

Policy Justification

- a) The NDP household questionnaire surveys and feedback at local events have consistently shown that the community highly values the underlying character of the rural landscape and environment. (99% strongly agree or agree in the 2018 postal questionnaire).

In so far as development and change are necessary, the highest priority should be given to ensuring that it is carried out in a way that protects or, where appropriate, enhances wildlife habitats and the visual and historic qualities of the landscape.

The area to the south of Dobwalls and almost all of the Trewidland part of the plan area are covered by an 'Area of Great Landscape Value' designation. In addition, the NDP Landscape Character Statement has identified highly valued areas and views which are seen as particularly significant for local people and worthy of protection from any development that would detract from their quality. There are equally sensitive but undesignated historic places which will also benefit from the overall aims of the policies to relate new development closely to the specific character of the localities.

- b) NDP policy LC1 reflects these views and reinforces the provisions set out under Cornwall Local Plan (CLP) Policy 2 (respecting and enhancing the quality of Place), 12 (Design), 13 (Development Standards), 23 (Natural Environment), 24 (Historic Environment) and 25 (Green Infrastructure). NDP Policy 1 also strengthens the provisions of the CLP with respect to light pollution in relation to the Dark Skies Buffer Zone and it adds a requirement for planning applications that will make it easier to assess the real visual impact of proposed developments when decisions are made.
- c) As part of the evidence for compliance with this policy, planning applications should include a clear visual representation of the final form of the proposed buildings in the context of their immediate neighbours and the surrounding landscape.

Policy Intentions

- To protect the natural beauty and character including the peaceful, quiet environment, and support the enjoyment of nature by the local community and visitors.
- To protect existing agricultural land (particularly of Agricultural Land Classification (ALC) of 3B and above) and conserve and enhance heritage and historic sites, buildings and boundaries.
- To reduce the impact of large-scale housing or other development on rural sites and ensure thorough archaeological assessment of such sites prior to development.
- To ensure that the scale, materials and appearance of new developments are sensitive to and in keeping with local historical characteristics of domestic and other buildings.

Policy: Landscape Character**LC1: Minimise the Impact on the Local Landscape**

Proposals for development in the plan area should:

- Demonstrate that they sustain local character and have appropriate regard to the identity of the local character assessment and settlement edge analysis evidenced in the D&T NDP Landscape Character Statement (LCS) through the design, siting and scale of the development proposal.
- Not have a negative impact on the unique landscape as demonstrated in the LCS and, where possible, enhance the character and setting of the area.

LC2: Understanding of the Local Landscape

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

- Will not detract from their significance and character.

- ii. Will be visually well integrated with nearby structures in terms of form, scale, building details, local features, materials, finishes, colour, siting, landscaping and characteristic patterns of settlement, reflecting the Cornwall Design Guide.
- iii. Does not contribute to light pollution of the night sky or provides significant mitigating measures.
- iv. Is not likely to lead to or increase anti-social behaviour.

10.2 Landscape, Biodiversity and Heritage

Biodiversity

Policy Justification

- a) In addition to the NPPF guidance on Conserving and Enhancing the natural environment, Policy 23 of the CLP emphasises the importance of local and county-wide biodiversity networks and wildlife corridors which link sites of biodiversity importance, which support the delivery of actions set out in the Cornwall Biodiversity Action Plan. This includes the avoidance of adverse impacts on European and UK protected species and the loss or deterioration of ancient woodlands and trees.
- b) Biodiversity and Geodiversity have crucial influences on the wellbeing of people and play a key role in climate change. The NDP area retains much of its historic character and a wide range of natural or semi-natural landscapes, particularly in the wooded valleys of the Fowey and East and West Looe Rivers which run through the plan area. These environments provide the greenspace networks which are the basis of human enjoyment of their local landscape (as walkers/cyclists etc). They are also important in sustaining the biodiversity which is so significant to the agricultural health of local farming and horticulture. One hundred percent of the respondents to the 2018 NDP postal questionnaire supported this protection.

Policy Intentions

- To protect and enhance existing wildlife and habitats including trees, woodland, wetland, heathland, hedges and road verges.
- To protect the biodiversity of all sites where development is proposed to avoid the loss of important species and valuable local character.
- To create new wildlife habitats and increase biodiversity as part of all new developments and projects.

Policy: Biodiversity

BIO1: Protection of Biodiversity

To protect the character, local distinctiveness and significance of the plan area developers should avoid adverse impact on the natural environment. All sites outside the main settlements of Dobwalls, Trewidland and Doublebois must comply with CLP 23: Sensitivity, beauty, capacity, bio-geodiversity and conservation and ensure that soil quality is protected particularly in areas with Agricultural Land Classification is 3B or above.

