

RINGMORE PARISH NEIGHBOURHOOD PLAN COMMUNITY SURVEY REPORT



August 2018

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Executive Summary – Key Findings

The following table summarises the key findings from the Ringmore Neighbourhood Plan households’ survey. The key findings are listed alongside the question responses that provide the evidence to support the finding.

Statistics from the last national census (2011) stated that there are approximately 105 households in the parish representing a population of some 210 people, of these around 190 people are adults over 16 and are the most likely audience for participating in this method of consultation.

The Steering Group organised the delivery of the questionnaire survey to every household in the parish during May 2018. The format of the questionnaire was designed to allow up to five individuals in each household to submit their individual responses. Stamped addressed envelopes were provided to enable residents to return their completed forms directly to Devon Communities Together for analysis.

A total of 58 survey forms, representing 100 individuals responses were completed and returned to Devon Communities Together (DCT). If the age profile of survey respondents is compared to that of the national census (Figure 1, page 6) we can see that the percentage of “working age” respondents closely reflects that of the census, whilst the percentage of respondents of over 65 is somewhat higher than that of the census.

The return rate achieved indicates that 55% of households and 53% of the adult population of the parish participated in the survey. This is a very good response rate and provides a good representative sample, and the Steering Group can be confident that they have captured the views of the community.

Theme	Evidence
Housing	
A. 84% of respondents to this query (80 individuals) indicated that there should be restrictions imposed upon new build housing being available for second homes	Question 10, page 16
B. 78% of respondents to this query (75 individuals) indicated that they agree that any new housing should provide a minimum of two off-road parking places per unit.	Question 11, page 16 Question 15, page 18
C. 96% of respondents to this query (93 individuals) indicated that they would support restrictions on roof heights for new developments and redevelopments.	Question 12, page 17
D. 74% of respondents to this question (70 individuals) indicated that they would support a development that included affordable housing for local people if a need were identified	Question 13, page 17
E. 88% of commentators on this issue (87 individuals) indicated that they agree that new housing should be of good traditional design suited to the locality	Question 34, page 29
Transport & Traffic	
F. 30% of participants in the survey indicated that they would support some road safety measures in the parish	Question 18, page 19

Community	
G. 73% of commentators on this issue (38 people) indicated that facilities for teenagers in the parish are poor	Question 20, page 21
H. 70% of commentators on this issue (32 people) indicated that facilities for children under the age of 11 in the parish are poor	Question 20, page 21
I. 89% of commentators on this issue (33 people) indicated that facilities for parents with babies and toddlers in the parish are poor	Question 20, page 21
J. The public house "Journeys End" is used by 77% of survey participants	Question 26, page 24
Communication	
K. 64% of respondents to this issue (61 people) indicated that they would accept additional transmitting mast(s) in the parish to improve reception for all residents	Question 27, page 24
Economy & Business	
L. 89% of respondents to this issue (86 people) indicated that they would not support further development of caravan parks and camping sites in the parish	Questions 30, page 25
Employment	
M. 74% of respondents to this issue (62 people) indicated that there is no need for new employment opportunities in the parish.	Question 31, page 26
Open Space & Environment	
N. 98% of respondents to this question (97 people) indicated that the peace and rural location of Ringmore Parish including it's proximity to the sea is its most important asset	Question 34, page 29
O. 97% of respondents to this question (96 people) indicated that maintaining 'Dark Skies' in the parish is important to retain the character of the area at night	Question 34, page 29
P. 96% of respondents to this question (95 people) indicated that the conservation of heritage buildings in the parish is important	Question 34, page 29
Q. 94% of respondents to this question (93 people) indicated that maintaining the AONB in which the parish sits is important to the character of the area	Question 34, page 29
R. 92% of respondents to this question (91 people) indicated that the single lane access into the parish with passing places and Devon Banks as an important part of the character of the parish and should be conserved	Question 34, page 29
S. 70% of respondents to this question indicated that local roads should not be improved to meet more modern highway standards	Question 34, page 29

Introduction

Overview of Ringmore Parish

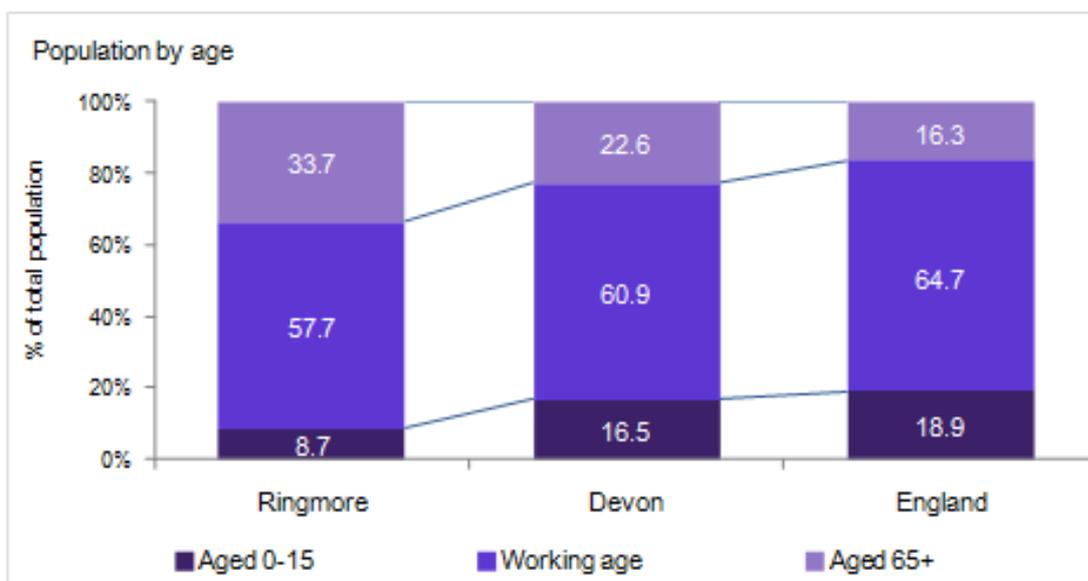
Ringmore is a small rural civil parish in the South Hams district of Devon, it is a rural and coastal parish of approximately 1,110 acres. Ringmore parish includes a small group of houses at Marwell and part of the shoreline village of Challaborough. A large part of the parish, which lies within the South Hams 'Area of Outstanding Natural Beauty', has also been designated as a conservation area.

Ringmore has a range of local societies and interest groups, along with a public house, the All Hallows church, the WI Hall, a parish room and a monthly parish newsletter. Tourism is the major industry of the parish but brings traffic problems.

Population Figures

In the 2011 census, the usually-resident population of the whole of Ringmore parish was recorded as 210 people in 105 households.

The age demographic of the population is illustrated in Figure 1 below. The parish has a significantly higher proportion of retired people (over 65s) than both Devon as a whole and England. It also has a significantly lower proportion of children than that of Devon and England averages.



Source: Census 2011 (table KS102EW)

Figure 1 Comparison of the age distribution in Ringmore Parish, Devon and England

Neighbourhood Development Plan

The Localism Act 2011 gives Local Councils the power to prepare Neighbourhood Development Plans. A "Neighbourhood Plan" gives communities an opportunity to directly shape the future of their local area. Land use matters can be included in the plan which are important to the local community (for example it can highlight areas which should remain as public open space).

Once formally adopted a Neighbourhood Plan carries full statutory weight as part of the Development Plan for the area and due regard must be given to the Plan when making decisions on planning applications.

To produce a Neighbourhood Plan the local council must first record a resolution to undertake the project. The next step is the designation of a Neighbourhood Area – in this case the civil parish boundary (illustrated in Figure 2).

Once the area is designated, the Parish Council must engage with the community in order to develop and inform the plan. The Ringmore Neighbourhood Plan Steering Group (RNPSG) comprising parish councillors and other representatives of the local community was then set up to oversee this process.

Once the plan is prepared it will be submitted to the planning department at South Hams District Council which will then ensure it has been prepared correctly and meets the basic standards. Then there will be a publication period, after which the District Council will facilitate an independent examination into the Neighbourhood Plan. Provided that the Examiner recommends that the Neighbourhood Plan be taken forward there will then be a community referendum. The final adoption of the plan requires the support of the majority of those that have voted in the referendum.

Further information about Neighbourhood Planning can be found on the following website:

Make a plan, make a difference: http://www.neighbourhoodplanning.org/

The remit of the RNPSG is to undertake and oversee the process of developing the Neighbourhood Plan. The RNPSG decided to engage the services of the Catalyst consultancy team to provide the expertise and objectivity needed to undertake the process of community engagement and data analysis.

Catalyst and Devon Communities Together

Catalyst is the in-house consultancy service provided by Devon Communities Together (DCT), which is a charity that has worked to support Devon's rural communities for over 55 years. In recent years, Catalyst and Devon Communities Together have provided support to over 60 town and parish council steering groups that have been working on producing a Neighbourhood Development Plan for their area.

