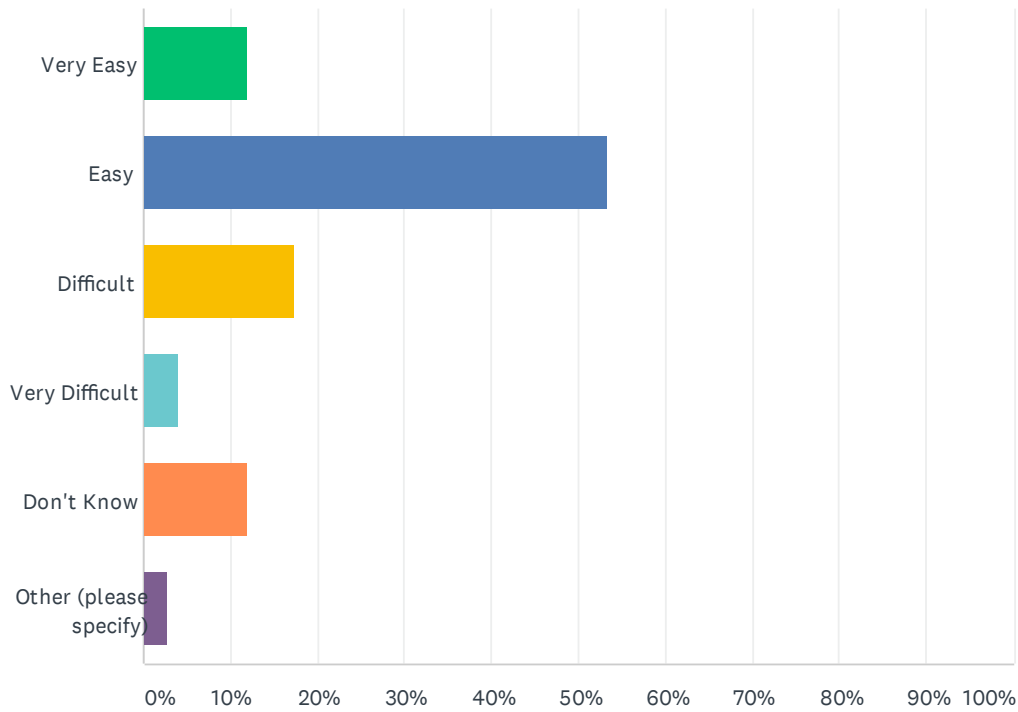


Q1 How easy did you find it to identify West Devon's priorities for housing in our draft Housing Strategy document?

