

# Housing

Dobwalls and Trewidland

## Neighbourhood Development Plan: *section 3*

**Evidence Base document – sixth draft : 7<sup>th</sup> December 2020**

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### 3.a) Purpose of this Evidence base report

This evidence base report has been prepared to support the development of the D&TNP. It has been structured to support the collation of information in a coherent format to:

- Allow the presentation of evidence to demonstrate the needs of the community in an objective way
- ensure that the evidence presented is proportionate and robust and supports the choices made and the approaches taken
- support the careful analysis of evidence gathered and ensure that it informs key themes and priorities to be developed in the NP
- allow us to use the supporting evidence to explain the intention and rationale of the emerging policies in the draft NP
- ensure that all evidence is clearly referenced and presented in an accessible way. For the purposes of independent Examination and for the benefit of residents, landowners and developers who will be reading the plan.

## 1.b) Neighbourhood Development Plan Themes

Neighbourhood Plan theme	What has been considered?
1. Landscape, Biodiversity and Heritage	Landscape Character Historic Environment Biodiversity Agricultural and Mining classifications Flood characteristics
2. Community Facilities and Green Infrastructure	Existing Community facilities and resources Open Space Key green infrastructure assets
3. Housing	Existing Housing Stock Housing Needs Affordable Housing Older people's Housing
4. Community Health	Demographics Population change Health Deprivation
5. Accessibility, Communications and Transport	Road Networks Broadband Networks Public Transport Community transport Walking, Cycling and riding routes Accessibility Travel Patterns Parking
6. Business Economy and jobs	Economic Activities Tourism Employment (including youth unemployment)

### 3.c) Structure of the Evidence base

The Evidence base report has been structured under each of the six themed headings. For each of the themes the following elements are presented:

#### 3.1 Policy Overview

This explores the wider policy context for the theme, through reviewing:

- Key National Planning Policy Framework policies and issues
- Cornwall Council Local Plan (2016) regional and local issues for the topic covered.
- Other national or regional studies which provide intelligence on the topic

#### 3.2 Baseline information:

- Liskeard and Looe **Local Insight Profile** March 2017
- Census information 2011
- Cornwall Interactive mapping information on the topic covered
- Cornwall Council Specialist research e.g. Housing numbers
- Cornwall Council Supplementary Planning Guidance e.g. Biodiversity

<sup>39</sup> Cornwall Wildlife Trust (1996 –2009) Cornwall's Biodiversity Plan Volumes 1-4 [online] available at:

[http://www.cornwallwildlifetrust.org.uk/conservation/Biodiversity\\_and\\_Geodiversity\\_Action\\_Plans/Cornwall\\_Wildlife\\_Trust\\_Biodiversity\\_Action\\_Plan\\_BAP](http://www.cornwallwildlifetrust.org.uk/conservation/Biodiversity_and_Geodiversity_Action_Plans/Cornwall_Wildlife_Trust_Biodiversity_Action_Plan_BAP)

#### 3.3 Community Consultation Feedback

- **Initial questionnaire ( March 2017)**
- **Second Questionnaire ( May 2018)**
- **Roadshow events ( September 2019)**
- **Local Policy Consultation Events (September /October 2029)**

#### 3.4 Issues and Opportunities arising from the Evidence base

# 3.Housing

## 3.1 Policy Overview

### National Planning Policy Framework

Key messages from the NPPF include –

- To 'boost significantly the supply of housing. Local Planning Authorities should meet the full, objectively assessed need for ,arket and affordable housing in their area. They should prepare a Strategic Housing Market Assessment to assess their full housing needs, working with neighbouring authorities where housing market areas cross administrative boundaries. The strategic Housing market assessment should identify the scale and mix of housing and the range of tenures that the local population is likely to need over the plan period.
- With a view to creating 'sustainable, inclusive and mixed communities' authorities should ensure provision of affordable housing on-site or off-site where robustly justified.
- In rural areas, when exercising the duty to cooperate with neighbouring authorities, local planning authorities should be responsive to local circumstances and plan housing development to reflect local needs, particularly for affordable housing, including through rural exception sites where appropriate. Authorities should consider whether allowing some market housing would facilitate the provision of affordable housing to meet local needs.

### Cornwall Local Plan

The Cornwall Local plan was adopted in November 2016. Dobwalls and Trewidland Parish is in the Liskeard and Looe Community Network Area (CAN). This CAN also includes Deviock, Duloe, Lansallos, Lanteglos, Liskeard, Looe, Menheniot, Morval, Pelynt, Quethiock, St Cleer, St Keyne, St Neot, St Martin-by-Looe, St Pinnock and Warleggan. The CAN should provide around 2,900 dwellings between 2010 and 2030.

Neither Dobwalls nor Trewidland are classified in the Cornwall Settlement Hierarchy and such housing should be delivered through the Neighbourhood Development Plan or Rural Exception Sites.

### Other Plans and Studies

Further sustainability context is provided by a review of several studies that have sought to analyse how successful the Government's approach to housing has been and/suggested solutions to problems faced. (Boxes 2.1-2.3 below).

### Box 3.1 Chartered Institute of Housing Analysis

The 'Housing Report'<sup>21</sup> collates the official figures available on housing in order to establish whether the government's approach to housing is succeeding. A challenge identified for the government is to produce a step change in housing in order to meet the nation's needs and aspirations, especially given that: *'Many of the external pressures on the housing market, ranging from a growing and ageing population to falling incomes, are likely to intensify over the coming years.'*

The government's performance is analysed under a number of headings, including:

- **Housing supply:** A small increase of new build is recorded, but this is from a historically low base. The number of completions in 2011 was 38% below the 2007 peak.
- **Overcrowding:** This situation is worsening, and current measures to tackle under-occupation may not necessarily resolve the problem.
- **Homelessness:** There has been a large increase in homeless acceptances and rough sleepers, with this problem potentially exacerbated by further cuts to Housing benefit during 2013.
- **Empty homes:** Despite 720,000 homes currently being classed as empty, the situation seems to be an improving one. This is particularly the case with long-term empty homes.
- **Home ownership:** House prices are relatively steady, sales are up, and affordability is increasing. However, homeownership rates are falling and there is a decline in low cost ownership sales. Home ownership remains out of reach for most people.