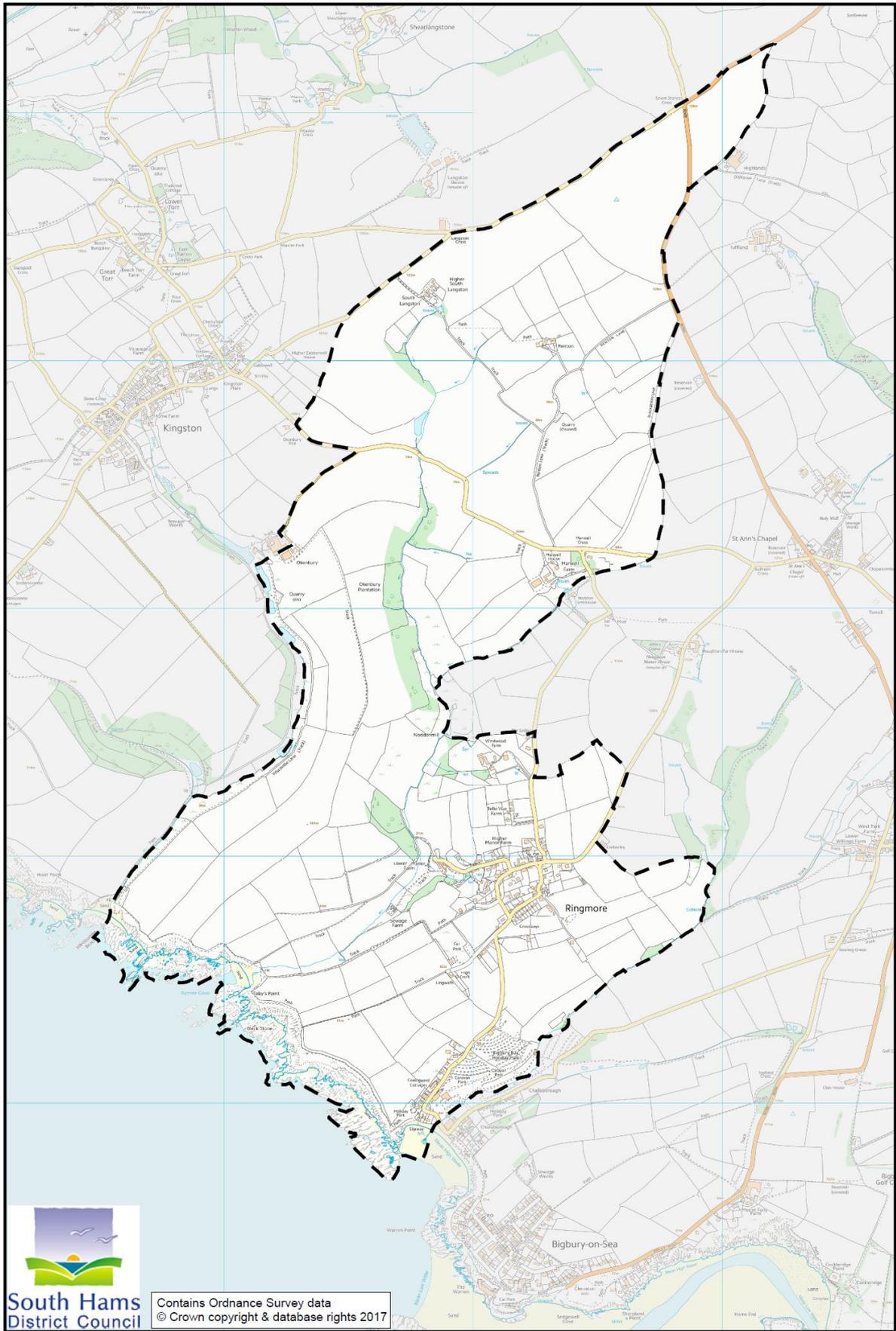


Figure 2: Ringmore Designated Neighbourhood Area

Questionnaire Development

In order to give every resident in the parish the opportunity to express their views the Steering Group determined to undertake a questionnaire-based survey. In order to inform the content, themes and issues to be explored within the survey the Steering Group undertook the following engagement in the latter half of 2017:

- An information stand at the Village Garden Party event
- An information stand at the communal Apple Pressing event
- House to house (electoral role) visits were made in Challaborough with the questions posed by the Garden Party notice board – this had a 40% response

The Steering Group was then tasked with the design of the questionnaire and met several times to develop iterations of the survey, this process was aided by reviewing questionnaires successfully used by other NP Steering Groups and with the guidance of DCT.

An eight-page questionnaire form was used and allowed for up to five people per household to give their individual responses to the questions. An additional three page “Part 2” invited only those people who were considering moving home in the next five years to provide details. A further two page “part 3” invited only people who were seeking affordable housing in the near future to respond. The aim of these additional optional sections was to help build a picture of any housing needs within the local community.

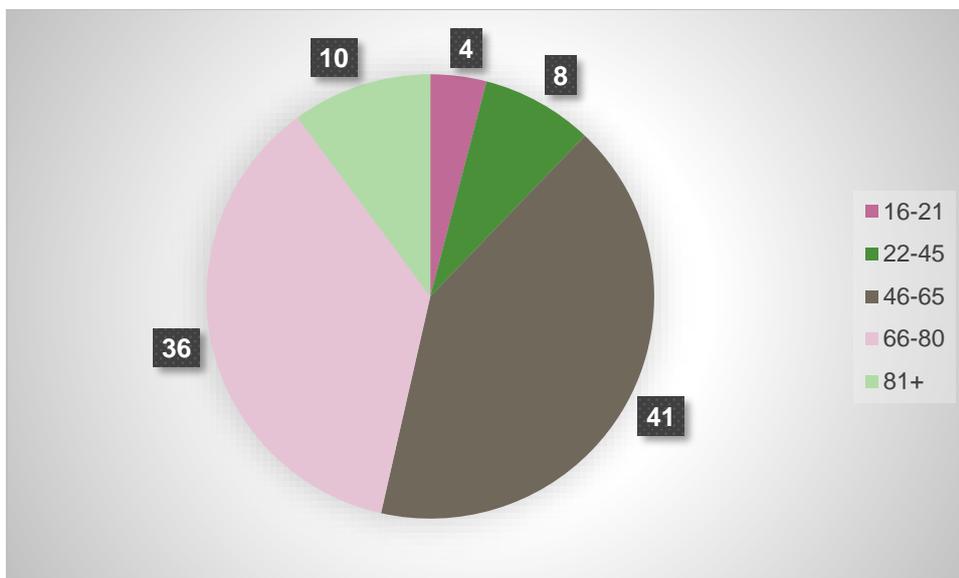
The Parish Council provided a covering letter which highlighted the closing date of the survey and asked residents to use the stamp addressed envelope provided to return their completed forms directly to DCT for analysis. The questionnaire was distributed to every household across the Parish and was in the public domain for around four weeks in May 2018. The parish newsletter and website promoted the survey and encouraged participation.

This document presents the findings from this household survey.

Part 1: About You

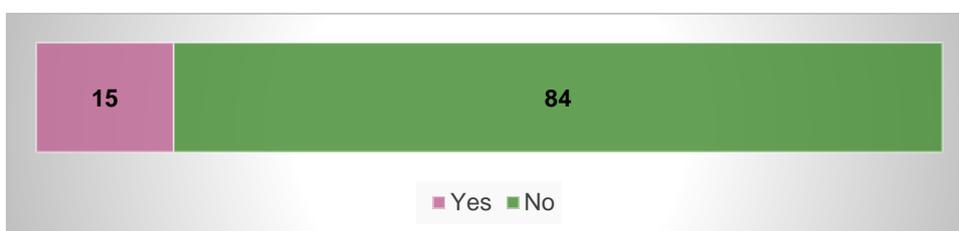
The first part of the questionnaire consisted of a set of questions that asked for the home locality, age range, and health status of the participants. This information reveals to what extent the responses to the survey are representative of the population as a whole rather than depicting views from limited sectors of the community.

Question 1. Asked participants which category of age range they represented.



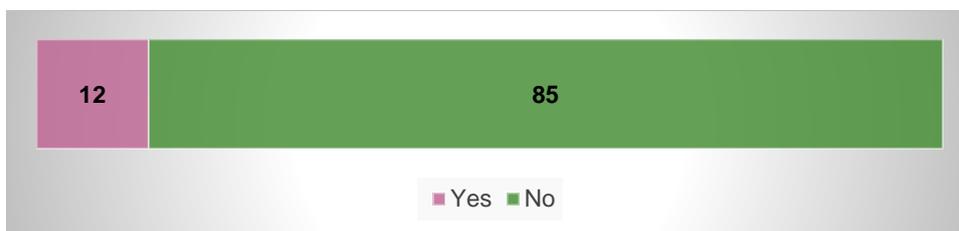
A total of 99 people answered this question. If the age profile of survey respondents is compared to that of the national census (Figure 1, page 6) we can see that the percentage of “working age” respondents (53.5%) closely reflects that of the census (57.7%), whilst the percentage of respondents of over 65 is somewhat higher (46.5%) than that of the census (33.7%).

Question 2. Asked participants if they have a health problem that affects their day-to-day living?



A total of 99 people answered this question. Around 15% of people reported living with a health issue that affects their day to day living.

Question 3 asked participants if they have a health problem that affects their mobility.



A total of 97 people answered this question, around 12% of respondents reported living with health problems that affect their mobility.

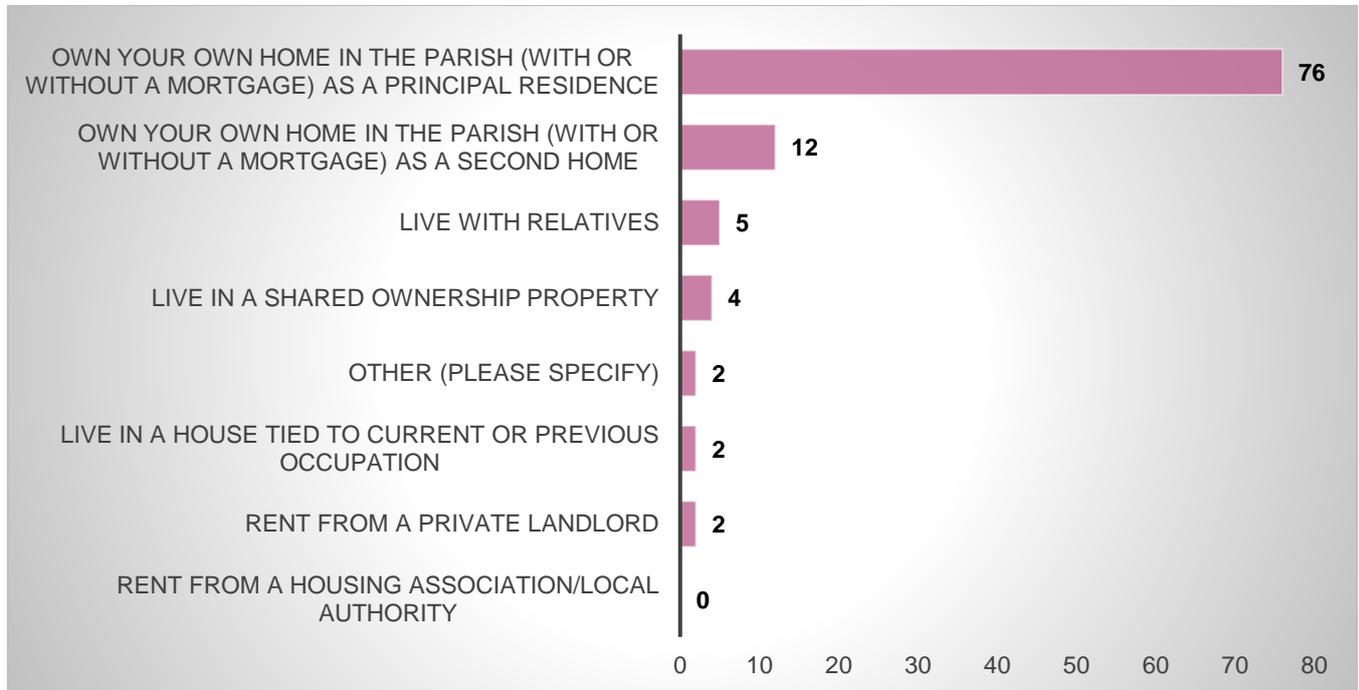
Question 4 asked participants which area of the parish they reside in.