Answered: 75 Skipped: 0

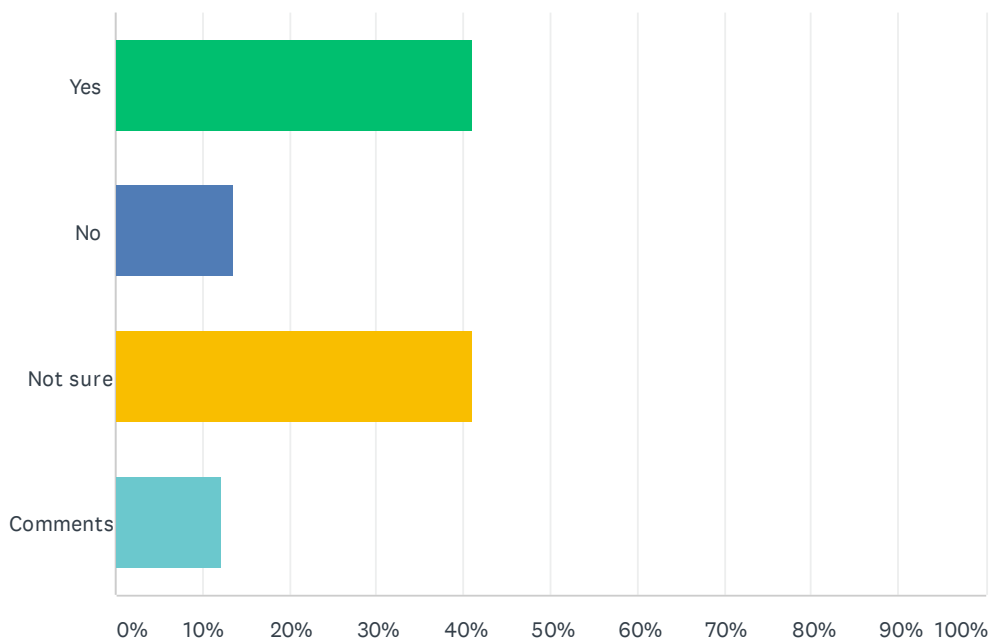


ANSWER CHOICES	RESPONSES
Very Easy	12.00% 9
Easy	53.33% 40
Difficult	17.33% 13
Very Difficult	4.00% 3
Don't Know	12.00% 9
Other (please specify)	2.67% 2
Total Respondents: 75	

#	OTHER (PLEASE SPECIFY)	DATE
1	Could be simpler	1/26/2021 6:28 PM
2	Buried in unnecessary verbiage and pictures	12/16/2020 6:40 PM

Q2 Does the Strategy reflect the housing challenges faced within West Devon?

Answered: 66 Skipped: 9

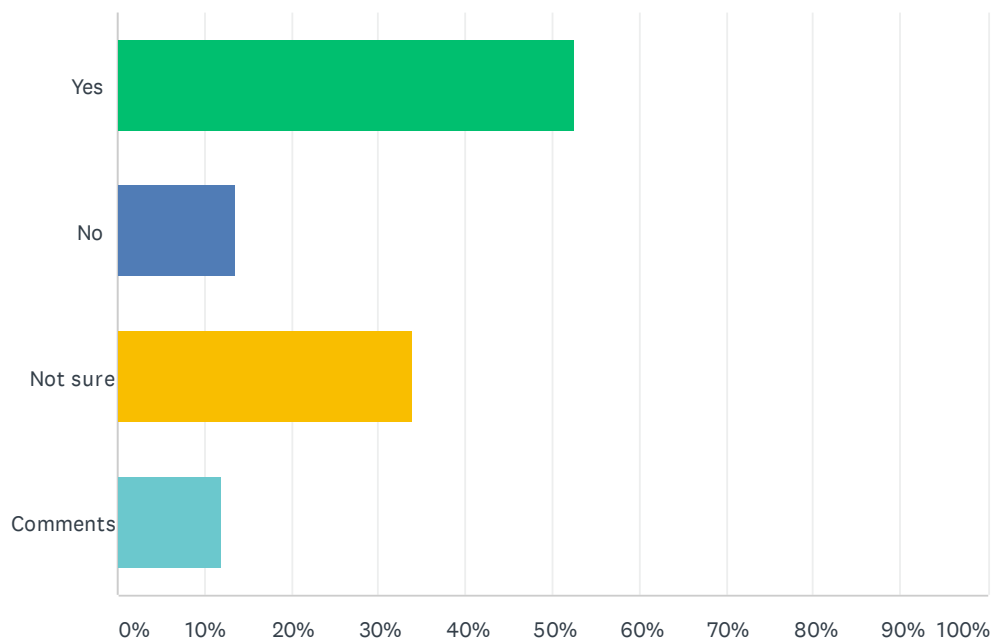


ANSWER CHOICES	RESPONSES
Yes	40.91% 27
No	13.64% 9
Not sure	40.91% 27
Comments	12.12% 8
Total Respondents: 66	

#	COMMENTS	DATE
1	there appeared to be a number of aspirational strategies rather than firm commitments	1/31/2021 12:40 PM
2	It is difficult to see how housing for those on lower income will be delivered through this strategy.	1/28/2021 6:17 PM
3	To an extent but infrastructure is not sufficiently addressed	1/27/2021 1:17 PM
4	No more houses needed! Use old pubs	1/21/2021 10:16 AM
5	Not enough. Too much emphasis on Government tick box requirements.	12/23/2020 12:17 PM
6	New builds need to be to highest net zero standard and older properties need retrofitting	12/17/2020 1:08 PM
7	Concern about holiday homes	12/16/2020 7:41 PM
8	Probably all the pictures we of young professional type people not the older people with housing need	12/16/2020 6:41 PM

Q3 Does the Strategy explain the current work being undertaken across West Devon?

