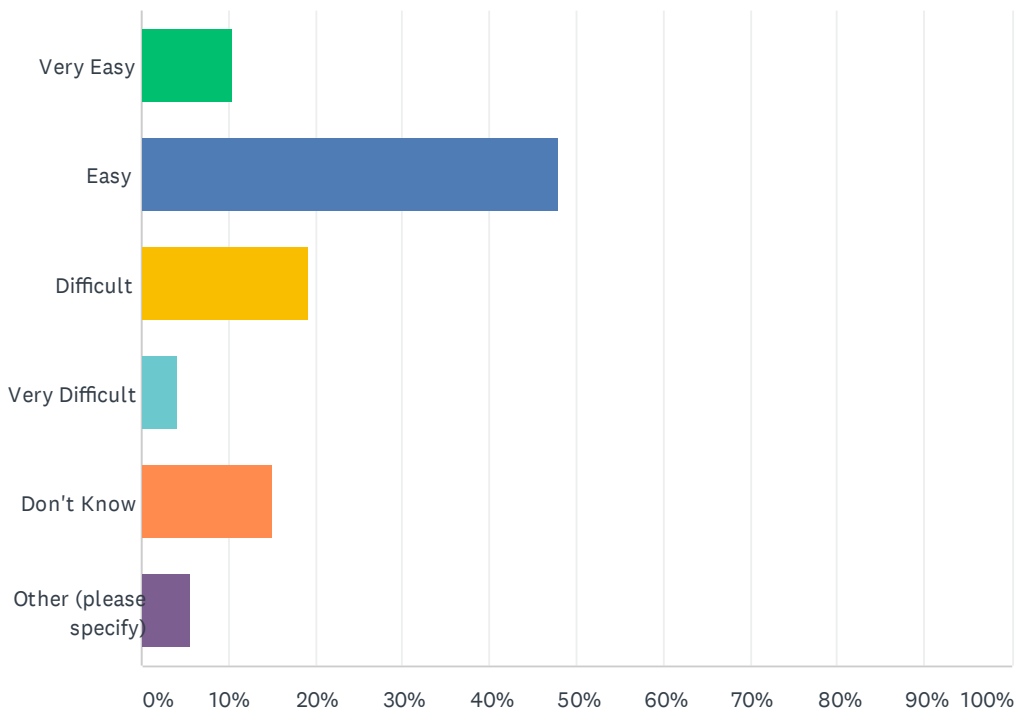


Q1 How easy did you find it to identify South Hams's priorities for housing in our draft Housing Strategy document?

Answered: 192 Skipped: 0



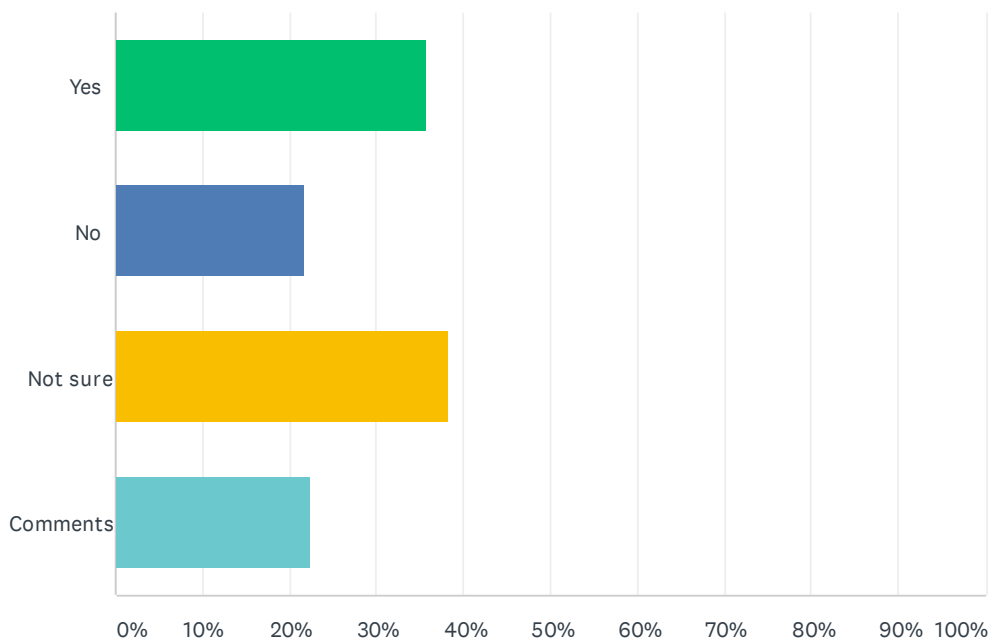
ANSWER CHOICES	RESPONSES	
Very Easy	10.42%	20
Easy	47.92%	92
Difficult	19.27%	37
Very Difficult	4.17%	8
Don't Know	15.10%	29
Other (please specify)	5.73%	11
Total Respondents: 192		