A total of 98 people answered this question. The responses indicate that residents from different localities within the parish participated in the survey.

About Housing

Question 5 asked participants which from a range of tenure options applies to their home.



A total of 97 people answered this question. The majority of participants are owner-occupiers of their homes. Around 12% of participants own their property as a second home.

Comparison of the proportions of tenure types in Ringmore Parish with that of national census 2011 and Devon data (Figure 3 below) indicates that approx. 16% of residents in the parish live in rented accommodation. When compared to the survey findings above it is clear that a lower proportion of tenants have participated in the survey.

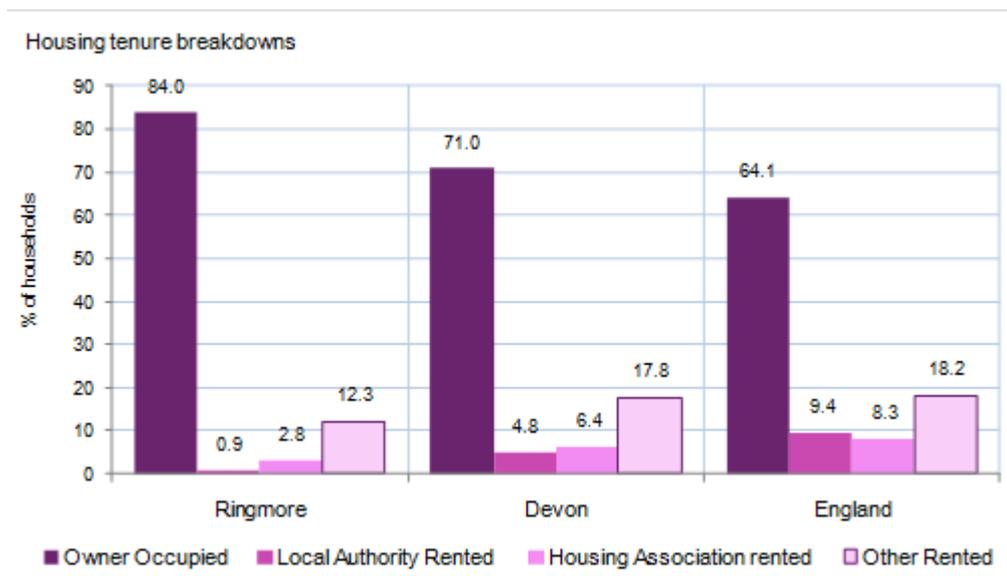
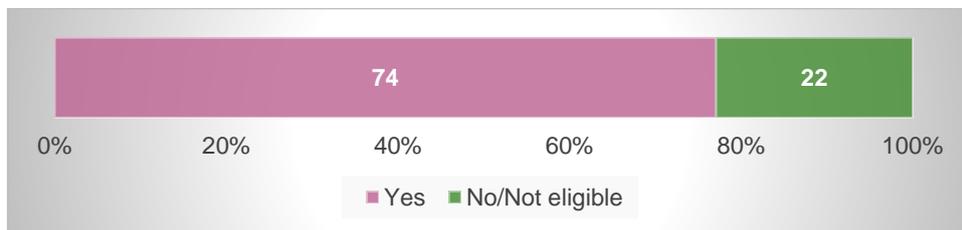


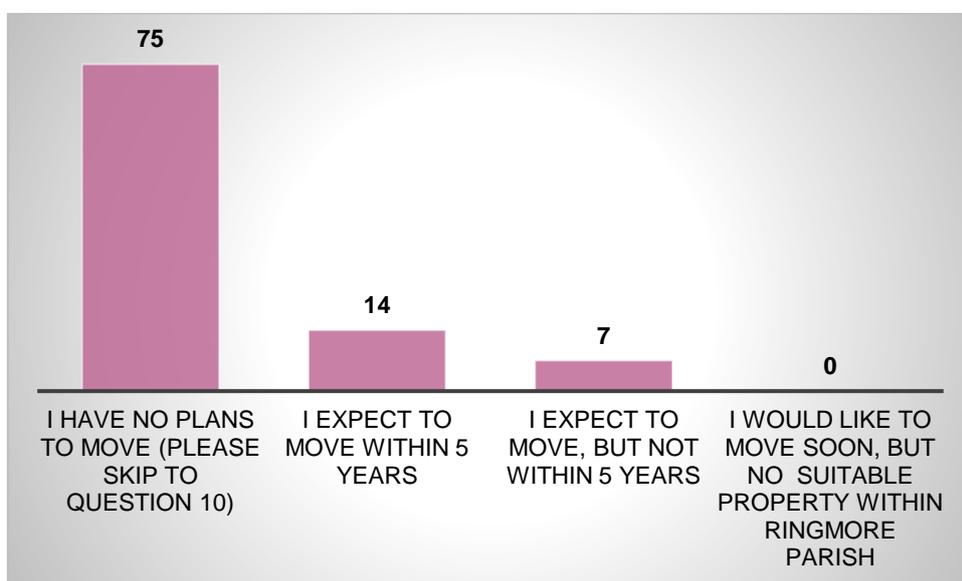
Figure 3: Property tenure status of households in Ringmore, Devon and England

Question 6 asked participants if they are on the electoral roll for Ringmore Parish.



A total of 96 people answered this question approx. 23% of respondents are not on the register and/or not eligible to be.

Question 7 asked participants what, if any, are their future housing plans.



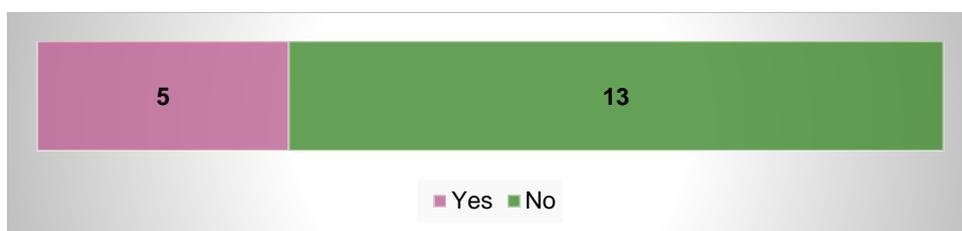
Participants were asked to skip directly to question 10 if the option that they have no plans to move is pertinent to them.

A total of 96 people answered this question. Approx. 15% of respondents expect to move within the next five years.

A cross referencing with age profile data was undertaken, providing the following detail about responses:

	16-21	22-45	46-65	66-80	81+
I have no plans to move (please skip to Question 10)	1	7	30	29	8
I expect to move within 5 years	3	1	6	4	0
I expect to move, but not within 5 years	0	0	3	3	1
I would like to move soon, but no suitable property within Ringmore Parish	0	0	0	0	0

Question 8 asked participants which had indicated above that they intend to move if they would like to remain within Ringmore Parish.