Answered: 59 Skipped: 16

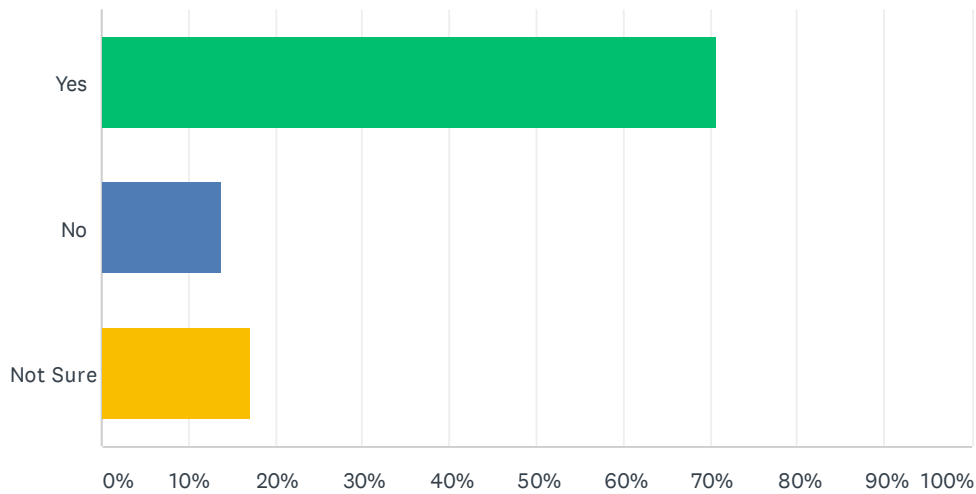


ANSWER CHOICES	RESPONSES	
Yes	52.54%	31
No	13.56%	8
Not sure	33.90%	20
Comments	11.86%	7
Total Respondents: 59		

#	COMMENTS	DATE
1	Aspects that are explained are clear, but parts are missing - eg what is already being done to promote energy efficiency, how planning applications are checked to ensure new housing is "in the right place" and accessible.	2/1/2021 9:22 AM
2	the strategy document is very wordy and uses a lot of 'council speak' and so its difficult to separate actual work from aspirational work	1/31/2021 12:42 PM
3	No more building ! Use what's out there	1/21/2021 10:17 AM
4	Steategy seems good but is it actually bring delivered?	12/16/2020 7:42 PM
5	How do we find out it's actually happening now	12/16/2020 7:01 PM
6	Sort of lots of spin little substance	12/16/2020 6:42 PM
7	The pictures are easy to understand	12/15/2020 10:52 PM

Q4 We have developed three key housing priority areas under our theme of Housing for Place
 Priority 1 -Ensuring sustainable housing growth
 Priority 2 - Promote balanced and sustainable communities
 Priority 3 -Ensuring that homes support the Health and Wellbeing of the area
 Do you support these priorities? (Please tick the appropriate box)

