

Policy Justification

Cornwall's Local Plan minimum housing target for the "rural" part of the Liskeard and Looe Community Network Area from April 2010 to April 2030 was 1500 new homes. The council's table for the L&L CNA rural area shows that between April 2010 and March 2020 a total of 1010 properties were built and the area was committed to provide another 531 properties, through planning permissions, a total of 1541, 41 above the target of 1500. So there is no figure in the box entitled "Remainder of Local Plan Housing Figure" with another 10 years of the plan to go.

The table also shows that for the area covered by the D&T NDP the number of properties completed in the parish between April 2010 and March 2020 was 200 and there was a commitment to construct another 35 properties, in line with planning permissions still to be implemented, a total of 235. The table indicates that the plan area's baseline figure to comply with its percentage of the CNA remainder is zero as the L&L CNA completions and commitments at March 2020 are above the initial minimum target of 1500.

So, the NDP steering group submits that the figures speak for themselves. The plan area has experienced an exceptional and unprecedented level of residential development in recent years and has met and surpassed the minimum requirements of the Local Plan. The plan area has more than fulfilled its obligation, but the authors of the NDP, although adopting a realistic and flexible view, at the same time remain resolute in their commitment to reflect the views of the public which are given below.

The open countryside is defined as land beyond any village development boundary. In the open countryside, development will be strictly controlled and will be limited to dwellings for rural workers (see CLP policy), employment development in rural areas (see CLP), rural exception sites (see CLP Policy 9), buildings for agriculture and forestry, replacement dwellings, house extensions, replacement buildings and renewable energy and development specifically permitted by other NDP policies.

Public Consultation: The results of the major questionnaire undertaken in 2018 clearly indicate that there is strong support for housing that is small in scale, genuinely affordable and reflects local character and needs. Respondents also felt land should be set aside for the accommodation needs of the elderly, disabled or vulnerable, particularly where this could be located centrally, within level walking distance of key facilities such as shops, community hall, pub, bus stops etc. Research has highlighted that Dobwalls has an unusually convenient geography and services in this respect which would particularly facilitate such development on sites to the north of the village centre.

The questionnaire gives a mandate to consider development boundaries and how they might be used to control new development. The top three improvements respondents would like to see developments bring to their community are housing that meets specific local needs (62%), improved access to GP services (61%) and improved roads and infrastructure (55%). There was some interest in land availability for self-build. There were also 42 'other' responses, mostly requesting that there be no new development.

The detailed local analysis of results indicated that:

- for Dobwalls the priority is the protection of the rural landscape setting of the village.
- in Trewidland the priority is for improved parking in all new developments and support for local community buildings and the school.
- for Doublebois public events in October 2019 identified there was a desire for some new housing development in the hamlet, if it could bring with it improved local facilities and public open space.

Policy: Development Boundaries

HO1: Development Boundaries

This plan establishes development boundaries for Dobwalls, Trewidland and Doublebois. Only proposals for small scale housing development of infill, rounding off within the development

boundaries will be supported so that the open countryside is preserved and agricultural land retained for its primary use.

In fact, there is very little, if any, land of significant size within the development boundaries to accommodate more than a minimal number of residential properties.

These policies are formulated on the basis that any residential development inside the development boundaries conforms to Cornwall Local Plan (CLP) Policy 8, in that the plan area falls within Zone 5 which gives a starting point of 25% for affordable housing in a development of five or more homes.

Also, any proposed development outside the development boundaries will be treated as rural exception sites in accordance with CLP Policy 9, with a minimum of 50% affordable housing.

The D&T NDP steering group considers there is no land bordering the development boundaries which meets the criteria for “rounding off” as stated in CLP paragraph 1.68. Therefore, there can be no justification for a hypothetical extension of the development boundaries during the plan period to include potential land for “rounding off”.

Dobwalls: Ensure that future development schemes within the village development boundary are appropriate, with a minimum of 25% affordable, to complement existing developments, with the emphasis on affordable housing and rented accommodation for people with a genuine local need.

Trewidland: Ensure any new residential properties within the village development boundary are appropriate and that development proposals are limited to schemes offering a minimum of 25% affordable homes suitable for young families.

