

Dobwalls & Trewidland

NEIGHBOURHOOD DEVELOPMENT PLAN



CONTACT: clerk@dobwallsandtrewidland.org.uk

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Your Future! - The Dobwalls & Trewidland Neighbourhood Plan

Dobwalls and Trewidland Neighbourhood Development Plan Steering Group would like to invite everyone who lives in the parish to give us feedback on the draft Neighbourhood Development Plan.

Although supported by Dobwalls and Trewidland Parish Council the Plan has very much been driven by YOU, and is based on what you told us you would like a future Dobwalls and Trewidland Parish to look like at our various consultation events.

We would very much have liked to do another series of 'road show' style exhibitions, but the Coronavirus crisis makes this impossible. We hope this Newsletter will give everyone a chance to see the Plan policies and give us feedback on these.

WHAT IS IN THIS NEWSLETTER?

The policies included in this Newsletter are those in the final Neighbourhood Development Plan. We hope this will give you a clear sense of what we are proposing.

The detailed justification and intention for each of the policies can be seen in full in the draft Neighbourhood Development Plan

document on our website:
www.dobwallsandtrewidlandplan.org.uk

If you do not have Internet access and wish to see a copy of the full NDP document please contact:

The Clerk, Dobwalls and Trewidland Parish Council, The Firs, Lower Metherell, Callington, Cornwall PL17 8BJ,

giving your name, address and telephone number.

This will allow us to contact you by telephone; to arrange delivery of a paper copy to your door, and collection of the copy after seven days (in accordance with all necessary Covid 19 PPE and distancing advice).

WHAT HAPPENS NEXT?

But don't worry if you have only recently moved into the parish, or haven't responded so far. There is one more chance to have your say, before the steering group submit the final Dobwalls and Trewidland Neighbourhood Development Plan

documents to Cornwall Council's legal process in March 2021.

Our 'Final Word' Survey on the back page of this newsletter is designed to give local residents yet another opportunity to influence the plan. It presents some supplementary questions and leaves plenty of space for you to give feedback on the policies.

We have included a Freepost envelope for you to return it to us, and would really appreciate the feedback - **NO stamp needed.**

Alternatively you can complete the survey and leave feedback about the policies online at:

www.surveymonkey.co.uk/r/DTSurvey2

INSIDE:
Your plan for our future parish

YOUR VOICE

MATTERS!

Have the Final Word

Why not complete our 'Final Word' survey on the back page and leave us your feedback about the Neighbourhood Plan?



No Stamp Needed!

Dobwalls and Trewidland Parish in 2030

Our Neighbourhood Plan is divided into six major policy objectives, each of which represents a vital aspect of our community.

A series of policies has been designed to meet each objective, all of which will help us to deliver our Vision for the parish which we have written based on our extensive consultations with local residents.

Our vision

In 2030 Dobwalls and Trewidland Parish will be a resilient community where residents of all ages have appropriate and affordable homes, full and equitably-paid employment, access to suitable education, health and social care facilities and recreation and live in a sustainable, safe and protected environment, with suitable and affordable local, regional and national transport links.

1. Community Health



Community Health Objective: To create and maintain a well balanced community and a parish that provides a healthy environment for individuals and families with encouragement for local employment and facilities for recreation.

Policy: Community health

HE1: Development proposals will be encouraged that take account of the existing housing provision and contribute to a balanced mix of affordable, accessible homes for: the elderly, those with disability, impaired mobility and additional needs, open market and affordable rented homes including family dwellings. Developments located to take advantage of the level access to Shop, Public Transport services and other local facilities (available in the centre of Dobwalls) will be supported.

HE2: Development proposals will be supported that: contribute to the provision of useable open space on the site; contribute to local playable spaces for children; form part of the green-space network for walkers; or provide other appropriate public open space and facilities for teenagers and adults.

2. Housing need and allocations



Housing Objectives: To allow a sustainable increase in the number of homes in the parish to meet the needs of the community, while ensuring the properties are of a high quality, in the right location and in a range of sizes and designs.

To create a parish whose character is no longer eroded by speculative residential development which could fail to meet the aspirations of people of all ages, who have a genuine local connection to the area and who need a roof over their heads at a price they can afford, either to buy or rent.