Answered: 58 Skipped: 17



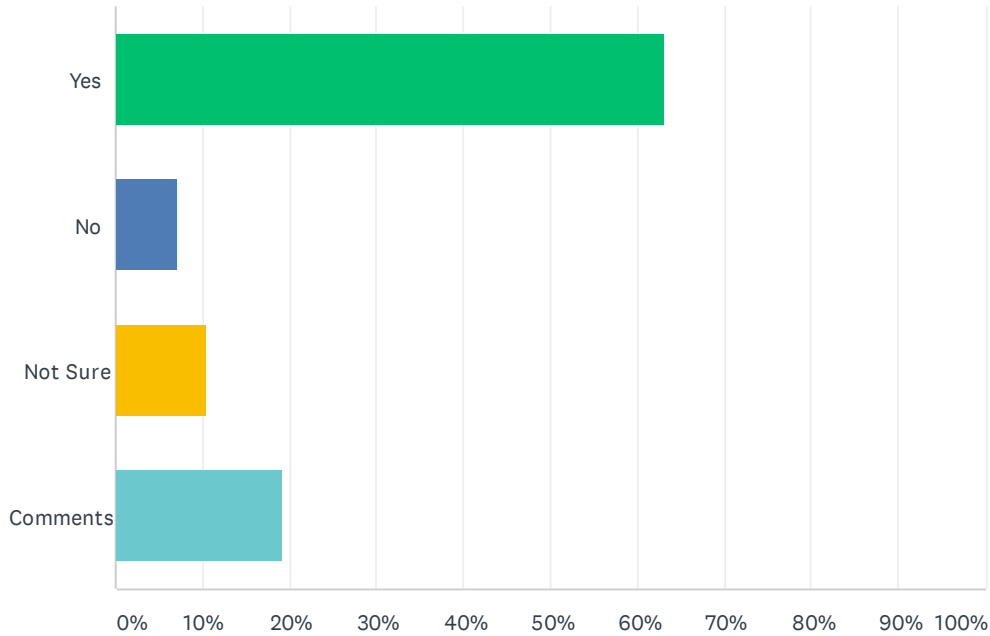
ANSWER CHOICES	RESPONSES	
Yes	70.69%	41
No	13.79%	8
Not Sure	17.24%	10
Total Respondents: 58		

West Devon Housing Strategy

#	COMMENT FIELD	DATE
1	Right headlines, but a missing point which cuts across all three is that both existing and new homes should be connected by sustainable transport options. However well built, homes from which it is impractical to walk to local facilities are not promoting wellbeing.	2/1/2021 9:26 AM
2	broadly yes, but the priorities are very broad, for example what does 'promote' actually mean in terms of measurable results	1/31/2021 12:44 PM
3	Some reservations	1/28/2021 6:09 PM
4	Yes providing infrastructure and social amenities are also built at the same time. Too many developments are built and occupied for years still lacking basic amenities.	1/27/2021 1:48 PM
5	Part of sustainable would be converting existing brown field site.	1/27/2021 1:18 PM
6	Use the buildings that are not used any more first !	1/21/2021 10:18 AM
7	Priority 1 should be affordable housing as even social housing is not affordable.	1/9/2021 11:33 PM
8	I am particularly concerned that the balance of communities is improved, particularly in small villages with. A lack of affordable community housing.	12/18/2020 10:59 AM
9	Why oh why was Bovis allowed to build non-sustainable homes?	12/16/2020 9:43 PM
10	But explaining in detail how you will achieve this would be of more use	12/16/2020 6:42 PM
11	Not clear what is meant by 'sustainable'	12/16/2020 5:42 PM
12	Throughout the West Devon Strategy paper there is no part which considers the need for the practical requirements which will follow for better transport, an increase in doctors availability, extensions to schools. If these latter are no considered alongside housing development the community will suffer.	12/16/2020 5:07 PM
13	I think more should be done to revitalise and renew existing housing stock to make it more sustainable and usable for further generations.	12/16/2020 4:48 PM
14	Well-being is really important - especially in the current situation and the council should do all it can to support residents	12/15/2020 10:54 PM

Q5 We have developed three housing priorities under our theme of Housing for People: Priority 1 - Homes that support the Health and Wellbeing of our residents Priority 2 - Make the best use and improve the quality of existing housing Priority 3 - Ensure that people can access the support and advice they require and make best use of data Do you support these priorities? (Please tick the appropriate box)

Answered: 57 Skipped: 18



ANSWER CHOICES	RESPONSES	
Yes	63.16%	36
No	7.02%	4
Not Sure	10.53%	6
Comments	19.30%	11
TOTAL		57