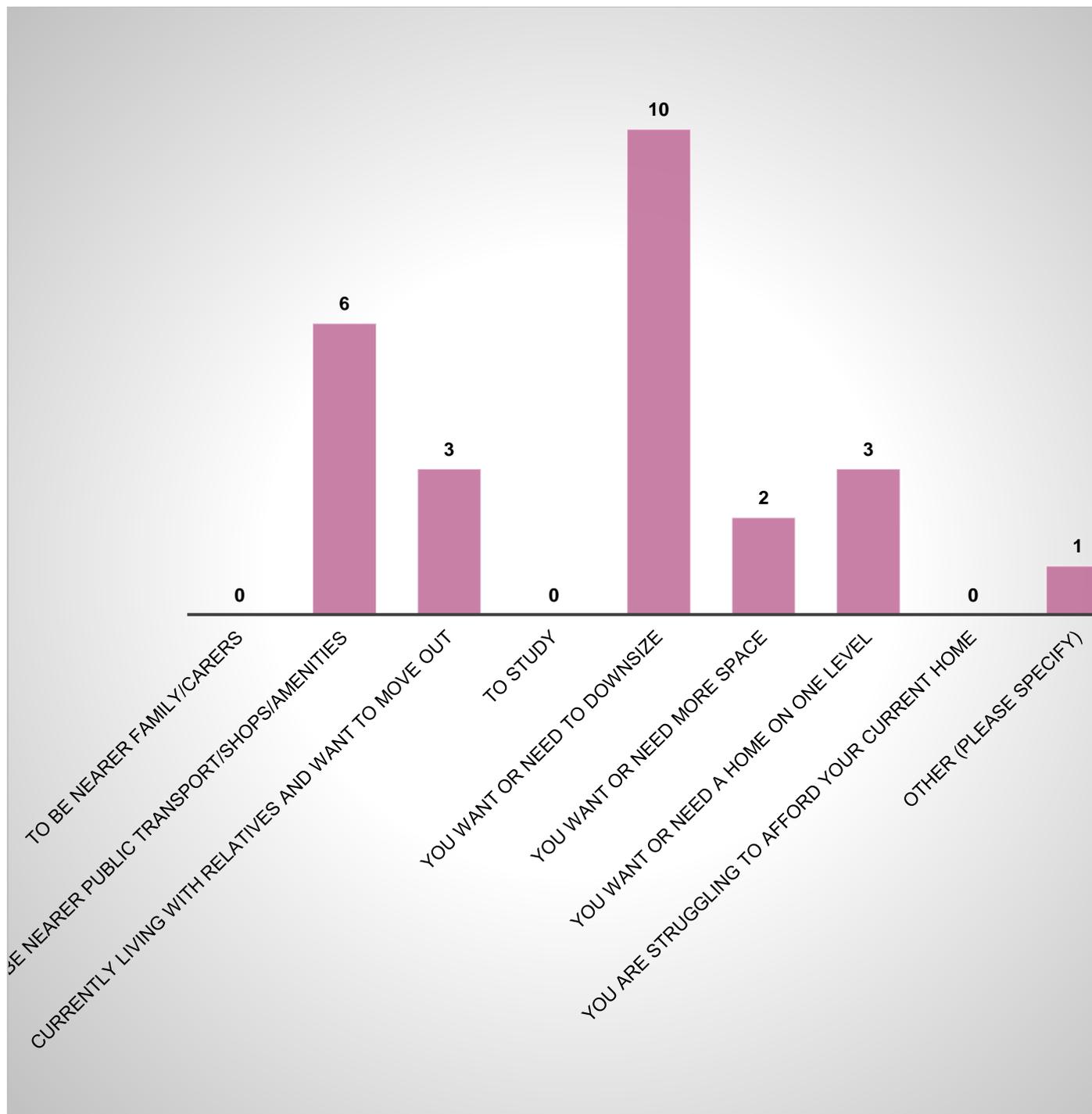


A total of 18 people answered this question, of these approx. 28% would like to remain in Ringmore parish.

A cross referencing with age profile data was undertaken, providing the following detail about responses:

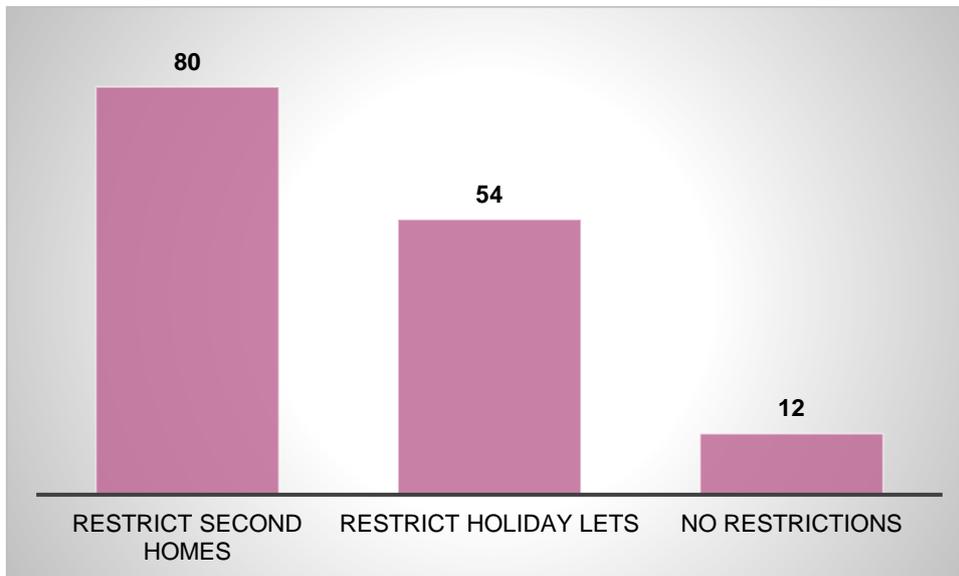
	Age				
	16-21	22-45	46-65	66-80	81+
Yes	0	1	4	0	0
No	3	0	3	6	1

Question 9. Asked those participants that are intending to move to indicate if it is for any of the optional reasons listed (Participants were invited to select all that apply and all members of the household were asked to respond individually).



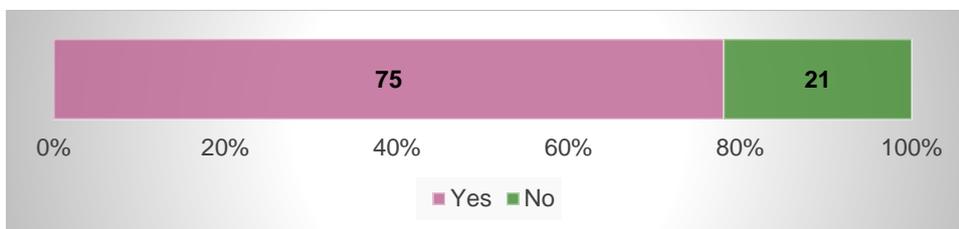
A total of 18 people or 18% of participants answered this question. Of these respondents the most frequent reason given for moving is to enable them to downsize which 56% of respondents (10 individuals) indicated. The 2nd most popular reason for moving was given by a third of respondents as wanting to be nearer public transport, shops and amenities. 17% of people (3 individuals) indicated that they are seeking a home on one level.

Question 10 asked participants if they think there should be restrictions on new build housing being available for second homes or holiday lets. (They could select all options that apply)



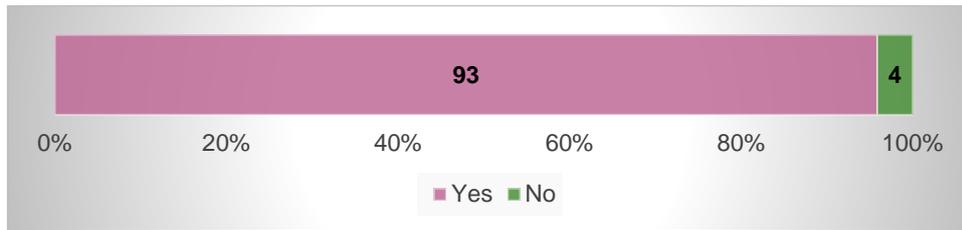
A total of 95 people answered this question. Of these respondents, 84% indicated that they think there should be restrictions on new build housing being available as second homes, and 57% indicated that they think there should be restrictions on new build housing being available for holiday lets.

Question 11 asked participants if they agree that any new housing development should provide a minimum of two off street parking places.



A total of 96 people answered this question, of whom 78% indicated that they agree that any new housing should provide a minimum of two off road parking places.

Question 12 asked participants if they would support restrictions on roof heights for new developments and redevelopments.



A total of 97 people answered this question, of whom 96% indicated that they would support restrictions on roof heights for new developments and redevelopments.

Question 13 asked participants, that if a need for affordable housing were identified, whether they would support a development that included affordable housing for local people from Ringmore, Kingston or Bigbury to meet that need.

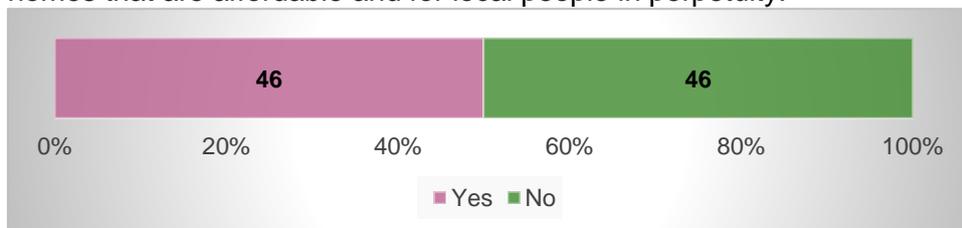
A pre-amble to this question had explained that “Affordable Housing” is only available to persons on the Housing Register (re: part 2) and is subsidised housing either rented from a housing association under a controlled rent agreement or purchased at up to 80% of market value. There are several methods of purchase including shared ownership etc. It went on to explain that “Affordable Housing” does not necessarily mean that it is within the financial reach of those in need.



A total of 94 people answered this question, of whom 74% indicated that they would support a development that provided affordable housing for local people if a need were identified.

Question 14 asked participants if they would be interested in learning more about a CLT and the opportunities it presents for influencing future development in the Parish.

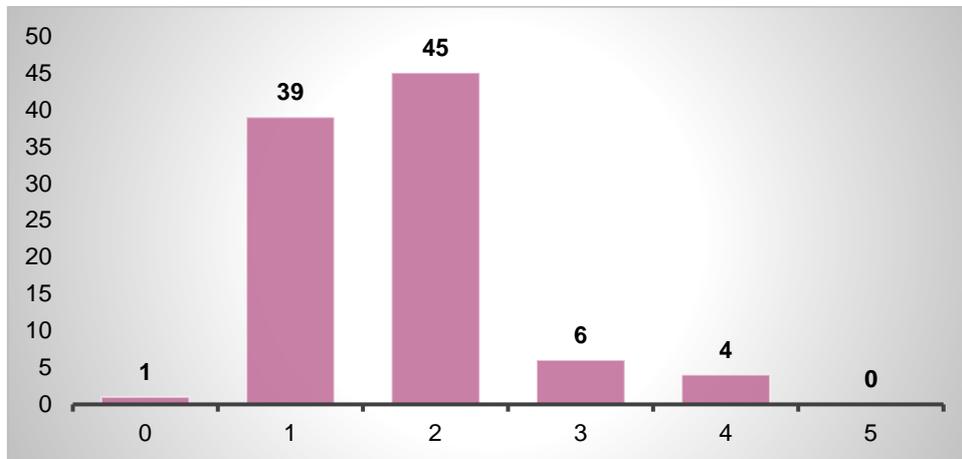
The pre-amble to this question had explained that Community Land Trusts (CLT) are a form of community-led housing; set up, and run by ordinary people to develop and manage homes that are affordable and for local people in perpetuity.