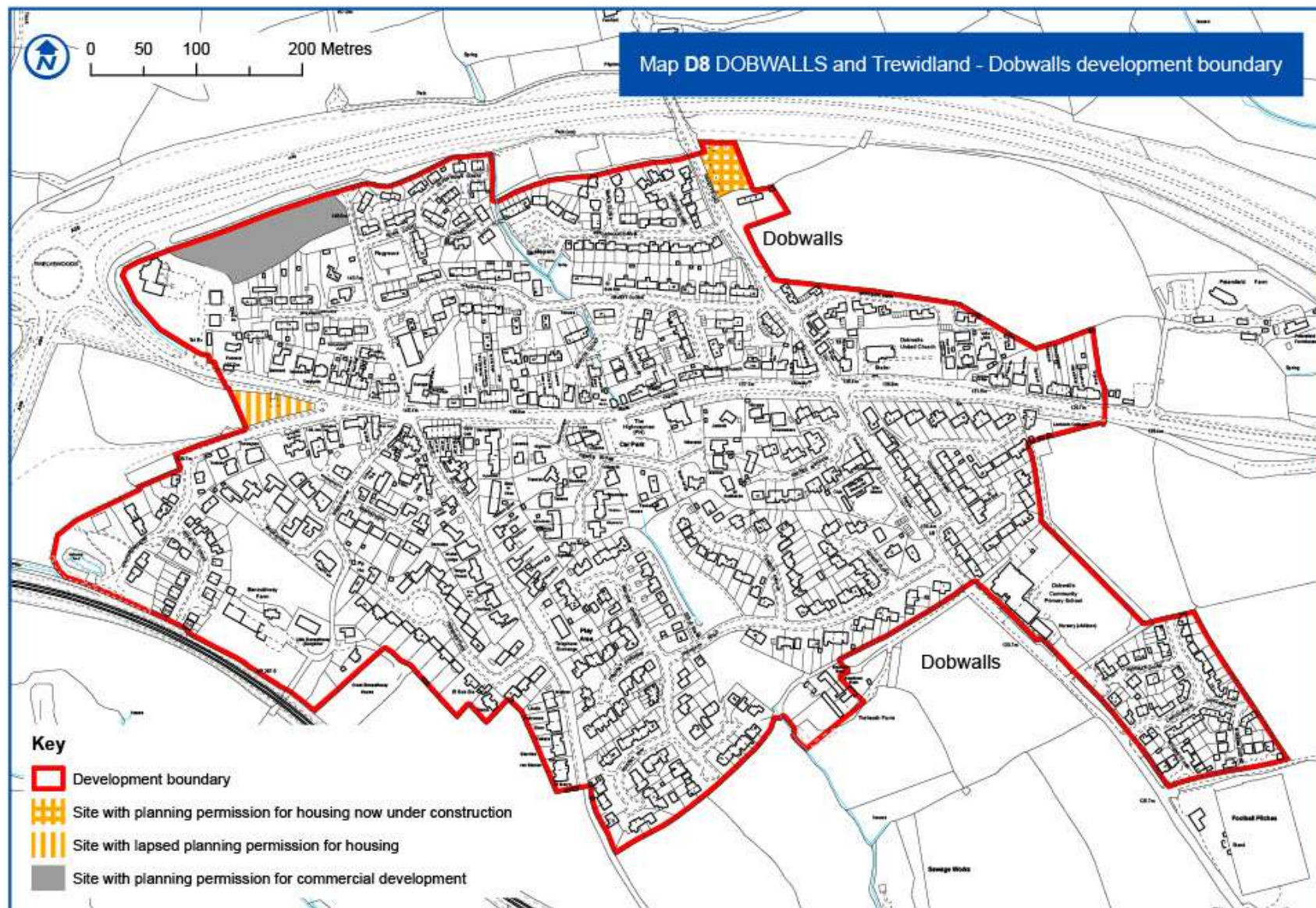
Doublebois: Ensure future development proposals within the development boundary emphasise affordable housing and rented accommodation for people with a genuine local need, with a minimum of 25% affordable.