West Devon Housing Strategy

#	COMMENTS	DATE
1	Support the headlines. Under 1, could add active engagement with developers to get energy efficiency of new homes to maximum achievable (ie well above minimal legal). Under 2, nothing is said about ways to reduce % of housing lost to holiday homes or holiday lets.	2/1/2021 9:32 AM
2	Again broadly I support the priorities, but again what does 'make best use of data' actually mean?	1/31/2021 12:45 PM
3	To improve the quality of existing housing, especially around environmental standards and carbon reduction, requires greater intervention in the market.	1/28/2021 6:19 PM
4	Ensure enough green space and as many mature trees as possible are retained. Green corridors for wildlife as more and more habitats are lost. More Housing Association (Council Houses?) are desperately needed for our own young people. Too many houses are aimed at incoming residents to the detriment of the young and local. Too many villages being swamped by second home owners and holiday lets to the detriment of the local community and community sustainability.	1/27/2021 1:49 PM
5	Affordable housing should be priority 1 as even social housing is not affordable.	1/9/2021 11:34 PM
6	Only 1st one. 2nd one Council doesn't support home owners to improve unless very low income. Not enough consideration to infrastructure and facilities.	12/23/2020 12:20 PM
7	2only	12/17/2020 3:31 PM
8	Homes need to be places that enhance wellbeing	12/17/2020 1:10 PM
9	I hope that you continue to and not quietly drop it when it becomes too expensive or unpopular	12/16/2020 6:43 PM
10	But how do you improve the quality of existing housing. Developers have got away with poor quality housing for years.	12/16/2020 5:42 PM
11	If you have good evidence you will be able to be more accurate with housing need locally	12/15/2020 10:54 PM

Q6 What, if anything in your opinion should be given greater priority in the Housing Strategy?

Answered: 46 Skipped: 29

West Devon Housing Strategy

#	RESPONSES	DATE
1	The practicalities of ensuring housing is part of a connected local community. Recommended that councils commit to using the Transport for New Homes checklist https://www.transportfornewhomes.org.uk/the-project/checklist-for-new-housing-developments/	2/1/2021 9:35 AM
2	My greatest concern with 'affordable housing' (which generally I strongly support) is that after one occupancy it no longer remains 'affordable' and is bought up by 'landlords' who's principle priority is profit. I would like to see 'sustainable affordability as part of the package. I am also deeply concerned that while there is (rightfully) a focus on developing a housing strategy that seeks to support local ownership/housing that suits the community and not those seeking to profit, I am concerned that the local economy is not being equally supported to serve the potentially increased population. Our villages and towns are gradually dying. post offices and markets are not being supported and these have in the past acted as a hub for local businesses and the community. Towns that have a thriving economic community draw (and I'm not talking about village hall here) generate increased footfall which in turn generates new local enterprise and results in a sense of community well being. Supermarkets and other nationally owned businesses that have perverse buying power and are killing local industry. The lack of incentive for local business - for example excessive business rates - in turn restricts further local employment. Covid has shown how small local businesses can thrive if given a chance, and I believe the housing strategy needs to support this aspect too.	1/31/2021 1:09 PM
3	Affordability	1/29/2021 12:02 AM
4	Making sure the infrastructure is in place to support housing. Improved roads and transport links etc	1/28/2021 8:25 PM
5	Much higher levels of decent social housing (council housing) should be prioritised and central government should be lobbied to provide local councils with the means to build. Relying on the market has failed to deliver enough homes for those on lower income for over 40 years.	1/28/2021 6:22 PM
6	Protecting the local environment, not overpopulating	1/28/2021 6:11 PM
7	Affordable housing for low income	1/28/2021 5:54 PM
8	Addressing homelessness actively - not bunging people in a B&B at high cost to the councils but actually housing people where possible by bypassing the ridiculous Devon Home Choice system where folk are street homeless and minimising those made homeless in the first place!	1/27/2021 1:20 PM
9	Family's they currently live in one bed flats	1/26/2021 10:05 PM
10	Housing in villages.	1/26/2021 5:24 PM
11	Making existing housing more eco friendly, with incentives and grants for owners to adapt their homes	1/26/2021 4:59 PM
12	ensuring that existing homes are not left empty before building more	1/26/2021 4:25 PM
13	Reduce carbon footprint, increase biodiversity	1/22/2021 10:51 PM
14	Use unused buildings first !	1/21/2021 10:18 AM
15	Affordable homes for rent & first time buyers. Making single occupiers renting 2+ bed social housing move into 1 bed properties so that there are less empty bedrooms & couples/families can access larger properties easier.	1/20/2021 11:20 PM
16	I feel that more rent plus properties should be looked, this gives more families like my own, to access the property ladder where otherwise would be impossible. Currently there are only a few rent plus properties in the pipeline for Tavistock, these won't be enough.	1/20/2021 2:27 PM
17	Council to be a landlord of low cost affordable housing for single people & small families. Question the recent large scale developments of typically 3 bed homes with almost no garden - not the type of housing needed. AND, lack of provision with this of doctors, dentists, schools, traffic schemes, etc. If all this is not questioned and addressed the strategy is just words. Need to closely monitor the actual benefit of the recent and ongoing developments.	1/10/2021 5:24 PM
18	Affordable housing.	1/9/2021 11:34 PM
19	The major focus must be on infrastructure first before any future housing strategy is considered. Roads/Traffic/schools/dentists/doctors etc	1/8/2021 9:05 AM