One of the primary aims of the Neighbourhood Plan is to decide where new homes can be built, to ensure that what is built is of the highest quality and meets our communities needs with a good mixture of affordable properties.

You told us that new homes should bring improvements to the community, ensure sufficient school places and meet local needs.

After detailed consultation, we have drawn our new settlement boundaries for each of the main settlements to ensure that all proposals for development outside these boundaries will need to comply with a requirement that 50% of any housing proposed must be affordable – either for sale or rent.

Policy: Settlement boundaries

Ho1 Settlement boundaries:

This plan establishes settlement boundaries for Dobwalls, Trewidland and Doublebois. Only proposals for small scale housing development of infill, rounding off within the settlement boundaries will be supported, so that the open countryside is preserved and agricultural land retained for its primary use.

Dobwalls: Ensure that future development schemes are 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.

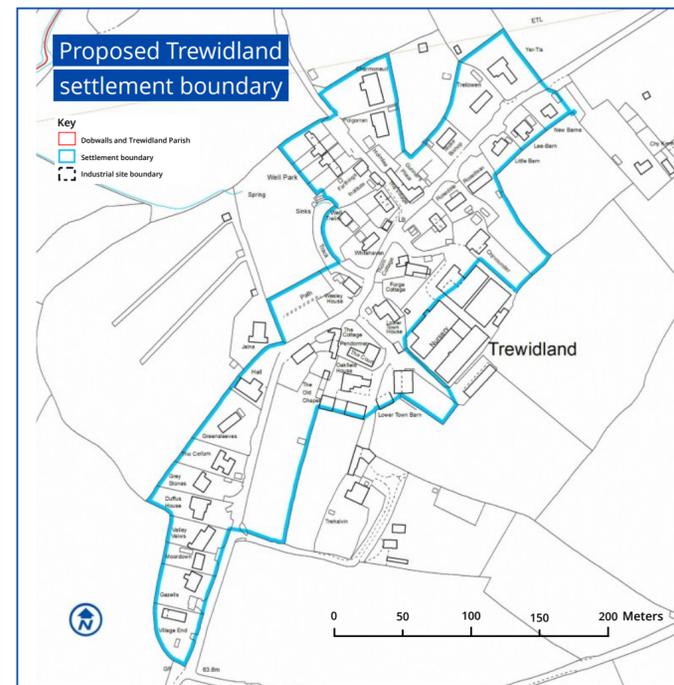
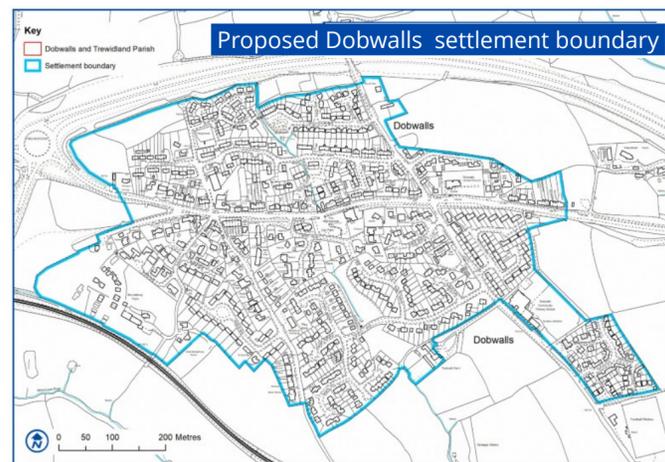
Trewidland: Ensure any new residential properties in the village of Trewidland are appropriate to the village and that development proposals are limited to schemes offering 50% affordable homes suitable for young families.

Doublebois: To ensure future development proposals in Doublebois, emphasise affordable housing and rented accommodation for people with a genuine local need.

Ho2 Rural exception sites:

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

- negative impact on the Landscape Character (as set out in the Landscape Character Statement) or;
- negative impacts on the adjacent settlement character or infrastructure. This is to curtail isolated development elsewhere in the parish which would fall outside the established settlement boundaries.



Policy: Housing mix

HM1: Affordable housing

Development proposals that contribute to a more than 50% balanced mix of truly affordable free market and rented homes – including starter homes suitable for key workers, self build, family homes, and accessible homes for the elderly, those with disability, impaired mobility or additional needs - will be supported where they can give clear evidence of their economic viability.