### Box 3.2 Joseph Rowntree Foundation Analysis

The Joseph Rowntree Foundation *International Review of Land Supply and Planning Systems*<sup>22</sup> highlights that, despite record house prices in the early 2000s, the supply of new homes did not increase significantly. This lack of responsiveness to increases in house prices has led to affordability problems. The global financial crisis and resultant recession(s) has only worsened the supply situation.

In England, perceived constraints on the supply of land include: a lack of incentives for local authorities to support new development; the nature of the house-building industry; and existing disincentives to make land available in the light of future price increases. The mechanisms for funding and providing the necessary infrastructure can act as a constraint, as can the availability and cost of finance of development. There are particular risks associated with the re-use of land as compared with greenfield sites with respect to fragmentation of ownership, risks and costs. Market volatility further increases risks and uncertainty.

The JRF study reviewed the situation in other countries and the mechanisms used to ensure sufficient house building, most of which have their equivalent in England. Of key importance are:

- incentives to bring land forward for development;
- provision of infrastructure in advance of, or alongside, development; and
- growth management boundaries/urban growth limits

In terms of the latter, growth management boundaries/urban growth limits are used by most countries to prevent urban sprawl. To ensure price stability, the limit is normally revisited at regular intervals, but urban containment inherently affects land prices both within and outside the limit. There are some examples of successful urban containment and relative price stability over time, notably Portland, Oregon, but successful management requires planners to be pro-active in monitoring and adjusting land supply.

<sup>21</sup> The Chartered Institute of Housing, National Housing Federation & Shelter (2012) *The Housing Report: Edition 2* [online] available at: [http://england.shelter.org.uk/data/assets/pdf/file/0008/435653/Housing\\_Report\\_2\\_-\\_May\\_2012.pdf](http://england.shelter.org.uk/data/assets/pdf/file/0008/435653/Housing_Report_2_-_May_2012.pdf)

<sup>22</sup> Joseph Rowntree Foundation (2013) *International Review of Land Supply and Planning Systems* [online] available at: <http://www.jrf.org.uk/sites/files/jrf/land-supply-planning-full.pdf>

## Box 3.3 Solutions to 'the Housing Crisis' suggested by Policy Exchange

In recent position statements Policy Exchange<sup>23</sup> (a leading 'think tank') highlights the extent of the housing challenge and identify that a key barrier to addressing the challenge is the poor perception of new development. Policy Exchange state that 'A lot of people object to new development because they assume that the outcome will be buildings that are at best characterless, cheap in everything except price.' The following solution is proposed:

- Policy Exchange advocates the need for 'self-build' to make a much more significant contribution. Self-build is where development involves a discrete project for a specific owner, who will hence input into the design and construction. Currently, in the UK 10% of new homes (less in England) are self-build, with the vast majority of development being undertaken by large developers (who, Policy Exchange suggest, can act as land speculators as much as builders to the detriment of building rates). Councils can support self-build by using land auctions to enable self-builders to procure plot sized areas of land.

## 3.2 Baseline data

### House Prices and income ratios

While Parish –wide data is not available for house prices, data from the DCLG indicates that the median selling price for property in Cornwall in 2012 was £185,000, similar to the 2012 England Wide median of £183,500. The median house selling price in Cornwall fluctuated between £190,000 and £175,000 from 2008 to 2011.

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.

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 9 times the median lower quartile annual earnings.

*Source: Land Registry, DCLG Affordability Live Tables (Cornwall Local Plan)*

### Current housing situation

Cornwall's Local Plan sets out the key housing targets which are to be met (as a minimum) during the course of the plan's 20-year period, 2010 to 2030.

The minimum target for the "rural" parts of the Liskeard and Looe Community Network Area from April 2010 to April 2030 is 1,500 new homes. The "urban" parish of Liskeard has a totally separate target of 1,400.

**Table 1: Minimum NDP housing target to be in conformity with Cornwall's Local Plan.**

	(a) Local Plan Housing Target (April 2010-April 2030)	(b) CNA Commitments (-10%) (April 2017)	(c) CNA Completions (April 2010 – April 2017)	(d) Local Plan Target (April 2017-April 2030) (a- (b+c))
Liskeard & Looe CNA (Rural)	1500	632	668	200
	(e) Adjusted Pro Rata rate*	(f) Parish Commitments (-10%) (April 2017)	(g) Parish Completions (April 2010 – April 2017)	(h) Parish's share of the remaining Local Plan Target ((e+100)x(d))
Dobwalls And Trewidland Parish	8%	76	108	16

\*Where this is the pro-rata proportion of houses in the CNA, derived from the 2011 Census; and where this is adjusted to take into account the AONB (i.e. areas deemed inappropriate for large scale development).

*Cornwall Council Housing Statement Guidance (Part 1):  
Determining Your Neighbourhood Development Plan's Housing Target October 2017*

In the rural area, between April 2010 and April 2017, 668 of the 1,500 properties were built. At April 2017 there was a commitment to build another 632. Those two figures come to 1,300, which leaves a local plan target of just 200 homes in rural parts of the community network area between April 2017 and the end of the plan in April 2030.

In the parish of Dobwalls and Trewidland the number of properties completed between April 2010 and April 2017 was 108. At April 2017 there remained a commitment to build another 76 properties.

