological fragmentation is due to obvious and widespread removal of Cornish Hedges although they are well maintained and distinctive in some parts.

LCA23: Generally good condition, but loss of Woodland to conifer plantations impacts on visual appearance of wooded slopes and biodiversity. Impact of urban development on edge of Liskeard (which is in the adjoining Landscape Character Area) is localised and moderate, due to landform and land cover. The impact of transport corridors is mitigated by landform, woodland and hedgerows which limit long views.

Local Commentary :

Impacts from rural housing where on a large scale are particularly seen around Dobwalls, and have created a new character for the village. The cumulative impact of new agricultural buildings, caravans and small scale conversion of barns and redundant dwellings has altered the nature of smaller settlements. However the landscape maintains much of its strong character.

View from Liskeard across to farmland south of Dobwalls



View from Doublebois towards Dobwalls



View North, across upper West Looe Valley

Dobwalls Aesthetic and Sensory

NCA152: Tranquillity - Based on the CPRE map of tranquillity (2006) it appears that a large proportion of the NCA, although not heavily disturbed, does suffer to some degree from disturbance.

Intrusion - The 2007 Intrusion Map (CPRE) shows the extent to which rural landscapes are 'intruded on' from urban development, noise (primarily traffic noise), and other sources of visual and auditory intrusion. This shows that away from the main towns and transport links some areas escape intrusion.

LCA21: Generally a tight, small scale landscape where the sense of enclosure is heightened by the trees and woodland along the river and up the valley sides.

LCA22: A strong, beautiful, tranquil area this is a working landscape of robust landscape character, generally high and somewhat windswept.

LCA23: A small scale enclosed landscape of a network of tight, narrow valleys with well wooded steep sides. With little development and few access points except on foot, the area is tranquil, especially in the West Looe Valley.

Local Commentary:

The area is bounded on its North West edge by the Fowey valley over which long views to Bodmin Moor to the North West, from the Doublebois House and the Holiday Park on the edge of the Parish are exceptional. The Dark Skies zone in this area enhances the night time experience across the parish.

The A38 Dobwalls bypass separates the rural areas to the north of the village but the village of Dobwalls itself has retained a busy but intimate character, as have the rural areas to the north and south of this part of the parish.

Despite very significant house building activity on the outskirts of the village the surrounding rural areas have maintained their quiet, open character, and the current village edge to the south allows the most important views towards the headwaters of the West Looe river. These views, available from the centre of the village looking down the Duloe road are seen as crucial in the experience of those for whom this represents the connection to nature of the 'Village of Dobwalls' and very significant link with the wider rural landscape for those using the road, walking to School, or to and from the shops in the centre of the Village.

Railway well hidden in the landscape



Key visual link from central Dobwalls to upper West Looe valley



Quiet Public Rights of Way



Natural Streams and coppice



Quiet lane at Landazzard

Dobwalls Distinctive features

NCA152: An undulating shillet plateau with open vistas and a characteristic network of stone faced earthen banks (Cornish hedge banks), many enclosed fields in use since medieval times. From higher ground there are long views across a rather uniform landscape of mixed farming with small villages and market towns. Renewable Energy structures such as wind and solar farm are a recent addition to the landscape. Broadleaved wooded valleys, dominated by internationally important western oak woodland habitat, which dissect the plateau and lead to the south coast.

LCA21: Golitha Falls and Glynn Valley.

LCA22: Cornish Hedges; Bodmin Moor is a looming presence in the northern half of this area.

LCA23: Moorswater Viaduct; relics of the lead mines; well wooded valleys; the railway alongside the East Looe river.

Local Commentary:

The map below was created by local people from Dobwalls and Doublebois at Local NDP Public consultation events in October 2019. The green stars were placed where parishioners identified particularly valued landscapes which include:

The upper East Looe valley which gives narrow views south to the Railway viaduct at Moorswater which is distinctive and valued view from this part of the parish. However it is the open views south from the edge of the village towards the West Looe river headwaters that are most highly valued.

Also valued are the small scale intimate experiences through which it is still possible to have a glimpse of the quiet unhurried life of the past landscapes of the area, through footpaths and lanes crossing the parish.

Upper East Looe Valley



Upper West Looe valley



Landazzard Lane



Treburgie Lane



Landazzard Stream



View from School across upper West Looe valley

Dobwalls Pressures for Change:

NCA152: A lack of traditional woodland management and loss of historic orchards is a notable negative trend, with low take up of the Woodland grant Scheme for management, particularly of ancient woodland. Maintenance and restoration of boundary features such as Cornish hedge banks.

Intensification of Agriculture has resulted in the loss of pastures and flower rich meadows to arable and intensive horticulture. The amalgamation of traditional small farms into larger units.

Regional spatial strategy pressure for new homes and jobs in Cornwall. Renewable energy developments, especially wind farm and solar farms which exploit the exposed windy conditions. Reduction in the variety and diversity of habitats which provide a high density of species niches. Damage to historic features through changes in stocking levels/growth of bracken, and the increase in solar farms. There has been little change to the water quality in the NCA's rivers in recent years.

LCA21: Agricultural intensification .

LCA22: Demand for rural housing and expansion of large settlements in adjoining areas.

LCA23: Urban expansion on the edges of Liskeard.

Local Commentary

Landscape Character

Increased field sizes involving the removal of Cornish hedges.

Changes in the traditional management of farmland through changes in agricultural practices, although

Agricultural intensification in the area is limited by soil quality.

Accumulation of modern structures including wind turbines, overhead cables, telecommunications masts and large scale solar arrays.

Light pollution eroding the dark skies from sports and industrial/ storage sites.

Biodiversity

Loss of interconnecting green corridors and semi natural habitat as a result of fly-tipping and inappropriate development activities.

Suburbanisation of the rural character by cutting roadside verges and planting non native ornamental species in a rural settings.

Impact of loss of European subsidies to farm management practices.

Climate Change

Increasing Surface water runoff from fields as a result of climate change, and issues relating back to surface water runoff such as flooding in lanes.

Housing

Demand for rural housing and expansion of large settlements such as Dobwalls.

Housing development which extends into the higher ground breaking the skyline in Doublebois.

Housing which negatively impacts on the quality of the settlement edge experience in Dobwalls.

Replacement dwellings, where existing detached properties are replaced with buildings which are of a significantly larger scale and mass to the character of the properties in the area.

Holiday accommodation, camp sites and caravan parks.

Accessibility and Transport

Traffic Volume, especially on the A38 at weekends and summer holidays can create congestion, particularly when accidents close the Glynn valley section of the A38.

Scale of Agricultural equipment and Commercial vehicles now using rural lanes such as the C0020 Duloe Road causing adverse impacts to lanes and damaging hedge banks and road verges.

Issues of realignment / widening of the highways which would change the character of current lanes.

Access for modern emergency services equipment to rural lanes and settlements

Cumulative Impact of IT and other telecommunications masts and equipment on the landscape.

Business Employment and Jobs

Rural Business development which impacts negatively on the landscape character.

Increasing impact of HGV access to existing and new businesses in rural areas.

Dobwalls Visions and Objectives

NCA152 Statement of Environmental Opportunity 1 (SEO1): Manage, restore, link and enhance the area's rich mosaic of wildlife habitats, expanding their quality, extent and range where appropriate. This needs to be achieved alongside sustainable agricultural practices, which contribute to soil and water quality as well as providing habitat management. This benefits the local economy, minimises soil erosion and flooding and provides increased recreational opportunities.

SEO2: Conserve, manage and increase understanding of the area's rich historic environment and its valuable interlinked geological and cultural heritage – including the mining legacy, the prehistoric and later settlements and ritual remains, and the unique Cornish hedges and field patterns – which combine to bring a unique historical and cultural identity to Cornwall.

SEO3: Sustainably manage the visitor pressure associated with this distinctive landscape to ensure that the numerous recreational opportunities continue to be enjoyed sustainably by the local community and visitors. Develop volunteering opportunities both for local residents and for visitors, and endeavour to better connect people with places and natural assets.

LCA21: An attractive, well treed valley landscape in the upper section. Away from the busy A38 the area maintains an air of tranquillity. The objective must be to maintain this tranquillity while accommodating the recreational potential.

LCA22: The objective must be to restrain development along the coast and encourage the retention and restoration of its wild landscape character whilst inland supporting the balance of agricultural use.

LCA23: The two valleys are different in that the West Looe valley is undeveloped and well wooded whilst the East Looe valley is more accessible and has had some industrial use in the past. The objective must be to maintain the well wooded nature of the valleys and their tranquillity.

Local Commentary: Dobwalls and Doublebois Vision and Objectives

Maintain the high quality of the existing Landscape Character, the quiet and relatively undisturbed agricultural hinterland of the Dobwalls area, and enhance the visual and other connections between the village and its rural landscape to the south.

Encourage the retention and restoration of the high landscape character whilst supporting the balance of new agricultural and associated business uses, without losing the tranquillity of the rural areas.

Ensure that appropriate housing is developed in a way which enhances the character of the existing settlements and their relationship with their surrounding landscapes, including the avoidance of development onto and over ridgelines becoming more visually prominent in the wider landscape.



Dobwalls: Planning and Land Management Guidelines

LCA21: Encourage good management in parklands and support plans for restoration where appropriate. Conserve veteran trees within Parkland. Encourage woodland regeneration in the inland valleys.

Conserve existing areas of ancient woodland and encourage reversion of plantations to broadleaved woodland when felled. Produce design guidance to ensure that development is appropriate in scale, is well sited, and fits with the character of the area. Enhance local landscape character by ensuring appropriate restoration of roadside areas following road improvements, preparing design guidance as required.

LCA22: Develop Village Plans to ensure that in new rural/village development curtilages are of appropriate materials and planting echoes locally indigenous species. Support appropriate management and restoration of historic landscapes.

LCA23: Support measures for woodland management and encourage further planting in appropriate areas. Develop guidelines for the expansion of the residential areas of Liskeard and Dobwalls. Support measures for the rivers and waterways to be managed appropriately.

Local Commentary: Dobwalls *Planning and Land Management Guidelines*

Landscape Character Biodiversity and Heritage

(relevant Plan Policy)

Landscape Character

Ensure development enhances the natural beauty, character and special qualities of the character of these areas.

Consider how cumulatively development (not necessarily of the same type) can have an increased impact on the characteristics of the landscape.

Retain the strong field pattern of Cornish hedges, reflecting the local character of bare stone faces or vegetated with native shrubs and trees.

Minimise the impact of new holiday accommodation and caravan sites by the use of planning conditions specifying the colour of construction and screening.

Proposals for Telecommunications masts must be evaluated carefully and avoid negative impacts on the high quality Landscape .

(LC1 Minimise the Impact on the Local Landscape)

Development should not dominate or prevent the understanding and appreciation of historic landmark features such as iron age rounds or prehistoric field patterns

Avoid development which does not follow the character of the topography or is out of scale or overwhelms the landscape pattern and character

Development should consider the landscape characteristics which create the Area of Great Landscape Value (AGLV) designation, and should not have an adverse impact on these.

(LC2 Understanding the Local Landscape)

Biodiversity

All changes to land use, landscape management and development should avoid impact on adjacent areas of Biodiversity Action Plan priority habitats in particular broadleaf woodland. Consideration needs to be given to suitable buffers to these important areas.

Reflect the field sizes retaining and enhancing the small and medium field pattern.

Avoid development which damages or destroys the important wetland habitats. Changes in farming practices will need to consider any associated effects which may create nutrient run off which would be detrimental to these habitats.

Development should avoid the significant areas of semi-natural habitat rich in wildlife species around local nature reserves and consideration also needs to be given to suitable buffers to these important areas for new development.

Explore the potential for further habitat enhancement to create greater links between existing natural and semi-natural areas.

Control the spread or introduction of invasive species.

(BIO1 Protection of Biodiversity)

Consider the importance of trees to landscape character, and the significant benefit they provide in combating climate change and the ecosystem services they provide. Retain trees as a priority and where possible look to increase the tree canopy of large species trees.

(BIO2 Tree Management)

Climate Change and Energy

Monitor closely any proposals for solar farms or other renewable energy generation to ensure that they do not harm the landscape.

(CCE1 Renewable Energy Schemes)

Avoid development which damages or destroys the important wetland habitats. Changes in farming practices will need to consider any associated effects which may create nutrient run off which would be detrimental to these habitats

(CCE3 Water Management)

Local Commentary: Dobwalls

Planning and Land Management Guidelines (continued)

Community Facilities and Green Infrastructure

Redundant Buildings

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

(CF4 Redundant Buildings)

Housing

Development Boundaries

Develop guidelines for the expansion of the residential areas of Doublebois and Dobwalls to ensure that new housing does not overwhelm the character of existing settlements.

Avoid locating development on prominent ridge or sky lines, particularly skylines with distinctive historic or cultural significance.

Maintain a distinct landscape break between the west end of Liskeard and Dobwalls village, and between the west end of Dobwalls and Doublebois.

(HO1 Development Boundaries)

Rural Exception Sites

The conversion of existing buildings or the development of new dwellings on existing rural sites for individual affordable housing units will be considered if a legal condition is placed on the new dwelling to ensure that if it is sold it must retain this affordable dwelling status and local requirements.

(HO2 Rural Exception sites)

Development Standards

Ensure new features match the local scale and vernacular using locally occurring materials where possible.

(HS1 Site and Building Design)

Accessibility Communications and Transport

Roads and Traffic

Ensure that all proposals for development or expansion of businesses in rural areas give full details of the impact of such activity on local lanes and entrances through the submission of a Travel plan.

(RT1 Safe Access to Roads and Highways)

HGV Travel Plans

Ensure that all proposals for development or expansion of businesses in rural areas give full details of the impact of such activity on local lanes and entrances through the submission of a Travel plan.

(RT3 HGV Travel Plans)

Broadband

Ensure that all proposals for enhancement of digital or telecommunications masts or other infrastructure give full visual evidence of their local and broader impacts on the landscape with any outline approval application.

(BB1 Broadband Provision)

Business, Employment and Jobs

Environment and Landscape Protection

Monitor closely and support enforcement of planning requirements on land being used for commercial purposes or unauthorised waste disposal.

(BE2 Environment and Landscape Protection)

Site Travel Plans

Ensure that all proposals for development or expansion of businesses in rural areas give full details of the impact of such activity on local lanes and entrances through the submission of a Travel plan.

(BE4 Site Travel Plans)

Trewidland Area

Trewidland Description

NCA152: The Open Character of the landscape and the general lack of tree cover mean that long views are afforded across Cornwall to neighbouring NCA's. A network of minor streams and rivers form physical links with adjacent landscapes.

LCA22: The area of the parish around Trewidland forms an extensive sloping plateau intersected by the East Looe river valleys. It is an agricultural working open pastoral landscape with some arable areas becoming more small scale in landscape character towards the east. Tree cover is generally sparse, mainly associated with Cornish hedges and around farms and buildings. The area inland is generally sparsely populated with dispersed settlements and isolated farms. Liskeard is the major settlement lying to the north of the area with small villages (*such as Trewidland*) a feature particularly on the higher ground,

LCA23: The narrow wooded twin river valley (East Looe) flows south to the sea at Looe. The head waters lie to the north around St Cleer/Liskeard. Mainly dense, broadleaved woodland and conifer plantations on slopes, with some improved pastoral farmland. The incised river valleys contain few settlements.

Although the Trewidland area of the parish straddles the watershed between the Seaton and East Looe Valleys, (which runs along the route of the B3252 road between Liskeard and Looe) the majority of the area lies on the slopes and valleys facing west onto the upper East Looe River valley and beyond.