♦ Ensure that appropriate building land be made available to allow elderly, disabled and vulnerable people with a link to the parish to live independently.

♦ Make available affordable plots of land for self-build, afford-able homes for sale and to rent that provide decent, secure homes that meet the Living Home Standard, either through Affordable rent (Registered Social Landlords) self build or collaborative partnership schemes.

♦ Support Community Land Trusts or similar organisations in delivering affordable housing where exception sites are the only option.

To prevent speculative developers “moving the goal posts” after they have been granted planning permission. Developers should not be allowed to later claim their development is no longer economically viable and seek to reduce the “local need” aspect of their scheme (affordable housing and shared ownership) and increase the open market element of their original permission.

To ensure that all developments, not only those above 10 houses, provide a minimum of 50% affordable provision.

HM2: School places

Residential development proposals must demonstrate that School places are available in the local village to accommodate any increase in need generated by that residential development, and if necessary make a suitable contribution to meeting any unmet need for School places.

HM3: Sheltered/supported housing

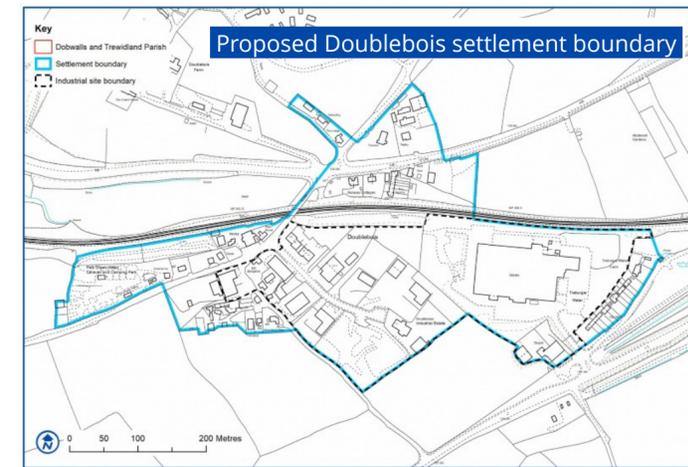
Development proposals which include the provision of supported or sheltered housing for the elderly, those with disability, impaired mobility or additional needs will be supported where they are situated on sites which have good level access to public services and community facilities.

HM4: Existing holiday accommodation

All holiday complexes should stay as holiday use only and should not become permanent dwellings with 12-month occupancy. This is to ensure that should they apply for and be granted all-year-round occupancy any permission must be subject to them meeting the thermal and other housing standards required for permanent residency properties.

Policy: School places

SC1: Residential development proposals must demonstrate that suitable school places are available at Dobwalls Village School or Trewidland Village School (whichever is the nearer) to accommodate any increased need generated by that residential development.



Policy: Site and building design

HS1: Proposals will be supported which:

Comply with Cornwall Local Plan (CLP) Policy 12, protecting residential amenities, achieve high standards of sustainable build and demonstrate how the design, construction and operation will minimize the use of fossil fuels and natural resources, and ensure long term high performance and ease of maintenance in the building in terms of its structural, thermal and moisture control performance.

Respond to the design, scale, height, appearance and material of surrounding buildings; provide designs which suit a range of age and social groups, home working and mobility and reflect the unique character of the community landscape and its position in the heart of the parish.

Homes for life: Future developments should be designed to accommodate a change in circumstances and give the occupant the option to remain in the dwelling.

Proposed developments should by design, provide or connect to adequate garden amenities and parking (as a minimum, one space for each residential property and two spaces for each three plus bedroom property), to reflect the

size of the dwelling. Parking bays for residents and visitors should include a high proportion of electrical vehicle charging points/ or suitable electrical supply for such points in all new development unless alternative sustainable transport options are available.

Respond to the need for small scale local ‘playable space’, seating or other amenities which enhance physical and mental health and support community interaction; Improve or create positive pedestrian links to local facilities and green spaces as set out in the NDP Greenspace Strategy.

Contribute to tangible benefits for the parish and community through Section 106 agreements or Community Infrastructure Levy which support health care provision.

