

Ringmore Parish Neighbourhood Development Plan

Community Consultation Questionnaire

(In conjunction with Devon Communities Together)



Closing Date

**31st May
2018**



South Hams
Community Development Trust
2 Church Street, South Hams, Devon PL28 8AA



See back page of how to return this questionnaire

To all Ringmore Parish Residents

What is a neighbourhood plan?

In very simple terms, a neighbourhood plan is:

- A document that sets out planning policies for the neighbourhood area – planning policies are used to decide whether to approve planning applications for the next 20 years, giving the parish a clearer say on future development of housing, infrastructure, community facilities, employment opportunities and the environment of our parish
- Written by the local community, the people who know and love the area, rather than the Local Planning Authority
- A powerful tool to ensure the community gets the right types of development, in the right place.

Local people can create a plan that allows them to develop planning policies that reflect the priorities of their area. The whole community then decides at a referendum vote whether the Local Authority should bring the plan into force.

When completed the Neighbourhood Plan will carry legal weight in planning decisions and must be considered by the planning authorities.

Why have a Ringmore Parish Neighbourhood Plan?

Local Authorities are required to produce Local Housing Development Plans which identify the housing allocation within their domain. Plymouth and South West Devon are developing a local plan which also covers the South Hams.

Sitting alongside the Local Plan, Neighbourhood Plans can be created which allow local communities to have a say in local planning policy. As part of this process this questionnaire is your opportunity to influence the Ringmore of the future. The policies in the final ratified Ringmore Neighbourhood Plan will be developed from what you tell us you want to happen. **IT IS VITAL THAT YOU HAVE YOUR SAY.**

We live in a beautiful parish in the centre of the South Hams Area of Outstanding Natural Beauty, (AONB) with a unique character. Your answers to this questionnaire will enable the completion of your Neighbourhood Plan giving the parish a clearer say on future development of housing, infrastructure, community facilities, employment opportunities and the environment of our parish. Ultimately, the Ringmore Neighbourhood Plan will be a part of the planning framework for the South Hams.

Who should take part?

The questionnaire gives the opportunity for each person in the household to respond, we hope that any member of the household from 16yrs old upwards gives an individual reply in the columns provided. If further copies or pages are required, please ask Mrs Jenny Williams (810851) or Richard Baker (811115) who will be able to provide as requested.

The review process means that the Final Neighbourhood Plan must be ratified by the Parish Council, South Hams District Council, a Government Inspector and must be put before the Parish before it can be formally adopted. Therefore, the whole process must be transparent, auditable and a **true reflection of your views.**

Instructions.

Part 1: General Questions about you and your thoughts about the future of Ringmore parish

Part 2: (with a red border) **Only** for people currently considering moving to a new house within the next 5 years

Part 3: (with a blue border) **Only** for people who believe that they qualify for "Affordable Housing" (defined later in the document)

Part 1

1. Which age bracket are you in:

	Person A	Person B	Person C	Person D	Person E
16-21					
22-45					
46-65					
66-80					
81+					

2. Do you have a health problem that affects your day-to-day living?

	Person A	Person B	Person C	Person D	Person E
Yes					
No					

3. Do you have a health problem that affects your mobility?

	Person A	Person B	Person C	Person D	Person E
Yes					
No					

4. Which area do you reside in:

	Person A	Person B	Person C	Person D	Person E
Challaborough (West)					
Ringmore village					
Marwell					
Renton and South Langston					

Housing

5. Please tick which of the following applies to you:

	Person A	Person B	Person C	Person D	Person E
Own your own home in the parish (with or without a mortgage) as a principal residence					
Own your own home in the parish (with or without a mortgage) as a second home					
Live in a shared ownership property					
Live with relatives					
Rent from a private landlord					
Rent from a housing association/local authority					
Live in a house tied to current or previous occupation					
Other, please describe below:					
Person A	Person B	Person C	Person D	Person E	

6. Are you on the electoral roll for Ringmore Parish?

	Person A	Person B	Person C	Person D	Person E
Yes					
No/Not eligible					

7. What, if any, are your future housing plans?

	Person A	Person B	Person C	Person D	Person E
I have no plans to move (please skip to Question 10)					
I expect to move within 5 years					
I expect to move, but <i>not</i> within 5 years					
I would like to move soon, but no suitable property within Ringmore Parish					

8. If you intend to move, would you like to remain within Ringmore Parish?

	Person A	Person B	Person C	Person D	Person E
Yes					
No					

9. If you are intending to move, please indicate if it is for any of the following reasons. Please tick all that apply:
(all members of a household need to respond to this individually)

	Person A	Person B	Person C	Person D	Person E
To be nearer family/carers					
To be nearer public transport/shops/amenities					
Currently living with relatives and want to move out					
To study					
You want or need to downsize					
You want or need more space					
You want or need a home on one level					
You are struggling to afford your current home					
Other, please specify:					
Person A	Person B	Person C	Person D	Person E	