HO2: Rural Exception Sites

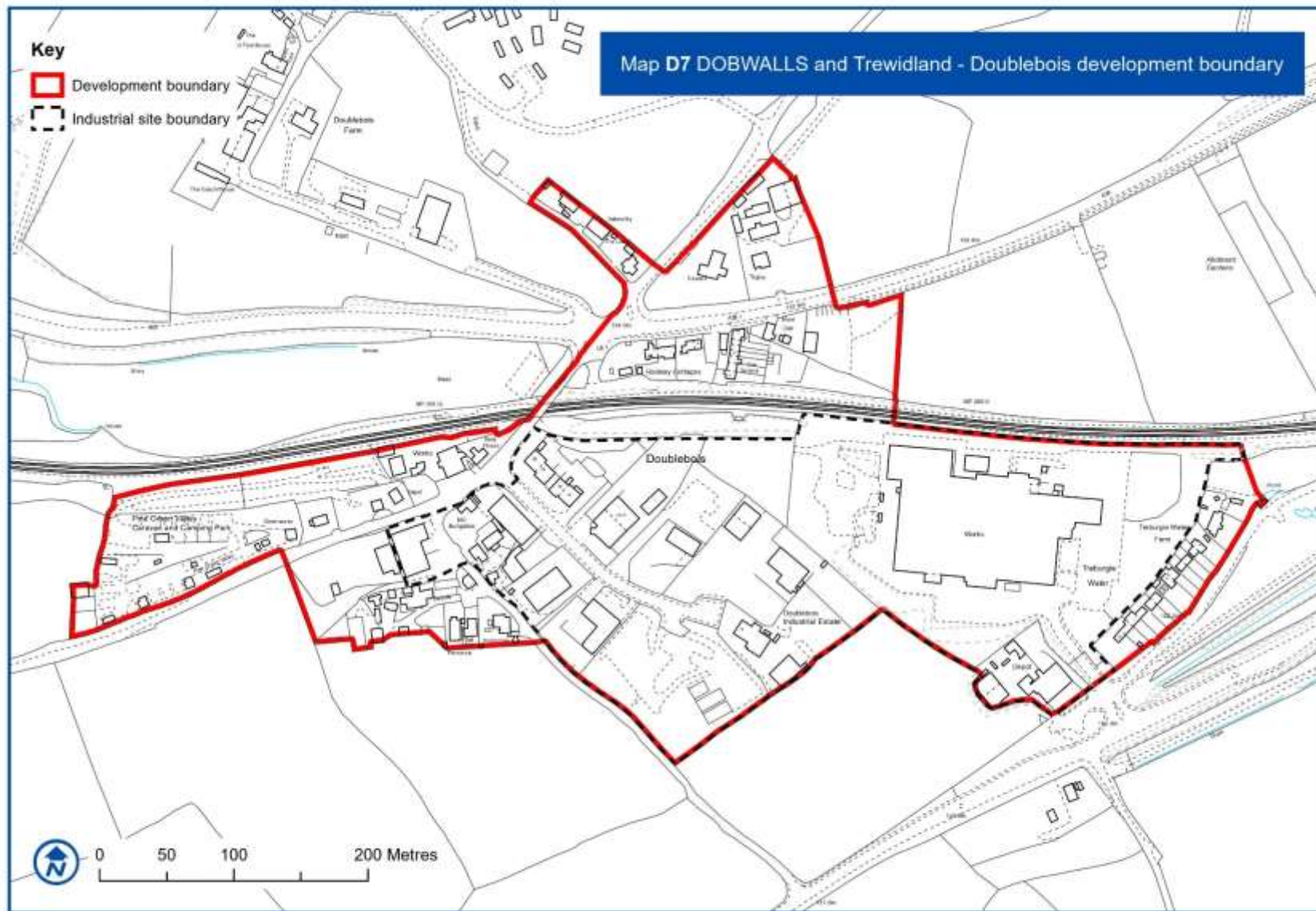
Rural exception sites will only be supported where the proposal is in accordance with Policy 9 of the Cornwall Local Plan and evidence can be given that the development will not have:

- a) A negative impact on the Landscape Character (as set out in the Landscape Character Statement).
- b) Negative impacts on the adjacent settlement character or infrastructure. (This is to curtail isolated development elsewhere in the plan area, which would fall outside the established development boundaries).