To conform with Cornwall's Local Plan, our parish is obliged to provide 8% of the 200 properties needed in the entire rural area by April 2030, that's just 16 properties.

We are identifying the locations of the properties built and committed to be built, not only in our parish but also in bordering parishes, because what's been built and is committed to be built close to our own parish boundary could influence what we and the people of our parish feel is necessary within our parish.

Of course, the figure of 16 is totally unrealistic, based on the number of planning applications likely to be approved over the next few years, before our Neighbourhood Plan grows some effective teeth.

However, it's interesting to remember what the Strategic Housing Land Availability Assessment found. It set out to identify parcels of land in Cornwall which were the most suitable for development. The only parcel of land in our parish which met the criteria, ticked all the boxes, is the triangle piece of land, just over three acres, between Twelvewoods Place and the roundabout at the western end of the bypass.

### 2020 update

An Update to Cornwall Council Housing Statement Guidance (Part 1): Determining Your Neighbourhood Development Plan's Housing Target was undertaken in the spring of 2020 the revised figures shown in the table below, indicate that in the intervening period more than

Cornwall Council's latest updated figures for the CLP show the situation as at March 31, 2020. The allocation for the Liskeard and Looe CNA and specifically the parish of Dobwalls and Trewidland are shown in the table below. It shows that the parish has not only reached but has also passed the minimum Neighbourhood Development Plan (NDP) housing target to be in conformity with the CLP.

<b>Minimum NDP housing target to be in conformity with Cornwall's Local Plan</b>				
CNA	Local Plan Housing Figure	CNA Commitments April 2010 – March 2020	CNA Completions April 2010 – March 2020	Remainder of Local Plan Housing Figure
Liskeard & Looe Rural	1500	531	1010	-
Parish	Adjusted pro rata rate	Parish Commitments April 2010 – March 2020	Parish Completions April 2010 – March 2020	Parish baseline figure (pro rata of CNA remainder)
Dobwalls And Trewidland	8%	35	200	-

Cornwall Council's affordable housing figures for the CLP period up to March 2020 show that of the 200 parish completions 85 are affordable housing and of the 35 parish commitments 20 are affordable housing.

### **THE PARISH HOUSING NEEDS SURVEY (2018)**

A Housing Needs Survey was carried out in March 2018 by Cornwall Council's Affordable Housing team.

A survey letter was posted to every household in the parish, giving details of the online option to complete the survey and a covering letter explaining what it's all about. The letter carried the Dobwalls and Trewidland NP logo.

A month was given for responses and it took another month for the affordable housing team to analyse the replies and produce a report and summary of the survey.( see below) It was disappointing that the response rate was poor, and that many residents claimed that they had not received the letters sent out. This may be because the letters did not show clearly on the envelope that the Survey was not a circular, nor that it was sent by Cornwall Council at the instigation of the Dobwalls and Trewidland Parish Neighbourhood Plan group.

## 2. Current Housing Need Information

### 2.1. Registered need on Cornwall HomeChoice

2.1.1. Cornwall HomeChoice indicates that 38 households with a local connection to Dobwalls parish are principally seeking affordable rented housing. Of the 94 households, 52 have stated a preference for living in any of the settlements in the Parish, though it should be noted that householder preference can change with time and circumstance, including the availability of new affordable homes in an area.

2.1.2. A breakdown of the local housing need profile is provided in Figure 1 below, which has been separated by bedroom requirements and priority need banding:

**Figure 1 – Summary of HomeChoice register**

LocalConnectionArea	Band	Council Min Bedroom Need							Grand Total
		1	2	3	4	5	6	7	
Dobwalls	Band A				1				1
Dobwalls	Band B	10	2	2	1	1			16
Dobwalls	Band C	8	3	2					13
Dobwalls	Band D	3	1						4
Dobwalls	Band E	25	30	5					60
Dobwalls Total		46	36	9	2	1			94

### 3.2. Survey methodology

3.2.1. The survey was undertaken by the Affordable Housing Team at Cornwall Council, in partnership with Dobwalls Neighbourhood Plan Group (NDP Group). It ran for 6 weeks from 9<sup>th</sup> March 2018 through to 23<sup>rd</sup> April 2017. Households received a letter inviting them to complete the online questionnaire or return a paper copy of the survey to the Council.

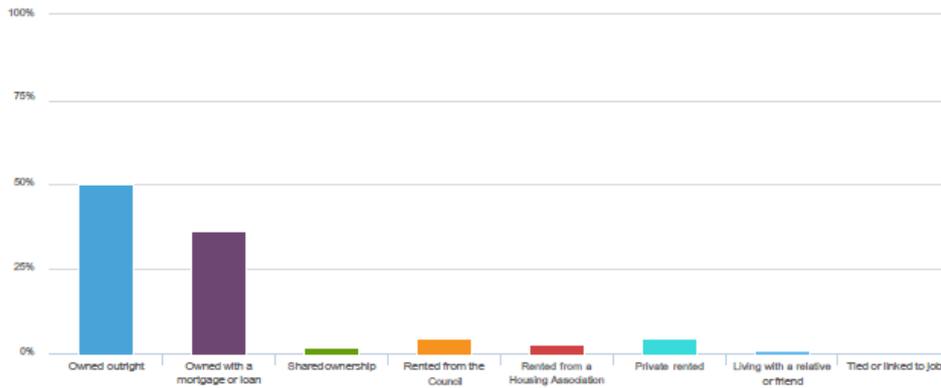
### 3.3. Survey structure

3.3.1. The survey format was in accordance with the Council's model questionnaire. Topics within the survey included:

- Whether the respondent was in need of affordable housing; Whether they were currently living in the Parish;
- The composition of a respondent's household;
- The type and tenure of their current home, as well as the length of time they had been living in the property;
- Whether their home included any special adaptations;
- Whether any members of the household have had to leave the parish;
- The type of connection the household had with the parish;
- How urgently the household needed to move, and why;
- Where the household would like to live, and the type of property required;
- Whether the respondent is already registered with either HomeChoice or Help to Buy South West;
- General equalities monitoring questions.

