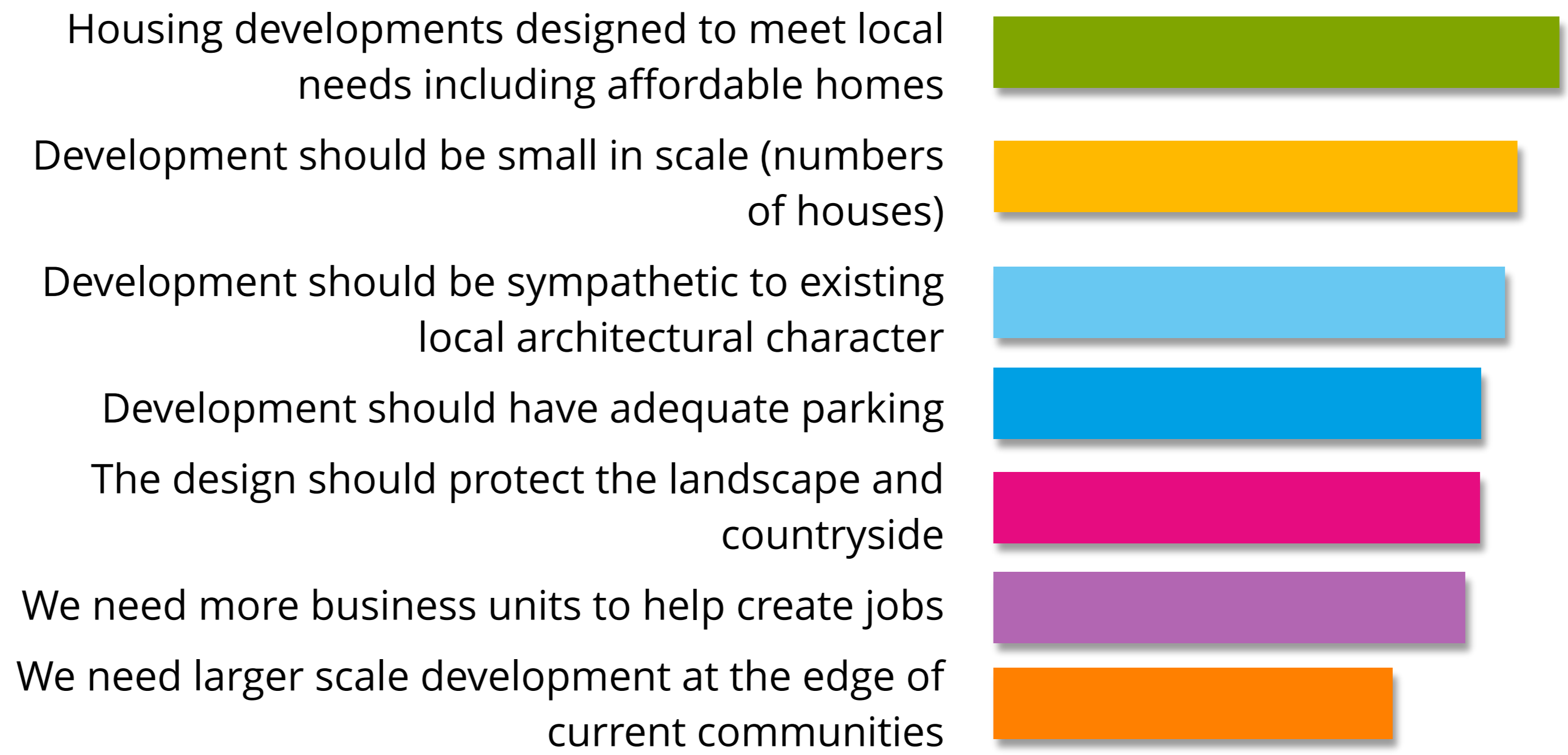


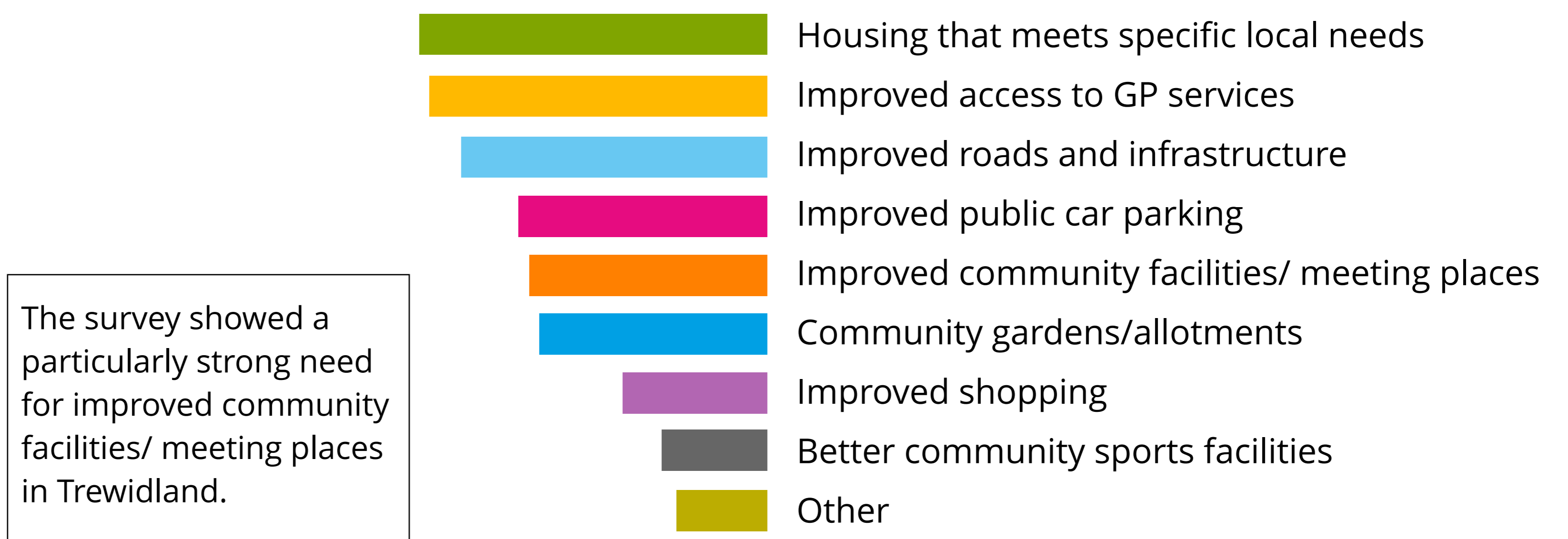


Dobwalls & Trewidland Parish Neighbourhood Plan

Housing development is often a contentious issue. We asked, 'If development proposals are put forward in our Parish in coming years, what are the three most important things that should be considered?'