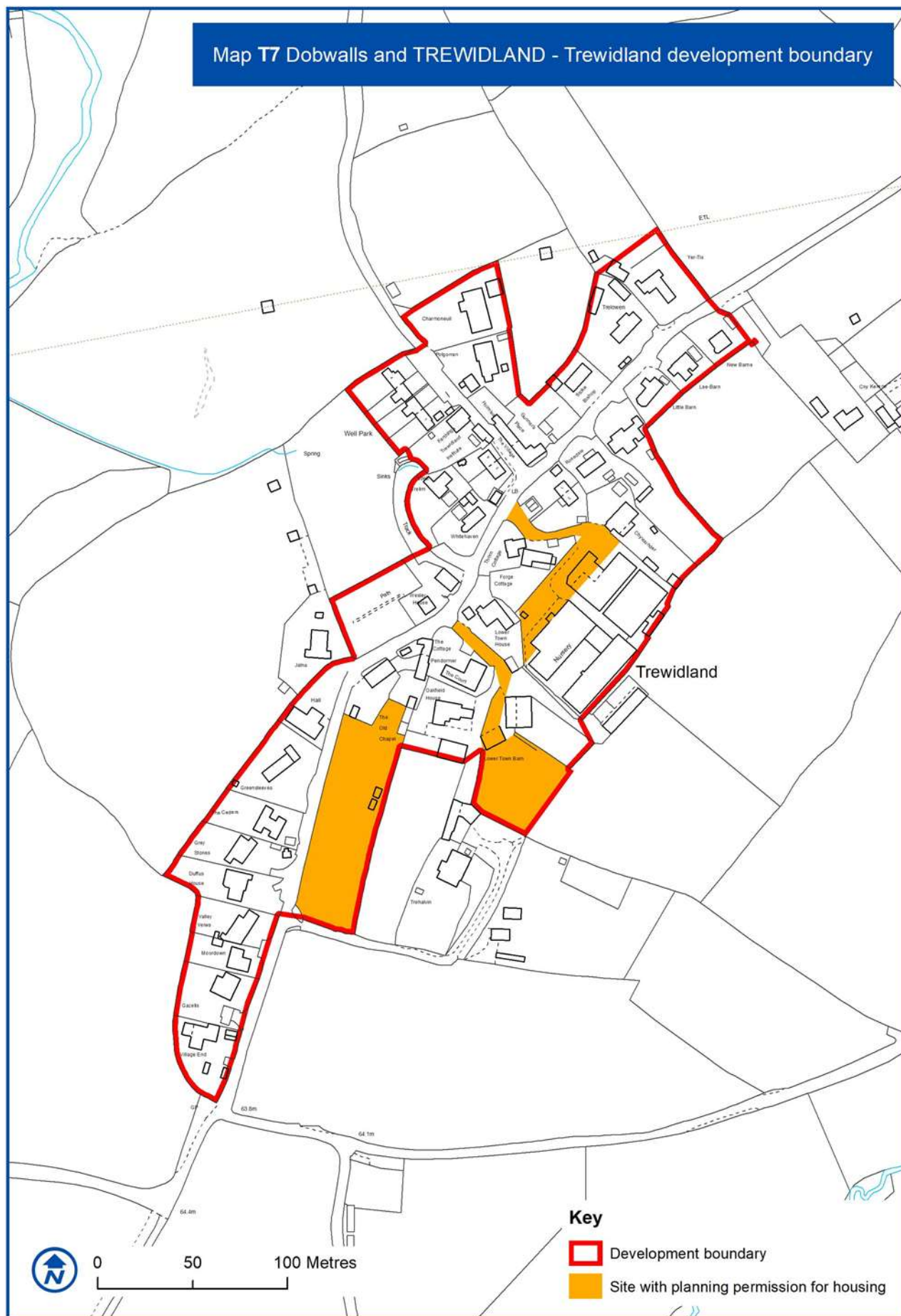
Development Boundary Map Dobwalls



Development Boundary Map Doublebois



Development Boundary Map Trewidland



Policy Justification

- a) Cornwall Local Plan Policy 6 sets out the need for housing to meet the perceived needs of the local community. In terms of house prices to income ratio, which illustrates the multiple of the average income in the area to average house price, the affordability ratio for Cornwall in 2013 was 8.42, a decrease from 9.11 in 2010. This is a significantly higher figure than the ratio of 6.72 for England. *Source: Land Registry, DCLG Affordability Live Tables (Cornwall Local Plan)*. The average price of a house in Cornwall in June 2014 was £185,000. The cost of a median lower quartile home in Cornwall is about nine times the median lower quartile annual earnings. This raises the issue of the true “affordability” of homes suitable for young families in the Dobwalls and Trewidland areas.
- b) The evidence of an aging population in the Liskeard and Looe CNA (see NDP Health and Community Evidence Base) has raised the need for housing responses which will meet the need for appropriate accommodation for elderly members of the community who may wish to maintain contact with local family and friendship groups. The ability to downsize from larger homes to more convenient and, in some cases, supported accommodation in the local area, can not only free existing homes for young families, but also enhance social resilience through supporting family connections and help maintain physical and mental health.
- c) Responses to the major NDP questionnaire circulated to all households in May 2018, indicated that:
 - More than 80% agree that we should prioritise affordable new homes for people with a local connection.
 - More than 70% of respondents agree that ‘*land should be made available to enable elderly, disabled and vulnerable people (with a link to the plan area) to live independently*’.
- d) Key to any future housing projection will be the supporting facilities needed to sustain them as part of the wider housing make-up. Financial contributions will be sought, where applicable, through either Section 106 agreements or Community Infrastructure Levy (CIL) to provide new and support existing community, social, educational and transport infrastructure.
- e) A substantial level of concern has developed during the NDP consultation on the shortage of places at Dobwalls School. Rapid development in the village has led to siblings of pupils already at the school being unable to secure places and therefore having to be taxed to primary schools in Liskeard or Looe. The school could consider larger class sizes, but there are current absolute limits on student numbers across all age groups and key stages.

Policy: Housing Mix

HM1: Affordable Housing

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

- a. Ensure that appropriate building land is made available to allow elderly, disabled and vulnerable people with a link to the plan area to live independently.
- b. Make available affordable plots of land for self-build, affordable homes for sale and to rent that provide decent, secure homes that meet the Living Home Standard, either through affordable rent (Registered Social Landlords) self-build or collaborative partnership schemes.
- c. Support groups or organisations in delivering affordable housing where exception sites are the only option.

HM2: Sheltered/Supported Housing