# Housing Tenure

## Do you own or rent your home?



1	<b>Owned outright</b>	57 (50 %)
	Owned with a mortgage or loan	41 (35.96 %)
	Shared ownership	2 (1.75 %)
4	<b>Rented from the Council</b>	5 (4.39 %)
	Rented from a Housing Association	3 (2.03 %)
6	<b>Private rented</b>	5 (4.39 %)
7	<b>Living with a relative or friend</b>	1 (0.88 %)
	Tied or linked to job	0 (0 %)
	Responses	114

Source; D&T Housing Needs Survey analysis April 2018

## 4. Survey Data

### 4.1. Summary of survey response rate

**4.1.1.** The Housing Needs letter went out to **1008** addresses in the parish. At the closing point of the survey, the Affordable Housing Team recorded **155** copies in total. **154** of these were electronic responses and **1** was received as paper copies. This is equal to an overall response rate of **15.37%**.

**4.1.2.** The information provides useful data on the extant housing need in the parish. The Affordable Housing Team considers this to be a statistically significant survey and it is recommended that the conclusions drawn from the analysis be used to inform both the parish council and the Local Planning Authority regards housing need in the parish.

### 4.2. Analysis of sample

**4.2.1.** Of the **155** responses, **145** were recorded as 'complete'. The report therefore focuses on the **145** households that provided a complete response.

**4.2.2.** As outlined above, the survey was split to capture information on those households that considered themselves to be in '**housing need**', as well as seeking general information on those respondents not in need.

### 4.3. Households in 'housing need'

**4.3.1.** This report will focus on those households that responded on the basis on being in housing need. This was covered by questions 11 to 26 and **27** households responded at the start of this section.

#### 4.3.2. Current housing circumstance

Twenty-seven respondents answered this questions. Respondents were asked whether the household needing to move owned or rented their current home, of note:

- a) Owned outright - 2 (7.41%)
- b) Owned outright with a mortgage or loan - 3 (11.11%)
- c) Rented from the Council - 3 (11.11%)
- d) Rented from a housing association - 2 - (7.41%)
- e) Private rented - **11 (40.74%)**
- f) Living with a relative or friend - 6 (22.22%)

#### 4.3.3. Local connection

These questions asked respondents to identify the type of local connections that they had to the parish. The options was either or yes or no to having: lived in the parish for 3 yrs; worked in the parish for 3 yrs or more; previously lived in the parish for 5 yrs or more; or, have a family member who has lived in the parish for 5 yrs or more.

Of the Twenty-five respondents who answered the question 20 households, (**80%**) stated that they have lived/worked or had a family connection to the parish.

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## **5. Conclusions and recommendations**

### **5.1. Summary of survey response**

**5.1.1.** Taking into consideration the breadth of the survey, in addition to the range of responses received, the Affordable Housing Team considers that it presents a statistically significant set of data with an overall response rate of **15.37%**.

**5.1.2.** The survey data has indicated that, as well as the 92 applicants currently on the Homechoice Housing Register, who are looking for an affordable home for rent, there are an additional 20 households who would like an affordable home.

### **5.2. Key statistical findings**

**5.2.1.** The survey evidences that 15 of the respondents are potentially in need of affordable housing and that the local need profile is greater than the HomeChoice and Help to Buy South West registers indicated alone.

**5.2.2.** It shows that, of those who consider themselves in housing need and answered the question on location preference show a majority of respondents (48%) wanting to live in Dobwalls and 36% wanting to live anywhere within the parish.

**5.2.3.** The survey shows that, of those family members who have moved out of the parish in the last 5 years, the main reason has been because they wanted to live independently. Of those who say they are in housing need, a significant proportion (32%) are currently living with a relative or friend and wish to live independently.

**5.2.4.** Of those who say they are interested in an affordable home to buy, 7 were interested in Shared Ownership. As a result, a mixed small scale developments with a higher proportion of rented homes than shared ownership homes for sale on a small to medium scale would help satisfy the current need. 7 households showed a need and interest in an adapted home or level access home.

**5.2.5.** There is urgency in respondents need to move home, with **62%** stating that they would need to move within 2 years and **38%** within 2-5yrs.

### 3.3 Community Consultation Feedback

A series of Public consultations on the D&T NDP has taken place throughout the NDP process. The following information draws together the information on Housing and related issues at each stage of this consultation process.

#### 3.3.1. Results of Initial Questionnaire 2017

category ranking	Priorities	Important ticks	Category Number
1	Open spaces Footpaths	60	4
	Community Facilities	60	6
2	Landscape	57	2
	Provision for young people	57	17
3	Type of Housing	56	10
	Health Services	56	16
4	Wildlife	55	1
	Transport / Traffic Parking	55	13
5	Provision for Older people	54	18
6	Housing Numbers	51	9
	New development location	51	11
7	Recreation/ Leisure facilities	50	5
8	Education / Skills	46	15
9	Economy/ Jobs	44	14
10	Housing Design	43	8
11	Neighbourhood Watch	42	19
12	Historic Environment/ Heritage	39	3
13	Renewable Energy	29	7
14	Second Homes/ Holiday Homes	27	12
15	Tourism	16	20

We also felt that it was important to compare the number of times that the issue had appeared in the top Quartile of Q4 responses (shown in pink in the table below) with the number of comments made in Questions 1, 2 or 5, which related to the issue. This shows some interesting differences in emphasis.