HS2: Carbon reduction technologies

All planning applications and developments must accord with CLP policies 13 and 14 in terms of energy standards such as the Zero Carbon Homes and Passivhaus standards, and ensure onsite generation and use of renewable and low carbon energy technologies.



You told us that maintaining the capacity of local schools must be considered ahead of any new housing development.

3. Landscape, biodiversity and heritage

Landscape, Biodiversity and Heritage objective: *To recognise, value and protect the distinctive qualities of the parish landscape in terms of landscape character, biodiversity, heritage and sustainability and to ensure that new development respects and contributes to the existing qualities which are highly valued by the local community*

In order to better inform our Neighbourhood Plan policies, members of the Steering Group of the Dobwalls and Trewidland Neighbourhood Development Plan undertook local investigations, including the development of a detailed evidence based document on Landscape, Biodiversity and Heritage and the collation of an extensive photographic record of the parish.

A smaller Landscape Character Group then analysed the National and Cornwall Landscape Character information and extracted the most relevant information related to the parish areas covered by the NDP in consultation with Kath Statham, Landscape Officer of Cornwall Council.

The report produced forms a key element of the Dobwalls and Trewidland Neighbourhood Development Plan submission. It sets out the important characteristics of the parish landscape to allow local people, parish councillors, landowners and developers to understand the landscape, its history and current physical, cultural and aesthetic qualities.

It also identifies:

- Current and future pressures which could erode the quality of this landscape;
- Vision and Objectives of the Dobwalls and Trewidland NDP in terms of its parish landscape, and;
- Planning and Management Guidelines which have been developed in preparation of the D&T Neighbourhood Development Plan, and that will be material in future planning decisions.

You can find a full copy of the Landscape Character Assessment report online at our website:

www.dobwallsandtrewidlandplan.org.uk

Policy: Landscape character

LC1: Proposals for development within the parish will be supported where they:

- ❖ Demonstrate that they sustain local character and have appropriate regard to the identity of the local character assessment and settlement edge analysis evidenced in the Dobwalls and Trewidland NDP Landscape Character Statement, dated November 1st 2020, through the design, siting and scale of the development proposal, and
- ❖ Do not have a negative impact on the unique landscape as demonstrated in the LCS and where possible enhance the character and setting of the area.

LC2: Applicants should provide evidence of assessment and a clear understanding of the local landscape, built and natural environments and wildlife habitats in order to demonstrate that the proposed development:

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

LC3: As part of the evidence for compliance with this policy, planning applications should include a clear visual representation of the final form of the proposed building in the context of their immediate neighbours and the surrounding landscape.



Policy: Biodiversity

BIO1: To protect the character, local distinctiveness and significance of the parish of Dobwalls and Trewidland, developers should avoid adverse impact on the natural environment. All sites outside the main settlements Dobwalls, Trewidland, and Doublebois must comply with Cornwall Local Plan 23: sensitivity, beauty, capacity, bio-geodiversity and conservation, and ensure that soil quality is protected particularly in areas with Agricultural Land Classification of 3B or above.

BIO2: Development proposals should wherever possible retain and maintain designated trees and protect others. Where a proposal to remove trees is made, a detailed tree appraisal and replanting scheme must first be agreed.

BIO3: Development proposals should where relevant recognize and allow for wildlife forage areas, corridors and green spaces as these encourage, enhance, underpin and sustain the

green infrastructure of the parish and its surrounding area.

BIO4: Developers must demonstrate compliance with best practice as set out in the Cornwall Biodiversity Supplementary Planning Document in relation to creating new habitats, e.g. bee bricks, bird/bat boxes and hedgerow corridors, and if possible ensure net gain to the biodiversity of the site, including the planting of indigenous tree species in all new housing developments (at least one tree per household).

BIO5: Applicants must be cognisant of the need to protect and enhance valued community space from unwanted development. This would include woodlands, public rights of way (PROW) and open access areas as shown on the ERCCIS Wildlife Resource Map for Neighbourhood Planning for Dobwalls and Trewidland County Parish, and Land Use designations indicated on the Greenspace Strategy maps.