10. Do you think there should be restrictions on **new build housing** being available for second homes or holiday lets? (please tick all that apply)

	Person A	Person B	Person C	Person D	Person E
Restrict second homes					
Restrict holiday lets					
No restrictions					

11. Should any new housing development provide a minimum of two off street parking places?

	Person A	Person B	Person C	Person D	Person E
Yes					
No					

12. Would you support restrictions on roof heights for new developments and redevelopments?

	Person A	Person B	Person C	Person D	Person E
Yes					
No					

Affordable Housing

"Affordable Housing" is only available to persons on the Housing Register (see part 2) and is subsidised housing either rented from a Housing association under a controlled rent agreement or purchased at up to 80% of market value. There are several methods of purchase including shared ownership etc. "Affordable Housing" does not necessarily mean that it is within the financial reach of those in need. See also Community Land Trusts, see below.

13. If a need for affordable housing were identified, would you support a development that included affordable housing for local people from Ringmore, Kingston or Bigbury to meet that need?

	Person A	Person B	Person C	Person D	Person E
Yes					
No					

What is a CLT?

Community Land Trusts (CLT) are a form of community-led housing; set up, and run by ordinary people to develop and manage homes as well as other assets. CLTs act as long-term stewards of housing, ensuring that it remains genuinely affordable, based on what people actually earn in their area, not just for now but for every future occupier.

14. Would you be interested in learning more about CLT and the opportunities it presents for influencing future development in the Parish?

	Person A	Person B	Person C	Person D	Person E
Yes					
No					

Transport and Traffic

15. How many vehicles are there in your household?

16. Do you have the use of an additional vehicle connected to your employment?

	Person A	Person B	Person C	Person D	Person E
Yes					
No					

17. Do you feel safe when walking or cycling in the parish?

	Person A	Person B	Person C	Person D	Person E
Yes					
No					

18. If No then what road safety measures would you support in the parish?

Person A	Person B	Person C	Person D	Person E

19. Do any of the following travel arrangements apply to you?

	Person A	Person B	Person C	Person D	Person E
Use the once-a-week public bus to Plymouth					
Use community/hospital transport					
Use a school bus					
Use a taxi service regularly (more than once a month)					
A neighbour takes me					
Daily commute out of the parish for work or other reasons					
Car fare scheme					
None of the above					

Community

20. How do you rate the overall availability and quality of social and community facilities for the following groups in the Parish? Please score each of the following with 3=Good, 2=Adequate, 1=Poor, 0=don't know :

	Person A	Person B	Person C	Person D	Person E
Parents with babies and toddlers					
Young children (under 11)					
Teenagers					
Young singles and couples					
Families					
Those retired					
The frail and elderly					

21. For any you have scored poor, please suggest what you think might be needed to improve provision for the this group:

Person A	Person B	Person C	Person D	Person E

22. We currently have two community buildings, the WI Hall and Parish Hall. Approximately how often do you attend events/clubs/activities etc at either of them?

	Person A	Person B	Person C	Person D	Person E
once a week or more frequently					
once every two weeks					
Once a month					
Once every six month					
Once a year					
Even less often or never					

23. What new activities would you like to see that could be catered for within the current buildings?

Person A	Person B	Person C	Person D	Person E

24. Do you attend 'All Hallows Church' in Ringmore Village? Please indicate how often you have attended the church during a normal year.

	Person A	Person B	Person C	Person D	Person E
Regularly – more than once per month					
Occasionally – several times a year					
Special occasions – carol service, wedding, funerals etc.					
Not at all					

25. What changes would encourage you to attend more often.

Person A	Person B	Person C	Person D	Person E

26. Do you use 'The Journeys End' Inn?

	Person A	Person B	Person C	Person D	Person E
Yes					
No					

Communication

Mobile phone reception at home varies considerably across the parish with some residents having excellent reception and others none at all.

27. Would you accept additional transmitting mast(s) in the parish to improve reception for all residents?

	Person A	Person B	Person C	Person D	Person E
Yes					
No					

28. Do you consider your current broadband speed at your home to be:

	Person A	Person B	Person C	Person D	Person E
Excellent					
Adequate					
Poor					
No signal					
I do not use the internet					

Economy and Business

29. Which if any of the following you would like to see encouraged within the parish:

	Person A	Person B	Person C	Person D	Person E
Tourism – day visitors					
Tourism – accommodation –self catering or B&B					
Encourage working from home					
A community work space					

30. Would you support further development of caravan or camping sites in the parish?

	Person A	Person B	Person C	Person D	Person E
Yes					
No					

Employment

31. Is there a need for new employment opportunities in Ringmore Parish?

	Person A	Person B	Person C	Person D	Person E
Yes					
No					
If 'yes', please state what...					
Person A	Person B	Person C	Person D	Person E	