Local Commentary

Although the Trewidland section of the NDP area straddles the watershed between the Seaton and East Looe Valleys, (which runs along the route of the B3252 road between Liskeard and Looe) the majority of the area lies on the slopes and valleys facing west into the upper East Looe River valley and beyond.

The location of the major settlement, and many of the ancient farms still in use, take advantage of the springs situated on high ground above the deeply cut river tributaries of the East Looe River. Views from many of these properties are out across these valleys and back to Liskeard to the north, or to Bindown to the south. These peaceful green agricultural landscapes have very ancient signs of occupation and a quiet timeless quality which is very highly valued by local people.

View south from Lean towards the coast



Trewidland Topography and Drainage

LCA22: Gently rolling plateau incised by steep sided valleys that slope towards the coast. The larger Valley systems (including the River Fowey and Looe) form Landscape Character areas in their own right. The land between the valleys is consistently above 100m Above Ordnance Datum (AOD)... and consists of relatively small hills with convex slopes.

LCA23: Two parallel river valleys, the West and East Looe rivers, linking just north of Looe. The upper reaches of the valleys are narrow and twisting with steep sides that, along the West Looe river are well wooded. Small, narrow well wooded valleys feed into the main streams creating an intricate drainage network. The East Looe river begins well north of Liskeard on the edge of Bodmin moor. The West Looe River rises to the south west of Dobwalls



Local Commentary :

In the steep river valleys many of the deeply cut lanes also act as drainage channels.

Where these lanes cross streams there are increasing risks of flooding as a result of climate change and more extreme weather events.

The tight topography of the East Looe valley means that the north south lane running from Trewidland village to Liskeard is set into very steep terrain, and over recent years there has been evidence of erosion on some of these steep slopes.

Flooding at Lower Reedy Mill

Geology Map : Key

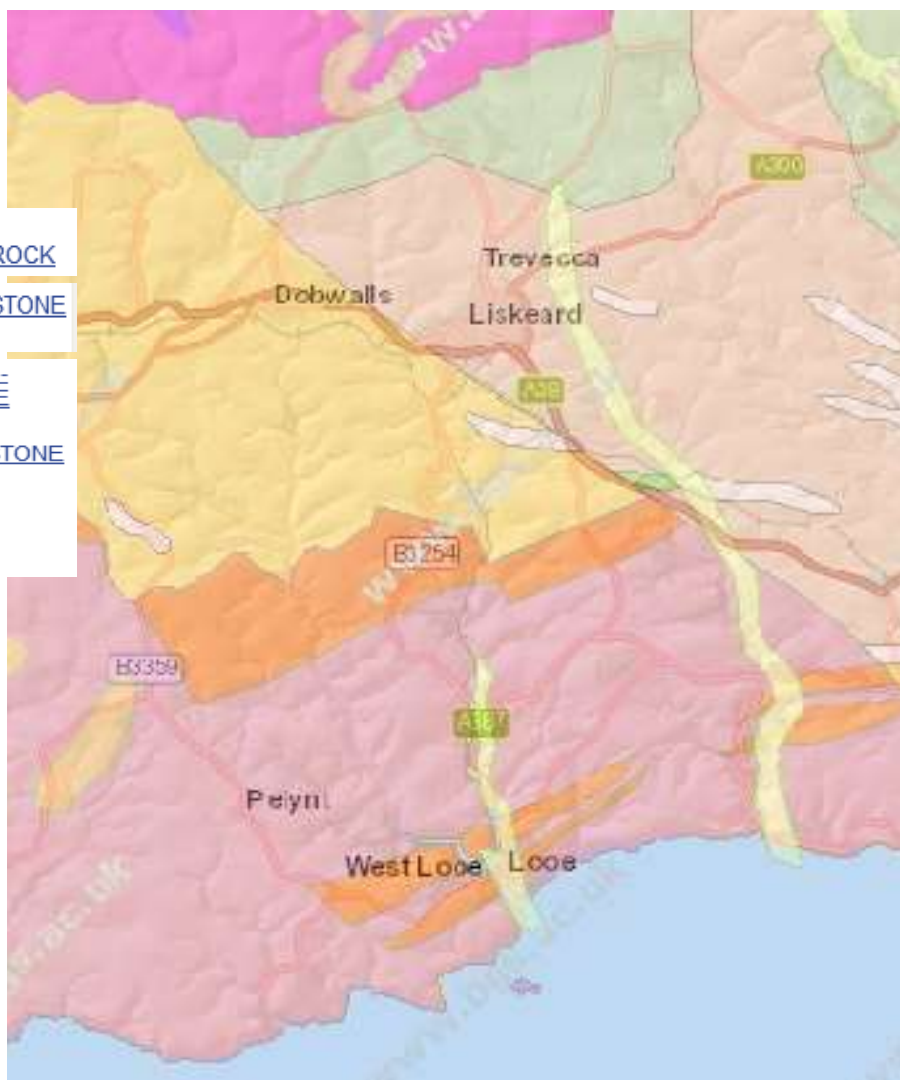
- UNNAMED IGNEOUS INTRUSION, CARBONIFEROUS TO PERMIAN - FELSIC-ROCK
- TEIGN VALLEY GROUP - MUDSTONE, SILTSTONE AND SANDSTONE
- MIDDLE DEVONIAN (UNDIFFERENTIATED) - MUDSTONE, SILTSTONE AND SANDSTONE
- LOWER DEVONIAN ROCKS (UNDIFFERENTIATED) - MUDSTONE, SILTSTONE AND SANDSTONE
- LOWER DEVONIAN ROCKS (UNDIFFERENTIATED) - SANDSTONE AND CONGLOMERATE, INTERBEDDED

Trewidland Geology and Soils

LCA21: River valley cutting through Middle and Lower Devonian rock with folded bands of Slate and mudstone, siltstones and sandstone. Soils are impoverished over sloping hard rock creating dry meadowland.

LCA22: Lower Devonian sandstones, siltstones and slates form shallow hard rock soils.

LCA23: Shallow hard rock soils over sloping hard rock from the Devonian Period. There has been lead mining at Herodsfoot.

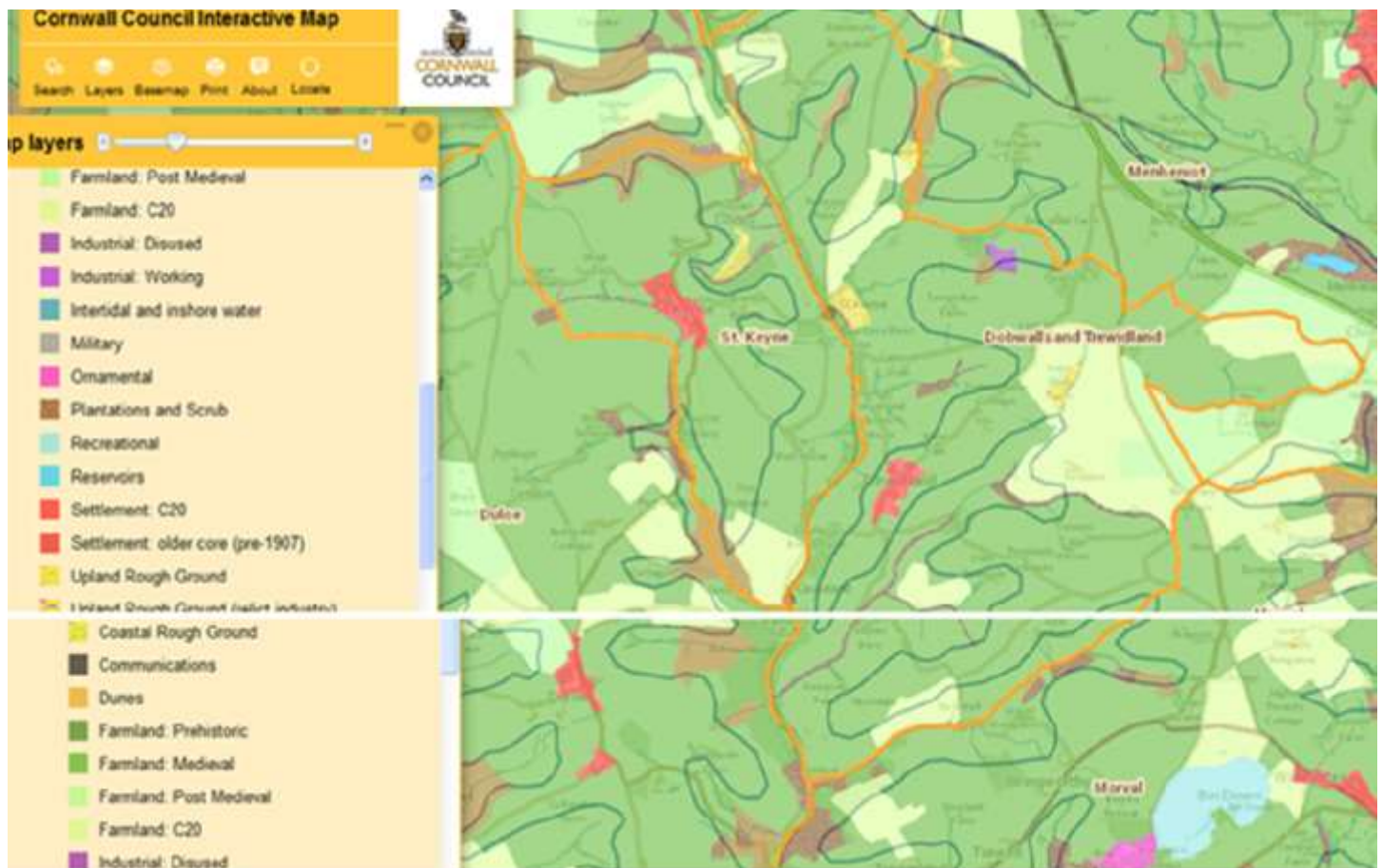


Local Commentary:

There is an active quarry at Lantoom to the east of Dobwalls, and a quarry at Lean which is now closed to the north of Trewidland village.



View East from St Keyne towards Trewidland Village



Map showing Historic Landscape Character and LCAs in the Trewidland section of the NDP area

Trewidland Land Cover

NCA152: The area forms a gently undulating plateau, with no part of the area more than 24 km from the sea. The NCA has a mild, oceanic climate with above average rainfall and strong, salty winds. There are wide views across a rolling landscape of Cornish hedge-bounded fields.

The plateau is cut by a complex pattern of deep valleys which rise on the higher granite outcrops and plunge the short distance to the sea.' Renewable energy structures such as wind and solar farms are recent additions to the Electricity pylons which cross the area.

LCA22: Mostly open (ancient pastoral) farmland of improved pasture and rough grazing and arable, with scattered trees and a network of Cornish hedges, with woodland and scrub along the small valleys associated with a tiny area of wetland and rough ground.

LCA23: Significant areas of well wooded valleys with broadleaved woodland and coniferous plantations, with farmland mainly improved grassland.

Local Commentary:

The plateau areas of the landscape, together with the higher valley sides of the tributary streams, are mainly mixed farming, with the stream and lower river valley sides carrying much of the tree cover.

The landscape has a network of lanes with high Cornish hedges with occasional trees. This means that much of this open landscape is well hidden, and the views from farm gateways, and from the short stretch of the Looe Road north of Bylane End, are particularly significant.

The East Looe River valley bottom carries the lane to Liskeard and is well hidden by mature trees and old coppice woodland. Some small areas of the valley bottom are cultivated or grazed, but much of this wetland area is currently under pressure from ad-hoc development.



View East over Pensipple and Fursedown from Duloe

Trewidland Land Use

NCA152: The area supports mixed farming and the growth of a wide variety of crops, as well as supporting beef, sheep and dairy enterprises. This rolling landscape is punctuated by small copses.

LCA22: Mixed pastoral farmland with improved pasture, rough grazing and arable. There is some small scale tourism.

LCA23: Mainly dense broadleaved woodland and coniferous plantations on valley slopes with some pastoral farmland and almost no arable.

Local Commentary :

The open arable and grazing landscapes of the plateau are well cultivated and although grazing of cattle and sheep is gradually being replaced by that for horses, the mixed nature of the agriculture is maintained. The village of Trewidland includes a commercial Nursery with greenhouses.

Lean quarry near the B3252 road to Looe is now closed, and many of the farms are gradually diversifying, with either the conversion of barns to homes or holiday accommodation, or the development of equestrian facilities or other commercial businesses.

The earlier High Voltage pylons, which cross the valley just to the north of Trewidland village, have recently been joined by a major Solar farm at Pensipple, and wind turbine developments at Fursedon and Knilly Lane.



View south east from Trewidland lane



Pensipple solar farm



View East towards Trehere

Trewidland Field and Woodland pattern

NCA152: Field patterns vary widely, from long narrow strips made from earlier open fields around hamlets, to the intricate, regular patterns around mining communities, and the rectilinear pattern of 19th-century and earlier enclosure of the once-extensive areas of rough ground. The field pattern is defined by the Cornish hedge banks, which change in character reflecting the landscape: they vary from almost bare granite faces to being completely covered in shrubs, herbs and, in some cases, mature trees, which sometimes join over the top of lanes to form tunnels of greenery.

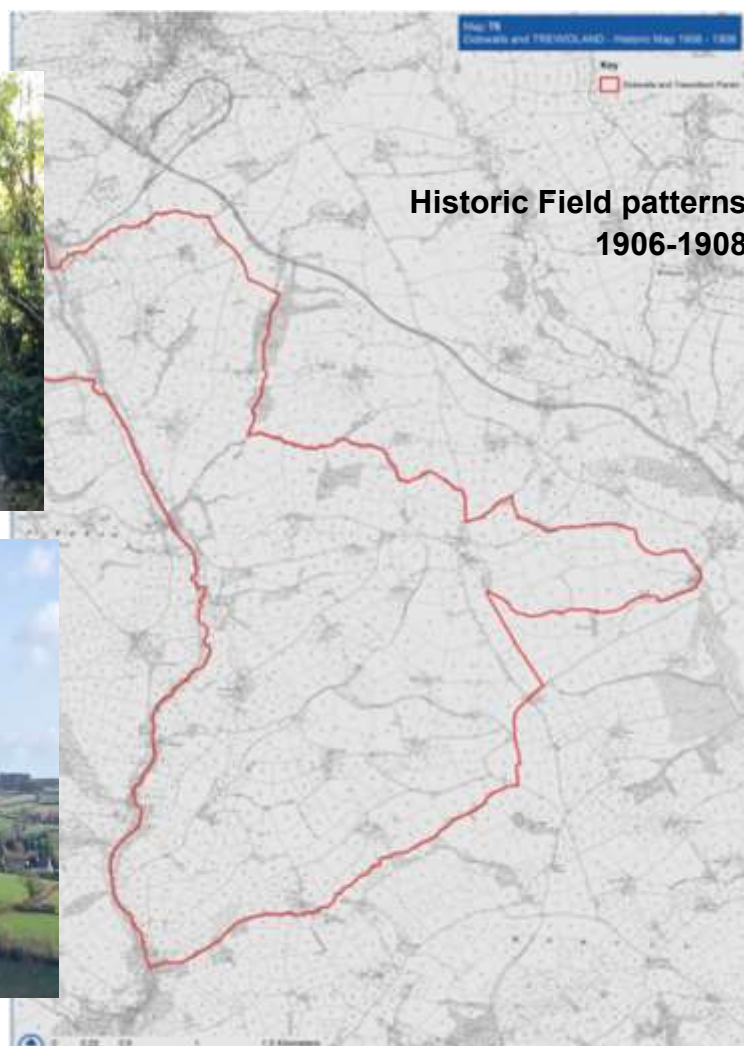
LCA22: Medium-sized fields with predominantly sinuous Cornish hedge boundaries except where there has been more recent enclosure. The field pattern is almost entirely medieval Anciently Enclosed Land with significant areas of Recently Enclosed Land found only in association with the intake of high rough ground. Cornish hedges are a dominant feature throughout, while woodland is discrete and associated mainly with lower areas along river and streams and around farms.