Policy: Climate Change and Energy

CCE1: Development proposals for renewable energy schemes in Dobwalls and Trewidland Parish will be supported where they are:

- Integrated so that the energy generated can be supplied directly to domestic, business or other buildings in the Parish, thereby reducing energy consumption, and can show how they meet the criteria set out in the Landscape Character Statement
- Fully or partly owned by Dobwalls and Trewidland residents, businesses or community associations. This can be demonstrated by the evidence that the development is fully or partly owned through an appropriate community energy enterprise.
- Are accompanied by Community Infrastructure Levy contributions to the upgrading of the energy performance of existing poor-quality housing in the parish in terms of improving thermal performance and reduced fuel poverty and CO2 production.

CCE2: All new developments should include onsite electrical vehicle charging points for each property or appropriate electrical supply to allow access to such a facility appropriate to the development.

CCE3: Ensure that no new development increase the risk of flooding or erosion either within specific sites, within settlements, or on the surrounding landscape where it may particularly impact on local roads, lanes and pedestrian routes.

Ensure that all new developments take opportunities to maximise rainwater capture and re-use, and to safely retain floodwater on site as a means of reducing flooding downstream and increasing biodiversity.



Policy: Broadband

BB1: Support future developments which will provide or enhance the provision of high-speed broadband to the parish while not impacting on the character of settlements, the environment or the Landscape Character (as set out in the Dobwalls and Trewidland NDP Landscape Character Statement).

4. Community facilities and open space

Green spaces and local facilities are the heart and lungs of our community. As such the Neighbourhood Plan sets out to not only preserve but also to promote our community assets.

Our policies towards open spaces are intended to protect all qualifying open spaces within the parish, while providing for improvements to them that will benefit the community, by designating them as *Local Green Spaces* as part of our Greenspace Strategy.

The recent Open Space assessment carried out by Stuart Wallace (Cornwall Council officer) and the 'Dobwalls and Trewidland Open Space Survey' is intended to give us a much clearer picture of how local people in each of the areas would like to see appropriate open space being developed, improved or created to meet the needs of all members of the community.

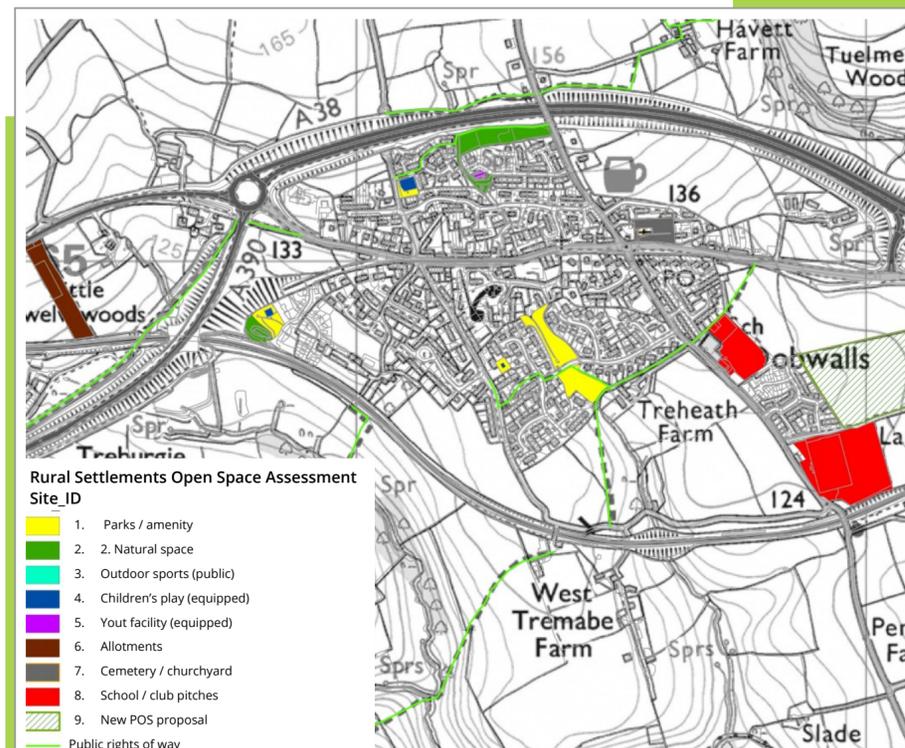
Policy: Community Facilities and Open Space

CF1: To protect and promote community facilities, development proposals should retain, promote and enhance essential community facilities, village halls, public toilets, post offices, schools, green spaces and car parking.