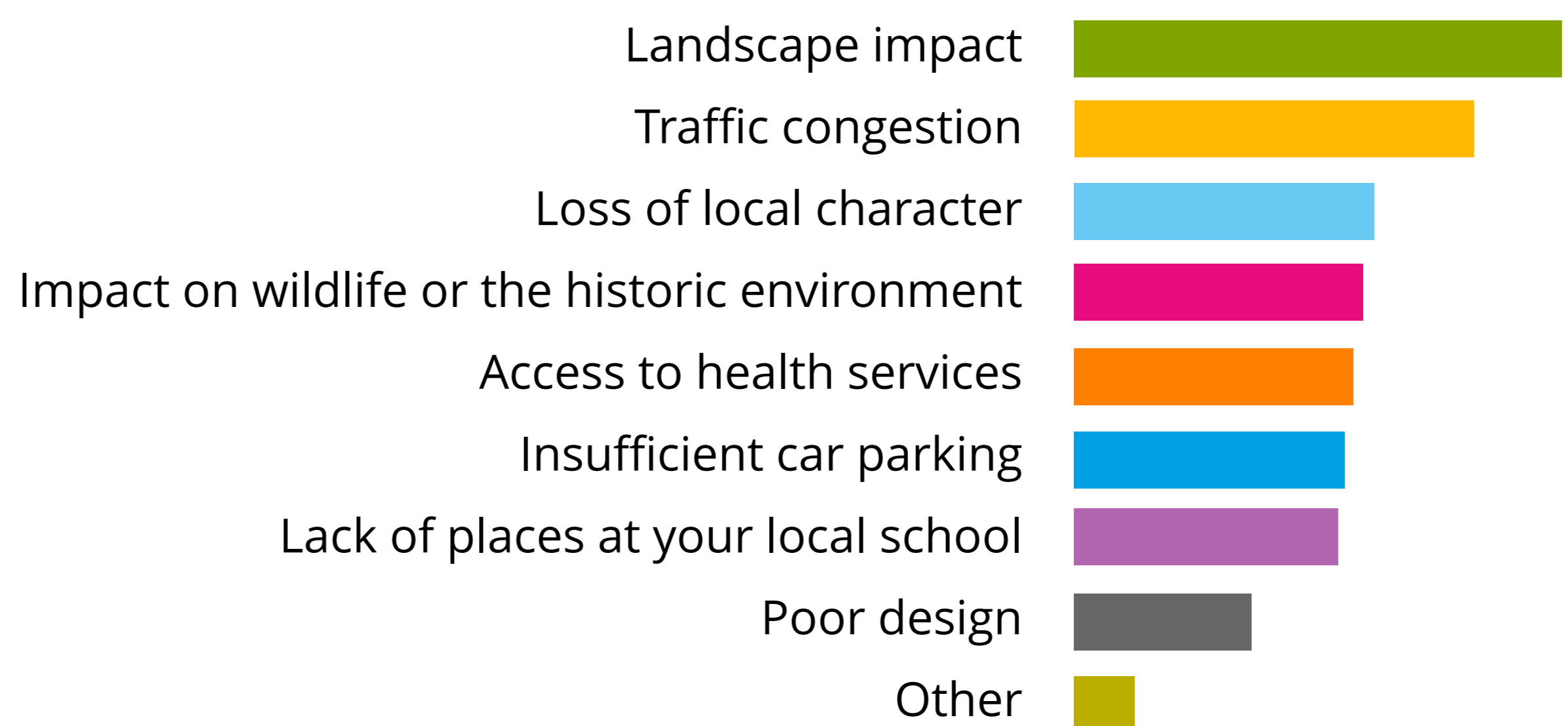


Next we asked, 'What improvements would you like any future new development to bring to your community?'



The survey showed a particularly strong need for improved community facilities/ meeting places in Trewidland.

We also asked, 'What concerns you about the potential impact of new residential development in your village?'

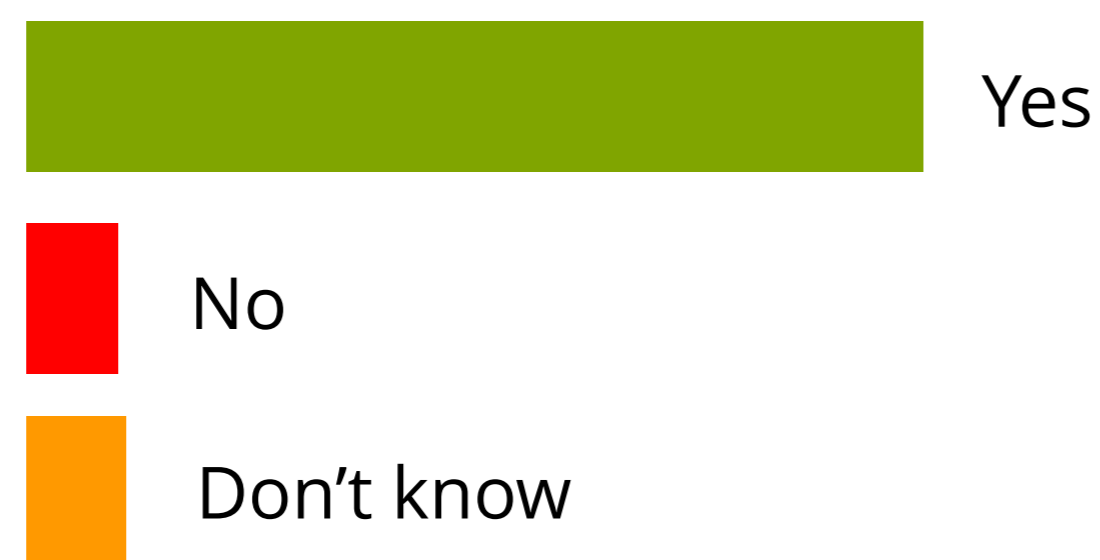




Dobwalls & Trewidland Parish Neighbourhood Plan

Housing Need and Development

Do you think that we should prioritise affordable new homes for people with a local connection?