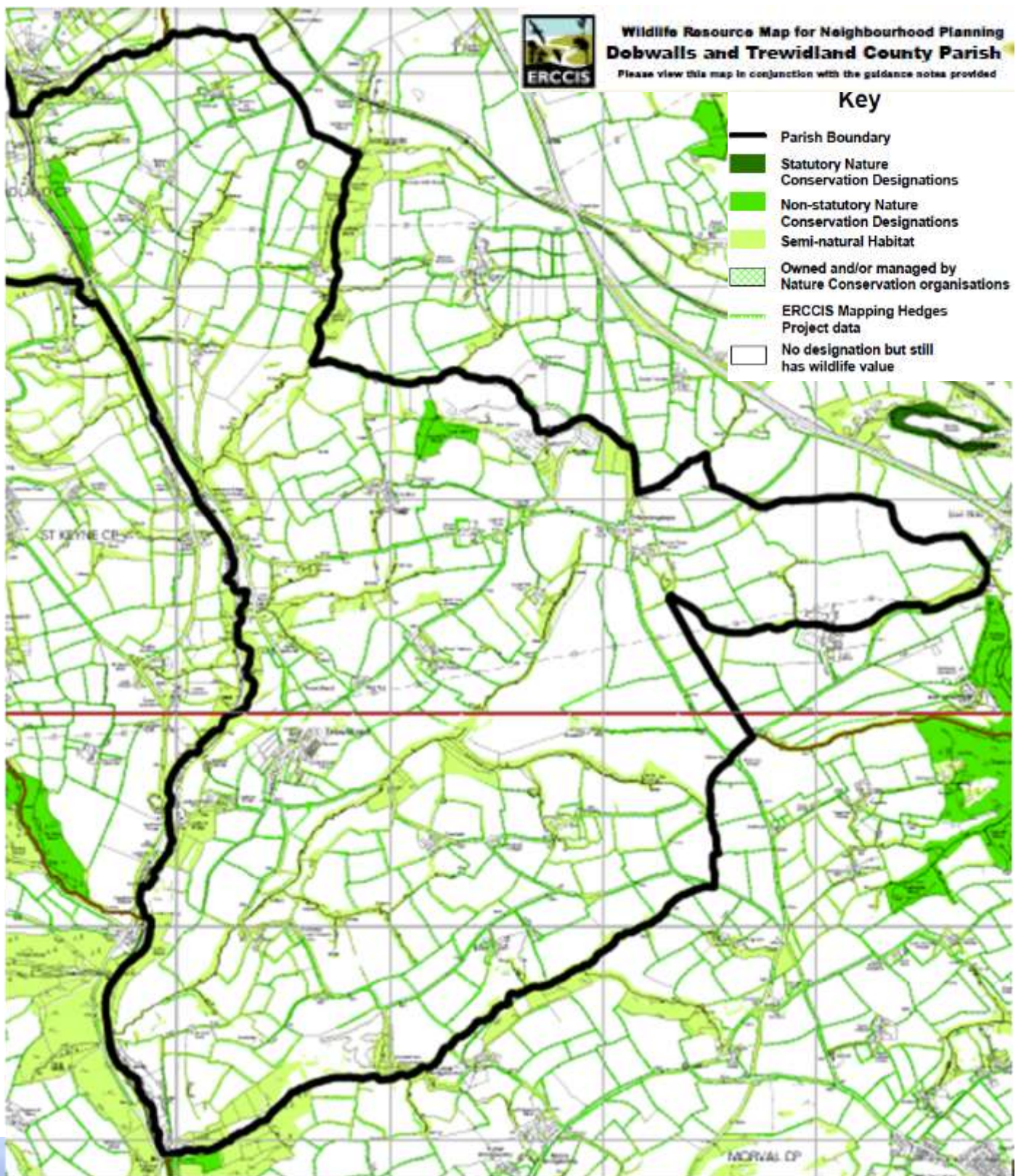
LCA23: Some conifer plantations in the East Looe valley, most noticeably around Moorswater. Much of the woodland in the valleys is ancient woodland. There are small fields and mainly medieval enclosure with occasional scattered larger fields.

Local Commentary:

The woodland present within the Trewidland area of the NDP mostly follows the small stream valleys that drain into the East Looe river. These include some small areas of Upland Oakwood, Lowland Mixed Deciduous Woodland, Upland Mixed Ash woods and Wet Woodland. Scrub and bracken are found on the steeper slopes.

Recent enclosure and excavation of wetland areas in the valley bottoms is creating new land uses in the East Looe river, but is likely to be impacting on the water quality and on the biodiversity of these small wetland sites, between the river and canal.





View South West from Lean Hill to the East Looe Valley



Trewidland Biodiversity

NCA152: Mixed low-intensity farmland supports a large number of species of insects, birds and mammals. Throughout the NCA there is wildlife-rich farmland, Cornish hedges provide a haven for plants and shelter for a diversity of invertebrates, small mammals and birds. Species of note include the Plymouth pear, Cirl bunting and several bat species.

Broadleaved woodland is mostly 'western oak woodland', a type characteristic of the Atlantic seaboard of Britain, dominated by sessile oak with occasional ash, with hazel and holly as common under-storey species. Mixed and coniferous woodland has replaced much of the broadleaved woodland, and though not supporting as rich a diversity of species, can provide food and shelter for a number of common bird and insect species. Rivers and streams are important for populations of many common invertebrates and fish and also for species of conservation concern such as Atlantic salmon and otters.

Mines and quarries provide sites for diverse communities of invertebrates, peregrine falcons, bats and metallophyte liverworts and mosses.

LCA22: The flatter higher ground of the plateau is well farmed and has a considerably lower proportion of woodland than in the river valleys. Much of the area is farmed land with a mixture of improved grassland and arable with a network of Cornish hedges forming important links to the semi natural habitats of the valleys between. Small areas of wetland are found at the head of and along small streams.

LCA23: Within and linking the broadleaved woodlands of the valley bottoms are small fragmented areas of wetland with fens and on the valley sides neutral grassland, bracken and scrub. Linking these semi natural habitats in the small sheltered valleys are a network of Cornish hedges, many having mature trees, creating linear woodlands between the fields.

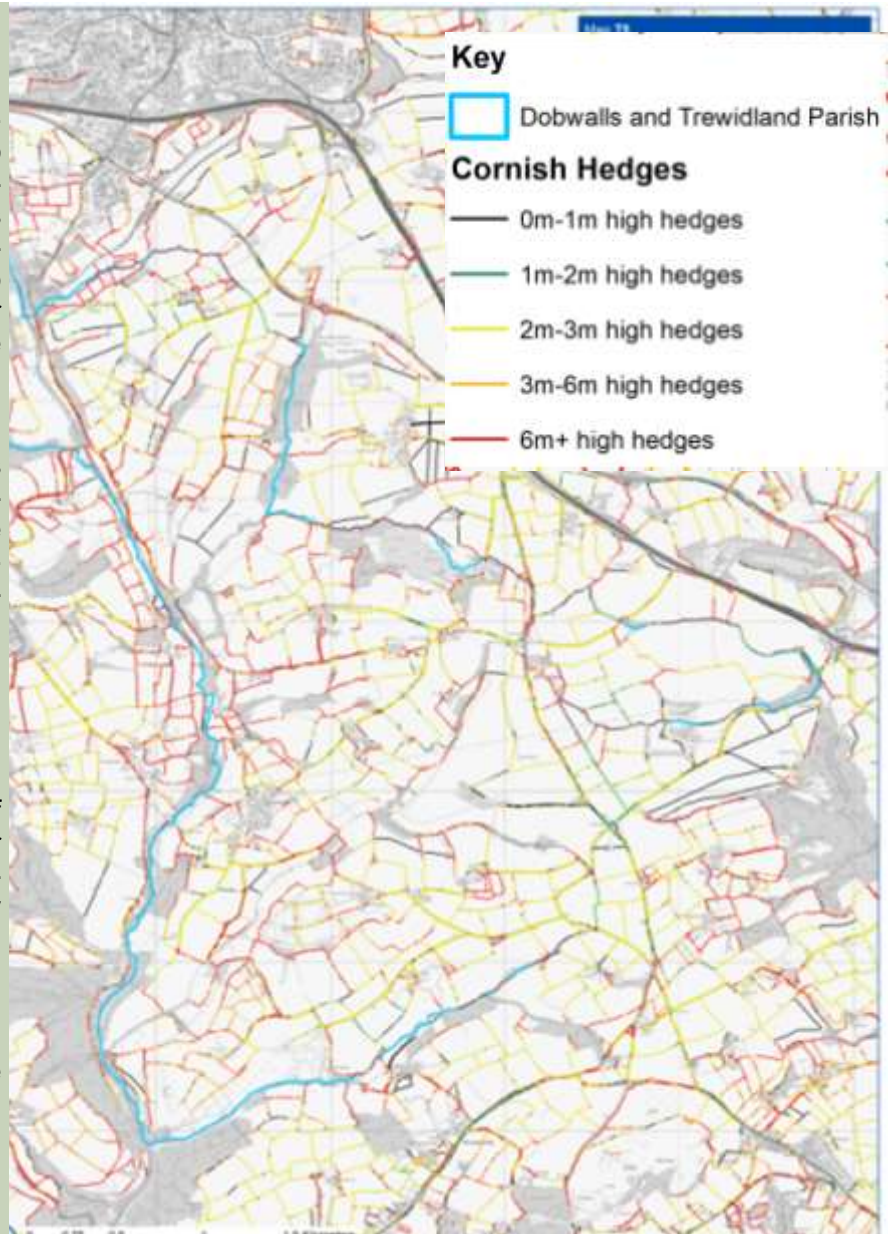
Local Commentary:

The woodland present within the Plan Area mostly follows the small stream valleys that drain into the above rivers and to the coast. These include some non statutory Nature conservation designations however most of the woodland area provides rich semi natural habitats. Scrub and bracken are found on the steeper slopes, Pipistrelle bats are found in the East Looe river valley.

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 Lowertown Farm and Forge Cottage in the centre of Trewidland village.

The management of verges on the main roads—particularly the B3252 Looe Road - over many years has seen the decline of many wildflower species, in particular several swathes of Orchids near the By-lane End turning, which have now largely disappeared.

There is a linear SSSI leading from Rosenun Farm down to the Valley bottom lane, and a restriction on runoff into the river itself.



Trewidland Settlement patterns

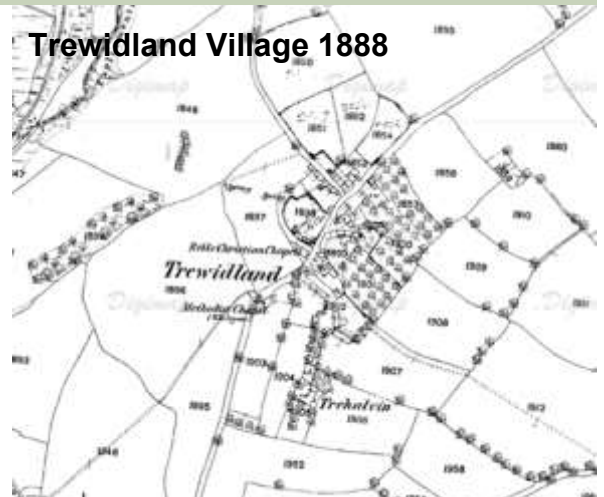
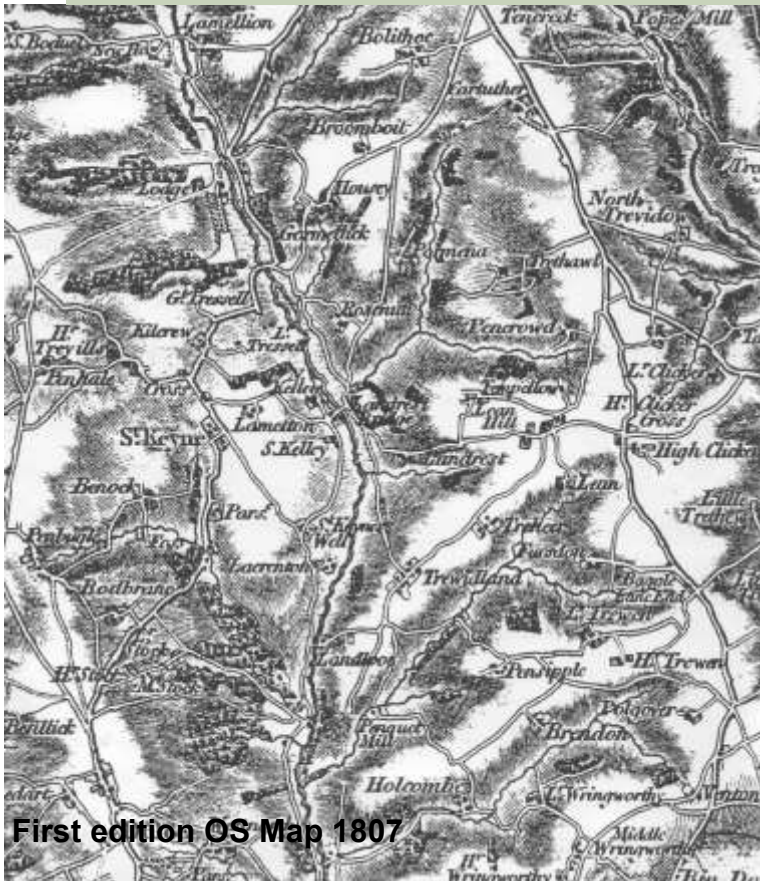
NCA152: The Cornish Killas NCA contains a high degree of scattered farmsteads and hamlets, including a high proportion of medieval or earlier origin. The ancient pattern of settlement is intermixed with typically small, nucleated settlements, most developing in the 12th and 13th centuries. Industrialisation contributed to the overall dispersed pattern of settlement. The nearest town Liskeard developed in the 19th and 20th centuries into a rural market town. (Source: Cornish Killas Countryside Character Area Description; Countryside Quality Counts (2003)).

LCA22: The area is generally one of clustered hamlets on higher ground with large farms (usually associated with the springline) and some isolated large modern houses, especially close to road network. Generally stone and slate on older properties, with some slate hung walls and cob/thatch locally.

Local Commentary:

The main settlements in this area —Trewidland (1297) and Horningtops/Higher Clicker—are both situated on the higher ridges of the plateau area. There are several smaller hamlets usually around Farms also on this plateau which can be closely related to historical, usually medieval farm sites, though there is evidence that some of these have been settled since prehistoric times.

Recent development has followed the existing road patterns, with small clusters of social housing, and later individual houses with front and rear gardens, served off the narrow lanes. The orchards shown on early maps are now rear gardens so the edges of the villages are screened by trees, and many of the farms and listed buildings have mature trees surrounding them.



Trehere first recorded 1433



LCA23: There is little development in the valleys other than small farms traditionally constructed of stone or slate.