**Table 3: Issue Priorities / levels of importance in Matrix and Comments**

	From tick box matrix	priority	from written comments
1	Open spaces, Footpaths Community facilities	top	+ 13 comments + 14 comments
2	Landscape Provision for young people		+ 24 comments + 9 comments
3	Health services Type of housing		+ 9 comments + 5 affordable housing
4	Wildlife Transport, parking and roads		+ 14 comments + 22 comments
5	Provision for older people		+ 4 comments
6	Housing numbers New development location		+ 6 no more Dobwalls + 4 more please Trewidland
7	Recreation and leisure facilities		+ 6 comments

## Initial Questionnaire written comments

### Trewidland

improve
No large housing or industrial development s. Starter homes in <u>small</u> developments. Broadband speeds.
More housing may be of benefit to the village, provided it is in keeping and unobtrusive. We would prefer the countryside not to have any more unsightly turbines or solar panels
more inhabitants to make it a more viable community, especially young families

### Dobwalls

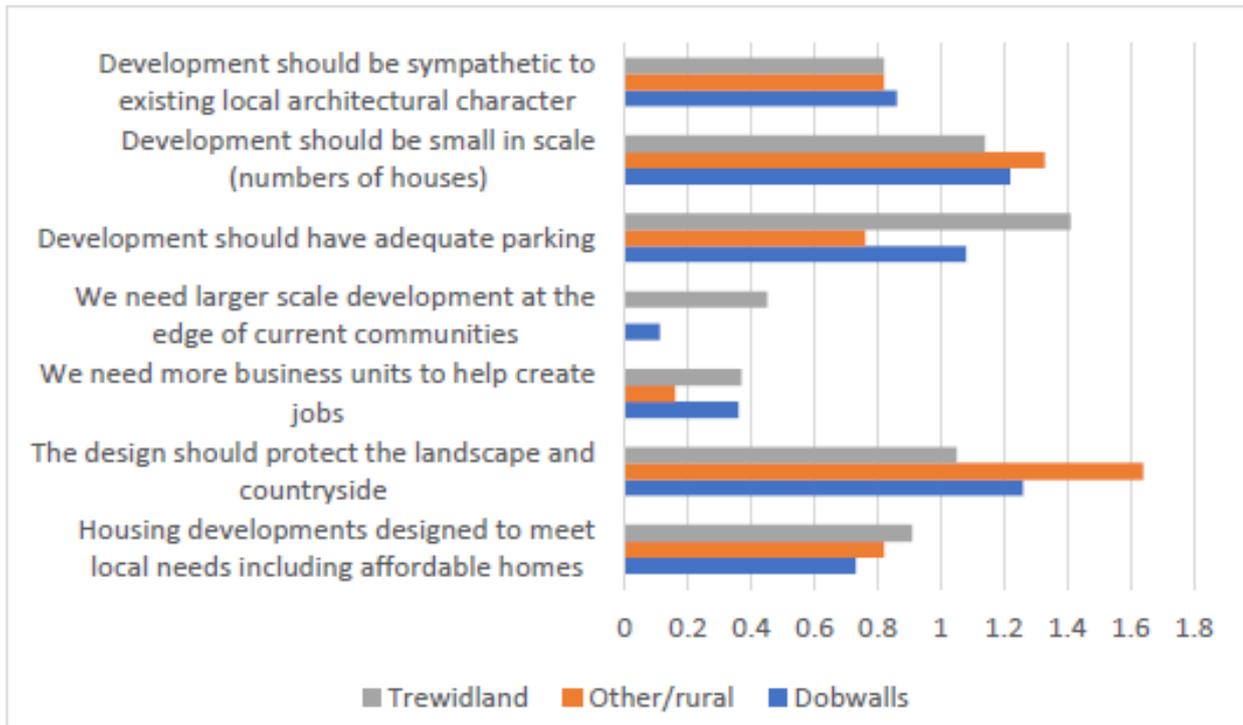
improve
In danger of getting too big with all the new houses
countryside and wildlife so under threat from housing developments.
Not turning it into an offshoot of Liskeard, with many more houses, school needs to larger, as infrastructure. Gardens and houses etc being encouraged to be kept in good order.
Less house building.
Too much new development - better S106 negotiations
More houses that are not bought/ rented but council for LOCAL people
Halt further housing development - could challenge local facilities e.g. School
The establishment of a rigid development plan which would halt the growth of the village into a small town, losing the identity of the village and the community spirit.
Affordable housing that is affordable!! If more development bungalows need to be included.
No further housing developments
"Affordable" housing for local people. Curtial developmnet / expansion of the village ( Dobwalls );
restriction on numbers of new houses built Road infrastructure for the above.
Affordable housing for locals? It has been proved that the basic 2 up 2 down/ garden units can be prefabricated/ built at low costs. Affordable in Cornwall is around £150,000 <u>not</u> £250,000! It's a starting block that's needed

