



**Dobwalls and Trewidland  
Neighbourhood Development Plan**

***Reg15 Submission document:***



**EVIDENCE BASE DOCUMENT**

Version 1.0

13 October 2022



## Section 3 - Housing

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**Original copies of these documents can be found on the Dobwalls and Trewidland NDP website at <http://www.dobwallsandtrewidlandplan.org.uk/>**

## Purpose of this Evidence Base

This evidence base report has been prepared to support the development of the D&T NDP. 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 to be 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 NDP
- allow us to use the supporting evidence to explain the intention and rationale of the emerging policies in the draft NDP
- 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.

## Neighbourhood Development Plan Themes

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

## 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
- Dobwalls & Trewidland Parish Plan 2005

### 3.3 Community Consultation feedback

- Results of Initial NP Questionnaire 2017
- Results of Second Questionnaire 2018
- Feedback from Roadshow events 2018
- Results of Local Consultation events 2019
- Result of Reg14 Pre submission consultation 2021

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

## Section 3 - Housing

### 3.1 Policy Overview

#### 3.1.1 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 market 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 externally 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.

#### 3.1.2 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 (CNA). This CNA 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 CNA 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.

#### 3.1.3 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 nations 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://enland.shelter.org.uk\\_data/assets/pdf\\_file/0008/435653/Housing\\_Report\\_2\\_-\\_May\\_2012.pdf](http://enland.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

### 3.2.1 House Prices and income ratios

While parish-wide data is not available for house prices, data from the Department for Communities and Local Government (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 nine times the median lower quartile annual earnings.

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

### 3.2.2 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<br>(April 2010-April 2030) | (b) CNA Commitments (-10%)<br>(April 2017)    | (c) CNA Completions<br>(April 2010 – April 2017)    | (d) Local Plan Target<br>(April 2017-April 2030)<br>(a- (b+c))         |
|--------------------------------|--|---|---|--|
| Liskeard & Looe CNA<br>(Rural) | 1500   | 632   | 668   | 200  |
|                                | (e) Adjusted Pro Rata rate*                              | (f) Parish Commitments (-10%)<br>(April 2017) | (g) Parish Completions<br>(April 2010 – April 2017) | (h) Parish's share of the remaining Local Plan Target<br>((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)

### 3.2.3 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, the 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 Development 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 Twelwwoods Place and the roundabout at the western end of the bypass.

### 3.2.4 2020 Housing Statement Guidance 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 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<br>April 2010 –<br>March 2020    | CNA Completions<br>April 2010 –<br>March 2020    | Remainder of<br>Local Plan<br>Housing Figure       |
| Liskeard & Looe Rural  | 1500                      | 531  | 1010   | -  |
| Parish   | Adjusted pro rata rate    | Parish Commitments<br>April 2010 –<br>March 2020 | Parish Completions<br>April 2010 –<br>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.



### 3.2.5 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 NDP 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 Development Plan steering 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          |
| <b>Dobwalls Total</b> |        | <b>46</b>                | <b>36</b> | <b>9</b> | <b>2</b> | <b>1</b> |   |   | <b>94</b>   |