Local Commentary :

Settlements in the valleys surround the bridging points at Landlooe and Plashford.

Both these settlement were historically related to mills in these locations, and with workers employed on the construction of the Liskeard to Looe canal, and later the Looe Valley railway, recorded as living in these locations in 19th C census returns.

Further mills existed at Lower and Higher Reedy Mill, relate to tributary streams and were the basis for small hamlets developing around them.

Trewidland School sits outside the village, half way down 'School hill'. It serves the villages of Trewidland and St Keyne on the further side of the Valley, reached in the past by footpaths.



Landlooe Bridge

Rabbit catcher Landlooe 1948



**View North from Plashford bridge
over Liskeard to Looe railway
and East Looe river**



Trewidland Transport Pattern and Rights of Way

LCA22: Very narrow and infrequently used lanes with vegetated centres and overhanging vegetation. The A390 is a major transport route through the northern part of the area. Roads/Lanes follow ridges, and dip across valley streams. Stone bridges and mill buildings are located at crossing points.

LCA23: The A38 crosses the northern end of the East Looe valley near Liskeard. Elsewhere the road system consists of narrow winding lanes and tall densely vegetated hedges along both valley floors and plunging down from the Plateau above the various crossing points.

The main Penzance to London railway line crosses the East Looe valley at Moorswater on a high viaduct and the branch line from Liskeard to Looe runs north to south through the East Looe valley. This is a relic of the former ore transportation system. There are numerous footpaths and other rights of way through and crossing the West Looe Valley but few in the east Looe Valley.

Local Commentary :

The B3252 links Liskeard to East Looe. This is a busy road which has a particularly dangerous junction at Horningtops with very restricted views from the Trewidland Lane along the main road.

Elsewhere the road system consists of narrow winding lanes with tall densely vegetated hedges along both valley floors and plunging down from the plateau above at various points. One such lane links the settlement of Trewidland to the lane running from St Keyne to Sandplace. The link to Dobwalls is across the Landlooe bridge and through the village of St Keyne.

The valley lane runs north from Trewidland past the School and along the valley bottom and via steep slopes, to Liskeard. The branch line from Liskeard to Looe runs north-south through the East Looe valley. This is a relic of the former ore transportation system by canal.

There are numerous footpaths and other rights of ways through and crossing the East Looe valley, and current projects relating to the development of a Cycle route from Liskeard to Looe.



Trewidland Lane



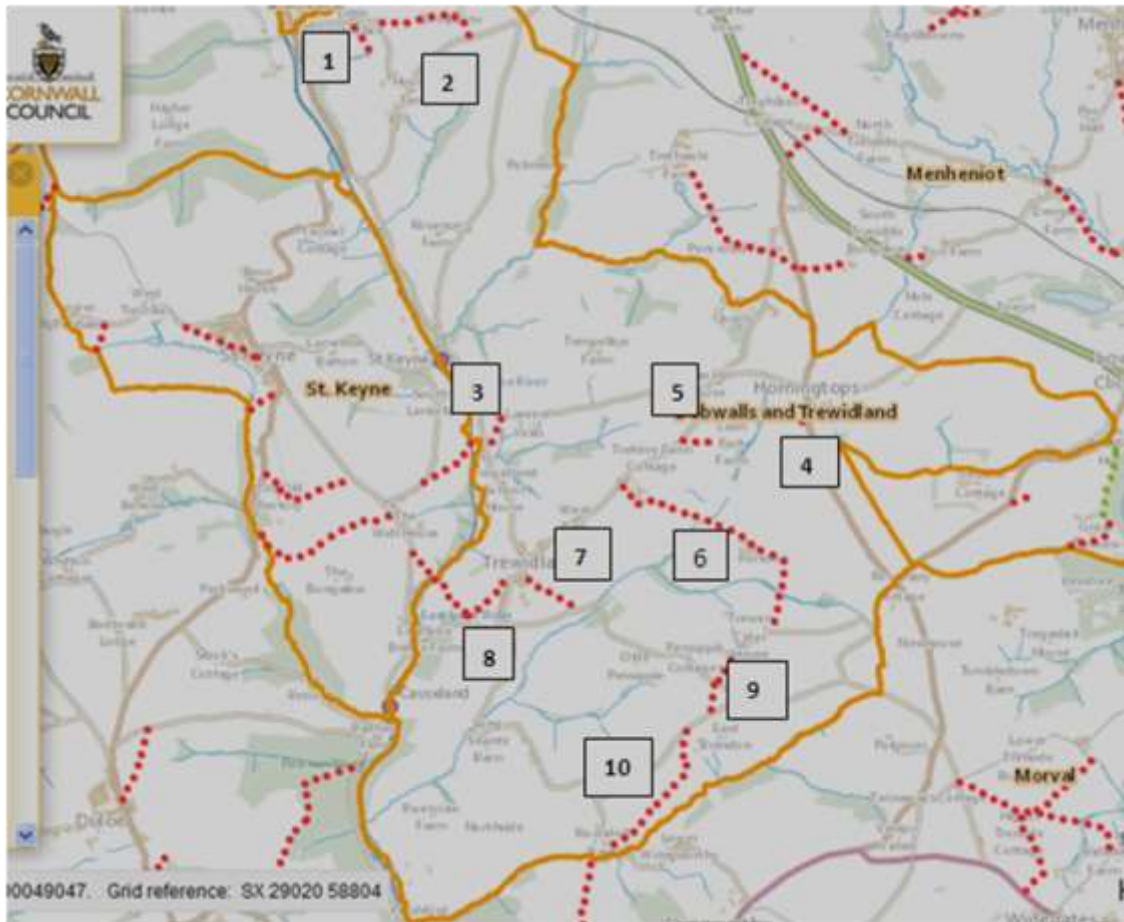
Railway and river at Plashford



Clearing snow in Trewidland Lane at Lean



Flooding at Lower Reedy Mill



Public Rights of Way

Local Commentary :

Several of the Public Rights of Way are still in good order and are signed and maintained effectively. However key entrances have in some places been blocked or made unavailable. More detailed information is included in the D&T NDP Green Infrastructure Strategy and in the Community Facilities and Green Infrastructure Evidence Base document.

Key no	Public Footpaths TREWIDLAND:	Condition	Cornwall Council Code 2007	designation	Maintained by
TRF1	Little Gormallick to streamhead issue to the south		1 = 607.30.1	Silver	
TRF2	Lane Corner above Little Gormallick via Brimboyle Farm to lane towards Liskeard		2 = 607.31.1	Silver	
TRF3	Lower Bultze Lane to Lower Reedy Mill (Continues from railway line to Higher Locrenton in St Keyne)	Generally Good Totally blocked no access	3 = 607.4.1	Silver	
TRF4	Lean Park Farm to Higher Clicker	Assume OK , No sign	4 = 607.25.1	Silver	
TR5	Lean Park Farm to Upper Trewidland Lane above Trehera cottage.	No Signs/ Sign of path route	5 = 607.28.1	Silver	
TRF6	Entrance to Little Trehera via * Where the Ramblers have corrected routes and provided posts for signs - still no signs and totally overgrown.	Some overgrowth at Trehera	6 = 607.29.1 (Trehera-Furzedon)	Silver	
	Furzedon to Little Pensipple	Totally overgrown in 2 nd field and exit at L/Pensipple	607.24.1 (Furzedon-Trewen)	Silver	
TRF7	Lowertown Farm to Pensipple Lane west of Lake.	Lower entrance blocked, No sign	7 = 607.19.1	Silver	
TRF8	Village Hall car park entrance to Landloose	Upper access blocked, no sign. Overhanging branches in first field.	8 = 607.18.3 (Village Hall - Landloose Farm)		
	Landloose House to Railway line above Bridge. (continues into St Keyne Parish to Lake View)	No access to 2 nd field @ Landloose	607.18.1 (Landloose Farm to railway) 629.5.1 (railway to Lake View)	Silver	
TRF9	Pensipple Cottages to east Brendon Farm	Good	9 = 607.23.1 (Trewen to road) 607.21.1 (Road to Brendon)	Silver Bronze	
TRF10	Brendon Farm to Holdenscombe, (continues into Morval parish via Howland farm to Tregarland	Generally OK, but steps overgrown	10 = 607.22.1	Silver	

Trewidland Historic Features

NCA152: Sense of history: There is a very strong sense of history, with evidence of human interaction with the landscape ranging from the history of farming traced in the area's abundant archaeology and its intricate pattern of ancient fields, to the exploitation of mineral resources. There is a wealth of archaeological sites, including prehistoric cliff castles, hill forts and bowl barrows. This sense of history is further enhanced by the use of the Cornish language in place names and historical locations; these often provide information on former land use and associated ownership. There are large amounts of visible archaeology including neolithic to iron age defended systems, field systems and medieval wayside crosses.

LCA22: Liskeard is a medieval urban settlement, with a castle site.

LCA23: A series of lime kilns demonstrate the importance of navigation up the river and the transportation of lime and sand for soil improvement.

Local Commentary:

The Trewidland area has a number of iron age rounds including those at Knilly lane and Pensipple farm. Many of the farms (a number of which are listed) in the area are recorded from the 16th century and Trewidland itself is first mentioned in 1297.

Lime kilns survive at Moorswater on the East Looe river valley; demonstrate the importance of navigation up the river and the transportation of lime and sand for soil improvement.

A feature of the lanes around the parish are substantial granite gateposts. They are sited at the entrances to the old settlements - generally farms. Some are basic, with minimal dressing and flat tops. Some are dressed with rounded tops. A few are dressed, tapered at the top and carry a granite ball. A list of 18 such entrances in the area has been recorded.

Knilly Lane Iron Age Round



Lowertown Farm Trewidland

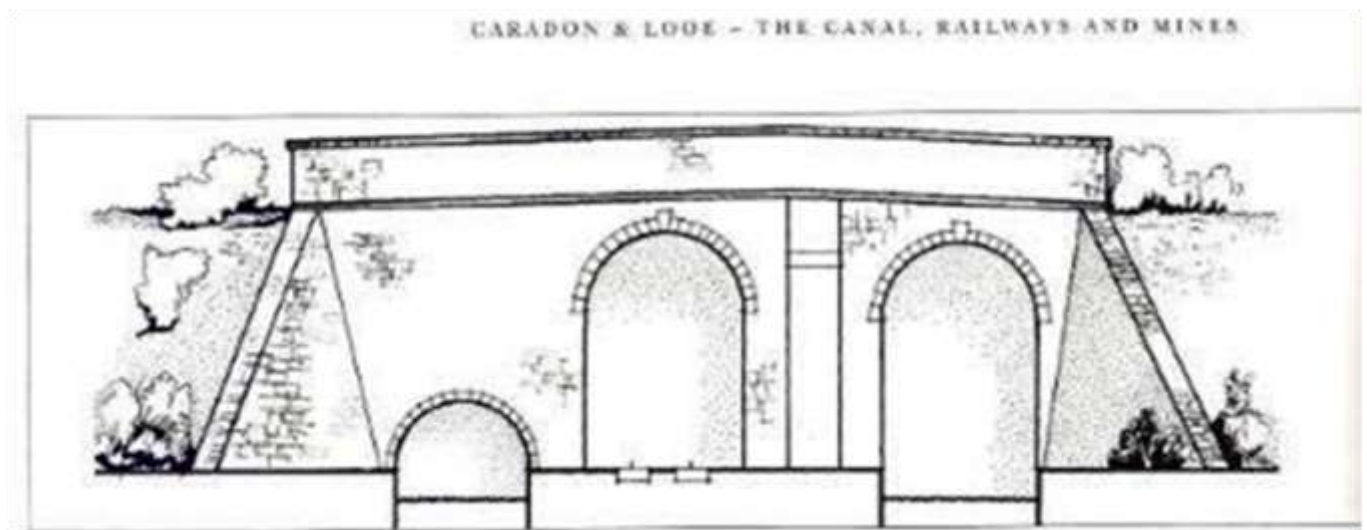


Pensipple



Granite Gateposts Trehere





Landlooe Bridge in 1879

Local commentary :

The three arches span, from left to right, the East Looe River, the Looe Railway line, and the Canal Ex-tracts: Messenger, M (2015) *Caradon and Looe, The Canal, Railways and Mines*.

There are substantial, well preserved visible remains of the late 1820s canal between Looe and Moorswater, paralleled by the railway branch line from Liskeard to Looe built c1860.

The late nineteenth century Great Western Railway viaduct and the remains of the earlier supports for Brunel railway bridge are dominant features of the Moorswater area, and very visible from the settlement of Trewidland and higher stretches of the valley lane.



View North to GWR Railway Viaduct

Trewidland Landscape Condition

LCA22: Intensively managed, both pasture and arable land with closely cut hedges that lack hedgerow trees and in some parts are degraded. Impacts from rural housing where this is on a large scale and of poor design. Ecological corridors are fragmented and there is only relic patch survival. The age structure of trees appears to be even and mature. The degraded condition and ecological fragmentation is due to obvious and widespread removal of Cornish Hedges although they are well maintained and distinctive in some parts.

LCA23: Generally good condition, but loss of Woodland to conifer plantations impacts on visual appearance of wooded slopes and biodiversity. Impact of urban development on edge of Liskeard (which is in the adjoining Landscape Character Area) is localised and moderate, due to landform and land cover. The impact of transport corridors is mitigated by landform and woodland and hedgerows which limit long views.

Local Commentary :

Poorly managed in places, the landscape is generally intensively managed, both pasture and arable land with closely cut hedges to lanes (which in some parts are being degraded by new agricultural gateways) and limited hedgerow trees. In recent years some pastoral land has been dedicated to grazing for horses.

There are current development pressures on the wetland in the East Looe Valley areas alongside the railway line, which are impacting on biodiversity of the wetland areas beside the river.

Two major power lines cross the Trewidland area. Despite the scale of these power lines, on the whole their location and integration in the valley landscapes prevents their having significant negative impact on the landscape of the area.



National Grid

Electricity Transmission

YE ROUTE TWR (002 - 142): 400Kv Overhead Transmission Line route: INDIAN QUEENS - LANDULPH 1

Western Power

The electrical line is a 132,000 volt circuit which originates at Indian Queens Super Grid Point to the west of Trewidland and continues east towards St Germans Bulk Supply Point.

View from Locrenton across Lower Reedy Mill to Tempellow and Bultse



View towards Fursdon and Bindown from Trewidland Lane

Trewidland Aesthetic and Sensory

NCA152: Tranquillity - Based on the CPRE map of tranquillity(2006) it appears that a large proportion of the NCA, although not heavily disturbed, does suffer to some degree from disturbance.

Intrusion - The 2007 Intrusion Map (CPRE) shows the extent to which rural landscapes are 'intruded on' from urban development, noise (primarily traffic noise), and other sources of visual and auditory intrusion. This shows that away from the main towns and transport links some areas escape intrusion.

LCA22: A strong, beautiful, tranquil area.... this is a working landscape of robust landscape character, generally high and somewhat windswept.

LCA23: A small scale enclosed landscape of a network of tight, narrow valleys with well wooded steep sides. With little development and few access points except on foot, the area is tranquil, especially in the East Looe Valley.

Local Commentary:

Most of the East Looe Valley around Trewidland lies within an Area of Great Landscape Value. Despite the recent impacts of solar farms (which have been resisted by local people) and wind generators, the area still retains its high quality and the sense of a quiet, well ordered rural landscape that has provided a home and income for many families over the generations.