### 3.3.2 Results of Housing questions in 2<sup>nd</sup> Questionnaire (May 2018)

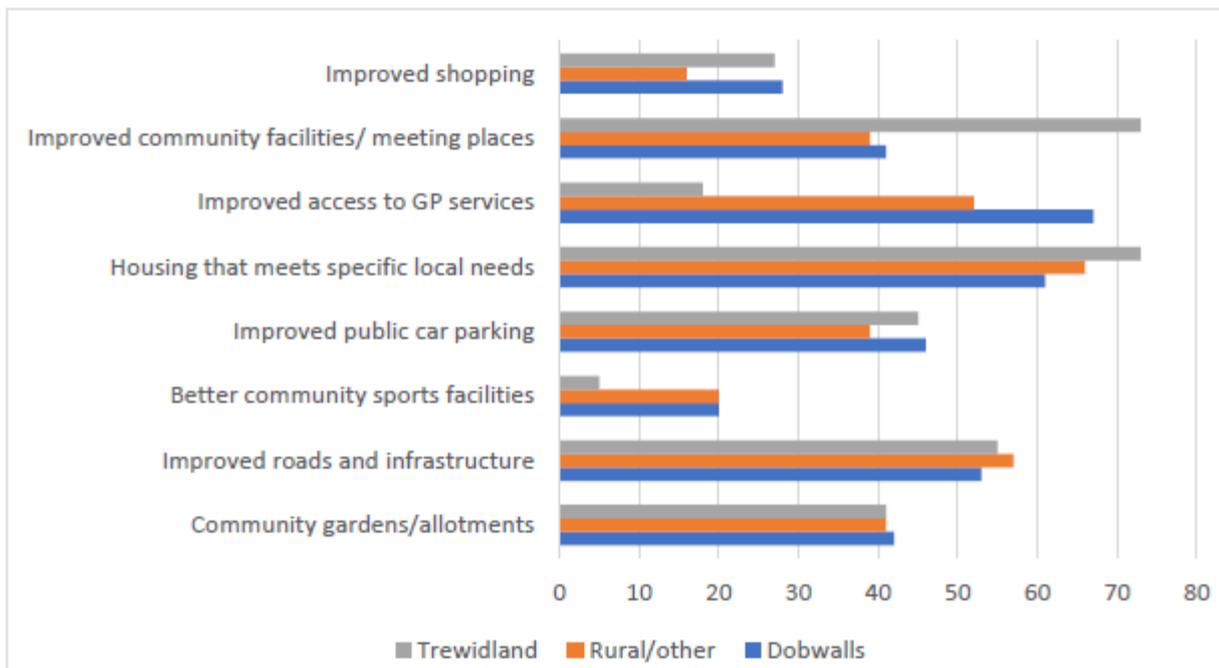
Boscowan CEP undertook the second major Questionnaire which was posted to all households in the parish in May 2018. Boscowan also undertook the analysis of the questionnaire responses received, and these were published in the Roadshow Exhibitions in September 2018.

Questions and responses relating to Housing issues are set out below

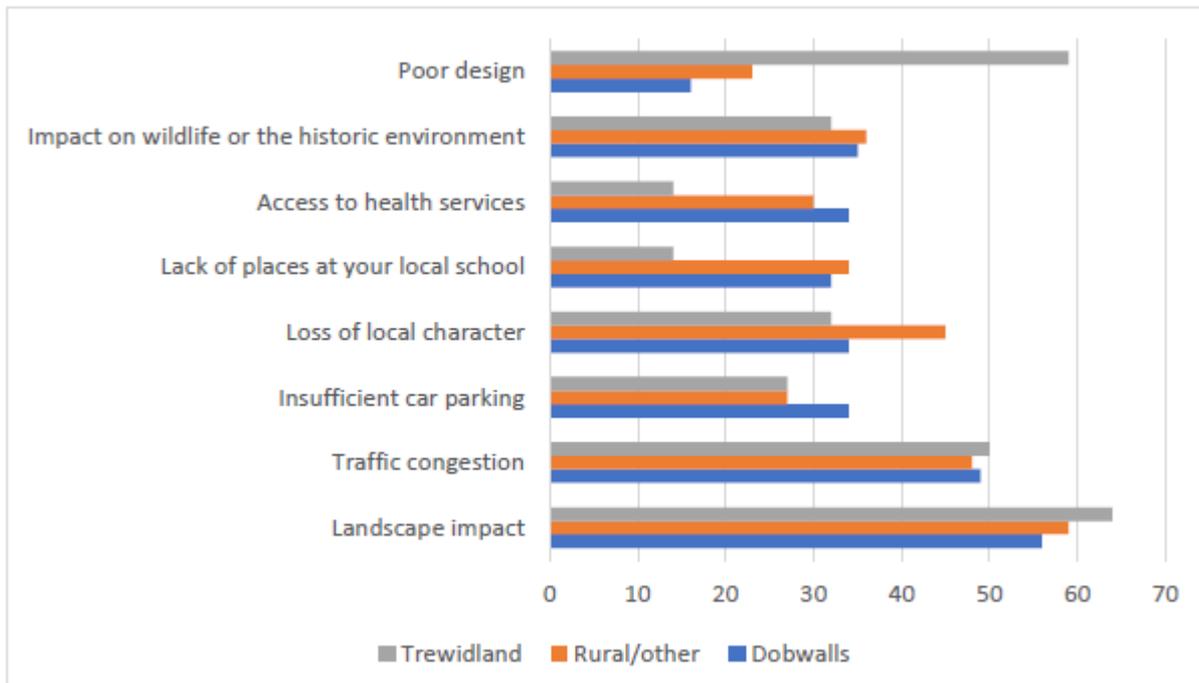
**Q13. Housing: If developments are put forward in our parish in coming years, what are the three most important things that should be considered?**



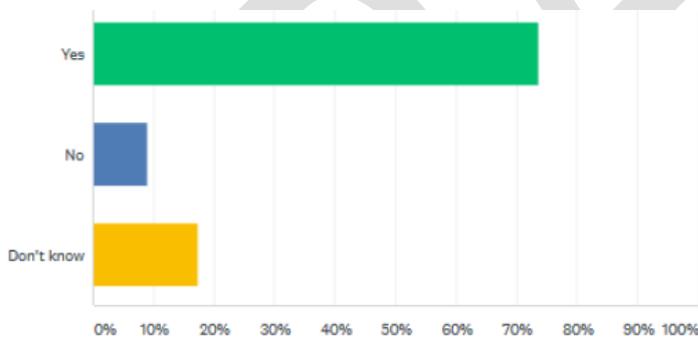
**Q14 What improvements would you like any future development to bring to your community?**