### 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.

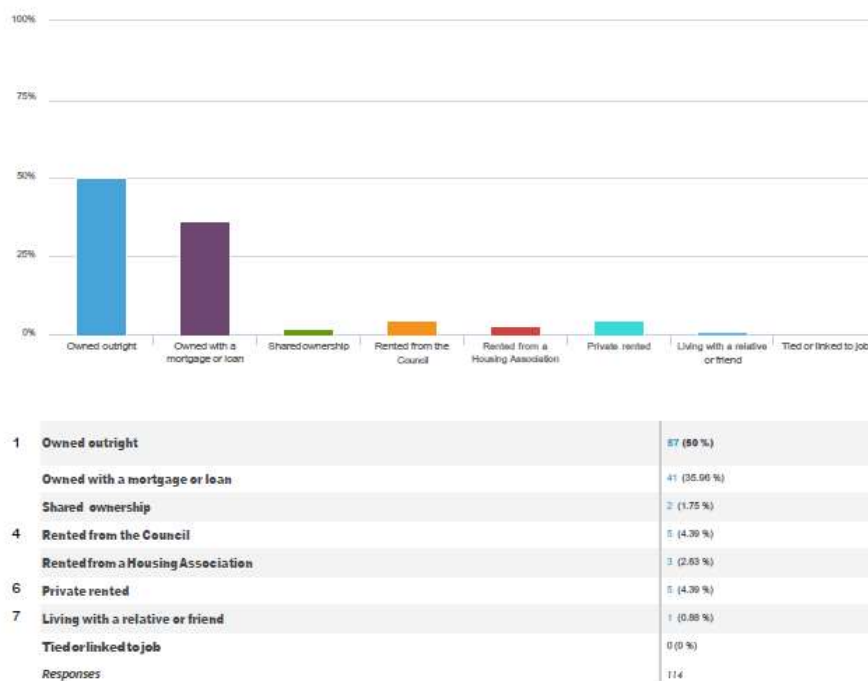
### 3.3. Survey structure

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?



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 Tick | Category Number |
|------------------|-------------------------------|----------------|-----------------|
| 1                | Open Space 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 Question 4 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.

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

## Initial Questionnaire written comments

### 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 be 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 tow, losing the identity of the village and 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 development/expansion of the village (Dobwalls)   |
| Restriction on numbers of new houses built road infrastructure for the above   |
| <u>Affordable</u> 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 |

### Trewidland

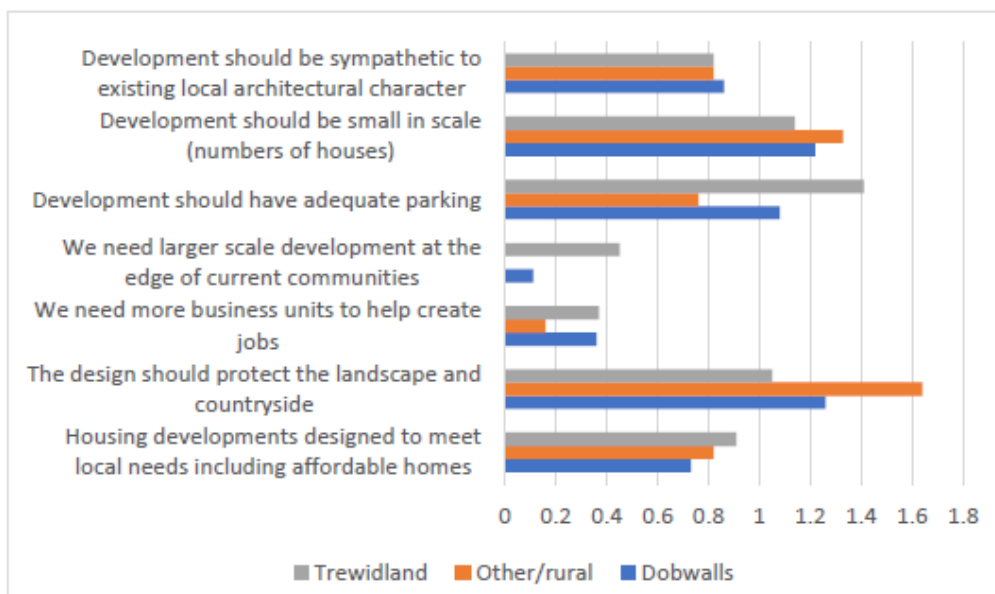
| Improve   |
|---|
| No large housing or industrial development starter homes in <u>small</u> developments. Broadband speeds   |
| More housing may be of benefit to the village, provided it is in keeping and unobtrusive. We would prefer the countryside not to have any more unsightly turbines or solar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