32. What is your current employment status?

	Person A	Person B	Person C	Person D	Person E
Employed full time					
Employed part time					
Self employed					
Fully retired					
In education					
Not in paid employment					

33. If employed where do you mainly work (tick all that apply)

	Person A	Person B	Person C	Person D	Person E
At home					
In Ringmore parish					
Elsewhere in the South Hams					
Plymouth					
Exeter					
A combination of the above					
None of these					

Open Space and Environment

34. Please indicate the extent to which you agree or disagree with the following statements using number 1 (for strongly disagree), 2 (for agree), 3 (for disagree) 4 (for strongly disagree) or 5 (for no opinion)

	Person A	Person B	Person C	Person D	Person E
The peace and rural location of Ringmore Parish including its proximity to the sea is its most important asset					
Holiday homes or second homes are having a negative impact on the character of the parish					
Local roads should be improved to meet more modern highway standards					
Maintaining the AONB in which the parish sits is important to the character of the area					
Holiday homes or second homes are a welcome aspect of life in the Parish and are helping to sustain it					
Single lane access into the parish with passing places and Devon Banks is an important part of the character of the parish and should be conserved					
New housing should be of good traditional design suited to the locality					
Maintaining 'Dark Skies' in the parish is important to retain the character of the area at night					
The conservation of heritage buildings in the parish is important					
Good modern contemporary housing design should be welcome					

35. Do you have any further comments?

Person A	Person B	Person C	Person D	Person E

Please continue on a separate sheet if extra space is required, making clear which person is responding.

If applicable, please complete part 2 and part 3. Otherwise, please see the grey box on the last page about returning your completed form.

Part 2: (with a red border) Only for people currently considering moving to a new house within the next 5 years.

Part 3: (with a blue border) Only for people who believe that they qualify for "Affordable Housing".

Part 2

Please only complete this form if you think you may need to move to a new home in Ringmore within the next five years.

Please answer all questions relevant to your household as fully as possible in order to ensure that your housing need can be accurately assessed.

A separate form for each household that wants to move must be completed. For example, each grown up child (over 18) in a family, who wants to set up their own home, should complete a separate form, giving their own financial details and personal circumstances, not that of the main household. If you require extra forms or have any queries, please contact Janice Alexander on 01392 248919

In order to assess accurately housing need, we have to ask for some sensitive information.

Confidentiality and Data Protection: This information is collected by Devon Communities Together (DCT) as data controller in accordance with the data protection principles in the Data Protection Act 1998 to provide information for the Housing Needs Survey Report and summary information on rural housing need. No data will be published which can identify an individual and no sensitive information will be passed to any other organisation or agency without your permission, including the Parish Council. Personal data will be retained for 5 years and then destroyed.

Please complete the table below listing all persons who would need to live in the new household including the person completing the form? (Please continue on a separate sheet if needed)

Name and relationship to person completing the form	Age	Gender	Wheelchair accommodation needed	Level access needed
		M/F	Y/N	Y/N
		M/F	Y/N	Y/N
		M/F	Y/N	Y/N
		M/F	Y/N	Y/N
		M/F	Y/N	Y/N
		M/F	Y/N	Y/N

If you have a specific need which is not covered above please provide details on a separate sheet.

What is the minimum number of bedrooms you would require in your new home?

When do you think you will need to move to a new home? Please tick one box

Now or within the next 12 months Within 1 – 3 years Within 3 – 5 years

Please indicate your reasons for wishing to move home below. You may tick more than one box.

You need or will need to downsize to a home with fewer bedrooms	<input type="checkbox"/>
You need or will need to move to a home with more bedrooms	<input type="checkbox"/>
You are sharing kitchen/bathroom facilities with someone who is not going to be moving with you	<input type="checkbox"/>
You need to move for health/mobility reasons	<input type="checkbox"/>
Your home is in poor condition	<input type="checkbox"/>
You are struggling to afford your current home	<input type="checkbox"/>
You will be leaving home and do not expect to be able to rent or buy privately	<input type="checkbox"/>
You have a private tenancy ending	<input type="checkbox"/>
You wish to move back to the parish and have a strong local connection	<input type="checkbox"/>
You need to move for work	<input type="checkbox"/>
Other –please detail	<input type="checkbox"/>

What type of housing are you interested in?

Below we explain the different types of affordable housing. Please indicate which types of housing you would be interested in by ticking the boxes below. You may tick more than one box.

- Shared Ownership/Equity Affordable/Social Rent Self/Custom Build*
 Discounted Market Home Rent to buy Open Market Housing

What do we mean by affordable housing?