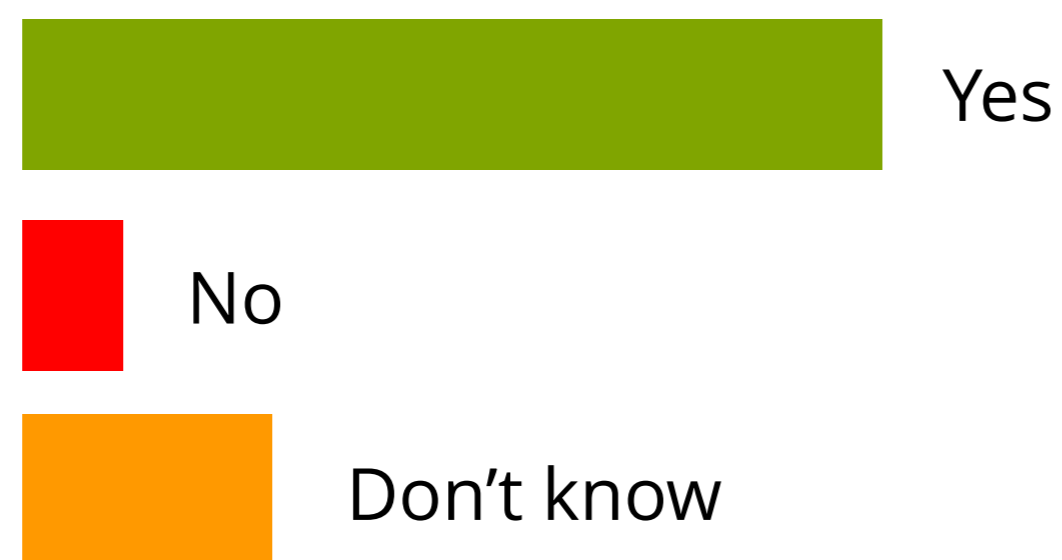


Should building land be made available to enable elderly, disabled or vulnerable people (with a link to the Parish) to live independently?

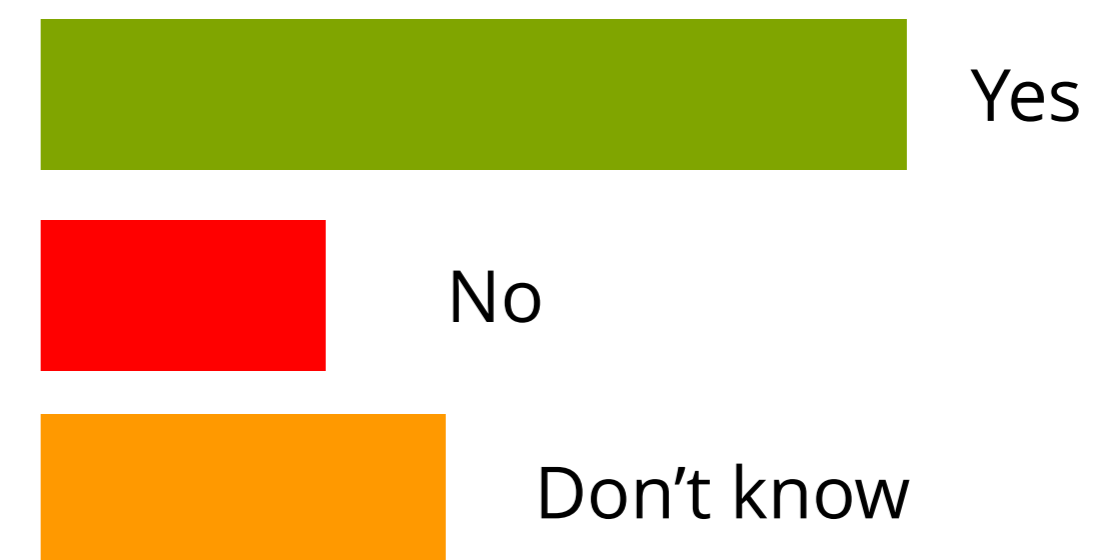


Do you think we should prepare a Design Guide?

A Design Guide would allow local people to give guidance to developers on things like local character and materials used.



Do you think the Neighbourhood Plan Steering Group should consider settlement boundaries?



In addition to the general survey created by the Neighbourhood Plan team, a housing need survey was also produced by Cornwall Council and delivered to households within the Parish.'