### 3.3.2 Results of housing questions in second household questionnaire (May 2018)

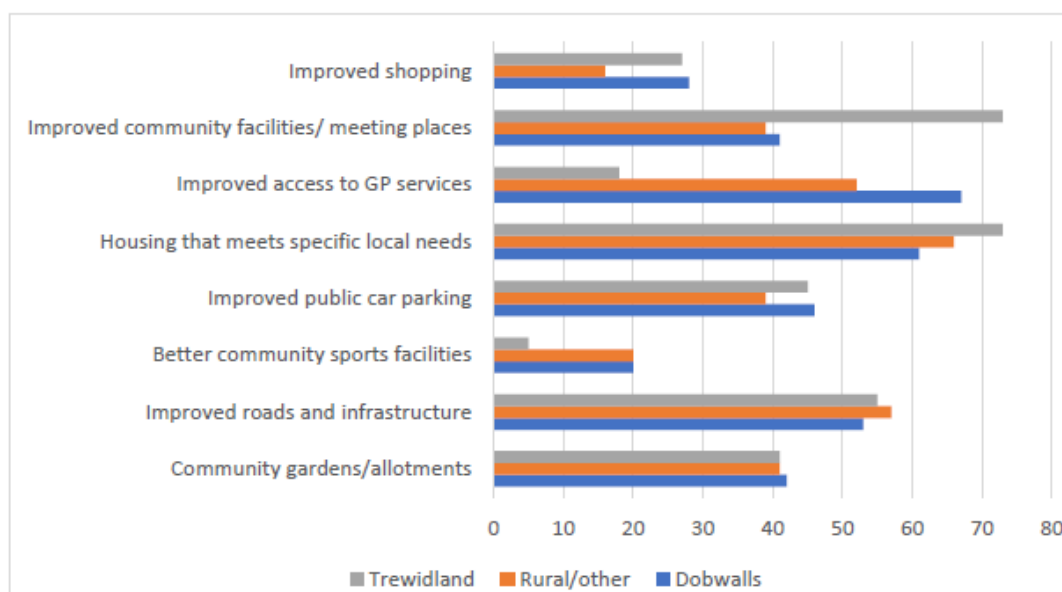
Boscawen CEP undertook the second major questionnaire which was posted to all households in the plan area in May 2018. Boscawen also undertook the analysis of the questionnaire responses received and these were published in the roadshow exhibitions in September 2018.

Questions and responses relating to housing issues are set out below:

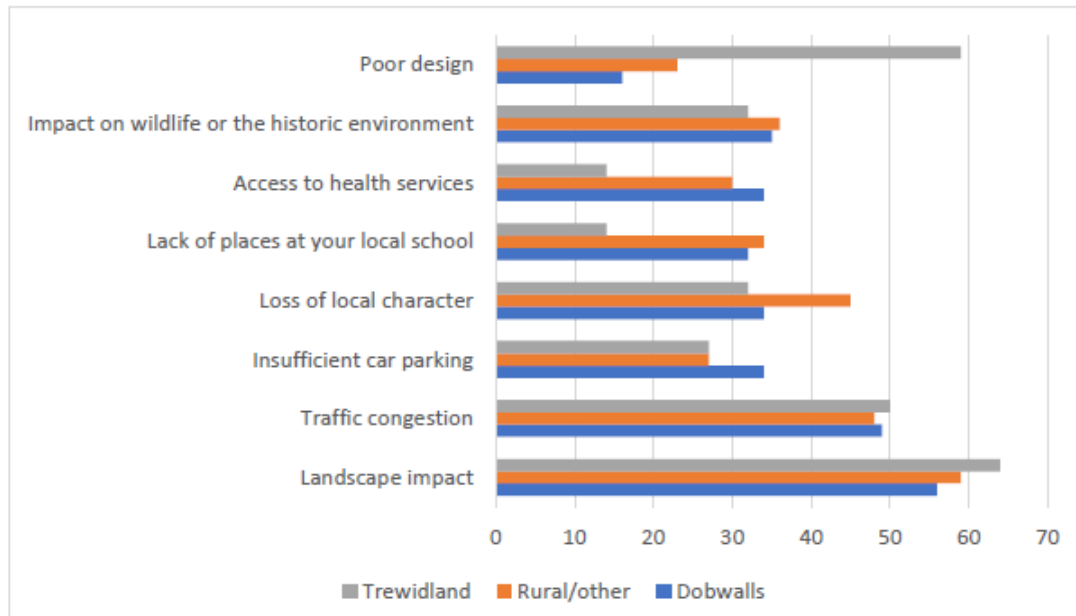
#### Q13. Housing: If developments are put forward in our parish in coming years, what are the three most important things that should be considered?



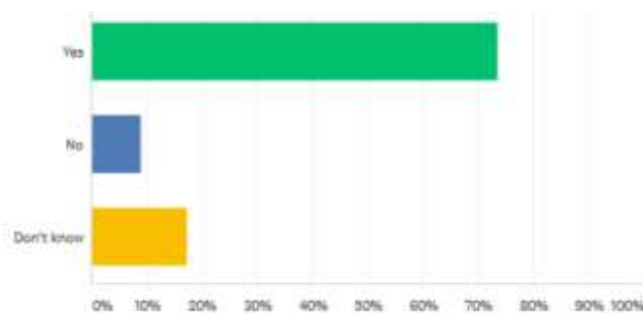
#### Q14. What improvements would you like any future development to bring to your community?