SHARED OWNERSHIP- this is where you buy a share of your home (25% to 80% of the home's value) and pay rent on the remaining share. You'll need to take out a mortgage to pay for your share of the home's purchase price. You can now have a household income of up to £80,000 and still be eligible for a shared ownership property.

SHARED EQUITY – this is similar to shared ownership. However, while the developer and/or Government own the remaining share you do not pay rent on it.

AFFORDABLE HOUSING FOR RENT – this is where you pay a percentage of market rent to a housing association or similar organisation. There are currently a number of different rent regimes where the amount paid for a similar sized home may vary.

DISCOUNT MARKET HOMES - this is where you buy a home at a discount below the open market cost.

SELF-BUILD / CUSTOM BUILD- this is where you are involved in the construction of your home, this can be individually or as a group. The extent of your involvement will be decided by the type of scheme. Self-build normally involves some form of ownership but can also be used to provide rented housing. You must have an affordable housing need to be eligible for an affordable self-build home.

RENT TO BUY – This scheme allows working households to rent a home at an Affordable Rent before having the option to buy after a set period of time. There are several different Rent to Buy models and the period of time after which tenants can buy varies between these models. To be eligible for Rent to Buy, tenants must be first time buyers or those returning to the market following a relationship breakdown. As with shared ownership, tenants can have a household income of up to £80,000 to be eligible.

*If you are interested in building your own home please register your interest on the South Hams District Council website at www.southhams.gov.uk/article/3503/Register-an-Interest-in-Self-Build

If purchasing a new home, what would your budget be ?

£150,000 - £200,000 £200,000 - £250,000 £250,000 - £300,000

£300,000 - £350,000 £350,000 £500,000 - 750,000

Do you believe that you have enough income and savings (including equity in your existing home) to be able to buy a suitable property on the open market in the parish? **YES/NO**

If you have answered NO to this question please complete questions in [Part 3](#) which will help us to assess what form of affordable housing will meet your need

Part 3

Please fill this in only if you believe that you qualify for 'affordable housing via the council's housing list.

IMPORTANT

Please note we can only assess your eligibility for affordable housing if we have full income and financial details. Without these, we will not be able to process this form or include your household in the need figures.

As per our confidentiality and data protection statement, this financial information will remain confidential and will not be seen or passed on to any other organisation including the Parish Council or members of the steering group.

Income

What is your household's **gross annual income**? (before deductions) including benefits and pensions. This should be the combined income for couples.

Less than £20,000 £20,001 - £25,000 £25,001 - £30,000 £30,001 - £35,000
£35,001 - £40,000 £40,001 - £45,000 £45,001 - £50,000 £50,001 - £55,000
£55,001 - £60,000 £60,001 - £70,000 £70,000 - £80,000 Over £80,000

Savings, investments and assets

Please give the amount of any savings and investments you have to the nearest £1000

Do you potentially have access to a deposit **in addition** to any savings? If so how much?

If you own a home we need the following information to make a proper assessment of whether you could potentially qualify for an affordable home

What is your estimate of the current value of your home?

What is your estimate of how much you still owe on your mortgage?

Please note: Single people wishing to set up a new home alone i.e. children moving out of family home, should give their income and financial details only, not that of their parents or other household members who will not be re-housed with them.

Will you be reliant on housing benefit to pay all or part of your rent? All Part

Do you have a local connection to Ringmore Parish?

If any affordable homes are provided in Ringmore, they will be for people living or working in the Parish, or for those who can show that they have a long-term connection with the parish

Please answer the following questions, if they do not apply please put "n/a"

Is a member of the household currently resident in the parish, if so for how many years?

Is a member of the household currently employed in the parish, if so for how many years?

Do you have other strong local connection with the parish for example by upbringing? Please detail.

If you consider that your household is in affordable housing need, it is important that you register with Devon Home Choice at www.devonhomechoice.com

Have you registered your housing need with Devon Home Choice?

YES/NO

If you have not registered with Devon Home Choice, please give reasons why

Have tried to register but was refused

Form was too long and complicated

Waiting list is too long

Lack of affordable housing in the village

Hadn't heard of it

Other: please explain in the box below

Contact Details

Please provide your contact details in case we need to contact you to clarify any information or update you with any housing development within the village. If you agree to us sharing your contact details with relevant organisations (for affordable housing purposes only), please sign the declaration below.

Name:	
Address:	
Telephone Number:	Email:
I agree to DCT (Devon Communities Together Ltd) sharing my contact information with the local authority and any other relevant organisations where this is to assist them in providing affordable housing.	
Signed.....	Date.....

How to return this questionnaire:

Completed surveys should be sent to Devon Communities Together. There is a postage paid return envelope included with this questionnaire.

If there are any problems please contact Martin Parkes at Devon Communities Together on 01392 248919