West Devon Housing Strategy

20	Priority given to build starter homes	1/2/2021 4:13 PM
21	Affordable well built properties with main utilities built into plans. No homes should be approved regardless of price, without solar tiles, ground source pumps and mains drainage in place. Rural villages need car parking facilities within developments. Food stores, schools & GP health hubs must also be a priority.	12/23/2020 12:24 PM
22	More affordable housing.	12/23/2020 12:01 PM
23	Reducing carbon footprint of new & existing properties, developers build to the minimum standards and local councils need to start aggressively stating the standards they will accept and should stop putting in gas heating.	12/22/2020 9:58 AM
24	Houses that people want i.e. more 3 bedroom, energy saving and affordable	12/22/2020 7:08 AM
25	Affordable housing for local people	12/21/2020 9:36 PM
26	Listen to local views and if there is a local development plan it must be adhered to. Developers should not be allowed to ride roughshod over it as is the case in Salcombe in several instances right now	12/18/2020 2:45 PM
27	Affordable community housing in smaller villages	12/18/2020 11:00 AM
28	Giving a voice to local people about building in their areas.	12/17/2020 3:49 PM
29	not building them on agricultural land around towns that cannot sustain the growth with no employment opportunities	12/17/2020 3:32 PM
30	Quality low cost housing for local people	12/17/2020 1:33 PM
31	The drive towards net zero and complete energy efficiency in all new builds, we don't want any more new builds that will need retrofitting at a cost to the owners or public purse	12/17/2020 1:12 PM
32	Affordable low carbon housing	12/17/2020 10:17 AM
33	How to address demands on health service - hospitals, GP, Community, Mental Health in a post COVID world with an increasingly elderly population and a growing population. Greatly improve access to health care - very difficult for many residents as live in villages afar from health providers and very limited public transport. Ensure all new housing has improved easy access to healthcare providers.	12/17/2020 7:00 AM
34	More houses for locals that affordable rent	12/17/2020 12:56 AM
35	Ensuring that any and all housing (including privately bought or developed) meets strict sustainability standards.	12/16/2020 9:44 PM
36	Surveying local people looking for homes to ensure full understanding of what they want	12/16/2020 7:44 PM
37	Affordable houses for first time buyers	12/16/2020 7:04 PM
38	The teansport strategy if you do not plan and implement public transport you end up with new housing planned around a carless society and no transport to fill the gap so roads ar chiked with parked cars that there was no planned parking spaces for. Try pushing a buggy up a steep hill with your weeks shopping for a mile as that is the nearest stop to your affoedable new build home.	12/16/2020 6:45 PM
39	A much improved A386 road to which all new housing development will be linked	12/16/2020 5:44 PM
40	Infrastructure	12/16/2020 5:36 PM
41	Environmental concerns & sufficient availability of already scarce services, such as Doctors, DENTISTS, school places & sporting/exercise facilities.	12/16/2020 5:23 PM
42	Good quality affordable homes.	12/16/2020 5:07 PM
43	Restricting the ability of those from outside of the area to purchase new homes (As seen in St Ives, Cornwall) and to prevent anyone buying second or investment homes	12/16/2020 5:02 PM
44	Emphasise investment/strategies to help existing housing stock better conform to modern and future standards.	12/16/2020 4:49 PM
45	affordable homes	12/16/2020 4:36 PM