A total of 92 people answered this question, half of whom were interested in learning more about CLTs.

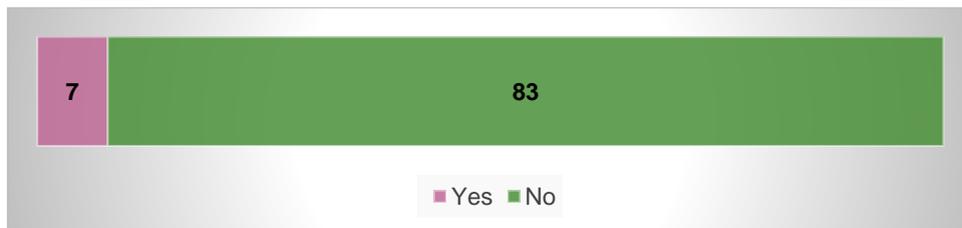
About TRANSPORT AND TRAFFIC

Question 15 asked participants how many vehicles they have in their household?



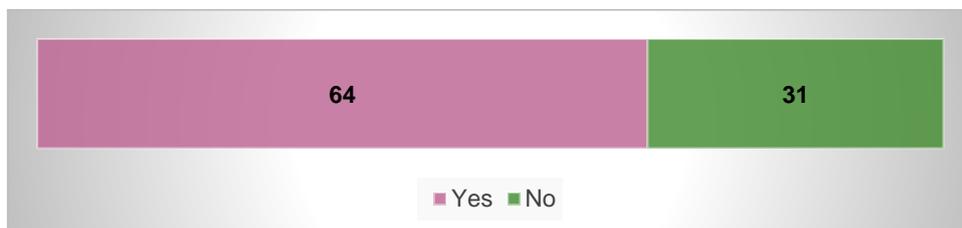
A total of 95 people answered this question. The majority of people (88%) have no more than two vehicles in their household.

Question 16 asked participants if they have the use of an additional vehicle connected to their employment.



A total of 90 people responded to this question, of which 7 individuals reported having the use of an additional vehicle.

Question 17 asked participants if they feel safe when walking or cycling in the parish.



A total of 95 people answered this question. Around a third of respondents indicated that they do not feel safe when walking or cycling in the parish.

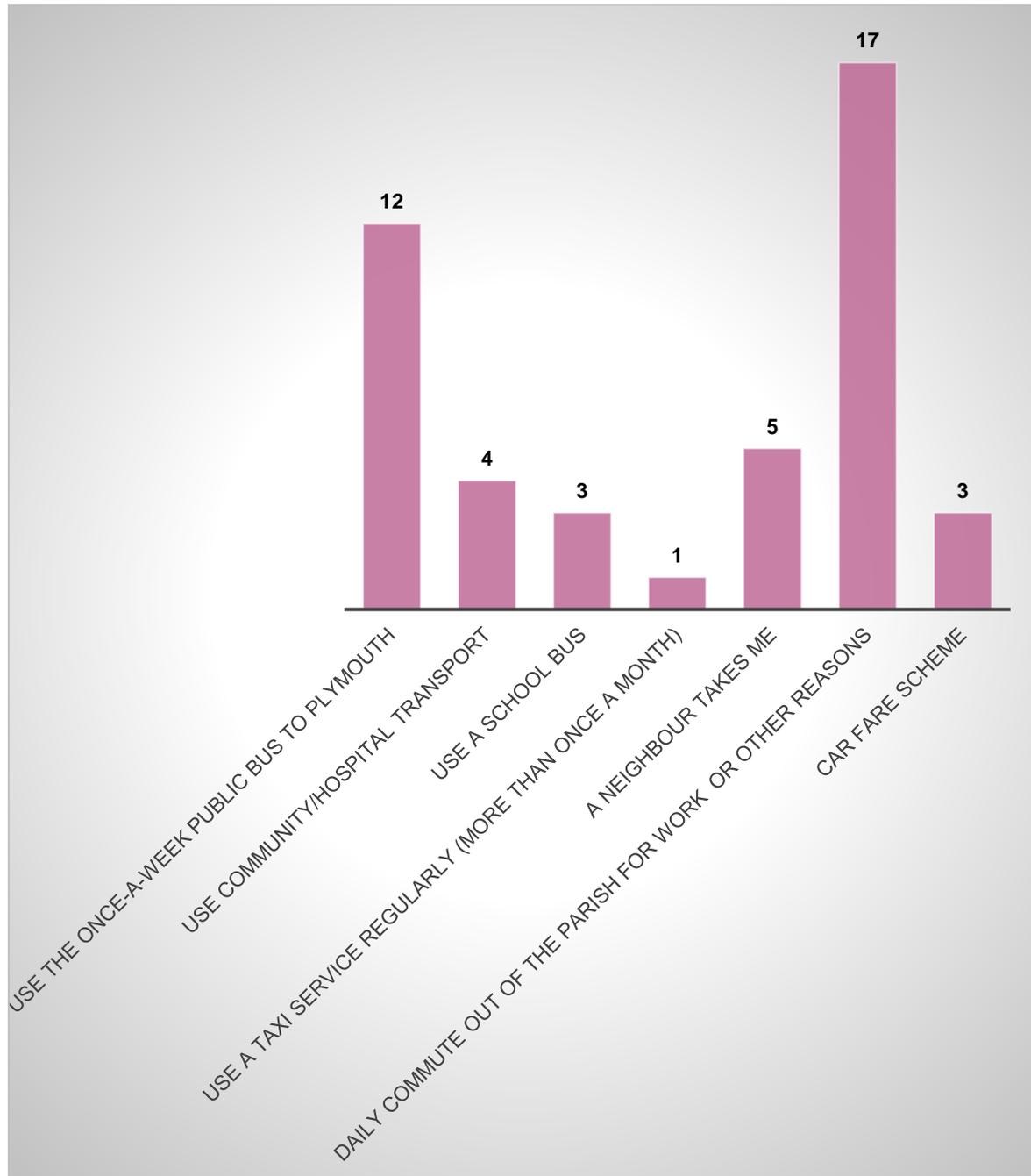
Question 18 asked those participants who answered no to the question above to suggest what road safety measures they would support in the parish.

30 people submitted comments, 70 people skipped the question.

All comments were analysed into themes and are listed and described below in order of frequency of occurrence:

- **Speed limits through Ringmore and Challaborough: 15 – 20 MPH was suggested** (37% of respondents to this question)
- **Limitation on lorry size through the village of Ringmore - 3.5T suggested** (23% of respondents to this question)
- **Introduce speed humps** (23% of respondents to this question)
- **Traffic calming – no method specified** (20% of respondents to this question)
- **Re-routing/one-way system for holiday traffic to avoid village** (13% of respondents to this question)
- **Designated “quiet lane” initiative** (10% of respondents to this question)

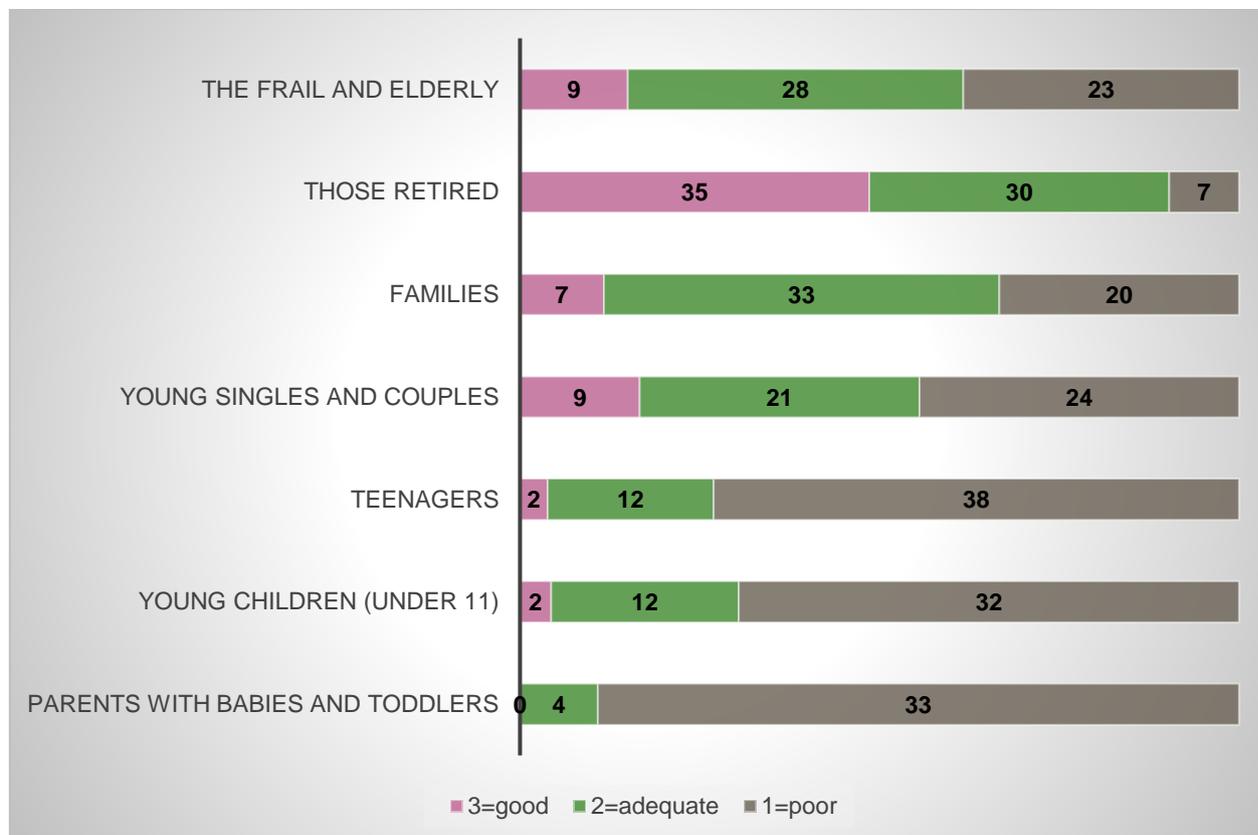
Question 19 asked participants if any from a range of travel arrangement options apply to them.