The loss of community and cultural assets will be resisted unless replacements of better value are provided at an agreed location.

CF2: Development of community health and cultural facilities and services in sustainable locations (e.g. Health clinic facilities, allotments, play parks, fitness trails, extensions to cycle trails and sporting facilities, etc.) will be supported.

CF3: Facilities to meet the needs of all sectors of the community. Developments should provide continuous even surfaces and kerbs for pedestrians and wheeled users to aid safe mobility around the parish.



Policy: Local Green Spaces

GS1:

- Areas designated as Local Green Spaces will be afforded protections accordingly while permitting improvements intended to increase their amenity value. Development that would result in the loss of the amenity value of any of these areas, or that would result in any harm to their character, setting, accessibility, appearance, wildlife or general quality will not be supported.
- As a part of the Forest for Cornwall initiative, tree planting in these areas; as a part of any development and to preserve ancient woodland at Doublebois, will be supported
- Access to all Public Rights of Way will be retained and where necessary re-instated.

GS2: New development in Trewidland village should provide appropriate Greenspace to accommodate children's play and community use.



5. Transport, roads and parking



You told us that traffic and parking on Duloe Road was extremely dangerous.

Accessibility, Roads and Parking objective: to ensure that residents can move without risk within the parish, and safely access facilities and work outside the parish.

Roads, traffic and parking are all essential considerations for our hard working communities. Our policies are designed to allow freedom of movement, both within the parish and beyond, whilst protecting the character of our settlements and the environment.

Policy: Road traffic and travel

RT1: All new major development proposals of commercial or industrial enterprises or of ten or more dwellings should include a statement which demonstrates safe and sustainable accessibility to public transport and key destinations such as shops and schools. For any proposed employment sites any additional HGV traffic will be required to illustrate suitable routes on the local Highway Network in accordance with Cornwall Local Plan Policy 27.

RT2: All major developments of agricultural sites for diversification or equestrian purposes which will alter the vehicle and public use of the surrounding rural lanes, should be accompanied by an evaluation of the potential risks to traffic/pedestrians, and the fabric of the Landscape Character of the area, and applicants should give details of how these risks will be ameliorated.

RT3: Proposals for the development of key cycle routes and cycle lanes will be supported where they can show clear integration with a wider policy to encourage cycling safety in accessing local facilities.

Policy: Parking

RP1: Proposals for development will be supported where they encourage the use of sustainable transport services, including local public transport, shuttle buses, local delivery services, cycling and/or walking. This includes the installation of publicly accessible electric vehicle charging points.

RP2: Development proposals that will increase the availability of either private or publicly accessible parking facilities will be supported provided that they are of a size and design that will have no significant adverse effect on the traffic flows, landscape or the character of the settlement within which they are located.

RP3: Developments which involve the loss of car parking facilities used by the public in the key areas of amenities or schools will not be supported unless:

◆ Alternative provision of equal value can be made elsewhere within the application site or within a reasonable walking distance e.g. seven minutes radius (See Greenspace Strategy)

◆ It can be clearly demonstrated that fewer parking spaces are required and the settlement / community will benefit from the re-use of this space.

RP4: Development must provide sufficient on-site parking for the size and occupancy of the dwelling. Any plans to convert an existing garage or parking area must retain sufficient space to park within the property boundary.

6. Employment and local economy

Business, Employment and Jobs objective: to ensure that economic development and job creation will be supported within the parish, provided this does not adversely affect the environment.

Our business and economy policies have been designed to support and encourage existing business and allow for their expansion, where this does not impact on the environment. We recognise that local jobs are really important to our communities.



Image courtesy of WesternWeb Ltd

Policy: Business and employment

BE1: Support will be given to proposals for new development in appropriate locations which includes:

- ◆ Adaptations, renovations and extensions of existing buildings,
- ◆ Construction of new business and storage units,
- ◆ Improvements to the transport and communications infrastructures,
- ◆ Conversion of redundant buildings to business use where the redundant building is sustainably located.