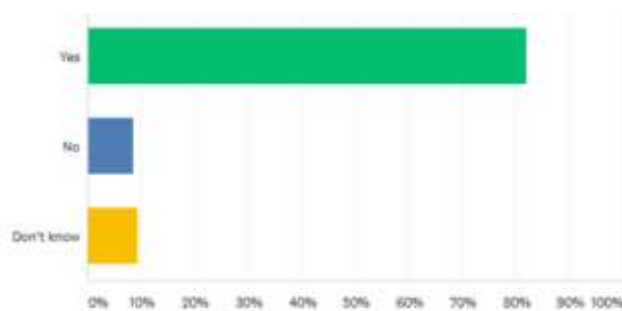
**Q15. What concerns you about the potential impact of new residential development in your village?**



**Q16 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?**

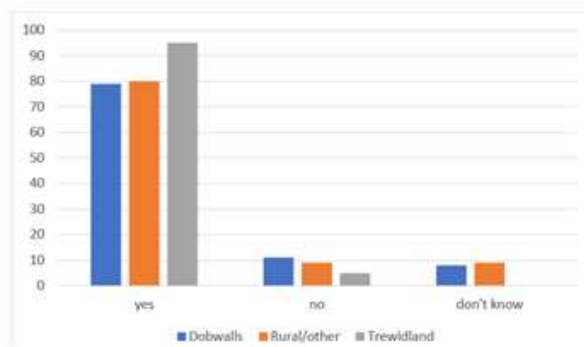


**Q17 Do you think that we should prioritise affordable new homes for people with a local connection?**

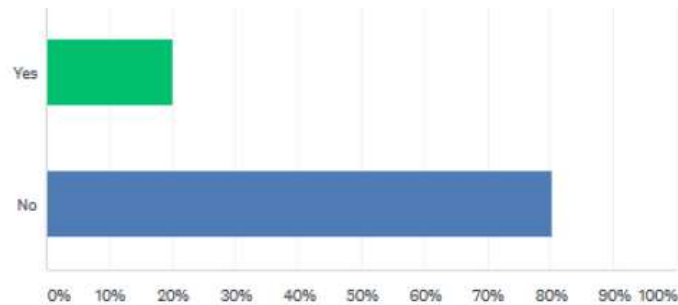




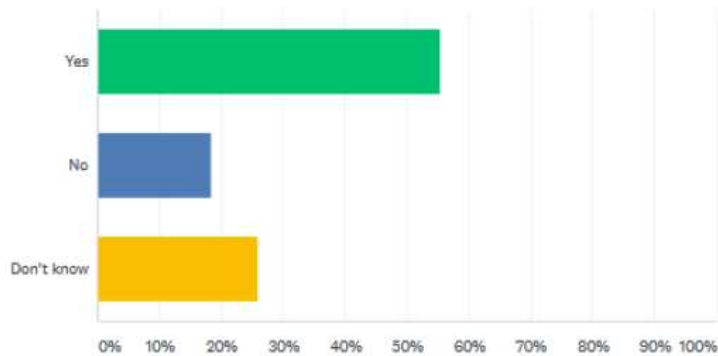
When these results are analysed by the areas of residence of the respondents the following can be seen:



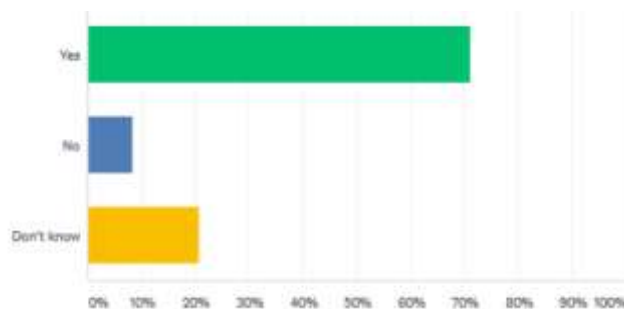
**Q18 If such were available would you be interested in an affordable plot of land on which to self build?**