BIO2: Tree Management

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

BIO3: Green Infrastructure

Development proposals should, where relevant, recognise and allow for wildlife forage areas, corridors and green spaces, as these encourage, enhance, underpin and sustain the green infrastructure of the plan area and its surroundings.

BIO4: Biodiversity Best Practice

Development proposals must demonstrate compliance with best practice as set out in the Cornwall Biodiversity Supplementary Planning Document (SPD) in relation to creating new habitats, e.g. bee bricks, bird/bat boxes and hedgerow corridors and, if possible, ensure net gain to the biodiversity

of the site, including the planting of indigenous tree species in all new housing developments, at least one tree per household.

BIO5: Protection of Community Spaces

Applicants must be aware of the need to protect and enhance valued community space from unwanted development. This would include woodlands shown below on the ERCCIS biodiversity map, open land use designations indicated shown on the following Open Space maps, access areas on the Green Space maps (see 10.5 Community Facilities and Green Infrastructure - Green Infrastructure), relevant Ordnance Survey (OS) maps and public rights of way (PRoW).

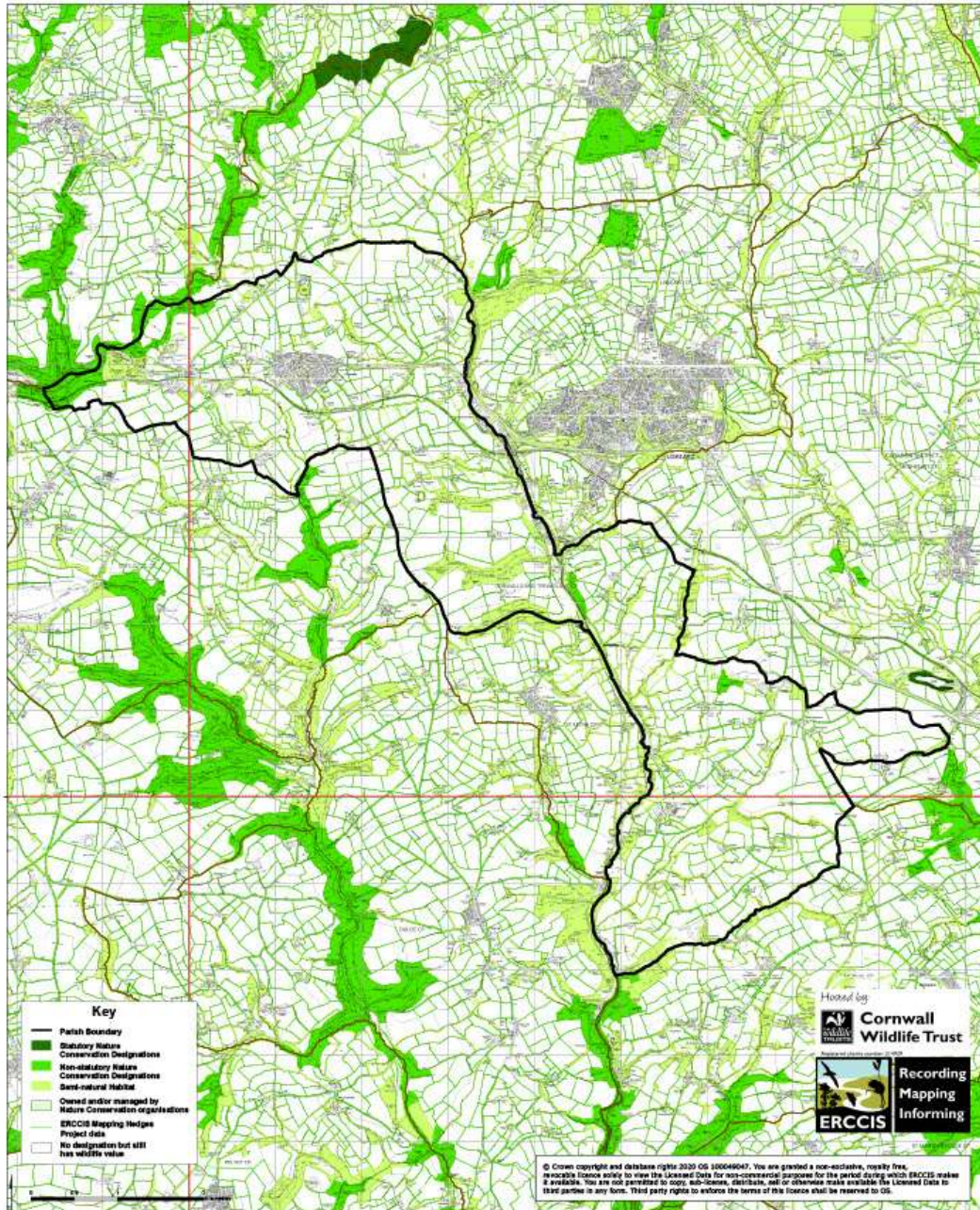
ERCCIS Biodiversity Map



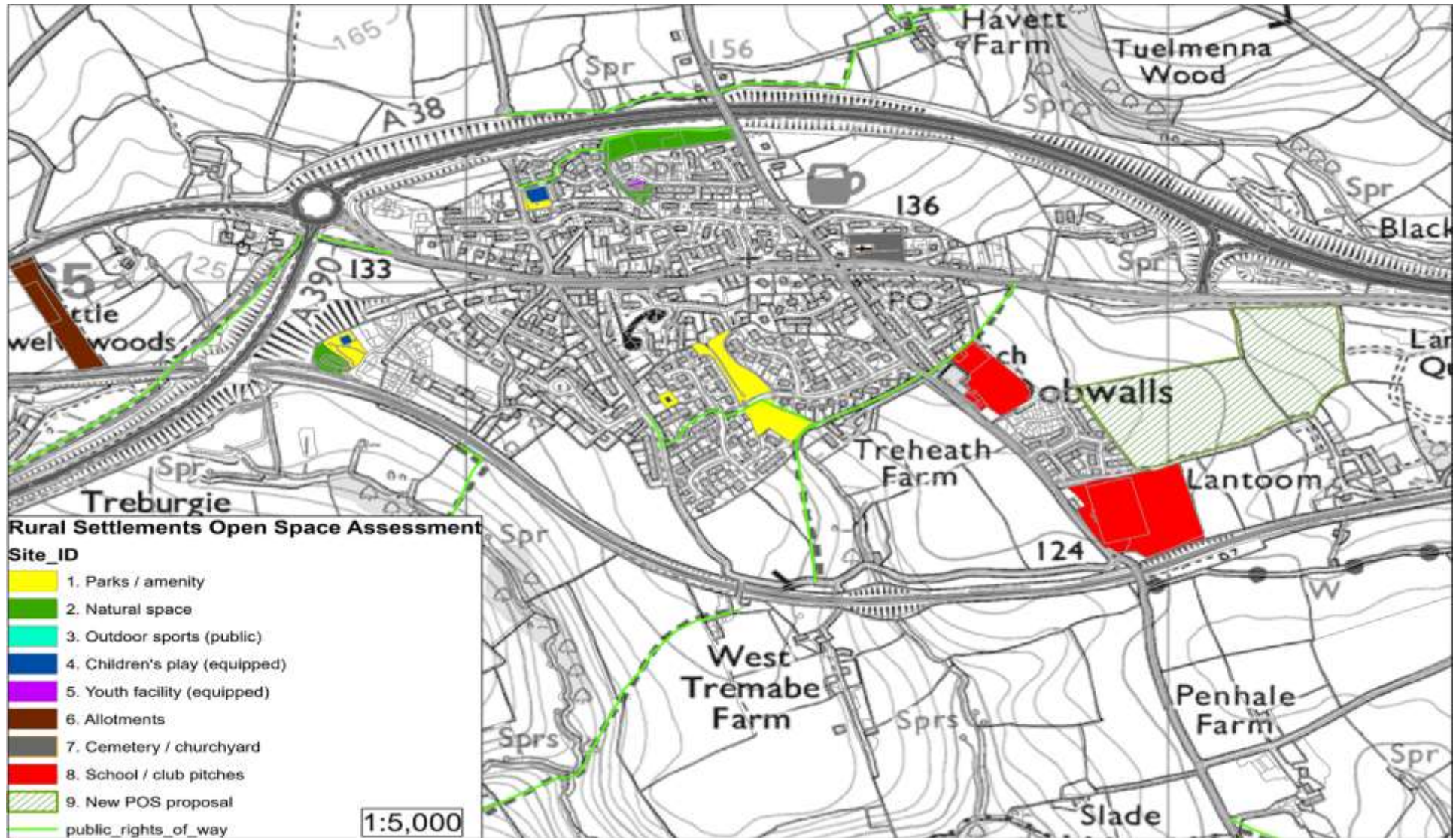
**Wildlife Resource Map for Neighbourhood Planning
Dobwalls and Trewidland County Parish**
Please view this map in conjunction with the guidance notes provided