BE2: Support will only be given to business developments which:

- ◆ Are sited and operated so as to minimise impact on residents, particularly with regard to noise, odour, CO2/particulate emissions and traffic,
- ◆ Minimise impact on and sustain the local character of the landscape as identified in the Dobwalls and Trewidland NDP Landscape Character Statement,
- ◆ Do not reduce or compromise existing facilities or services for which there is proven need.

BE3: All new proposals for major employment development must be accompanied by a travel plan which shows the volume of HGV that is likely to be created by the new development. The travel plan must show the likely routes of any additional HGV traffic from or to the site.

BE4: To adhere to carbon reduction standards, all new non-domestic building must meet standards at least as good as the Building Research Establishment Environmental Assessment Method (BREEAM) and take advantage of all opportunities for on-site renewable

energy generation, particularly from roof mounted solar collectors,

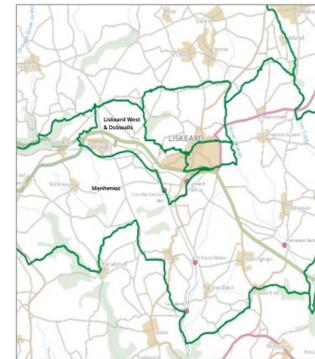
- ◆ Provide charging points for electric vehicles,
- ◆ Wherever possible provide or enhance pedestrian and cycle access routes to the site from nearby settlements and public transport,
- ◆ Indicate strategies to be used to minimise waste,
- ◆ Include Water harvesting and Biodiversity initiatives wherever possible.

Cornwall Council Ward Boundaries

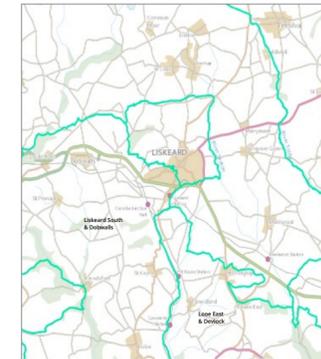
The recent Boundary Commission exercise to reduce/equalise Councillor representation numbers across Cornwall means that the Electoral Divisions in our parish will have changed by the time of the next Elections (May 2021).

Dobwalls (and the section of Menheniot that currently covers the rural south of the Dobwalls part of the parish) will all become part of a new Liskeard South and Dobwalls electoral division, and Trewidland will also leave the Menheniot division to become part of the new 'Looe East and Deviock' division. These changes will have no impact on the NDP.

Changes to Cornwall Council Electoral Divisions



Current Division boundaries

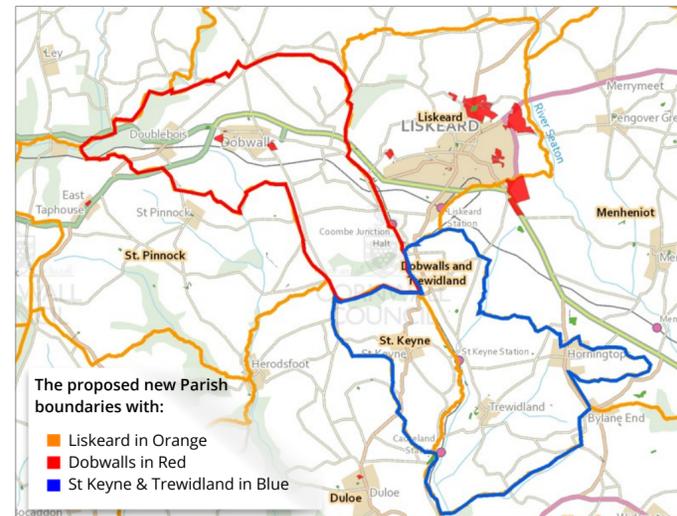


Future Division boundaries

Parish Boundaries

In 2019, as part of a separate Local Governance Review in Cornwall, opportunities arose to put forward proposals for rationalizing Parish boundaries.

A public meeting was held in Trewidland and those present, and the associated questionnaire, showed that residents of the Trewidland area of the D&T parish supported the move to become part of a new 'St Keyne and Trewidland' parish.



The proposed new parish boundaries are illustrated above. As part of the same exercise, Dobwalls and Trewidland Parish Council was approached by Liskeard Town Council to move the part of their boundary that abuts Dobwalls to include the whole of the Moorswater Industrial Estate.