The valley forms and the precious views through gateways of the wider landscape are highly valued for their combination of arable grazing and woodland. The public rights of way and lanes are well used by walkers, horse riders and cyclists, although the pressures from road traffic is increasing in some of the lanes.

The enclosed, sheltered nature of many of the lower valley and lanes gives a sense of protection and provides varied small scale detailed changes in vegetation, light and shade.

The mature trees in the centre of Trewidland village shelter a local owl population which provides a valued addition to the local winter soundscape.



View south from South Tempellow



View South from Trewidland School



Looking north across Fursedon to Lean Hill

Trewidland Distinctive Features

LCA22: Cornish Hedges; Views to Bodmin Moor is a looming presence in the northern half of this area.

LCA23: Moorswater Viaduct; relics of the lead mines; well wooded valleys; the railway alongside the East Looe river.

Local Commentary:

The long and continuous history of settlement in this area, from pre-historic times until the present is reinforced by the local farms, the wells and springs which support them, and the field boundaries that tie them together in the landscape. The sense of continuity and stability of this environment, through many changes from the Civil War to the coming of the railways gives those who live here, and who visit the area a profound sense of belonging.

The views from higher ground and from Trewidland up the East Looe valley towards Liskeard and Bodmin Moor to the north are particularly valued. The scale of the landscapes from the close range hedge-rows and copses, to the field and settlement patterns within the wider valleys; and the valley itself in relation to the distant Bodmin Moor to the north and Bindown to the south all form key features in the important landscape quality of this AGLV area.

Travelling along the lanes on the plateau, the dominant features are scattered farmhouses. The larger farms are still farming; the smaller farms have been absorbed and the farmhouses have become solely residential. There are several groups of mature trees in Trewidland area and associated with small settlements in the area. None of these currently have Tree Preservation Orders on them.

Views into the East Looe valley from the B3253 to the north of Bylane End give an exceptional view west across Trewidland to Duloe and St Keyne.

The valley lane joining Trewidland village to Liskeard runs alongside the East Looe river and the Liskeard to Looe railway line. This route provides a quiet, enclosed and protected environment very different from the higher areas of the landscape.



View from East Brendon north towards Trewidland and Bodmin Moor with Liskeard and the Moorswater Viaduct in the middle distance

Trewidland Pressures for Change

NCA152: A lack of traditional woodland management and loss of historic orchards is a notable negative trend, with low take up of the Woodland Grant Scheme for management, particularly of ancient woodland. Maintenance and restoration of boundary features such as Cornish hedgebanks. Intensification of Agriculture has resulted in the loss of pastures and flower rich meadows to arable and intensive horticulture. The amalgamation of traditional small farms into larger units. Regional spatial strategy pressure for new homes and jobs in Cornwall.

Renewable energy developments, especially windfarm and solar farms which exploit the exposed windy conditions. Reduction in the variety and diversity of habitats which provide a high density of species niches. Damage to historic features through changes in stocking levels/growth of bracken, and the increase in solar farms. There has been little change to the water quality in the NCA's rivers in recent years.

LCA22: Demand for rural housing and expansion of large settlements in adjoining areas.

LCA23: Urban expansion on the edges of Liskeard.

Local Commentary: Trewidland- Pressures for Change

Landscape Character

Increased field sizes involving the removal of Cornish hedges.
Changes in the traditional management of farmland through changes in agricultural practices, although Agricultural intensification in the area is limited by soil quality.
Impact of loss of European subsidies to farm management practices.
Accumulation of modern structures including wind turbines, overhead cables, telecommunications masts and large scale solar arrays.

Biodiversity

Loss of interconnecting green corridors and semi natural habitat as a result of fly-tipping and inappropriate development activities.
Suburbanisation of the rural character by cutting roadside verges and planting non native ornamental species in a rural settings.
Impact of Ash dieback and other tree diseases and pests on existing tree cover.

Climate Change

Increasing surface water runoff from fields as a result of climate change, and issues relating back to surface water runoff such as flooding in lanes.
Increasing rainfall causing instability of steep valley side slopes and subsequent impact on mature trees and the stability and safety of transport routes.
Pressure for expansion of renewable energy production on land use.

Housing

Demand for rural housing and replacement dwellings, where existing detached properties are replaced with buildings which are of a significantly larger scale and mass to the character of the properties in the area.
Development of Holiday accommodation, camp sites and chalet accommodation within existing garden areas.

Accessibility and Transport

Poor visibility-especially on the B3252 junction with Trewidland Lane creates significant risks of accident. The scale of agricultural equipment and commercial vehicles now using rural lanes such as the Trewidland Lane and Valley lane are causing adverse impacts to lanes and damaging hedge banks and road verges.
Issues of realignment / widening of the highways which would change the character of current lanes.
Access for modern emergency services equipment to rural lanes and settlements.
Cumulative impact of IT and other overhead cables and telecommunications masts.

Business Employment and Jobs

Rural business development which impacts negatively on the landscape character.
Increasing impact of HGV access to existing and new businesses in Rural areas.
The recent extension of fly tipping and unauthorised commercial activity in the East Looe valley between Lanrest Bridge and Trussel Bridge endangering both the Landscape character and potentially impacting on both water quality and biodiversity in the river and wetlands

Trewidland Vision and Objectives

NCA152/SEO1: Manage, restore, link and enhance the area's rich mosaic of wildlife habitats, expanding their quality, extent and range where appropriate. This needs to be achieved alongside sustainable agricultural practices, which contribute to soil and water quality as well as providing habitat management. This benefits the local economy, minimises soil erosion and flooding and provides increased recreational opportunities.

SEO2: Conserve, manage and increase understanding of the area's rich historic environment and its valuable interlinked geological and cultural heritage – including the mining legacy, the prehistoric and later settlements and ritual remains, and the unique Cornish hedges and field patterns – which combine to bring a unique historical and cultural identity to Cornwall.

SEO3: Sustainably manage the visitor pressure associated with this distinctive landscape to ensure that the numerous recreational opportunities....continue to be enjoyed sustainably by the local community and visitors. Develop volunteering opportunities both for local residents and for visitors, and endeavour to better connect people with places and natural assets.

LCA22: The objective must be to restrain development along the coast and encourage the retention and restoration of its wild landscape character whilst inland supporting the balance of agricultural use.

LCA23: The two valleys are different in that the West Looe valley is undeveloped and well wooded whilst the East Looe valley is more accessible and has had some industrial use in the past. The objective must be to maintain the well wooded nature of the valleys and their tranquillity.

Local Commentary: Trewidland Vision and Objectives

Maintain the high quality of the existing Landscape Character of the quiet and relatively undisturbed agricultural hinterland of the Trewidland area

Encourage the retention and restoration of the high landscape character whilst supporting the balance of new agricultural and associated business uses

Ensure that housing of an appropriate scale, density and tenure is developed in a way which enhances the character of the existing settlements and their relationship with their surrounding landscapes, and wherever possible uses local materials and techniques



Trewidland: Planning and Land Management Guidelines

LCA22: Develop Village Plans to ensure that in new rural/village development curtilages are of appropriate materials and planting echoes locally indigenous species. Support appropriate management and restoration of historic landscapes

LCA23: Support measures for woodland management and encourage further planting in appropriate areas. Develop guidelines for the expansion of the residential areas of Liskeard and Dobwalls. Support measures for the rivers and waterways to be managed appropriately.

Local Commentary: Trewidland Planning Guidelines

Landscape Character, Biodiversity and Heritage

(relevant Plan Policy)

Landscape Character

Ensure development enhances the natural beauty, character and special qualities of these areas.

Consider how cumulatively development (not necessarily of the same type) can have an increased impact on the characteristics of the landscape

Locating development in rural areas away from existing building groups and settlements should be avoided

Retain the strong field pattern of Cornish hedges, reflecting the local character of bare stone faces or vegetated with native shrubs and trees

Minimise the impact of new holiday accommodation and caravan sites by the use of planning conditions specifying the colour of construction and screening

Proposals for Telecommunications masts must be evaluated carefully and avoid negative impacts on the high quality Landscape .

(LC1 Minimise the impact on the Local Landscape)

Development should not dominate or prevent the understanding and appreciation of historic landmark features such as iron age rounds or prehistoric field patterns

Avoid development which does not follow the character of the topography or is out of scale or overwhelms the landscape pattern and character

Development should consider the landscape characteristics which create the Area of Great Landscape Value (AGLV) designation, and should not have an adverse impact on these.

(LC2 Understanding the Local Landscape)

Biodiversity

All changes to land use, landscape management and development should avoid impact on adjacent areas of Biodiversity Action Plan priority habitats in particular broadleaf woodland. Consideration needs to be given to suitable buffers to these important areas including the SSSI at Rosenun.

Development should avoid significant areas of semi-natural habitat rich in wildlife species and around sites with conservation designations. Consideration also needs to be given to suitable buffers to these important areas for new development.

Reflect the field sizes retaining and enhancing the small and medium field pattern.

Explore the potential for further habitat enhancement to create greater links between existing natural and semi-natural areas.

Control the spread or introduction of invasive species.

(BIO1 Protection of Biodiversity)

Consider the importance of trees to landscape character, and the significant benefit they provide in combating climate change and the ecosystem services they provide. Retain trees as a priority and where possible look to increase the tree canopy of large species trees.

(BIO2 Tree Management)

Climate Change and Energy

Monitor closely any proposals for solar farms or other renewable energy generation to ensure that they do not harm the landscape.

(CCE1 Renewable Energy Schemes)

Avoid development which damages or destroys the important wetland habitats. Changes in farming practices will need to consider any associated effects which may create nutrient run off which would be detrimental to these habitats

(CCE3 Water Management)

Local Commentary: Trewidland Planning Guidelines continued

Community Facilities and Green Infrastructure

(relevant Plan Policy)

Redundant Buildings

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

(CF4 Redundant Buildings)

Housing

Development Boundaries

Develop guidelines for the expansion of the residential areas to ensure that new housing does not overwhelm the character of existing settlements.

Locating development in rural areas away from existing building groups and settlements should be avoided.

Avoid locating development on prominent ridge or sky lines, particularly skylines with distinctive historic or cultural significance.

(HO1 Development Boundaries)

Rural Exception Sites

The conversion of existing buildings or the development of new dwellings on existing rural sites for individual affordable housing units will be considered if a legal condition is placed on the new dwelling to ensure that if it is sold it must retain this affordable dwelling status and local requirements.

(HO2 Rural Exception sites)

Development Standards

Ensure new features match the scale and local vernacular using locally occurring materials where possible.

(HS1 Site and Building design)

Accessibility Communications and Transport

Roads and Traffic

Ensure that all proposals for development or expansion of businesses in rural areas give full details of the impact of such activity on local lanes and entrances through the submission of a Travel plan.

(RT1 Safe Access to Roads and Highways)

HGV Travel Plans

Ensure that all proposals for development or expansion of businesses in rural areas give full details of the impact of such activity on local lanes and entrances through the submission of a Travel plan.

(RT3 HGV Travel Plans)

Broadband

Ensure that all proposals for enhancement of digital or telecommunications masts or other infrastructure give full visual evidence of their local and broader impacts on the landscape with any outline approval application.

(BB1 Broadband Provision)

Business Employment and Jobs

Environment and Landscape Protection

Monitor closely and support enforcement of Planning requirements on land being used for commercial purposes or unauthorised waste disposal.

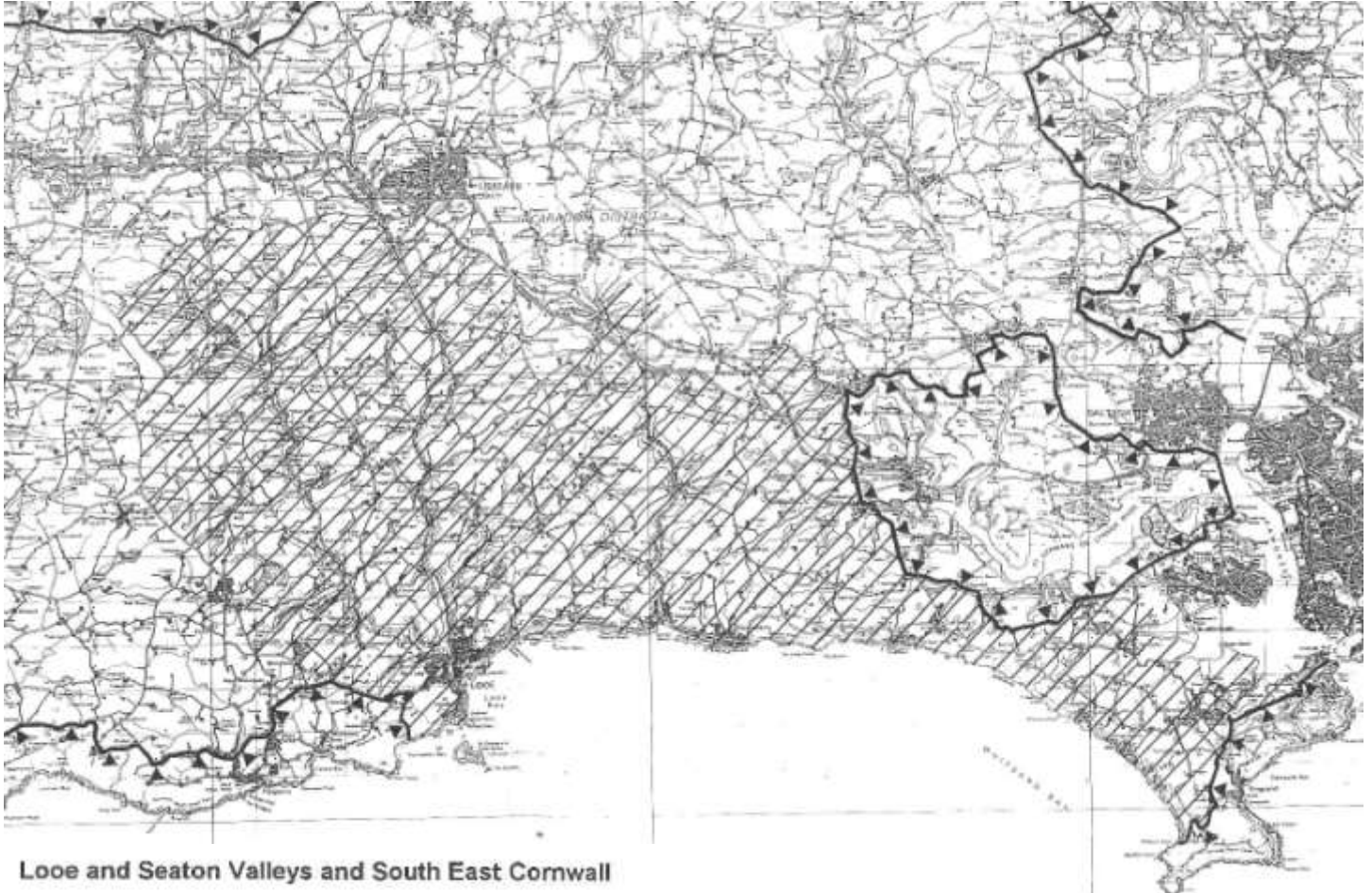
(BE2 Environment and Landscape Protection)

Site Travel Plans

Ensure that all proposals for development or expansion of businesses in rural areas give full details of the impact of such activity on local lanes and entrances through the submission of a Travel plan.

(BE4 Site Travel Plans)

Areas of Great Landscape Value



Looe and Seaton Valleys and South East Cornwall

An extensive area along the south coast lying to the south of Liskeard and stretching from Looe to Millbrook.