South Hams Housing Strategy

#	OTHER (PLEASE SPECIFY)	DATE
1	Haven't seen it? No link in this survey?	1/26/2021 5:30 PM
2	Haven't looked	1/20/2021 3:11 PM
3	cannot tell if this strategy is for private ownership, housing assoc ownership, purchase or rental etc	1/19/2021 5:38 PM
4	mixed	12/19/2020 12:16 PM
5	Haven't seen it	12/19/2020 9:46 AM
6	Could have cut down on wordy statements and said the same with half the words	12/18/2020 9:11 AM
7	Neither easy nor difficult	12/16/2020 5:41 PM
8	There seemed to be too many priorities, it may mean reducing expectations.	12/16/2020 4:58 PM
9	Unable to download	12/16/2020 4:41 PM
10	I thought you were proposing priorities i.e. asking us for our views.	12/16/2020 4:31 PM
11	lots of words complete absence on any defined targets	12/14/2020 3:16 PM

Q2 Does the Strategy reflect the housing challenges faced within the South Hams?

Answered: 165 Skipped: 27



ANSWER CHOICES	RESPONSES	
Yes	35.76%	59
No	21.82%	36
Not sure	38.18%	63
Comments	22.42%	37
Total Respondents: 165		

South Hams Housing Strategy

#	COMMENTS	DATE
1	Not enough consideration has been taken in challenging the existence and growing number of second homes and holiday homes / short term lets such as Airbnb etc	1/31/2021 10:35 AM
2	trying to reduce under occupancy because of the av age means that bungalows are needed not houses	1/29/2021 3:31 PM
3	I haven't seen the strategy	1/27/2021 10:59 AM
4	Should reduce number of second homes and convert existing buildings before building new	1/21/2021 4:55 PM
5	Needs greater acknowledgement of the dysfunctional nature of the local private rental market (rents increasing year on year, no security for tenants who need long term stability)	1/20/2021 7:52 PM
6	I would have like more emphasis on providing higher density housing in town centres, ideal for older people who wish to downsize, as there is a real shortage of this type of housing - needs to be close to facilities to reduce the need for cars too.	1/19/2021 8:39 PM
7	Cannot see direct action on tackling the impact of second homes in the area	1/19/2021 5:40 PM
8	Greater emphasis on affordable housing needed	1/14/2021 3:44 PM
9	To a point, but you're enabling older people to move here and then vote Conservative, thus encouraging right to buy, harsh welfare reform, reduction in social rented homes and so on	1/14/2021 3:22 PM
10	It does not sufficiently reflect the need to make houses zero carbon.	1/9/2021 9:50 PM
11	It identifies them	1/8/2021 12:53 PM
12	No mention of social housing.	12/24/2020 7:28 PM
13	Within reason	12/24/2020 2:31 PM
14	I think not enough emphasis on affordability, provision of security of tenure within social rent sector for local young people.	12/21/2020 2:44 PM
15	could not see mention of limiting second homes	12/18/2020 8:51 PM
16	The 5000 houses on Sherford must be taken into account at each stage of the plan	12/18/2020 11:48 AM
17	The challenge of not ruining what makes S Hams special does not appear to be addressed	12/18/2020 11:33 AM
18	Talk of affordable housing is very important but I consider that only people that are gaining from this plan is the developer. Also houses should only be built in areas wher work is available. Modbury is a classic example of building far too many houses and changing the town with people buying the houses having to travel long distances to find work, such as plymouth or Totnes etc	12/18/2020 9:14 AM
19	It fails to reflect on the impact that people impose on the natural environment and forgets to highlight the fact that all wildlife has an equal right to a home	12/17/2020 6:23 PM
20	May also not address retirees etc....	12/17/2020 3:23 PM
21	It does not reflect the impact that new building has on existing infrastructure and communities. Many local communities are historic and cannot cope with the extra pressures - particularly vehicular traffic. It is irresponsible to just keep building more homes unless they are fully supported by proper infrastructure improvements	12/17/2020 1:26 PM
22	Strategy is fine if actually implemented	12/17/2020 11:49 AM
23	Need transport to places of work or local industry to enable employment and productivity in communities. Not all will be working from home in the future	12/17/2020 11:37 AM
24	Dartmoor, gets a strategy, but there is only a cursory mention once of the AONB, and no mention of other areas, such as Undeveloped Coast and Heritage Coast.	12/17/2020 11:34 AM
25	There is a need for smaller, suitable properties for the over 60's.	12/16/2020 11:18 PM
26	Typical disjointed policy. Found it quite shocking that less than 50% registered for a house have employment in their household. Unless there is work available then we should not be building more houses where people have to commute. Houses need to built where work is	12/16/2020 8:26 PM