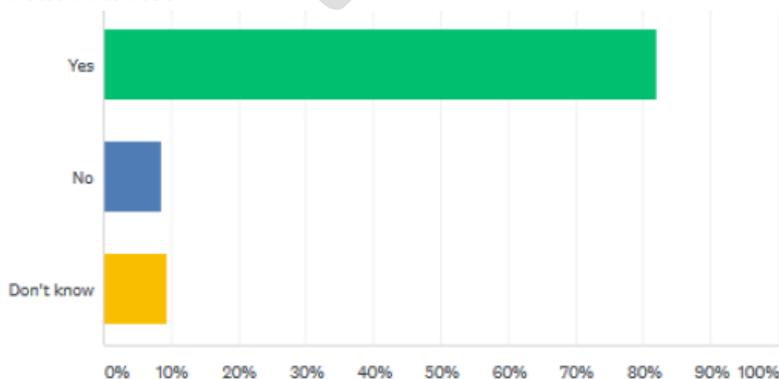
**15. What concerns you about the potential impact of new residential development in your village?**



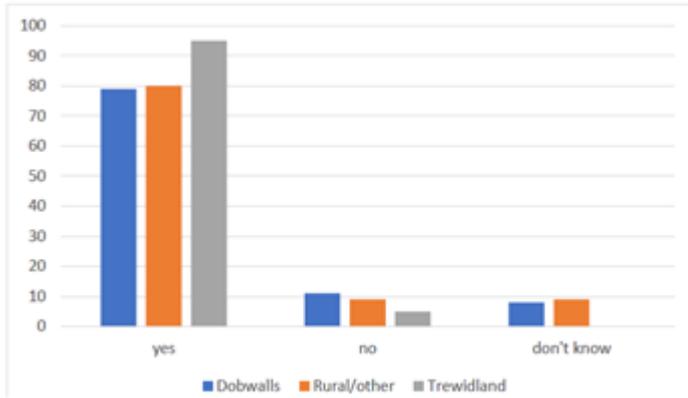
**16. Do you think that land should be made available to enable elderly, disabled and vulnerable people (with a link to the parish) to live independently?**



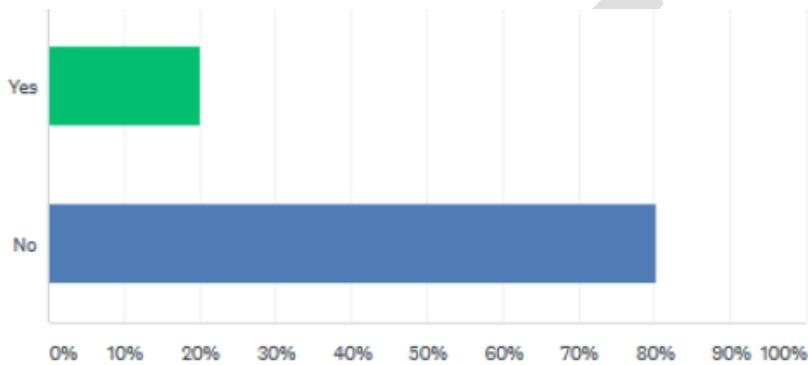
**17. Do you think that we should prioritise affordable new homes for people with a local connection?**



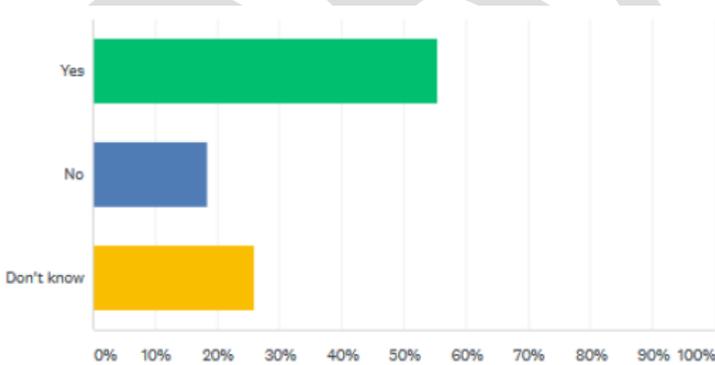
**18. Do you think that we should prioritise affordable new homes for people with local connections?**



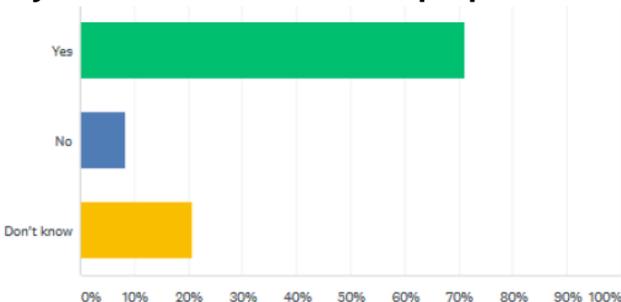
**19. If such were available would you be interested in an affordable plot of land on which to self build?**



**20. Do you think that the Steering committee should consider settlement boundaries further?**



**21. Do you think that we should prepare a design guide?**



### 3.3.3 Roadshow Housing comments September 2018

Roadshow exhibitions and whole day events were held at Dobwalls and Trewidland Village halls in September 2018. In addition to the displays covering all topic subject areas and the results of the Major questionnaires for each area, Visitors to the displays were asked to post their comments on post it notes in four wall panels: **What really bothers you?/ What don't you agree with?/ What are your priorities?/ What have we missed?.**

The comments below cover those made on **Housing and Development.**

#### Dobwalls Roadshow 22<sup>nd</sup> September 2018

##### Written Responses

##### What really bothers you?

Development

- Please no more houses or industrial sites – have things for village people
- Too much development
- Over development
- Over development
- Enough houses have been built for now
- Over development –
- Building developers ruining the village

##### What don't you agree with?

Housing

- More housing
- Too many new houses
- We don't need more houses – they are not going to local people
- No New Homes
- Don't want our lovely village turning into a town by becoming bigger
- Skatepark too close to houses

##### What are your Priorities?

- More affordable houses for local people

##### What have we missed?

Housing standards

- New properties should have some sort of renewable energy or option
- Need a covenant that properties go to local people

#### Trewidland Roadshow 29<sup>th</sup> September 2018

##### Written responses

##### What are your Priorities

Housing

- Small number of new houses for local people
- Small plots for self build- individual designs rather than housing estates
- Family Housing

##### What really bothers you?

Housing

- Current noise levels can be high from people building, being mindful if more construction is allowed.