A total of 96 people answered this question, with almost 60% of them indicating that they use none of the options (this category is omitted from the chart above). About 18% of people make a daily commute out of the parish, and about 13% use the weekly bus service to Plymouth.

About the Community

Question 20 asked people how they rate the overall availability and quality of social and community facilities for a list of specific groups in the Parish?



A total of 94 people answered this question and gave the following opinions:

- 60 of these respondents commented on the “frail & elderly” category and of these the majority indicated that facilities were at least adequate
- 72 respondents commented on the “retired” category and of these 90% indicated that facilities are at least adequate
- 60 respondents commented on the “Families” category, and of these two thirds indicated that they felt facilities are at least adequate
- 54 people commented on the “Young singles and couple” category and of these 56% indicated that they felt facilities are at least adequate
- 52 respondents commented on the “Teenagers” category and of these 27% felt that facilities are at least adequate whilst 73% indicated that facilities for this age group are poor
- 46 respondents commented on the “Young children under 11” category and of these 70% felt that facilities are poor
- 37 people commented on the “Parents with babies/toddlers” category and of these none reported that facilities are good and 89% reported that facilities are poor for this age group

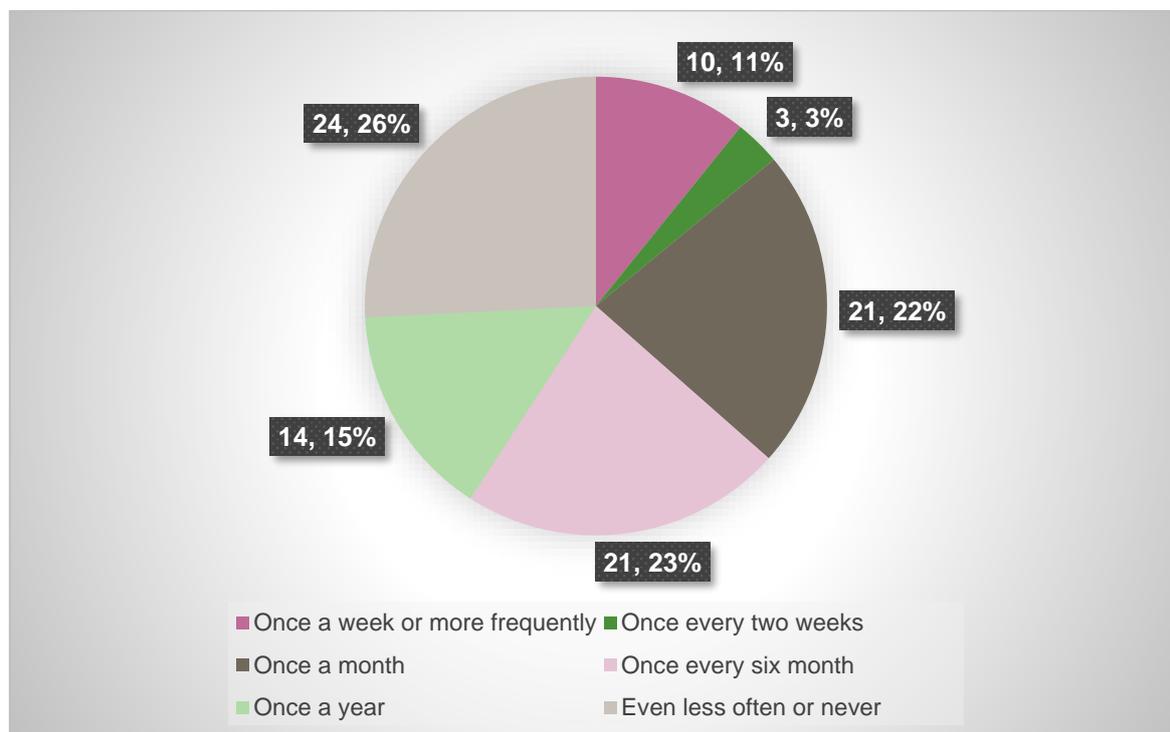
Question 21 asked participants if they scored “poor” for any of the groups in the previous question, to submit suggestions as to how they think provision might be improved.

33 people submitted comments, 97 people skipped this question.

The comments have been analysed into commonly occurring themes which are listed below in order of frequency:

- **For each group, improved public & community transport to better access facilities outside of the Parish** (21% of commentators or 7 people)
- **Play park and/or play group for young children/toddlers** (18% of commentators or 6 people)
- **A meeting space/club for teenagers to socialise together** (18% of commentators or 6 people)
- **More community events / social activities** (15% of commentators or 5 people)
- **Open recreational space for all but especially teenagers** (9% of 33 comments submitted)
- **Groups & activities that appeal to younger people** (9% of commentators or three people)
- **Consult the specific target groups to ask them what they need** (6% of commentators or two people)

Question 22 asked participants to indicate the frequency with which they attend either of the existing community buildings – the WI Hall and the Parish Room.



A total of 93 people answered this question. Of these 36% of respondents (34 people) people use the facilities at least once a month. Around one third of people hardly ever or never use these facilities.

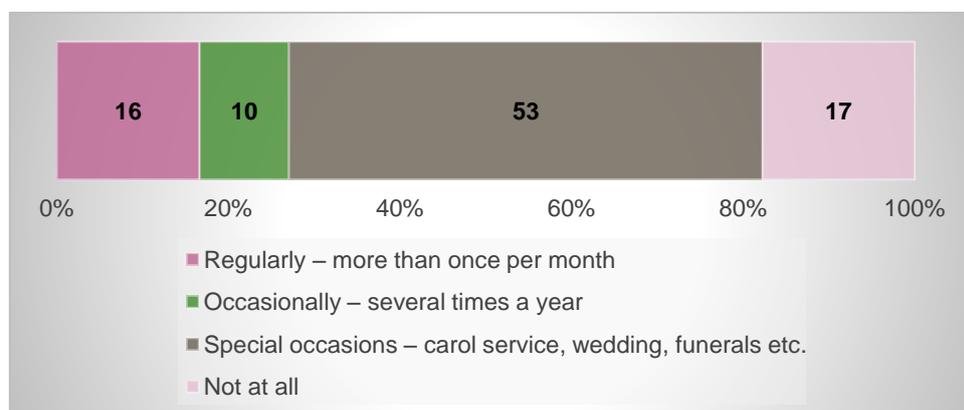
Question 23 asked participants to suggest what new activities they would like to see that could be catered for within the current buildings.

24 people submitted comments, 76 people skipped the question.

All comments were analysed into themes and are listed and described below in order of frequency of occurrence:

- **Dancing** (16% of comments)
- **Keep-Fit / exercise classes** (13% of comments)
- **Yoga** (10% of comments)
- **Regular luncheon or coffee club** (10% of comments)
- **Youth club** (10% of comments)
- **Crafts** (10% of comments)
- **Produce markets / fetes** (10% of comments)
- **Adult classes, whist-drive, netball** (3% of comments)

Question 24 asked participants if they attend ‘All Hallows Church’ in Ringmore Village, and to indicate how frequently they attend the church during a normal year.



A total of 96 people answered this question with 17% indicating that they use the facility at least once a month, a similar number of people indicated that they never use it.

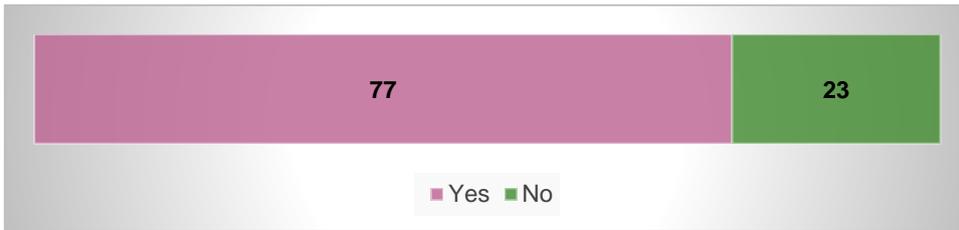
Question 25 asked participants that do attend All Hallows Church to suggest changes that could encourage them to attend more often.

18 people submitted comments, 82 people skipped the question.

All comments were analysed into themes and are listed and described below in order of frequency of occurrence:

- **Nothing** (26% of 18 comments)
- **Less traditional services – more child friendly, positive, spiritual etc.** (16% of 18 comments)
- **More traditional services by ordained clergy** (16% of 18 comments)
- **Occasional concerts, festivals, family events** (16% of 18 comments)
- **Later service** (11% of 18 comments)
- **An act of god** (11% of 18 comments)
- **More comfortable** (5% of 18 comments)

Question 26 asked participants if they use 'The Journeys End' Inn.

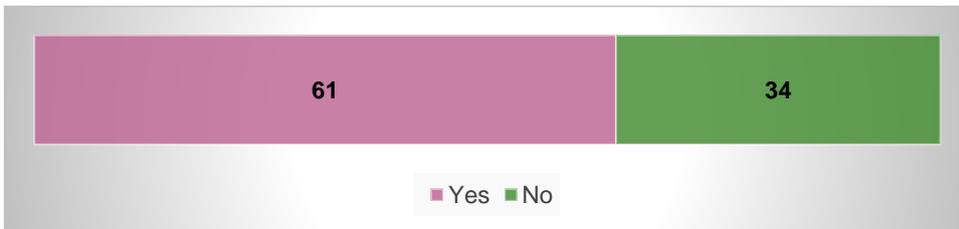


A total of 100 people responded to this question. A large majority of people indicated that they use this public house.