**Q19 Do you think that the Steering committee should consider settlement boundaries further?**



**Q20 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, 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 events 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 the, with the emphasis on affordable housing and rented accommodation for people with a genuine need. | 13       | 1           | 3          | 7           | 2          |             | 18    | 8           |
| 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 home 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 before for parking when there has been a fete/fayre 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 Twelvetrees 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

### 3.3.5 Reg 14 Pre-submission public consultation

#### Reg 14 feedback

| Housing  |   |
|--|---|
| Location   | Comment   |
| <b>Development – Covered in Development Boundaries HO1/HO2</b> |   |
| Dobwalls   | Please, no more development, Dobwalls resembles a town now and not a village! Four very large housing developments have been built in the last five years and also a new industrial estate, which we really do not need. Drainage systems cannot handle the water when it rains, collecting at the two mini roundabouts, where it runs down the hill!! We have only one shop and one school, which is now full to capacity. There is no natural drainage left in the village as it has now all been built on. Please do not build any more and let us keep our village! |
| Dobwalls   | Dear committee. I wish to say please stop the building of houses in Dobwalls. Please tell the builders to build them where they live??? They are spoiling our village. I wonder how many houses are for the people of Dobwalls like local people.   |
| Dobwalls   | No more housing anywhere in Dobwalls at all. Dobwalls should remain a village surrounded by rural landscape, i.e. trees and fields.   |
| Dobwalls   | While I appreciate the need for local affordable housing, I feel that Dobwalls is now becoming over developed   |
| Dobwalls   | Please do not approve any more houses to be built.  |
| Dobwalls   | I feel the village has enough housing!  |
| Dobwalls   | Village. The emphasis should continue to keep our village as it is. We do not want to create another sprawling, over-crowded town with all the issues that creates  |
| Dobwalls   | I have lived in Dobwalls or the immediate area all my life. I attended Dobwalls School as a child and could not see myself living anywhere else. However, the village has changed quite significantly over the last few years with the large amount of housing development that has taken place and I feel that if any more development were to happen in the future then it would certainly not be a positive change and destroy the village life that currently exists which is not good for the community as a whole   |
| Dobwalls   | This is a beautiful village, an should remain so. No more houses please. No-one would mind, a few new houses dotted around. But too many large estates. And not even for our local people, who were born and bred here. Very, very sad.   |
| Dobwalls   | It seems Cornwall C.C. overrides any proposals the Parish Council may suggest. I notice 'no more development to be made outside the village boundary'. In the next breath it states that 'any future development should be 50% affordable'!!! The apathy in the village is understandable. This document has taken years to come to fruition and is totally meaningless. I have filled out this survey as a concerned resident of the village. As usual I am not expecting anything constructive to come out of it.   |
| Dobwalls   | Dobwalls is developemented to much on green fields  |
| Dobwalls   | Green areas needed, no more development until, ALL brownfield sites developed   |
| Dobwalls   | Pearce Fine Homes have various land available which could come forward for housing development to meet a wider range of needs identified and would be willing to discuss this with the NP group.  |
| Dobwalls   | No point in filling this in as you do what you want anyway i.e., the gypsy camp. Too many houses being built everywhere   |
| Horningtops  | I live at Horningtops and have a wonderful view from my house. Therefore I would hate for anyone to build in the field behind me as this  |