This is south facing plateau landscape dissected by parallel south running valleys. Inland these valleys are generous with gently sloping sides that form the rolling nature of the countryside, the rounded hills making the landscape soft and welcoming. The fields spreading over the hills are quite large and divided by thick high hedges which provide a strong pattern linked with a network of deep high hedged lanes. Within the valleys are small woods of native trees and large plantations of softwoods. Closer to the coast the landform becomes more dramatic with steep breaks in the topography and steeper sides to the valleys. The inland landscape is protected by a high coastal ridge which on the seaward side is terminated by rocky cliffs broken by small inlets and coves. The major valleys open out into drowned valley or rias lined with thick oak woodland down to the tide line. On the eastern boundary is St. Johns Lake that is part of the Tamar Estuary complex.

The proposal includes the valleys of the east and West Looe Rivers, the River Seaton, the valleys east of Polbathic and the coastal strip from Downderry to the AONB boundary at Rame as well as St. Johns Lake, and proposed extensions around the River Tiddy just north of Tideford and another at Coldrenick.

The description above was included in the 1995 reassessment of AGLVs in Cornwall for background. This is a 24 year old evidence base describing this valued area of landscape, This current Landscape Character Statement provides an opportunity to review and update this description to reflect any changes which may have taken place in the intervening period. Our NDP is an opportunity to reassess the qualities of this landscape to determine whether the special qualities are still present or whether they have been changed by differences in land management or subsequent development.



Key Characteristics of the AGLV in Dobwalls and Trewidland Parish in 2019

The overall description of the AGLV is still very relevant today, with many of the characteristic landforms and landscape elements such as hedges and lanes and the 'soft and welcoming' character of the landscape still a strong part of its experience by local people and visitors.

The last 24 years have seen some changes in the AGLV area, perhaps the most visible being the addition of renewable energy generation sites including the line of large wind turbines at Trethawle, Fursedown and Catchfrench, on their high plateau sites parallel to the A38 road. The lower valley landscapes have seen more limited changes, although large solar farms at Pensipple (and elsewhere beyond the parish boundaries) have also had considerable local impact - both to the visual and sound landscapes of their local settings. The smaller wind turbine above Badham on the East Looe valley, below Trewidland also impacts on the views down the Trewidland spur. However these new features, although resisted initially, have had limited impact on the overall quality of the Landscape. The landforms themselves manage to cope with them, and with the earlier major electrical pylon lines which cross the same land successfully. The limitation of views from the narrow Cornish hedged lanes and the deep wooded valleys also reduce their impact significantly.

There is increasing pressure from large vehicles requiring access through the narrow deep lanes, and increasingly large farm machinery, requiring widened or new gateways, and subsequent damage to hedges and cuttings – particularly at tight corners. However the overall character of the environment has been maintained and the quiet, welcoming character still exists and is highly valued.

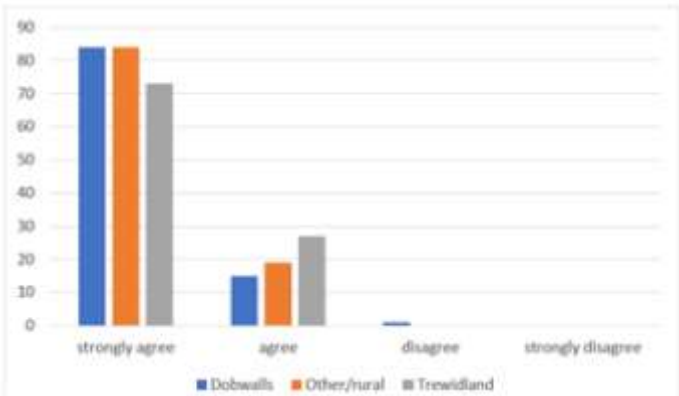
The past ten years have seen increased incidences of flooding on the lower valley roads, often due to blocked culverted side streams. There has also been a recurring problem with the collapse of trees on steep slopes related to erosion and saturated soils as the result of high and protracted rainfall. The impact of climate change is already visible in these landscapes.

Although agricultural practices have been changing over the period since the AGLV was reviewed, the overall pattern of cultivation and grazing has been largely maintained.

The construction of several large modern houses in rather prominent sites, not linked to nearby settlements, is limited but intrusive in some cases.

Establishing the Value of the Dobwalls and Trewidland Landscape for current and future generations

During the process of consultation on the development of the Plan, the significance of landscape as an issue to local people became very clear—with ‘Landscape’ coming second, after open spaces and community facilities, in the hierarchy of 15 issues that came out of the results of the initial residents questionnaire in 2017.



the two areas of Dobwalls and Trewidland had rather different landscape issues to be addressed, and these differences became more significant as the Boundaries Commission exercises in Ward and Parish boundary confirmation took place over the period of the Plan.

With the encouragement of our CC advisors and our Public Consultation consultant, we embarked on the development of this Landscape Character Statement in the spring and summer of 2019 as the Steering group were identifying policy objectives that had also emerged from the Consultation process.

Issue Priorities / levels of importance in Matrix and Comments				
	From tick box matrix	priority	'important' ticks	from written comments
1	Open spaces, Footpaths Community facilities	top	60	+ 13 comments
			60	+ 14 comments
2	Landscape Provision for young people		57	+ 24 comments
			57	+ 9 comments
3	Health services Type of housing		56	+ 9 comments
			56	+ 5 affordable housing

The major residents questionnaire carried out in 2018 identified that 99% of respondents strongly agreed (83%) or agreed (17%) that it is ‘important to protect the natural beauty and character of the landscape of the parish’.

A similar percentage responded positively to the ‘protect and enhance existing wildlife and habitats (81% and 19%) and with the importance of protecting and enhancing heritage and historic sites (68% and 32%) (source: Display material for 2018 Roadshow based on analysis of Household Questionnaire by Jeff Muir)

It was clear from the information already gathered that



For more detail on the public input to the Landscape Character Statement see:
D&T NDP Landscape, Biodiversity and Heritage Evidence Base document



Public Consultation on Landscape Character Statement

In October 2019, the detailed LCS summaries which pick out particular local landscape issues in each of the Dobwalls and Trewidland areas were developed and presented.

This process included the Local Consultation events, held in Dobwalls, Doublebois and Trewidland at which the initial report was exhibited for comment.

Those attending were asked to identify locally important areas by sticking green stars on the map to show areas that they particularly valued.



Dobwalls and Doublebois area Valued Landscapes: Local Commentary

The map above was created by local people from Dobwalls and Doublebois at Local NDP Public consultation events in October 2019. The green stars were placed where parishioners identified particularly valued landscapes which include:

- The upper East Looe valley which gives narrow views south to the Railway viaduct at Moorswater which is distinctive and valued view from this part of the parish.
- The open views south from the edge of Dobwalls village towards the West Looe river headwaters that are most highly valued.

Also valued are the small scale intimate experiences through which it is still possible to have a glimpse of the quiet unhurried life of the past landscapes of the area, through footpaths and lanes crossing the parish.

Trewidland area Valued Landscapes: Local Commentary

Views into the East Looe Valley from the B3252 to the north of the Bylane End junction give an exceptional view across Trewidland to Duloe and St Keyne.

The long and continuous history of settlement in this area, from pre-historic times until the present is reinforced by the local farms, the wells and springs which support them, and the field boundaries that tie them together in the landscape. The sense of continuity and stability of this environment, through many changes from the Civil War to the coming of the railways gives those who live here, and who visit the area a profound sense of belonging.

The views from higher ground and lanes up the East Looe valley towards Liskeard and Bodmin Moor to the north are particularly valued. The scale of the landscapes from the close range hedges and copses, to the field and settlement patterns within the wider valleys; and the valley itself in relation to the distant Bodmin Moor to the north and Bindown to the south all form valued features in the important landscape quality of this AGLV area.

Travelling along the lanes, the dominant features are scattered farmhouses. The larger farms are still farming; the smaller farms have been absorbed and many of the farmhouses have become solely residential.

Reg14 Pre – Submission Consultation

Cornwall Council confirmed that the D&T NDP document was assessed as not requiring submission for Strategic Environmental Assessment in March 2020.

The updated Landscape Character Statement, together with the final Reg14 Pre-submission NDP document including the Plan Policies was initially programmed for public review in May 2020.

The Covid19 pandemic made this impossible and the opportunity for this Pre-submission public exhibition and consultation was altered to take the form of an 8 page A2 Newsletter and Questionnaire posted to all households in the parish which contained the detailed policies and reasons for their development, to comply with Government regulations in January 2021.

The D&T NDP documents were also made available for comments to statutory bodies and adjoining councils.

All documents, including the Landscape Character Statement document were available for scrutiny on the D&T Neighbourhood Plan website.

Policy: Climate Change and Energy

CC1: Development should be innovative design solutions to climate change and energy efficiency. It should be designed to be energy efficient and to use low carbon energy sources.

CC2: Development should be designed to be energy efficient and to use low carbon energy sources. It should be designed to be energy efficient and to use low carbon energy sources.

CC3: Development should be designed to be energy efficient and to use low carbon energy sources. It should be designed to be energy efficient and to use low carbon energy sources.

Policy: Broadband

BB1: Development should be designed to be energy efficient and to use low carbon energy sources. It should be designed to be energy efficient and to use low carbon energy sources.

4. Community facilities and open space

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

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

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

Policy: Community Facilities and Open Space

CF1: To protect and promote community facilities, development proposals should be designed to be energy efficient and to use low carbon energy sources.

CF2: Development of community facilities should be designed to be energy efficient and to use low carbon energy sources.

CF3: Development of community facilities should be designed to be energy efficient and to use low carbon energy sources.

Policy: Local Green Spaces

LS1: Development should be designed to be energy efficient and to use low carbon energy sources. It should be designed to be energy efficient and to use low carbon energy sources.

LS2: Development should be designed to be energy efficient and to use low carbon energy sources. It should be designed to be energy efficient and to use low carbon energy sources.

LS3: Development should be designed to be energy efficient and to use low carbon energy sources. It should be designed to be energy efficient and to use low carbon energy sources.

Dobwalls & Trewidland NEIGHBOURHOOD DEVELOPMENT PLAN

CONTACT: clerk@dobwallsandtrewidlandplan.org.uk WEBSITE: www.dobwallsandtrewidlandplan.org.uk

IT'S HERE...

<http://www.dobwallsandtrewidlandplan.org.uk>

Your Future! - The Dobwalls & Trewidland Neighbourhood Plan

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

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

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

WHAT IS IN THIS NEWSLETTER?

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

The detailed justification and intention for each of the policies can be seen in full in the draft Neighbourhood Development Plan document on our website: www.dobwallsandtrewidlandplan.org.uk

If you do not have internet access and wish to see a copy of the full NDP document please contact: **Dr Clark, Dobwalls and Trewidland Parish Council, The Vic, Lower Moorland, Callington, Cornwall PL17 8BQ.**

giving your name, address and telephone number.

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

WHAT HAPPENS NEXT?

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

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

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

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

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

Have the Final Word

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

No Stamp Needed!

YOUR VOICE MATTERS!

INSIDE: Your plan for our future parish

Have the final word!

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

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

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

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

Complete the Survey!

Green spaces

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

YES ☐ NO ☐ Not sure ☐

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

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

Please write in your postcode: _____

Development

3. Do you agree with the proposed settlement boundaries?

YES ☐ NO ☐ Not sure ☐

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

YES ☐ NO ☐ Not sure ☐

Comments

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

YES ☐ NO ☐ Not sure ☐

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

YES ☐ NO ☐ Not sure ☐

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

Please write in your postcode: _____

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

The policies presented in this leaflet are a full representation of the final Neighbourhood Development Plan. www.dobwallsandtrewidlandplan.org.uk

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

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

www.dobwallsandtrewidlandplan.org.uk

3. Landscape, biodiversity and heritage

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

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

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

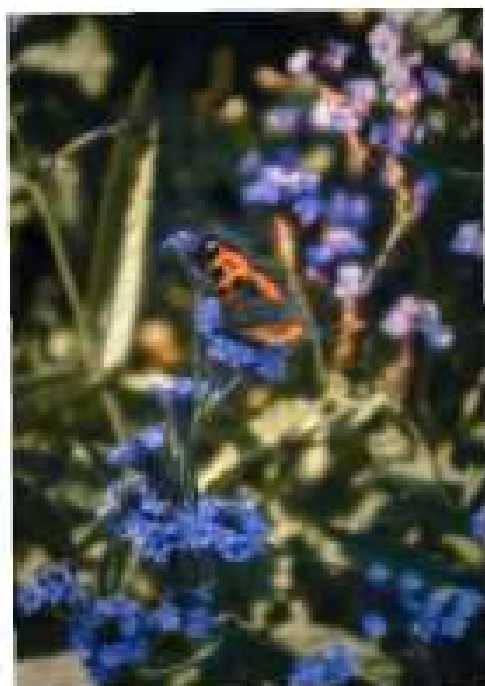
The report produced forms a key element of the Dobwalls and Trewidland Neighbourhood Development Plan submission. It sets out the important characteristics of the parish landscape to allow local people, parish councillors, landowners and developers to understand the landscape, its history and current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

It also identifies:

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

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

www.dobwallsandtrewidlandplan.org.uk



Policy: Landscape character

LC1: Development within the parish will be supported where they:

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

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:

- Will not detract from their significance and character;
- Will be visually well integrated with nearby structures in terms of form, scale, building details, roof 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 an increase in antisocial behaviour.

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.



Policy: Biodiversity

BIO1: To protect the character, local distinctiveness and significance of the parish of Dobwalls and Trewidland, developers should avoid adverse impact on the natural environment. All sites include the main settlements Dobwalls, Trewidland, and Chaulimouth must comply with Cornwall Local Plan 2018 sensitivity, leaving capacity, biodiversity and conservation, and ensure that all work is performed particularly in order with Agricultural and Conservation of 10 or above.

BIO2: Development proposals should wherever it possible retain and maintain designated trees and protected status. Where a proposal to remove trees is made, a detailed tree appraisal and retaining scheme must first be agreed.

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

green infrastructure of the parish and to our surrounding area.

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

BIO5: Applicants must be cognisant of the need to protect and enhance valued community space from unwanted developments. This should include woodland, public rights of way (PRoW) and open spaces such as shown on the DOCCS Wildlife Neighbourhood May for Neighbourhood Planning for Dobwalls and Trewidland Parish, and Land Use designations indicated on the Cornwall Strategic Map.

Reg14 Pre – Submission Consultation response To Natural England Settlement Development Boundaries Analysis

A separate Settlement Development Boundary Analysis was undertaken in March 2021 in response to requests from Natural England for more detail on the process and criteria used to take decisions on the settlement Development Boundaries for Dobwalls, Doublebois and Trewidland set out in the Reg14 Pre – Submission Public Consultation documents, and to queries raised in the public consultation.

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 in the Cornwall Local Plan 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, employment development in rural areas, rural exception sites, buildings for agriculture and forestry, replacement dwellings, house extensions, replacement buildings and renewable energy and development specifically permitted by other NDP policies.

The full study can be found in the D&T NDP Development Boundaries Analysis but the information below outlines the key process undertaken and gives examples of evidence relating to the Landscape Character Statement which was presented. Much of the detailed analysis undertaken was based on the contents of this Landscape Character Statement; the Landscape Character, Biodiversity and Heritage Evidence base and the resources of the Cornwall Council Interactive Mapping service.