## What don't you agree with?

### Housing

- 'mini housing developments in Countryside
- No to more housing and industry
- Concerned by noise from current neighbours building. More housing construction would be even noisier

## 3.3.4 Local Policy Consultation Events (October 2019)

As policy objectives were being developed in 2019, three events were set up in Dobwalls, Trewidland and Doublebois to provide an opportunity for local people to focus on the issues that were of particular significance to their home areas. Displays showing the proposed policy issues under each of the key headings, asked those attending to tick agree/ disagree boxes. In addition a written comments wall allowed everyone to write their own comments to add to the discussion.

The first draft of the D&T NDP Landscape Character Statement document was exhibited, and those attending were asked to identify areas on local maps to show locations that they felt were of particularly high value.

Oct 19 local Policy feedback Dobwalls				Doublebois		Trewidland		All	
	HOUSING	Agree	Don't Agree	Agree	Don't Agree	Agree	Don't Agree	Agree	Don't Agree
4	Restrict future development to schemes appropriate to the village of Dobwalls with 50% affordable, to complement existing developments as an extension of them, with the emphasis on affordable housing and rented accommodation for people with a genuine local need.	13	1	3	7	2		18	1
5	Ensure that any new residential properties in the village of Trewidland are within the central village "envelope" for development and the proposals are limited to schemes offering a high percentage of affordable homes suitable for young families.	8		3		2	2	13	2
6	Curtail isolated development elsewhere in the parish which would fall outside the established settlement boundaries.	9		5	1	2	1	16	2
7	Enable appropriate building land to be made available to allow elderly, disabled and vulnerable people with a link to the parish to live independently.	8		4	2	5		17	2
8	Make available affordable plots of land for self-build.	9	1	3	4	2	2	14	7

The table above shows the results of the responses to the draft policy proposals for Housing at each of the three events

## Written response Housing (Dobwalls)

- The field opposite the school should be kept for School purposes
- As the field opposite the school has been used for before for parking when there has been a Fete/ Fayre was on , why not use for additional parking ?
- Residential development next to Tremabe lane will not be a good idea as the lane is busy enough now without having more cars and walkers
- No more developments please – the village is turning into a town. We need to protect and improve what we already have. Thank you
- Future development of School – expanding

- /Affordable housing
- developers changing the goalposts
- What 's needed Doctors , Hospitals Schools shops More parking space, Play areas, Bungalows built – not just houses. Railway station or link to main line. More seats in Village.
- More bungalows are needed
- The land opposite the school. Keep half for cattle (lovely to see) The other half could be used for School – parent's parking and play area for children
- Theme – affordable homes/ Parking / size of school ( Jacko)
- No more housing in Dobwalls, Doctors Surgery required, Pedestrian Crossings required. More dog bins, Public toilets, lollipop lady for School.
- No Housing
- Is further housing really necessary? The village has expanded tremendously recently
- New Build – more bungalows needed
- Please keep builders from building more houses. This is supposed to be a village not a town
- Important but missing : keeping our village a village and not a town

### **Written comments Housing (Trewidland)**

- Most Questions are asked to get agree answers – opposite opinion should be stated in each question
- Doctors Surgeries needed in new house build areas – Liskeard and Dobwalls
- It may be good to relate some housing to where jobs are to reduce travelling. E.g. farms etc
- Ensure housing is affordable for young people

### **Written comments Housing (Doublebois)**

- Ensure houses have sufficient parking and not block roads. Allow access for Fire engines and Ambulances etc.
- Don't agree that more housing is needed in Dobwalls as lots of development has taken place in recent years. The School is now at capacity. Where would they go? I support the need for Villages to evolve and back affordable housing.
- Housing should be all affordable now after recent developments in the village.
- Consideration should be given to ample parking being provided on new developments.
- Housing should not be allowed on land opposite Dobwalls School. Will only add to traffic problems relating to the School.
- Access for emergency vehicles – so much parking on roads including work vans. Especially Twelvewoods past OAP bungalows. New developments don't allow enough parking.
- Dwellings should be constructed of local materials and in keeping with areas
- Ensure more parking with house so roads are not blocked
- I would be happy with Quality housing in Doublebois, but I am totally against any more industrial
- Happy with more housing in Doublebois but no more industrial buildings and areas

## 3.4 Housing

### Key Issues and Opportunities for Dobwalls and Trewidland

#### Issues

- It is clear from the responses to the housing needs survey and the specific housing questions in the general, wider survey which followed that residential development, not surprisingly, is perhaps the most contentious element in the make-up of the parish!
- The housing needs 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's 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

- Many take the view that "enough is enough" and the parish has already accepted and absorbed its fair share of additional residential development. But the parish has to meet the housing targets imposed by national and local government - and the Neighbourhood Plan gives the parish and its people, the parishioners, an opportunity to, in a realistic and sensible fashion, influence future decisions on housing numbers, location, style etc.
- The housing needs 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, of necessity, 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 opportunity - and challenge - ahead is meeting the housing needs of those with genuine local connections to allow them to live within the parish and, in some cases, retain or achieve their independence.
- Ideally, this should be possible through stand-alone schemes designed specifically for that purpose. Realistically, in light of financial and commercial considerations and imposed housing targets which are subject to revision, it's more likely that achieving affordable housing to rent or buy for local people will mean such provision being part of larger, open market, speculative