|   |   |
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|   | would obstruct my view and de-value my property so please do not allow any development there  |
| <b>Infrastructure – Covered in other policies</b> |   |
| Dobwalls  | The village needs to remain as a village, more houses cannot be supported by the infrastructure.  |
| Dobwalls  | Guidelines need to be put in place to preserve our countryside villages and communities. Whacking up houses here there and everywhere just simply strains all local resources, facilities and roads   |
| Dobwalls  | We have had a huge increase in new estates being built. There is insufficient infrastructure for any more at all.   |
| Dobwalls  | We are not against improvements or affordable housing, but we do need facilities to go with them I.E chemist schools and most important is DRs surgery as they can't cope now with the amount of people that go into Liskeard now   |
| Dobwalls  | Another local dentist as I cant get an appointment, there's always a waiting list at all local doctors. Another supermarket as we only have 2!! Bodmin has 8!! I travel to Cavadan Town to go to a butchers your sincerely  |
| Dobwalls  | Before any new development is allowed there needs to be more access to health care such as dentists and doctors etc.  |
| Dobwalls  | Dobwalls is in desperate need pf a community center and gym, sports center, doctors hub   |
| Dobwalls  | I am concerned that there is no provision of medical/doctor surgery. Liskeard is expanding rapidly and only had 2 surgeries, both of which are fully booked. There are insufficient elemental practices too.  |
| Dobwalls  | Dobwalls has had 3 considerable housing estates built in recent years. I think consideration to the infrastructure (school extension, doctors etc.) as well as facilities to accommodate young families growing up is of utmost importance. This should be considered before allowing any more major housing developments to be permitted.  |
| Dobwalls  | We need more facilities like more doctors surgery's you build new house but no infrastructure to support all these houses.  |
| Dobwalls  | We could do with more facilities “ shops, chemist etc.  |
| Dobwalls  | More shops. Doctors and dentist. No more building of houses in Dobwalls. Chemist.   |
| Trewidland  | Before thinking of building perhaps you should consider schools, doctors, work places, hospitals  |
| <b>Affordable Homes – Covered in HO1, HM1</b>     |   |
| Dobwalls  | There is more than enough social and affordable housing in the area. Normal housing is still hard to come by  |
| Dobwalls  | It's time we stopped building all over the countryside especially when these new properties are too expensive for local people to buy. Stop all second homes/holiday homes in residential areas and make all new homes 'affordable' for local people. Q6. 'appropriate to its setting' is very subjective and it seems to be very poorly applied to most new developments   |
| Dobwalls  | Perhaps flats or one bedroom houses to fill the needs for a really affordable states homes. Not high price “ big builders” profits houses. Let's hey back to council house/flats days!!   |
| Dobwalls  | Delivering the D & T Housing Requirement The Neighbourhood Plan rightly acknowledges that the delivery of affordable housing is only achievable when open market housing is proposed. It is apparent whether through Homechoise or the survey carried out by Cornwall Council that there is still a significant need for affordable housing in the area. Whilst the housing requirement may have been met for Dobwalls and Trewidland it should be remembered that the housing provision in the Cornwall Local Plan Strategic Policies is expressed as a minimum. It is not a target or ceiling beyond which no further housing should be granted or sites identified. Furthermore, the Neighbourhood Plan is |

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|--|---|
|  | correct in that the Government's new methodology for calculating housing requirements will increase the housing requirement for Cornwall and accordingly the Neighbourhood Plan area. It is therefore disappointing that the Neighbourhood Plan has not sought to future proof and identify further housing sites which could help meet future housing needs in the area rather than to rely on a review of the Neighbourhood Plan in say 5 years' time. The Neighbourhood Plan would become out of date very quickly. Recommendation Identify further sites for housing to meet local housing needs. |
| Dobwalls   | When planning has been granted the developers should not be able to reenact on the amount of affordable houses they build   |
| Dobwalls   | Build council houses  |
| Dobwalls   | The problem is many local people can't afford to pay the high prices which is very hard for them.   |
| Dobwalls   | However, residents of the area will not be able to have available and affordable homes in the Plan period if additional land is not identified for housing  |
| Dobwalls   | Housing development. Most new properties are still too expensive for locals on low income and single adults. It would be very good to size some basic flats for single occupancy and smaller cheaper properties (no-one needs two bathrooms!) and new development a good mix rather than units separated. Refurbishing empty properties should always take priority over new housing.   |
| Trewidland   | In Q4 you want affordable homes. In Q6 you want all high quality homes appropriate to its setting and designed to be sustainable, are these homes likely to be affordable   |
| <b>Development Boundaries – Covered in HO1 and HO2</b> |   |
| Dobwalls   | Question #4 under development. The Development Plan has set out clear settlement boundaries for the village. So, why would there be further developments not within these boundaries  |
| Dobwalls   | Why are the properties at Great Twelvewoods and Little Twelvewoods (A390 between Dobwalls and Doublebois) not included in either proposed settlement boundaries? Does this leave these areas open for development? If so this will leave Dobwalls still without school places and add to increased traffic etc.   |
| Dobwalls   | There should be no more development outside the settlement boundaries, the village cant cope with the amount of people now, the school isn't big enough   |
| Dobwalls   | HO1 " Settlement Boundaries If residential development is to be restricted to that within the adopted settlement limited, then objections are raised to the level of affordable housing proposed at 50%. Such a level equates to an exception site. Such an approach is contrary to policies in the Cornwall Plan. The Cornwall Local Plan requires 35% affordable housing on residential sites in Dobwalls not 50%. Accordingly, it is requested that the figure of 50% affordable housing be amended.   |
| Dobwalls   | With regards the proposed settlement limits identified in Map D8 we believe that it is too tightly defined. Given the various designations including the area of local green space in the emerging NP together with development that has already taken place there are limited opportunities for additional residential development. We would therefore request that the settlement limits be reassessed in order to provide flexibility so that further housing opportunities to meet acknowledged local needs can be met.   |
| Dobwalls   | Like to see maps of dobwalls with the areas clearly marked  |
| Dobwalls   | What hope is there come denser development? Why do we talk about boundaries when there are now several developments taking place outside these boundaries and which are breaking the guidelines? Most of us appreciate the need to compromise but what is the point in setting rules if they are not followed and enforced? Is this plan just another PR exercise?  |