Development Boundaries Process for each of the Settlements

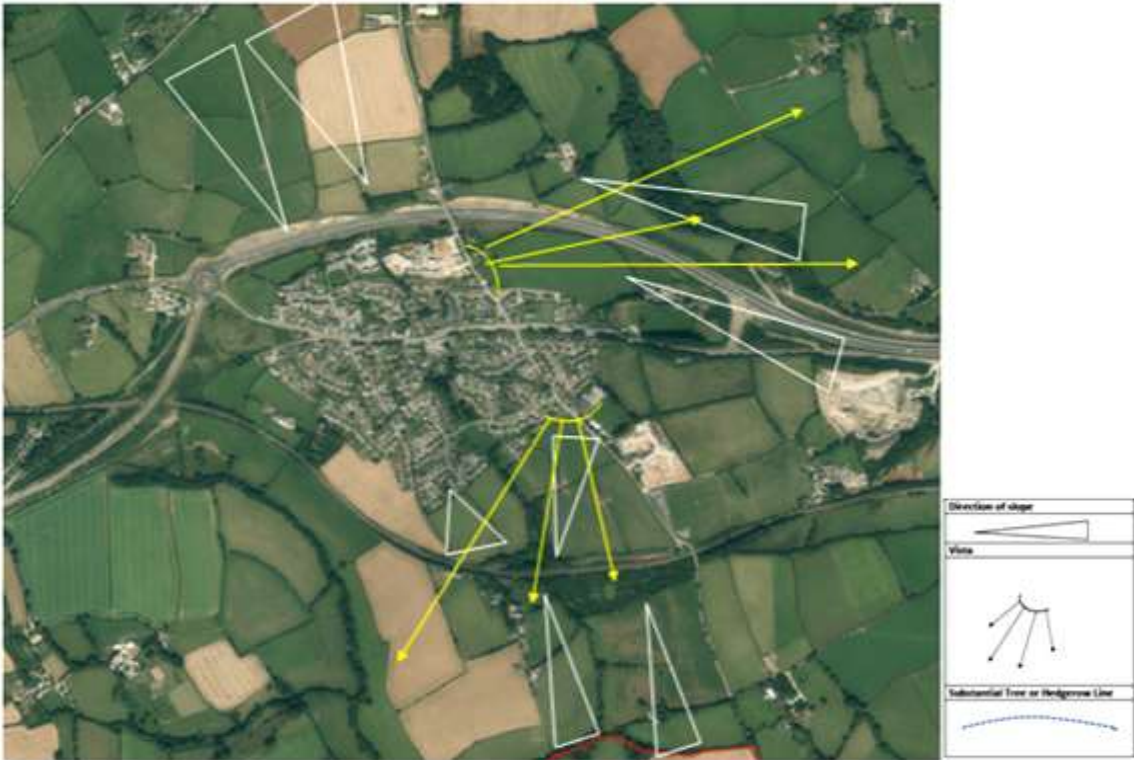
- | | |
|----------------|--|
| Step 1. | Discount areas with significant environmental constraints e.g. flood zone 3, a European Nature Conservation Site, SSSI etc |
| Step 2. | Discount areas which would result in a negative impact on the historic Landscape Character of the area. This should be informed 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 ‘Previously Developed Land’ (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 your 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 and meeting your NDP housing target |

(source : CC Neighbourhood Planning Guidance on Development Boundaries and Neighbourhood Development Plans Feb 2020)

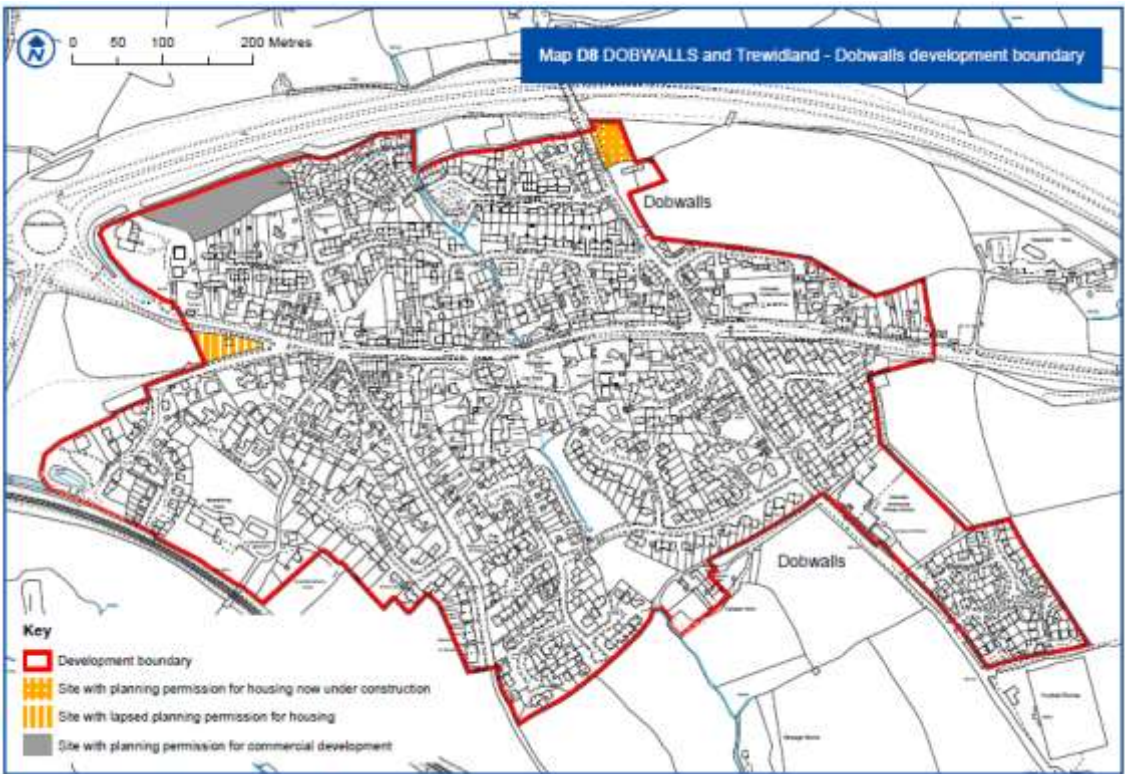
Additional maps and diagrams were included to assist in explaining the key relationships between each settlement and its surrounding Landscape. These included diagrams based on the aerial photographs of each of the settlements of Dobwalls and Doublebois indicating general directions of slopes surrounding the settlements and key views from and into the settlements and their surrounding landscapes, which are considered by local people to be significant enough to warrant their conservation.

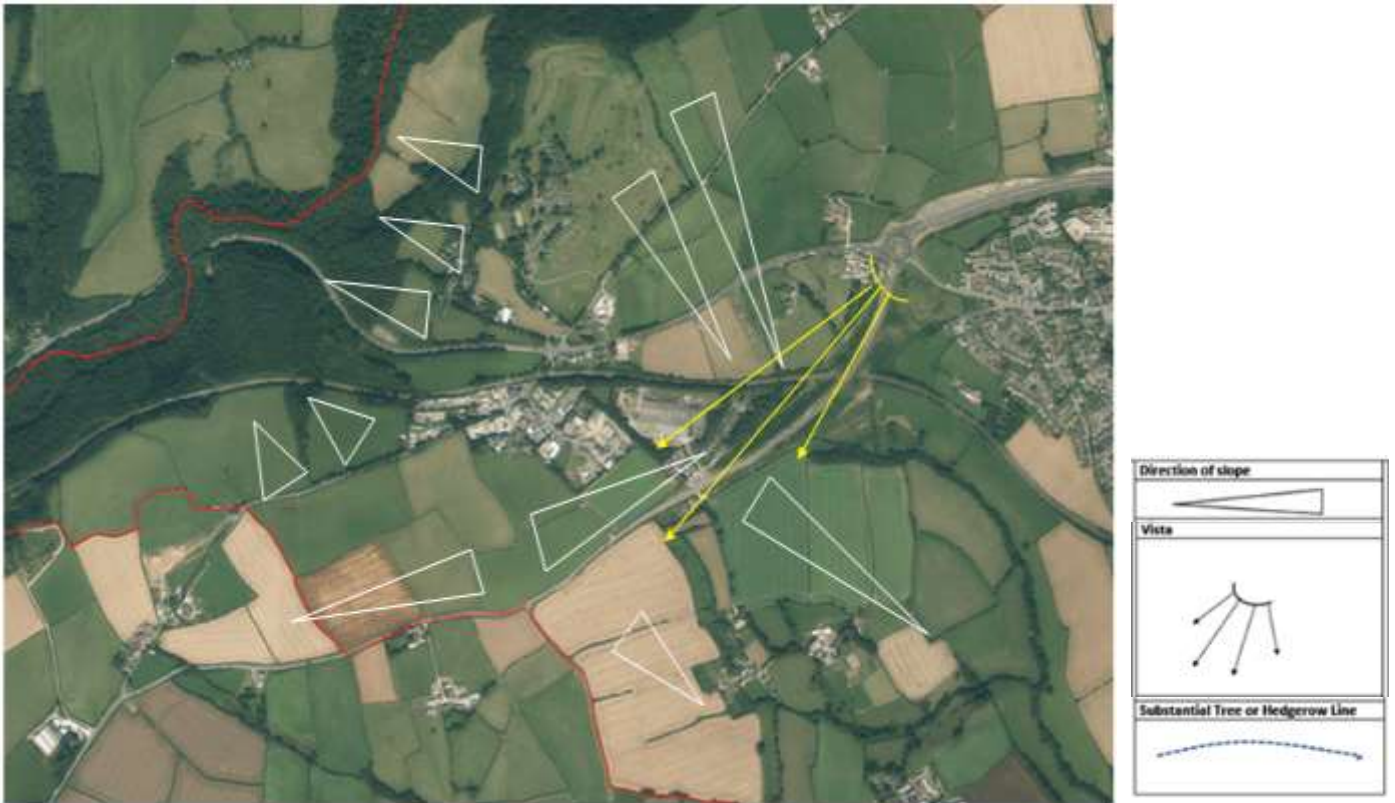
Dobwalls

The image below shows the Dobwalls village Key Landscape Views diagram and in particular the very important view south across the upper West Looe river valley.



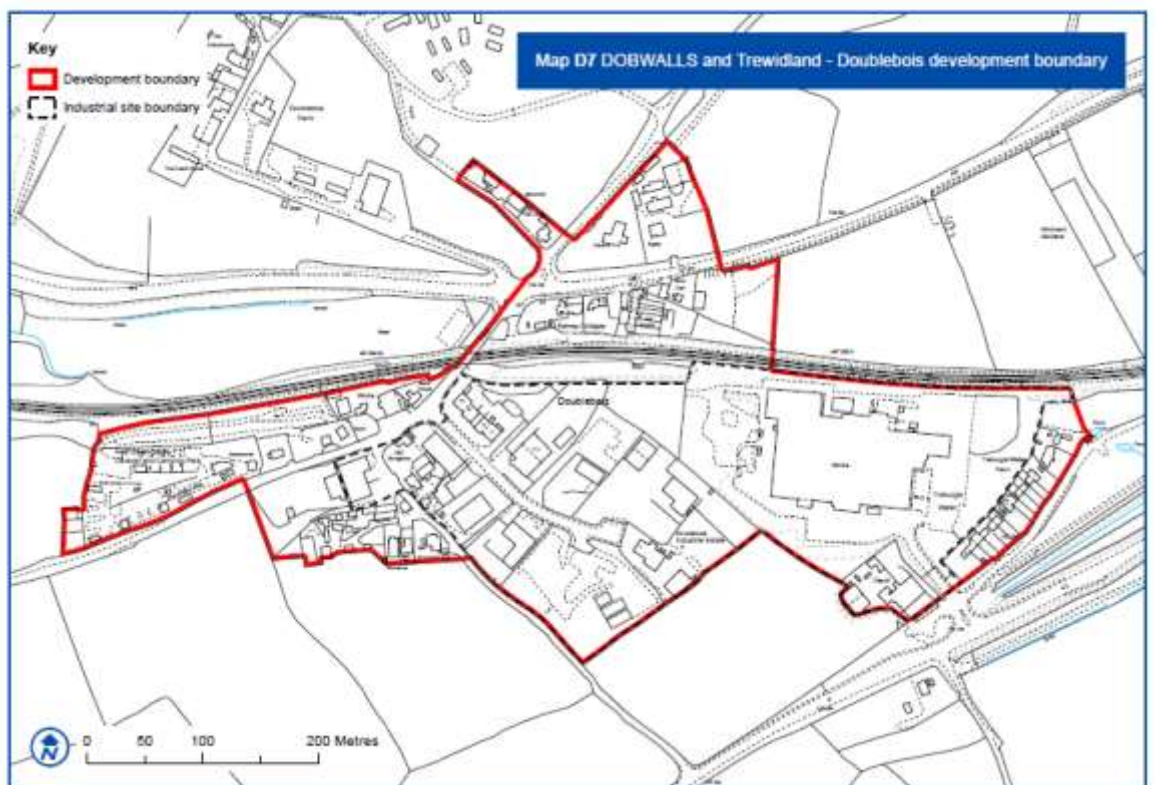
The Dobwalls Development Boundary map below, shows the impact of these key landscape relationships on the final boundary proposal for Dobwalls.



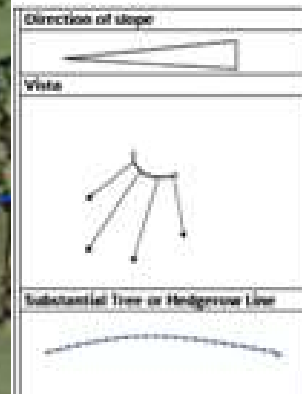
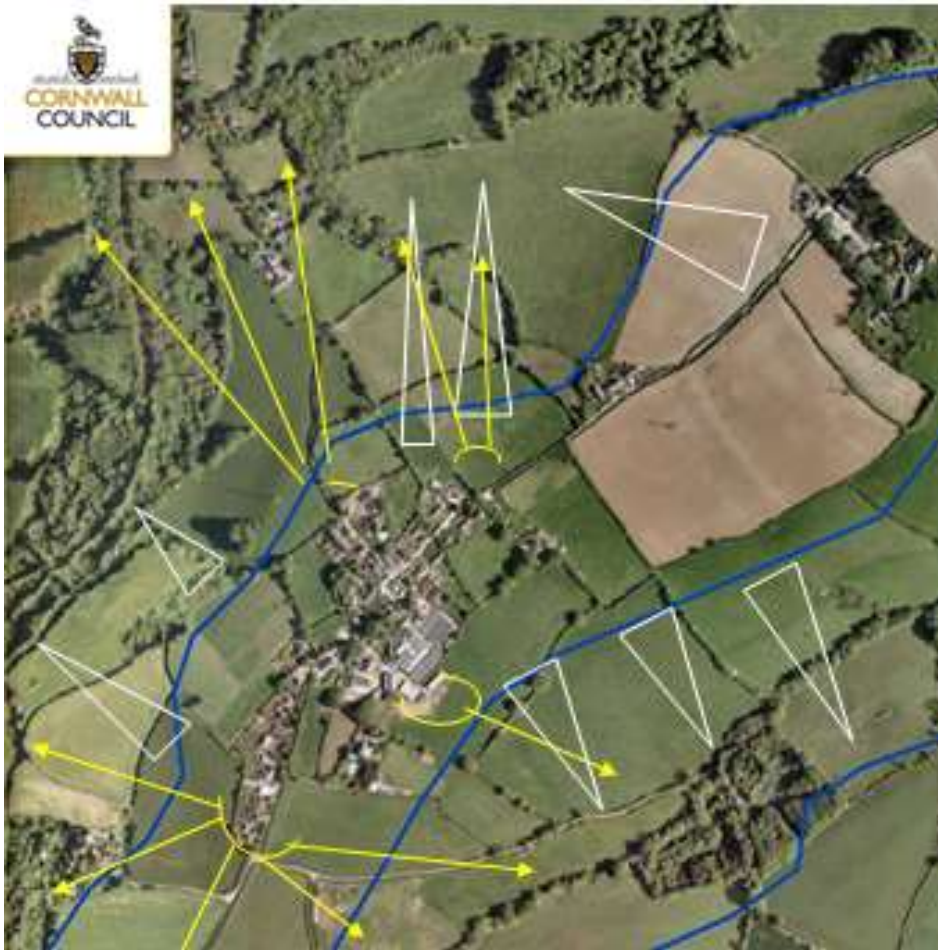


Doublebois

A similar exercise was carried out in relation to the settlement of Doublebois and the image above shows the Key Landscape Views diagram and the potential impact of skyline development.