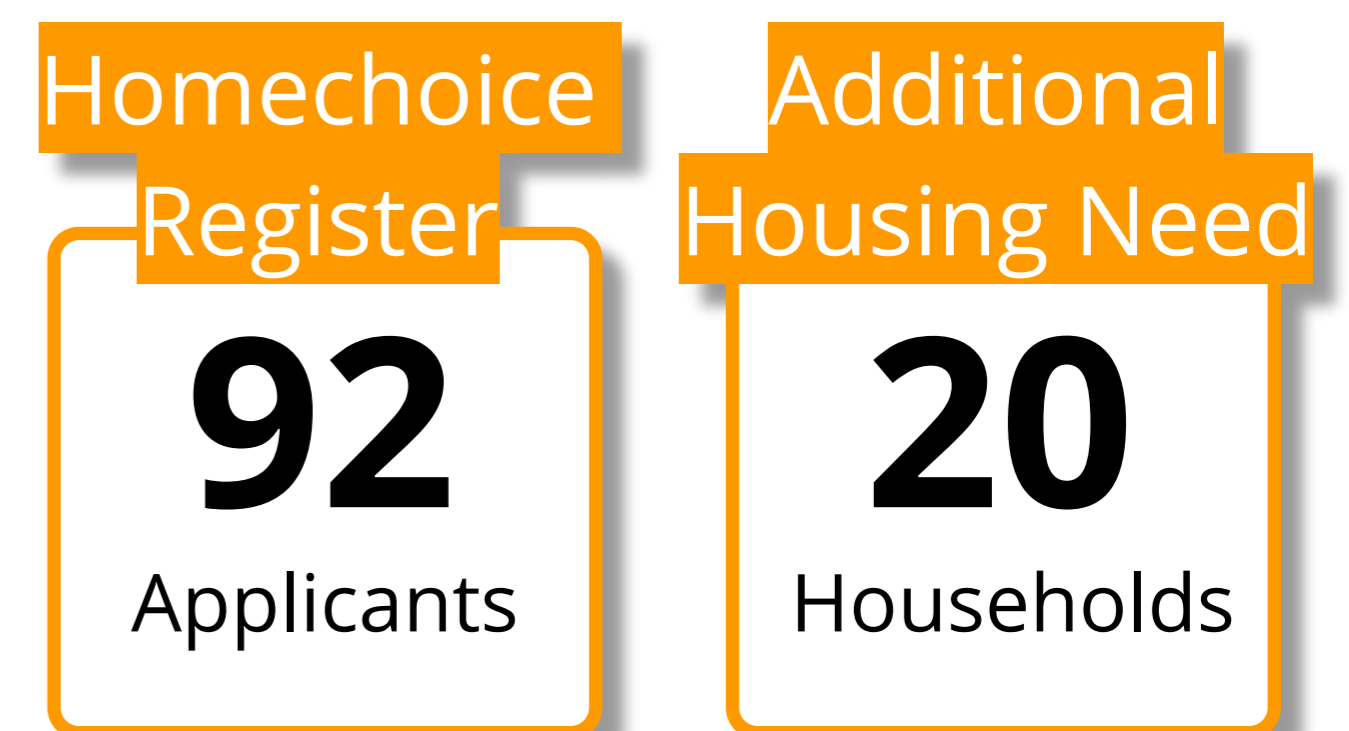
The major points that the housing need survey identified were as follows:

The local affordable housing need profile is greater than the current Homechoice register indicates.

Of those that consider themselves in housing need 48% want to live in Dobwalls and 36% would consider anywhere in the Parish.

A significant proportion of these people (32%) are currently living with a relative or a friend.

The main reason for moving out of the Parish in the last 5 years has been the desire to live independently.





Dobwalls & Trewidland Parish Neighbourhood Plan

From your survey responses and other Neighbourhood Plan consultation exercises a number of key issues and opportunities have been identified which we hope will help to guide us when we come to draft our Neighbourhood Plan Policies.

Housing Need and Development Issues and Opportunities

Issues

It is clear from the responses to the housing need survey and the specific housing questions in the general, wider survey, that further residential development in the Parish is potentially contentious.

The housing need survey reveals a previously hidden factor that there are an additional 20 households who would like an affordable home in the Parish - on top of the existing 92 applicants on the Homechoice Housing Register who want an affordable home to rent.

There is also an expression of interest for a number of affordable homes to buy through shared ownership and seven responses highlighting the need for an adapted home, or level access home, to enable people to meet the physical disability challenges they face.

It's also a significant issue that 62% of those seeking a home in the Parish would like to be housed within two years and the other 38% within two to five years.

Opportunities

Whatever our own personal feelings, the Parish has to meet the housing targets imposed by national and local government - and the Neighbourhood Plan gives local people an opportunity to influence future decisions on housing numbers, location, style etc.

The housing need survey suggests small developments, with some element of shared ownership for sale, but a larger proportion of homes to rent is the way forward.

It's logical that such projects would, be concentrated in the area of the two main settlements - Dobwalls and Trewidland - with the need being greater in Dobwalls. However, there may be scope for some very small developments in more rural parts of the Parish.

The challenge ahead is meeting the housing need of those with genuine local connections to allow them to live within the Parish and, in some cases, retain or achieve their independence.

In light of financial and commercial considerations and imposed housing targets, which are subject to revision, it's likely that achieving affordable housing to rent or buy for local people will mean such provision being part of larger, open market, development.