|  |   |
|--|---|
| Dobwalls   | Whilst I agree that any development should be sustainable and affordable I am concerned that any further development on the edge of the Dobwalls settlement boundaries is close enough to have a detrimental effect on the present facilities in the village  |
| Trewidland   | The boundary line does not take in Browns Nurseries which is almost in the centre of the village surrounded on three sides by properties. This site has been developed with glasshouses over the past 40-50 years but is not viable as a business today. I feel it should be included in the Development Boundary.  |
| <b>Duloe Road – Covered in HO2</b>                             |   |
| Dobwalls   | I do not believe we need more houses on the new development on Duloe Road.  |
| Dobwalls   | referring to question 5 – Duloe Road development unless it's a proper school car park would be nice! Or dog walking area in the field above Treheath Farm   |
| Dobwalls   | Strongly agree there should be no more development off Duloe Road and surrounding area. The road is very congested and dangerous for school children and pedestrians  |
| Dobwalls   | Hoping you can stop them building opposite the school if they build there it course all sorts of problems: this is the 3rd village I have moved to because builders are greedy.   |
| Dobwalls   | Whilst I am happy with the planning appeal for the 'cow field' was recently rejected, I would be most concerned if future housing developments were considered for this location. A small village does not have sufficient infrastructure (policy etc.) to accumulate all the school traffic, spar shop, chip van and traffic from Dobwalls FC + the Wain homes development and filter housing traffic in the large area which is the cow field   |
| Dobwalls   | I disagree that there should be further development of housing especially opposite the school (Dobwalls)  |
| <b>Elderly/Assisted Accommodation – Covered in HM1 and HM2</b> |   |
| Dobwalls   | M.S. Adamson. 25 Wherry Way, Dobwalls. At our ages (74 and 80) we chose to retire to Cornwall in 2009. At that time we chose a town house in Liskeard having 4 flights of stairs. Following my wife requiring hip replacement, we tried to find a bungalow affordable to us not requiring major improvements. We could not find any such properties, eventually settling for a Dobwalls property with one staircase. It would be good if we were able to downsize and release a 3-bed semi for a 2-bed bungalow. But we cannot as any are not affordable. I suspect we are not alone in Dobwalls or any Cornish town or village. This is a long standing issue that has never been addressed. Cornwall is being decimated by incompetent local authority decisions. |
| Dobwalls   | RE 4. any further development should only be for pensioners bungalows and houses for people with a strong connection to Dobwalls.   |
| Dobwalls   | Housing development outside of the settlement boundary should prioritise homes to buy or rent for the elderly, disAbled and individuals seeking independent living as already mentioned in the Neighbourhood Plan. This would free up larger family homes to buy or rent.   |
| Dobwalls   | Housing Mix This policy is flawed in that there is insufficient land identified to meet the needs of all of these groups, e.g., elderly, disabled, etc. Accordingly, it is unclear how this policy can be met when no land has been identified for additional residential development in the NP area. If this policy is to be met then land for housing must be identified.   |
| <b>Quality – Covered in HS1</b>                                |   |
| Dobwalls   | What does P.O.S mean? (Public Open Space) If the land P.O.S. is for sale, please do not be too keen to accept a developer if like with Lantoom Meadow Estate. The houses are built sub-standardly with residents still experiencing problems after 4 years. A promised playground in the original sales brochure not materializing, resulting in  |