About communications

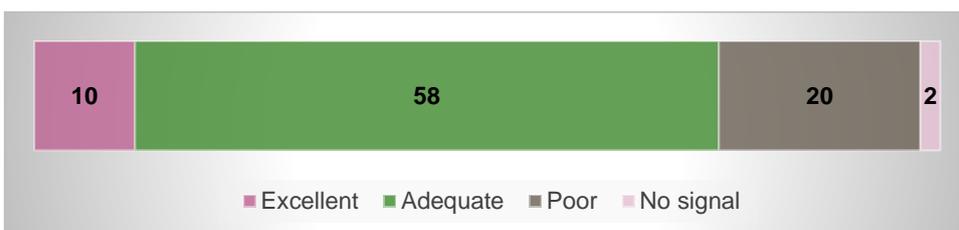
Pre-ambule to this section stated that mobile phone reception varies considerably across the parish with some residents having excellent reception and others none at all.

Question 27 asked participants if they would accept additional transmitting mast(s) in the parish to improve reception for all residents.



A total of 95 people responded to this question, of which 64% indicated that they would accept additional transmitting mast(s) in the parish in order to improve reception for all.

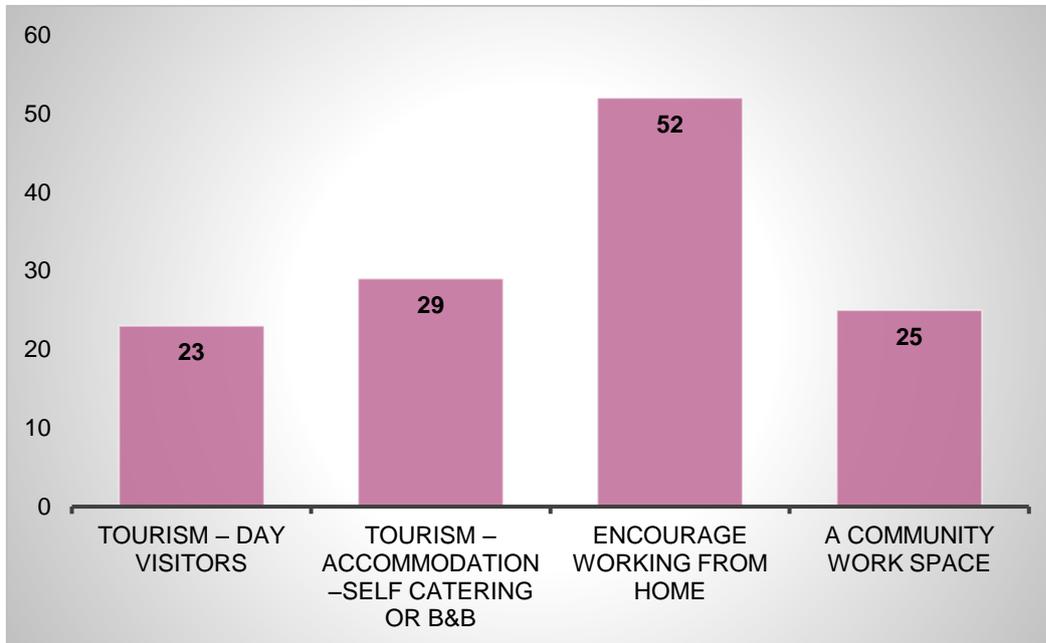
Question 28 asked participants to indicate which from a set of options they consider their current broadband speed at their home to be.



A total of 98 people responded to this question. This total includes eight people who indicated that they do not use the internet (not illustrated on the chart). 22% of respondents have indicated that their broadband speed is less than adequate.

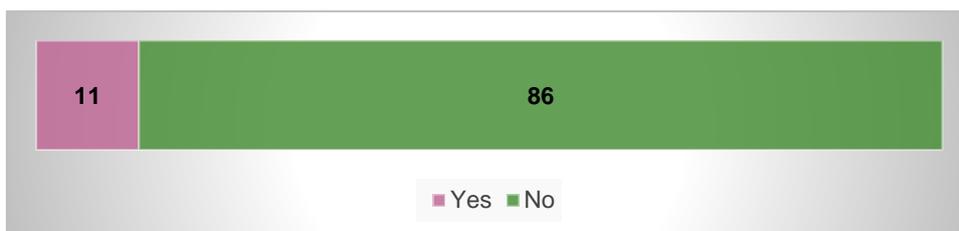
About Economy & Business

Question 29 asked participants which if any of a given list of options they would like to see encouraged within the parish.



71 people answered this question. A total of 129 preferences were expressed. The most popular option was “encourage working from home” which received 40% of votes. The other three options received a similar portion of votes to one another (18-22%).

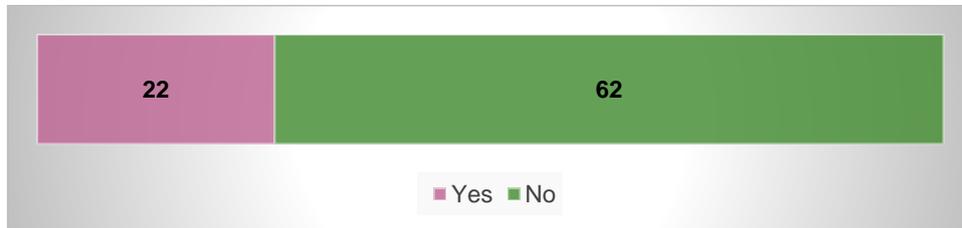
Question 30 asked participants if they would support further development of caravan or camping sites in the parish.



A total of 97 individuals responded to this question, 89% of which indicated that they would not support the further development of caravan parks or camping sites.

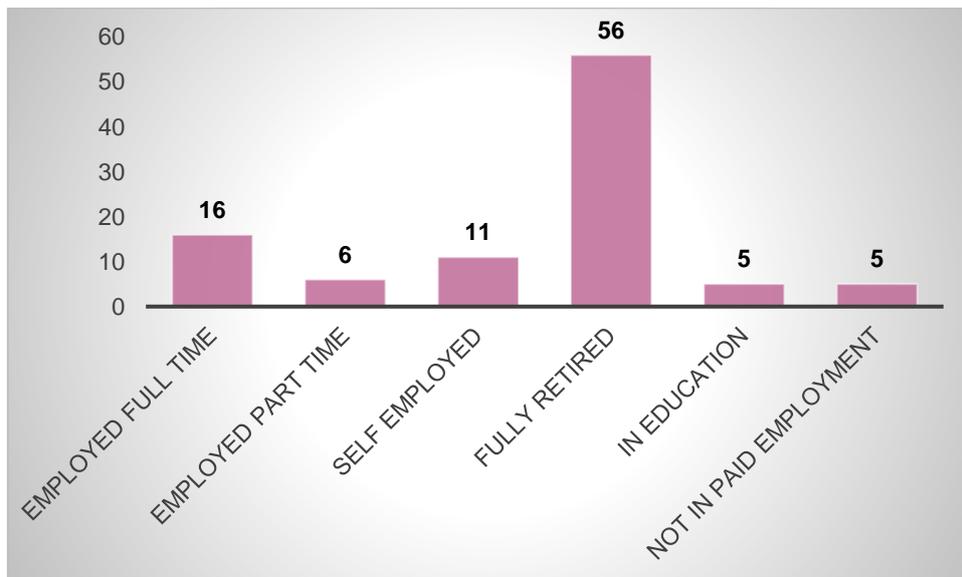
ABOUT EMPLOYMENT

Question 31 asked participants if there is a need for new employment opportunities in Ringmore Parish. The question went on to ask people to elaborate if they replied yes.

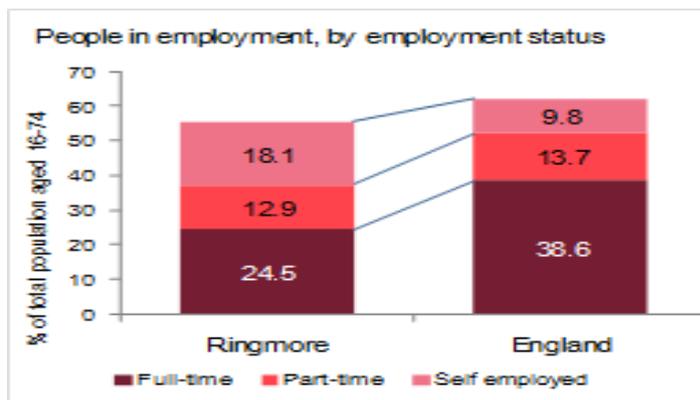


A total of 84 people responded to this question, of which 74% indicated that they do not think there is a need for new employment opportunities in the parish. A cross-comparison with age category of responders has been made and no biases due to age were indicated.