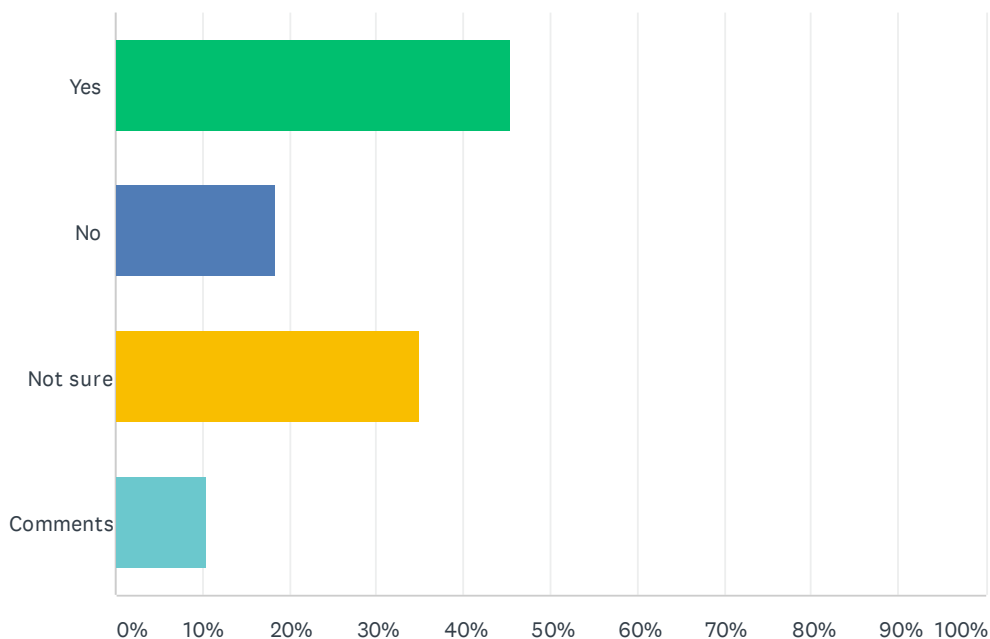
South Hams Housing Strategy

available if we are serious about climate change. We cannot carry on building houses where long commutes are necessary and we can't all work on a computer.

27	You have failed to refer to any of the Neighbourhood Plans in existence which will help you to understand housing challenges in South Hams. This is very disappointing NPs are an essential part of housing development within their communities	12/16/2020 7:31 PM
28	No mention of the second homes problem	12/16/2020 6:39 PM
29	Stop the ever increasing second homes . Stop evelopers gaining Planning approvals , when clearly these homes because of cost , location, and type of houses	12/16/2020 6:32 PM
30	Too many second homes	12/16/2020 5:35 PM
31	By and large	12/16/2020 5:23 PM
32	To a great degree, however would like to see housing performance standards to Passivhaus or similar and checked on-site after completion to ensure the quality is delivered.	12/16/2020 5:05 PM
33	How do we know what the new housing needs actually will be over , say a 10 year period? And what changes have taken place as a result ok covid lockdowns and more people now working from home. This hasn't been taken into account as far as I can make out.	12/16/2020 5:00 PM
34	Unable to download as button for survey is blocking it	12/16/2020 4:43 PM
35	Massive underestemation of forthcoming likely social housing needs	12/16/2020 4:31 PM
36	Need to build more housing in all the towns across the area not just at Sherford	12/15/2020 10:52 AM
37	its focus would seem be a continued support of low quality estate style housing & nothing else	12/14/2020 3:18 PM

Q3 Does the Strategy explain the current work being undertaken across the South Hams?