|  |  |
|--|--|
|  | children playing in the streets, including cycling and skateboarding on the roads  |
| Dobwalls   | And inadequate sign off the finished estate, or even planned estate, which has resulted in drainage being inadequate in many areas and common areas being allowed to be overgrown and generally neglected.   |
| Dobwalls   | Any new development should be designed to be appropriate to the site size and of a high quality design. The use of local and appropriate materials should be considered.   |
| <b>Self Builds – Covered in HM1</b>                              |  |
| Dobwalls   | Dobwalls would also benefit from self-build plots, this has happened at St. Issey where locals can build their own property  |
| <b>Other</b>   |  |
| Dobwalls   | Build a new village hall/spar shop with parking for all opposite the school and use old village hall area for houses. By doing this the school could use the parking also. The memorial hall is tired and need re-newing. I'm sure this site could be traded with a building company to build and re-locate the village hall/spar shop.  |
| Dobwalls   | There also is an eyesore as you drive into the village from Twelve Woods roundabout, a piece of waste ground on the right has been like it for years, it's got Harris fencing around it. I love living here but there are a lot of dilapidated looking houses around, councils used to ask residents to address this but do not seem to know. Rubbish everywhere.  |
| Dobwalls   | I was born in Dobwalls parish over 70 yrs ago I've lived in the village 47 years. My youngest grandson was born in Dobwalls and one of 6 generation to be born in Parish. Some of the people on this neighbourhood plan have only lived in village for only a few years and trying to stop local people from moving on and staying in there local parish which should really be allowed to settle where brought up |
| <b>School Places – Covered in SC1/HM2 (see key points below)</b> |  |
| Dobwalls   | We have not got enough spaces in our school to cope with another housing development.  |
| Dobwalls   | In Dobwalls:- How will any new development that arises be able to go ahead as the school is already full and there is no room to expand the school??   |
| Dobwalls   | If more houses are built Dobwalls school should be for children of the village (including Doublebois) not from further afield  |
| Dobwalls   | Biggest concern is the school. We have a young baby and are worried with the current population of the area will struggle to get a place in the nursery or school. This will make childcare arrangements and working difficult especially if current COVID situation continues   |
| Dobwalls   | Also as there seems to be housing built and going up everywhere the (little) school I went to school at in the 60's is not expanding! (can it cope?)   |
| Dobwalls   | The school is absolutely full.   |
| Dobwalls   | Also adequate places for further education needs   |
| Dobwalls   | School's unable to take children from the village, other children being taken by taxi to Liskeard.   |
| Dobwalls   | Policy SC1 " School Plans Objections are lodged to this policy on the basis that pupils have a choice of schools they attend; it may not be Dobwalls or Trewidland School. The Education Authority is consulted on all residential applications and accordingly they know the capacity of local schools and programmes for improvement. We believe that this policy is unduly restrictive and should be redrafted  |

### **Key feedback points**

The Housing feedback has been reviewed and grouped. The groups below are listed in number of comments received and referenced against the amended Housing Policies of May 2021:

- Development
- Infrastructure
- Affordable Homes
- Development boundaries
- Duloe Road
- Elderly/Assisted Accommodation
- Quality
- Self Builds
- Other

### **School places –**

Following a review of Housing policies (May 2021) after the consultation feedback was received any reference of school places (HM2) was removed from the policies. It was agreed that School Places should remain a standalone policy under Community Facilities and Open Space (**10.5**). The group may need to discuss the wording of SC1 and HM2.

## 3.4 Key Issues and Opportunities for Dobwalls and Trewidland

### 3.4.1 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.
- The housing needs survey reveals a previously hidden factor that there are an additional 20 households who would like an affordable home in the plan area - 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 would like to be housed within two years and the other 38% within two to five years.

### 3.4.2 Opportunities

- Many take the view that "enough is enough" and the plan area has already accepted and absorbed its fair share of additional residential development. But the housing targets imposed by national and local government have to be met - and the Neighbourhood Development Plan gives people 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 areas.
- The opportunity - and challenge - ahead is meeting the housing needs of those with genuine local connections to allow them to live within the plan area 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 developments.

**Dobwalls and Trewidland  
Neighbourhood Development Plan**

**Reg15 Submission document:**

**EVIDENCE BASE DOCUMENT**



**Version 1.0**

**13 October 2022**