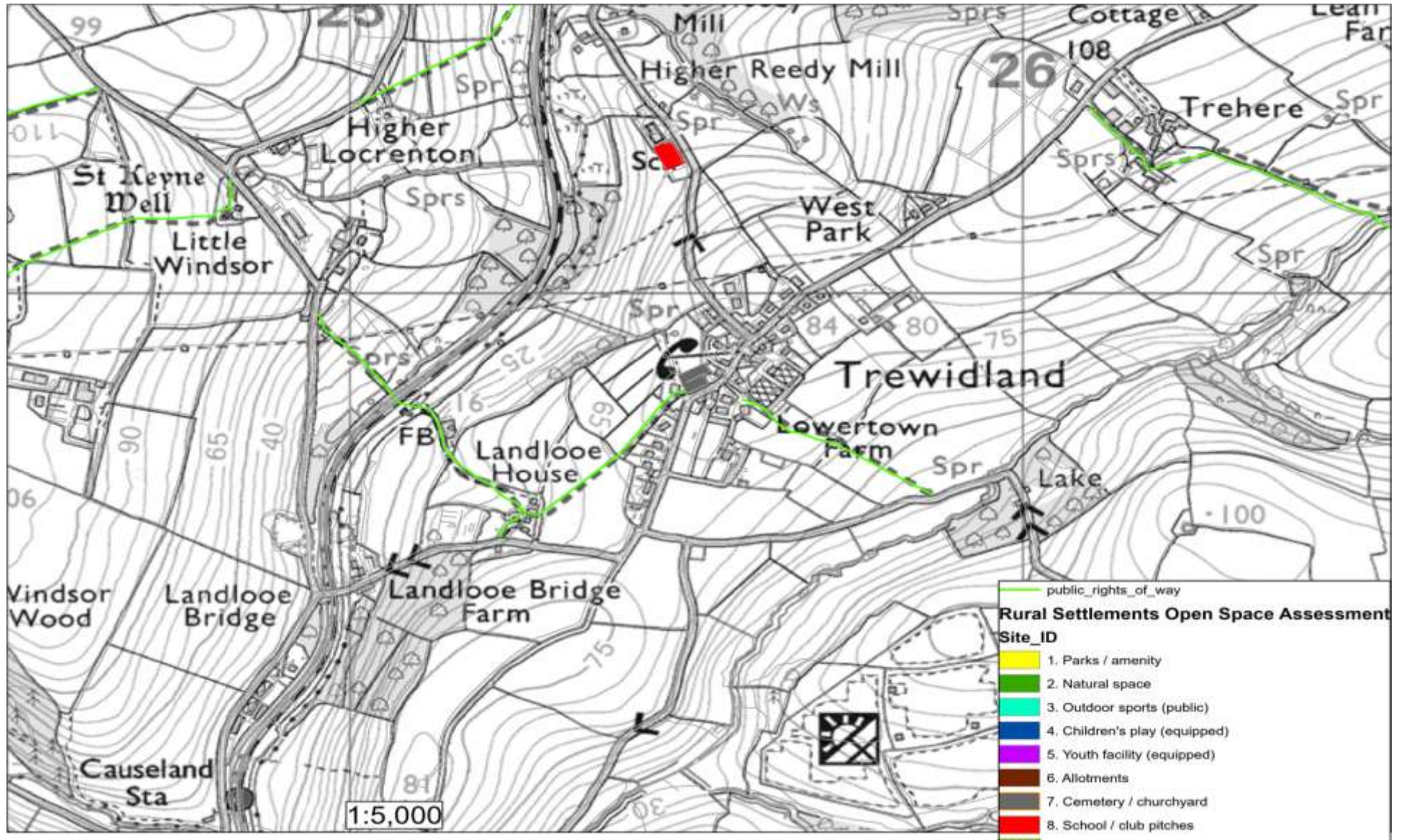
The Environmental Records Centre for Cornwall and the Isles of Scilly



Dobwalls Open Space Map (CC2020)



Trewidland Open Space Map (CC2020)



Consolidated List of Open Spaces

The list provided the Open Space Study, Stakeholder Survey results, Cornwall Council (November 2020) gives a consolidated list of open and green spaces with the main development boundaries with the NDP area:

Typology	Average /median for smaller Cornish settlements - m ² /pers	Existing provision (m ² / person)	Accessi bility (m)	Existing provision (m ² / person)		Accessi bility (m)	Future quantity response
		Dobwalls		Trewid	Doub	Trewid / Doublb	
1. Parks, amenity	6.44	5.77	700	0	0	700	We need more space identified to create a new park with decent recreational space for the current population (83%)
2. Natural space	37.68 (median)	4.95	770	0	0	820	The village would benefit from a new accessible wood or wildlife area of a decent size, even though there will be an associated cost to maintain it (100%)
3. Public sport	2.79	0.00	NA	0	0	NA	There is not enough outdoor space in general for residents to participate in other sports and the level should be increased significantly (83%)
4. Children's Equipped Play	0.63	0.50	670	0	0	690	50% said concentrate on natural play only. 33% felt there is not enough quality equipped. Need a strategy.
Nearer playable	NA	NA	420	NA	NA	420	
5. Teen provision	0.19	0.25	<i>Suggest 800</i>	0	0	NA	50% said there is not enough. Need another. 33% felt the existing skatepark needs to be relocated.
6. Allotments	1.17	3.92	NA	0	4	NA	Existing provision is fine with new plots needed only in line with population growth (100%)
7. Cemeteries	3.93	1.77	NA	9.48	0	NA	
8. School pitches & clubs	10.19	15.23	NA	10.04	0*	NA	
Total	63.01	32.39					
Total for 1– 6 (standards apply)	48.90	15.39		*Excluding golf course			

Policy Justification

- a) The challenge of minimising our contribution to climate change and how we can best adapt to the effects of climate change is woven through the NPPF and the CLP. In declaring a climate emergency in January 2019 Cornwall Council has formally recognised the need to combat the causes of climate change and reduce local and global impacts.
- b) The area covered by the D&T NDP already has renewable energy developments in the form of solar farms (Pensipple) and wind turbines at Fursedon and Knilly Lane. The need for locally-sourced energy supplies to minimise the impacts of climate change is recognised as being highly significant for our future and the activities of the Trewidland Community Energy Group encouraged the exploration of community-owned or part-owned energy schemes. Where the development of renewable energy projects brought tangible benefits to the community these were supported by 60% of NDP 2018 questionnaire respondents.

The need for reduction in energy use as a priority to reduce energy generation needs is also seen as vital. The requirement for high energy performance in new developments (and in refurbishment and change-of-use proposals) is therefore seen as a vital part of the response to the climate emergency. In addition, the need for development to be located to maximise accessibility to public transport, support local services, to reduce the need to travel and encourage better design standards to minimise energy use and fuel poverty, are seen as vitally important in an area which has a significant local social deprivation profile.

Policy Intentions

- To encourage low energy alternatives wherever possible to reduce climate and other environmental impacts.
- To ensure local energy production in keeping with landscape value and heritage objectives and wherever possible to encourage the use of brownfield sites and the roofs of existing and proposed buildings for solar energy collection.
- To ensure that there are substantial benefits to the community from any renewable energy proposals.
- To reduce, wherever possible, the impact of climate change (and resultant rainfall intensity) to diminish problems of flooding on many of the rural lanes and decrease the risk of erosion and landslide in the narrow valley roads.

Policy: Climate Change and Energy

CCE1: Renewable Energy Schemes

All development proposals for any form of renewable energy scheme in the plan area should:

- a. be integrated so that the energy generated can be supplied directly to domestic, business or other buildings, to reduce energy consumption and show how they meet the criteria set out in the Landscape Character Statement.
- b. be fully or partly owned by the residents of the plan area, businesses or community associations. This can be demonstrated by the evidence that the development is fully or partly owned through an appropriate community energy enterprise.
- c. be accompanied by Community Infrastructure Levy (CIL) contributions to the upgrading of the energy performance of existing poor-quality housing in terms of improving thermal performance and reduced fuel poverty and CO₂ production.

CCE2: Vehicle Charging Points

All new developments should include onsite electrical vehicle charging points or appropriate electrical supply to allow access to such a facility appropriate to the development.

CCE3: Water Management

- a) Ensure that no new developments increase the risk of flooding or erosion either within specific sites, within settlements or on the surrounding landscape where it may particularly impact on local roads, lanes and pedestrian routes.
- b) Ensure that all new developments take opportunities to maximise rainwater capture and reuse and safely retain flood water onsite as a means of reducing flooding downstream and increasing biodiversity.