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

10.9 Housing**Development Standards****Policy Justification**

- a) NPPF Policy 8 and CLP Policy 12 both support safe, sustainable and inclusive design in all developments. Development proposals should demonstrate clearly how they contribute to social, economic and environmental sustainability.
- b) The performance of recent housing development in the plan area has led to problems of maintenance and fuel poverty for some of those who have moved into the new properties, raising questions about the compliance of the design with best practice in terms of material choices and thermal performance standards.
- c) The layout of much of the recent housing development has not always provided the social or physical infrastructure (such as places to play for young children and places to sit and meet neighbours for older residents and families) which helps a new development to foster community and to integrate successfully with the neighbouring developments and facilities, such as shops, schools etc.
- d) The impacts of poor road layouts and inadequate parking provision in recent developments is already causing significant road safety issues as a result of parking pressure on narrow roads and lanes.

Policy Intentions

- 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 and with the characteristics set out in the NDP Landscape Character Statement.
- To ensure that new developments contribute to the social, physical and mental health benefits set out in the NDP Green Space Strategy.
- To provide housing that significantly reduces fuel poverty and Co2 production.
- To ensure that all new developments have charging points for electric vehicles and the inclusion in all new developments of a high percentage of properties with solar panel roofs.
- To ensure that all new homes are provided with adequate parking facilities to serve their anticipated occupants.
- To ensure that extensions to existing properties do not diminish the parking facilities of the dwelling.
- To require tangible benefits for the plan area and the community when planning permissions are granted to compensate for any existing or future shortfall in the provision of infrastructure. These planning gains should include healthcare facilities such as doctors and dentist clinic accommodation and the provision of appropriately sited and designed seating, play and exercise equipment to encourage better health and social inclusion.

Policy: Development Standards**HS1: Site and Building Design**

Proposals will be supported which:

- Comply with CLP Policy 12 protecting residential amenities, achieving high standards of sustainable build and demonstrating how the design, construction and operation will minimize the use of fossil fuels and natural resources and ensure long term high performance and ease

of maintenance in the building in terms of its structural, thermal and moisture control performance.

- Respond to the design, scale, height, appearance and material of surrounding buildings, provide designs which suit a range of age and social groups, home working and mobility and reflect the unique character of the community landscape and its position in the heart of the area.
- Take opportunities to design out crime and anti-social behaviour.
- Proposed developments should include electric vehicle charging points.

HS2: Carbon Reduction Technologies

All planning applications and developments must accord with CLP Policies 13 and 14 in terms of energy standards.