It's not always about building new but making best use of what we already have. This strategy does address this well but it's important to not always focus on new build

Q7 Do you have any further views about our plans to tackle the housing needs in West Devon?

Answered: 36 Skipped: 39

West Devon Housing Strategy

#	RESPONSES	DATE
1	Overall a very well presented document.	2/1/2021 9:35 AM
2	There is clearly a need to address the imbalance between an aging but relatively wealthy population generating increased house prices against the need to retain a younger, but relatively poorer generation this must not be at the expense of the wonderful character that makes Devon what it is. Unfortunately affordable appears to mean cheap and, more often than not, basic and plain buildings that detract from the feel of the village. All small villages and towns have locations where housing can (and is) being built but we do not appear to be learning any lessons from the past. Ancient and historic villages are characterised by housing that has individuality that 'fits' with the village. Just like in the 60's, 70's and 80's housing seems to come from once stock design and one can now drive from village to village and see exactly the same houses regardless of their setting. This destroys the look and feel of the village and its attractiveness. I appreciate that housing must be green and sustainable, but that does not mean it shouldn't be individual and work with the village. Everyone is aware of NIMBYism, and to be honest most people practice it however who would want to live next to a bunch of identical lego style boxes that in no way reflect the village character. Unsurprisingly new build planning applications are strongly fought against in almost every case.	1/31/2021 1:27 PM
3	Greater variety in the design of new estates. Far too many little white boxes that have no space for wildlife or open spaces.	1/28/2021 8:28 PM
4	Local houses for local people, not 2nd homes, holiday homes or travellers camps	1/28/2021 6:12 PM
5	No	1/28/2021 5:54 PM
6	No mention of traveller sites as per the former Councillors heading to this link. In answer to the question they asked but hasn't come up here, yes I do support providing a designated travellers site to minimise (often racially aggregated) abuse they are targeted with.	1/27/2021 1:22 PM
7	Not to accommodate travellers	1/26/2021 10:06 PM
8	Not keen on all the homes going up.	1/26/2021 5:50 PM
9	New build should be a) in keeping with the surrounding area wherever possible, b) as ecological sustainable as possible, e.g. all roofs to have PV, rainwater capture, Heat pumps etc.	1/26/2021 4:27 PM
10	Don't allow second homes for tourists to rent. Make caravan parks for tourists	1/21/2021 10:20 AM
11	More affordable housing for rent & first time buyers, as well as looking at schemes where people who can't afford the deposit to buy can be involved with building their own properties & learning new skills that could benefit the local area.	1/20/2021 11:21 PM
12	I really want to emphasise the need for rent plus properties. There are so many families wanting to get on the property ladder and this is impossible without schemes like rent plus. Which in turn forces families out of Tavistock.	1/20/2021 2:29 PM
13	Recent developments are not in sync with needs. Document the gap!	1/10/2021 5:26 PM
14	Dartmoor National Park need to be more open minded and live in the 21st century.	1/9/2021 11:35 PM
15	Improved consultation with all those in the community that will be affected by any changes	1/8/2021 9:06 AM
16	Stop second home owners unless they long term rent the properties to local people or people moving to the area for key worker employment.	12/23/2020 12:25 PM
17	Less holiday homes. More affordable/housing association housing.	12/23/2020 12:02 PM
18	Across the Housing sector we are seeing merges between housing associations to drive down management costs and be able to reinvest in social housing. I think for these two councils to go back to owning & managing social housing will not be cost effective and they can be managed at a lower cost by other companies in the market, allowing generation of funds for more investment. Although there is a glut of under occupancy of properties in the private sector my understanding is that there is very little provision for houses for bigger families in the social sector and low income bigger families can live in very crowded provision.	12/22/2020 10:02 AM
19	Housing is not the only issue in West Devon. There is absolutely no point in building new homes that local people cannot afford. There should be a requirement that priority be given to people already living in the area. There should also be a concurrent plan to encourage more	12/22/2020 7:12 AM