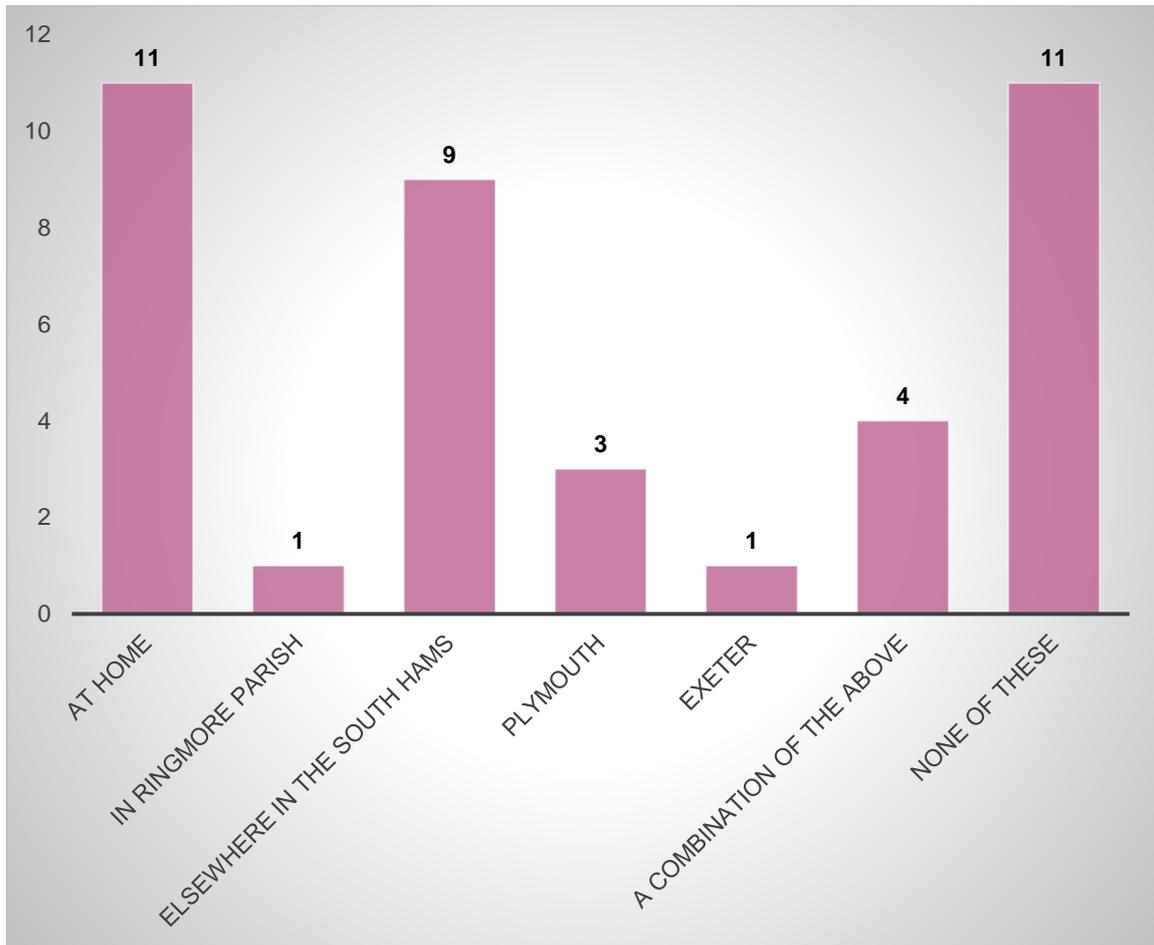
Question 32 asked participants to indicate what their current employment status is from a range of options.



A total of 99 people answered this question, 33% of whom have indicated that they are in employment. Again, this is a low proportion of the working population when compared to the census data below which indicates that 55.5% of the population are in employment.



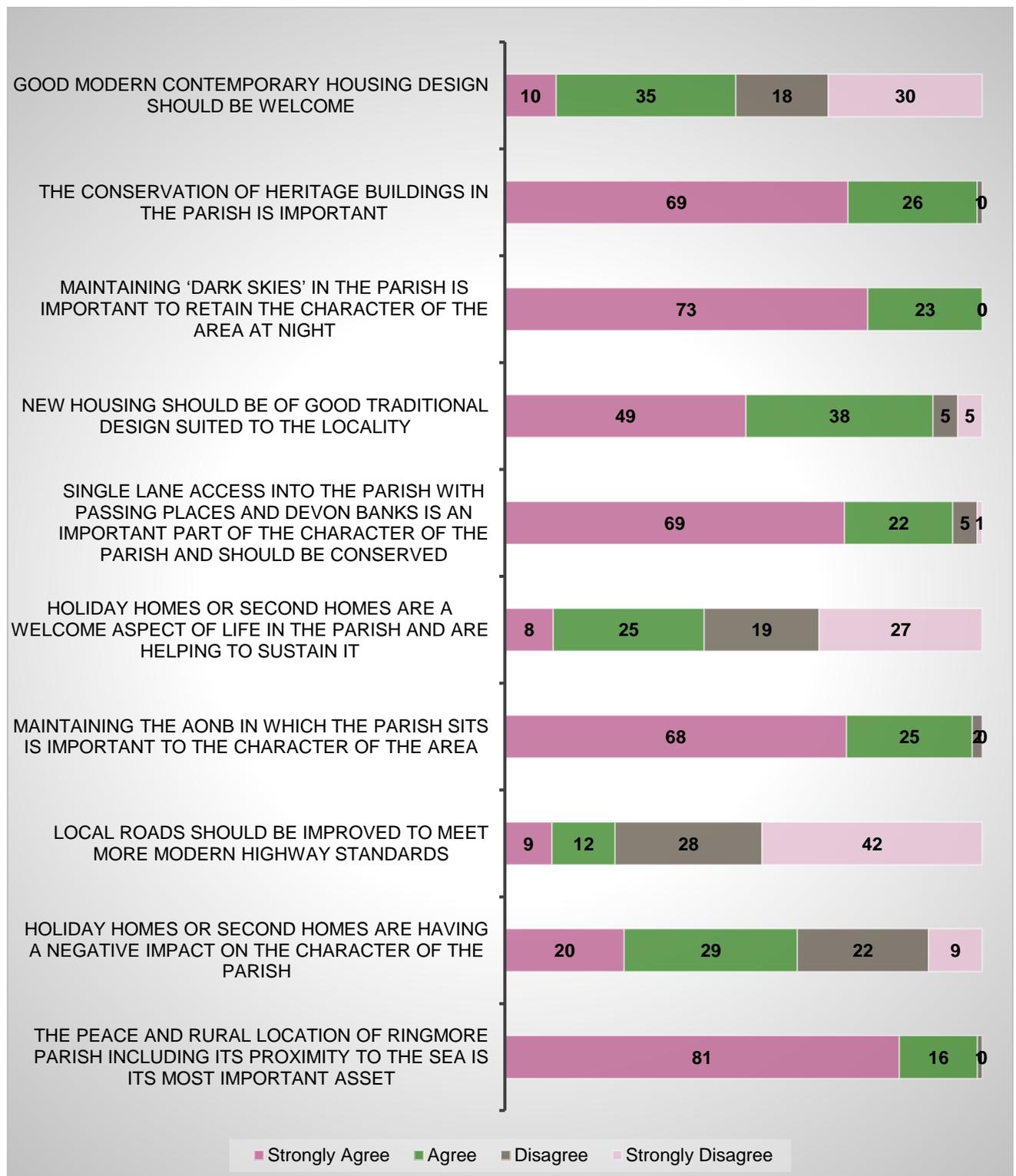
Question 33 asked participants who identified themselves as employed to indicate which from a list of options best describes where they mainly work.



A total of 35 people answered this question. The results indicate that at least 34% of people work within the parish compared to at least 37% working elsewhere.

ABOUT OPEN SPACE & ENVIRONMENT

Question 34 asked participants to score the extent to which they agree with a list of statements about the local environment.



A total of 99 people responded to this question. If the most strongly supported statements are identified by combining the participants' scores for "strongly agree" and "agree" and that have a combined value of more than 70% of participants in agreement, they can be listed in order of commonly held views and opinions as:

- **The peace and rural location of Ringmore Parish including its proximity to the sea is its most important asset** (98% of respondents)
- **Maintaining 'Dark Skies' in the parish is important to retain the character of the area at night** (97% of respondents)
- **The conservation of heritage buildings in the parish is important** (96%)
- **Maintaining the AONB in which the parish sits is important to the character of the area** (94%)
- **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** (92%)
- **New housing should be of good traditional design suited to the locality** (88%)

Using the same approach of combining participants' scores for "strongly disagree" and "disagree" to identify the collective view, the only statement that is opposed to by at least 70% of respondents is:

- **Local roads should be improved to meet more modern highway standards** (70%)

In addition to the respondent's choices illustrated in the chart above, there were 46 incidences of "no opinion" which have not been illustrated: Perhaps of interest, is the fact that the majority of the "no opinion" responses were tied to the two categories presenting the pros and cons of holiday / 2nd homes – with equal numbers of "no opinion" responses against each option.

Question 35 asked participants to submit any further comments they would like to add.

36 people submitted comments, 64 people skipped the question.

All comments were analysed into themes and are listed and described below in order of frequency of occurrence:

- **The local roads are already choked in holiday season and by commercial vehicles – further growth should be prevented and lanes maintained to suit local access needs** (14% or 5 commentators)
- **Conserving the green and tranquil landscape of the AONB is priority** (14% or 5 commentators)
- **No further housing developments particularly open market – the services, jobs, environment and infrastructure cannot support** (12% or four commentators)
- **Conserving the “dark skies” and preventing light pollution is a priority** (10% or three commentators)
- **No further development of caravan parks except to improve visual impact** (10%)
- **Conserve the traditional character of Ringmore village** (8%)
- **Proportion of holiday homes should not grow – only allow new homes for local residents** (8%)
- **More effective use of community buildings** (6% or two commentators)

Typical comments from respondents which illustrate these points include:

“Damage to property by excessive seasonal traffic and vehicles too large for Ringmore lanes needs to be considered in the plan”

“Are holiday makers using the pub and the church preferable to a resident never using either?”

“We need small houses for young families and small bungalows for retired people”

“Holiday homes are inevitable and help support the economy”

“Either the Parish room or the WI hall needs to be closed so that we can concentrate fundraising to one building”

“The church pews should be removed to make it a multi-functional building”

“Maintain our precious hedgerows”

Part 2: For respondents considering moving home

Survey responses and feedback from DCT's Rural Housing Enabler: One couple over 55 completed this section of the survey and identified their needs / aspirations as;

- **Open market, 2 bed property**
- **They want to move in next 3 – 5 yrs.**
- **They have sufficient funds to buy open market property**

Part 3: For Affordable Housing need if applicable

Survey responses and feedback from DCT's Rural Housing Enabler: One family completed this section of the survey and identified their needs / aspirations as;

- **Family needing 2 bed property**
- **They want to move within 1 – 3 yrs.**
- **They are seeking affordable rent or self/custom build**
- **They meet the financial and local connection criteria for affordable eligibility**