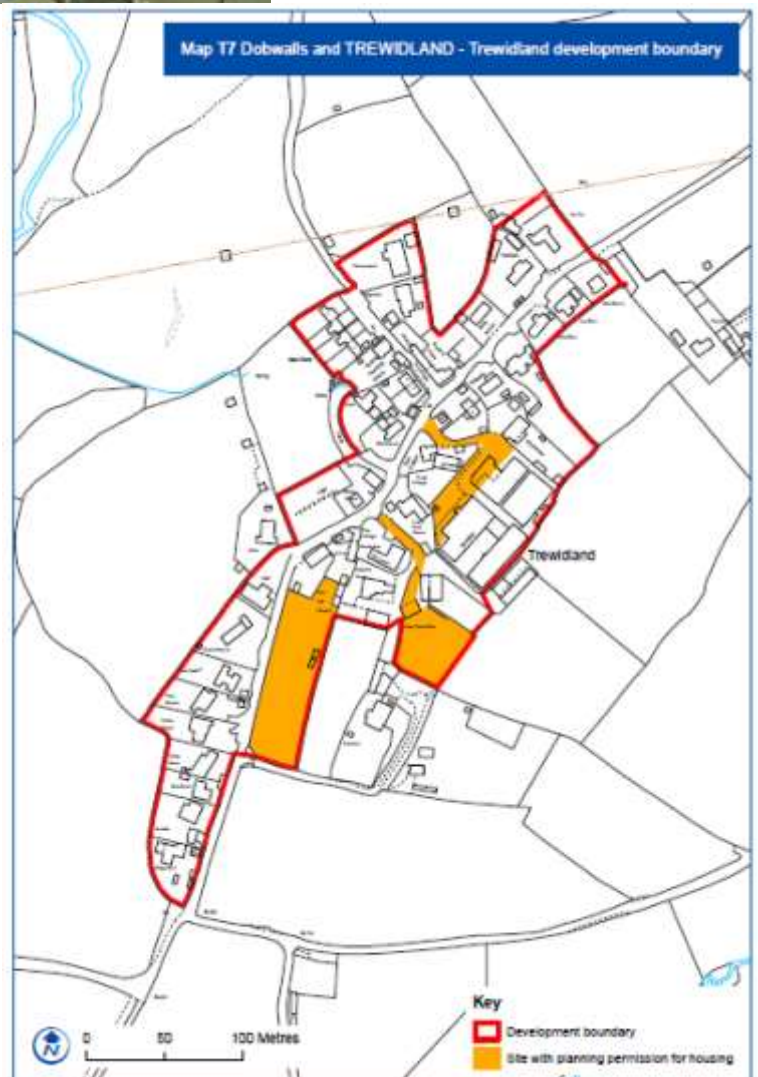
The Doublebois Development Boundary map above shows the final proposals for this settlement.



Trewidland

The Key Landscape Views diagram for Trewidland village is shown above. The blue lines in the diagram indicate the break of slope along the edges of the tributary valleys.

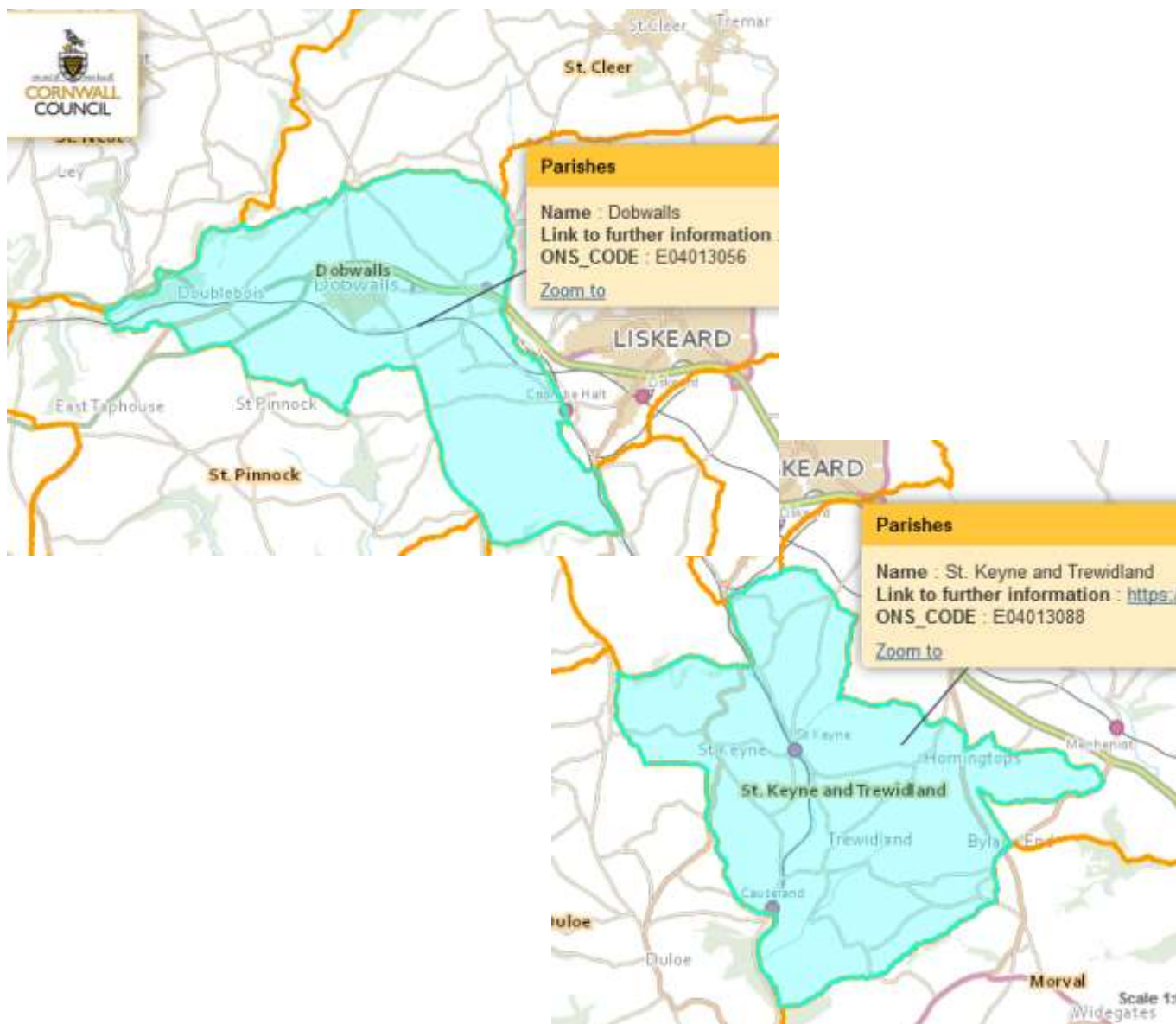
The Development Boundary Map for Trewidland was amended in response to feedback from the Reg14 public consultation.



Changes to Parish Boundaries and Implementation of Plan

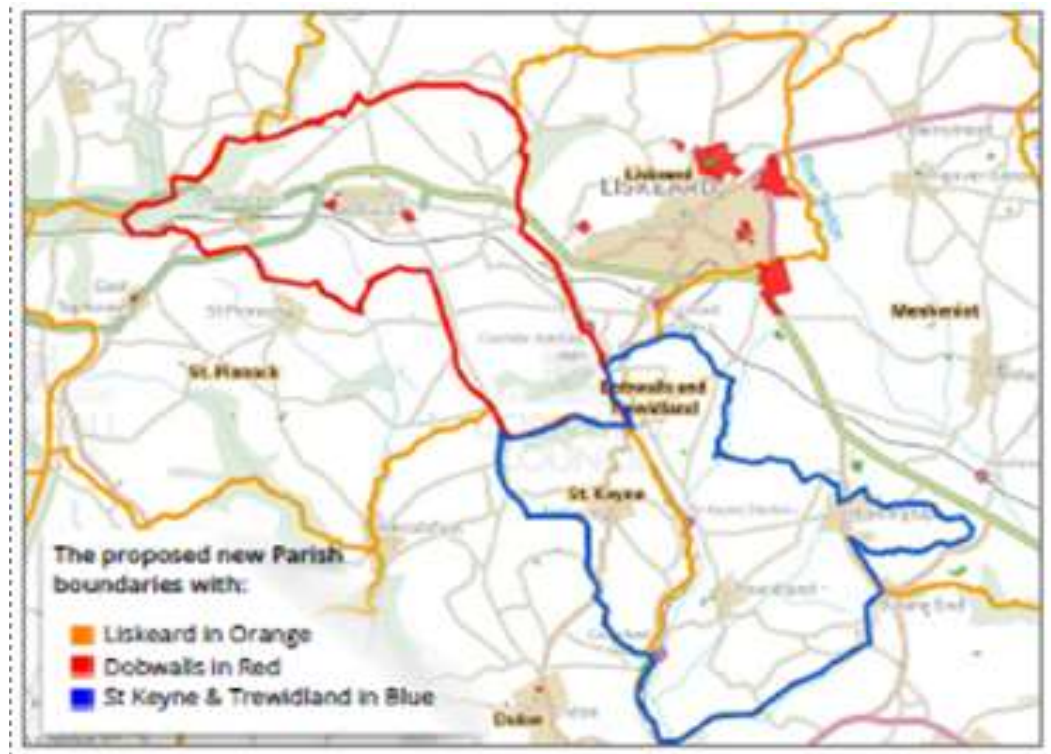
Parish Boundaries in 2021

As part of the Local Boundaries Review in Cornwall opportunities arose to put forward proposals for rationalising parish boundaries. Resident of the Trewidland area of the D&T NDP supported the move to become part of a new 'St Keyne and Trewidland Parish'. Proposals were also put forward by Liskeard Town Council to make minor changes to the boundary between Dobwalls and LTC. These boundary changes came into force in May 2021. The new boundaries are shown below.



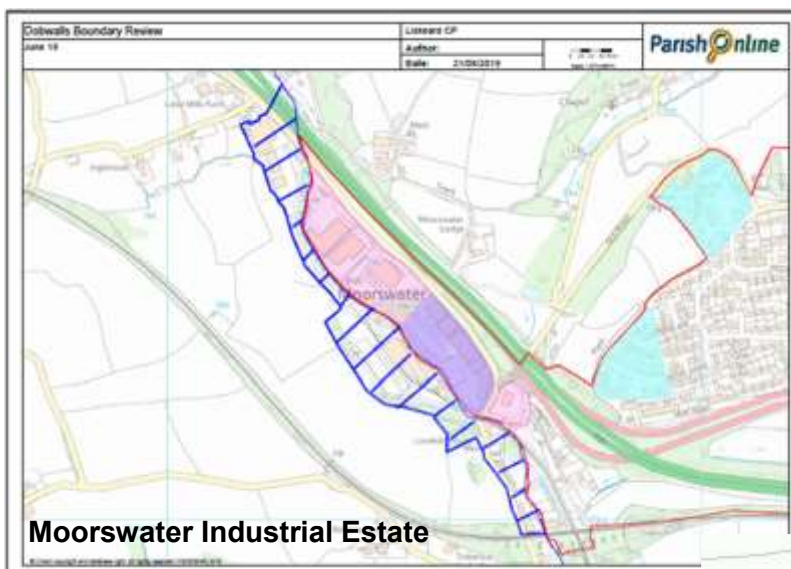
Cornwall Council has given clear guidance that neither these changes to the Parish boundaries nor changes to the CC Ward boundaries, which also came into effect in May 21, would have any impact on the Designated Area of the Dobwalls and Trewidland Neighbourhood Development Plan.

- The Neighbourhood Development Plan will continue to operate on the original parish Area as designated for its full lifetime (2022– 2030) and a New parish cannot designate a Neighbourhood Plan over it.
- The Neighbourhood Plan referendum will be open to all residents of the original Dobwalls and Trewidland Neighbourhood Plan Area.



Dobwalls Parish and Liskeard Town Council boundary

In addition to the changes to the St Keyne and Trewidland parish boundaries, as part of the same Local Governance review exercise, Dobwalls and Trewidland parish council was approached by Liskeard Town Council to alter two parts of their boundary that abut the Dobwalls boundary to include the whole of the Moorswater Industrial estate and the Sewage works at Coombe.

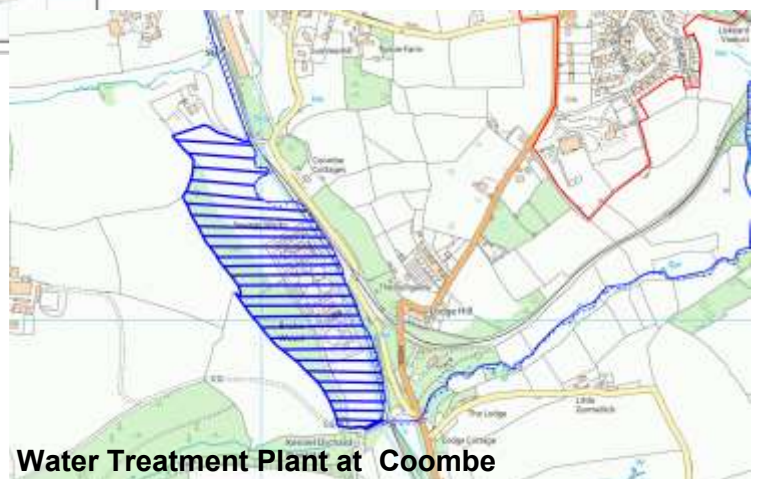


This decision was seen as positive as it included the whole of the commercial area serving Liskeard in the Town Council area, while maintaining the domestic properties in the area within the Dobwalls Parish boundary.

The shaded blue areas in the maps below indicate the areas that were impacted in this change.

Cornwall Council has given clear guidance that neither changes in the parish Council boundaries should impact on the D&T Neighbourhood Development Plan which will continue to operate on the original designated D&T parish area.

Liskeard now has a Neighbourhood Development Plan, however St Keyne does not.



Landscape Character : Source documents

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 are set out below. 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 for D&T parish (*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

AGLV	Area of Great Landscape Value
ALC	Agricultural Land Classification
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
AOD	Above Ordnance Datum (sea level)
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

Dobwalls and Trewidland Neighbourhood Development Plan

Reg15 Landscape Character Statement

13 October 2022