West Devon Housing Strategy

meaningful and fairly paid employment in West Devon. Local infrastructure and access to a good public transport service is also required.

20	Stop over development. The area is being ruined by rampant house building	12/18/2020 2:45 PM
21	West Devon Borough Council has an abysmal record of achieving affordable community housing in Brentor. It seems to have been unable to support the village community in building the small number of homes that it needs to encourage younger people to live here. I realise that this is partly due to DNPA, but WDBC could surely have done more to achieve an outcome on what is a fully-developed scheme. Decarbonisation is also a major issue, as increasingly violent weather due to climate change creates serious flooding risks and storm damage risks in exposed rural communities. WDBC needs to actively educate the population regarding alternatives to fossil fuel and fund, where possible, the installation of better insulation and green energy in rural properties. It could also promote more community-led solar and hydro energy projects and tree-planting schemes.	12/18/2020 11:54 AM
22	stop building hideous estates on outskirts of small towns	12/17/2020 3:32 PM
23	Where is the social housing plan? West Devon must consider those who can't afford to buy, are homeless, had homes repossessed, who can't afford private rents and myriad reasons why even affordable housing is out of reach, in our plans. It is no good leaving all this to HAS, it has to be joint working otherwise large and vulnerable sections of our local society will be missed. Homes must be built to the highest environmental standards and this should be the priority in any decisions made. Considerations include, what is the whole lifetime energy consumption of the property, carbon footprint of the materials it is built from, who profits by low building standards, are you creating communities and active travel opportunities, healthy buildings that enhance wellbeing? The housing created now will be around for many years and should be fit for purpose.	12/17/2020 1:23 PM
24	there should be a drive to utilise land banks along with empty flats above retail premises	12/17/2020 10:22 AM
25	Design any new housing to cope with emerging/current population threats e.g design to cope with extreme heat in summer/cold in winter, design to better protect people from one another during pandemics and seasonal flu outbreaks etc, much more design aspects to support peoples mental health, take the needs of children into consideration re on-site safe play areas and for older people safe outside areas on site for communal activities.	12/17/2020 7:05 AM
26	No as population is growing that needs housing and now	12/17/2020 12:57 AM
27	Affordable housing is a priority, but it should be attractive to look at and to live in and it must be sustainable.	12/16/2020 9:46 PM
28	Need to focus more on brownfield sites. Need to reduce the number of holiday homes	12/16/2020 7:46 PM
29	No	12/16/2020 7:04 PM
30	Stop building and adding to existing towns without increased infrastructure such as travel links, schools, doctors surgery's etc. Tavistock for example, has multiple building sites currently on going, increasing congestion and eroding the fabric of the town. How can you increase the housing yet still want to preserve the very nature of why people want to live here? Not to mention the housing estates being built although may be fuel efficient they are not by any means Eco friendly with a vision towards the future.	12/16/2020 6:48 PM
31	You have not given detail to the plan lots of words and no substance	12/16/2020 6:46 PM
32	why are so many developments approved which are not for affordable housing?	12/16/2020 5:45 PM
33	No	12/16/2020 5:36 PM
34	Accurate census on how many existing properties are empty.	12/16/2020 5:24 PM
35	Those stated in Question 4 are of vital importance if the strategy is to succeed.	12/16/2020 5:08 PM
36	See previous response 6.	12/16/2020 5:02 PM