The Parish Council worked with Liskeard Town Council towards achieving this aim, which makes sound sense because the new boundary will capture all of the Industrial Estate and its units (but not the houses in this area of the parish) and will make planning issues and decisions, for example, much clearer in the future.

Where do the boundary changes leave the Neighbourhood Development Plan!??

Cornwall Council has given clear guidance that neither the changes in the Cornwall Council ward boundaries, nor the changes in the parish council boundaries will have any impact upon the Neighbourhood Plan.

- The Neighbourhood Plan will continue to operate on the original parish area as designated, for its whole lifetime and a 'new' parish cannot designate another Neighbourhood Plan area over it.
- The Neighbourhood Plan referendum, when it is able to be held, will be open to all residents of the original parish area.

Because of this we have made sure that all policies or information (such as the Landscape Character Statement) are clearly associated with specific areas of the current parish. These policies will still apply after the boundaries change. St Keyne Parish does not have a Neighbourhood Plan, so there is no conflict of policies to deal with.

What happens next?

After we have analysed all your feedback to the current Newsletter/Survey, (see the back page) we will update the Neighbourhood Plan document to reflect the input received. It will then go through the formal process to ensure it meets all legal requirements.

NDP timeline

Mar 2021	Submission to Cornwall Council for Comprehensive Impact assessment
May 2021	Reg16 final Public Consultation by CC - six week opportunity to comment on final draft of Dobwalls and Trewidland Neighbourhood Development Plan
June 2021	Independent Examination of agreed Plan and report by Planning Inspector
September 2021	When all agreed – REFERENDUM! (of all voters on the parish electoral register) If approved by majority of those voting, Neighbourhood Plan comes into force – is MADE official.

And finally

Please do fill in the survey on the back of this leaflet and post it back to us along with your general comments about the Neighbourhood Plan.

After we have analysed all your feedback we will update the Neighbourhood Plan document to reflect the input received. It will then go through the formal legal process to ensure it meets all formal requirements. After that the finished plan will be put to the people of the current parish in a referendum.

The Neighbourhood Plan Team would like to thank you for your patience and engaging with this whole process!

Have the final word!

Pulling the draft Neighbourhood Plan together has been a long process, taking many months of consultation and design, and countless hours of voluntary work.

We are not there yet though. There is still time for you to have the final say and influence the plan even at this late stage.

Please take the time to fill in the supplementary survey questions below and return it to us using the FREEPOST envelope provided.

No stamp needed. Alternatively you can complete the survey online at:

www.surveymonkey.co.uk/r/DTSurvey2

Complete the Survey!

Green spaces

1. Do you agree that we should develop a green space plan for each of the major settlements in the parish?

YES NO Not sure

2. Which of the following aspects of parks & open spaces do you consider are missing and most needed within walking distance of your home? (Please tick up to 3 only).

- Allotments or food growing
- Areas free from dogs
- Children's play equipment
- Dog exercising space
- Facilities for teenagers/young people
- Flowering shrubs and gardens
- Hard-surfaced pathways accessible to all
- Nature areas & trees
- Open exercise area for informal ball games or events
- Safe space for children to explore
- Seating to relax and enjoy the view
- Sports facilities & pitches

Please write in your postcode: _____

Development

3. Do you agree with the proposed settlement boundaries?

YES NO Not sure

4. Do you agree that development outside of these boundaries should ensure provision of 50% affordable homes for sale or rent?

YES NO Not sure



Please return your completed survey by February 21st at the latest.

The policies presented in this leaflet are a fair representation of the final Neighbourhood Development Plan but only present the highlights.

The **FULL** draft Neighbourhood Development Plan document can be found on our website by following the link at the bottom of the page.

Comments

5. Do you agree that there should be no further development off Duloe Road, in order to protect pedestrians and ensure traffic calming?

YES NO Not sure

6. Do you agree all development should be high quality, appropriate to its setting and designed to be sustainable?

YES NO Not sure

7. Do you have comments or questions about the survey on this page, or about any aspect of the draft Neighbourhood Development Plan presented here?

If you need to use extra paper - please do so and pop it into the FREEPOST return envelope along with the survey.

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