Answered: 152 Skipped: 40



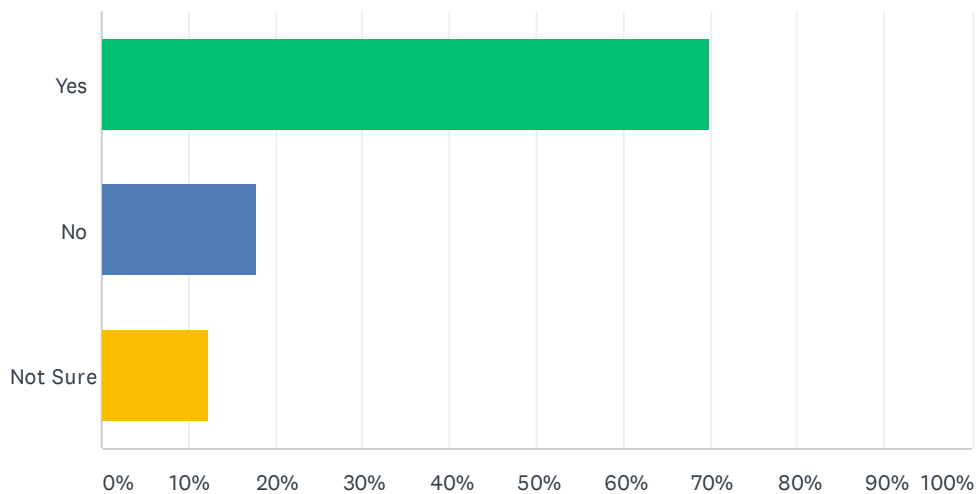
ANSWER CHOICES	RESPONSES	
Yes	45.39%	69
No	18.42%	28
Not sure	34.87%	53
Comments	10.53%	16
Total Respondents: 152		

South Hams Housing Strategy

#	COMMENTS	DATE
1	The strategy does not explain how development on green field sites (e.g. recently suggested developments in Dartington and Totnes) have been allowed / considered. These developments contradict the Strategy's other points regarding encouraging biodiversity and challenging climate change.	1/31/2021 10:37 AM
2	Yes, but in generalised terms which are ambiguous and open to varying interpretation	1/30/2021 2:45 PM
3	Requires more detail on enabling role	1/14/2021 3:45 PM
4	Says at the end that an 'operational delivery plan will be developed annually'; can't see them in the doc? The 'how we will deliver' is a list of rather general intentions,	1/14/2021 3:29 PM
5	I found it hard to pick out specific actions	12/19/2020 1:38 PM
6	Some of the points could do with more specifics on how the council intends to move forward	12/19/2020 12:20 PM
7	It doesn't seem to take into account that wildlife's needs are equal to peoples.	12/17/2020 6:23 PM
8	There seem to be too many larger properties being built contrary to strategy.	12/17/2020 11:52 AM
9	Very verbose.	12/17/2020 11:35 AM
10	Again no comment about second homes	12/16/2020 6:39 PM
11	What is being built/done does not match up to the strategy	12/16/2020 5:43 PM
12	A list of statistics does not tell me what has been done, or is being done.	12/16/2020 5:08 PM
13	To a degree.	12/16/2020 5:00 PM
14	Unable to download	12/16/2020 4:43 PM
15	But this is failing to address structural failings and the failure of the Council to bring sites forward compounded year on year	12/15/2020 10:53 AM
16	no innovation at al, just more of the same policies that have failed	12/14/2020 3:20 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: 146 Skipped: 46



ANSWER CHOICES	RESPONSES	
Yes	69.86%	102
No	17.81%	26
Not Sure	12.33%	18
Total Respondents: 146		

South Hams Housing Strategy

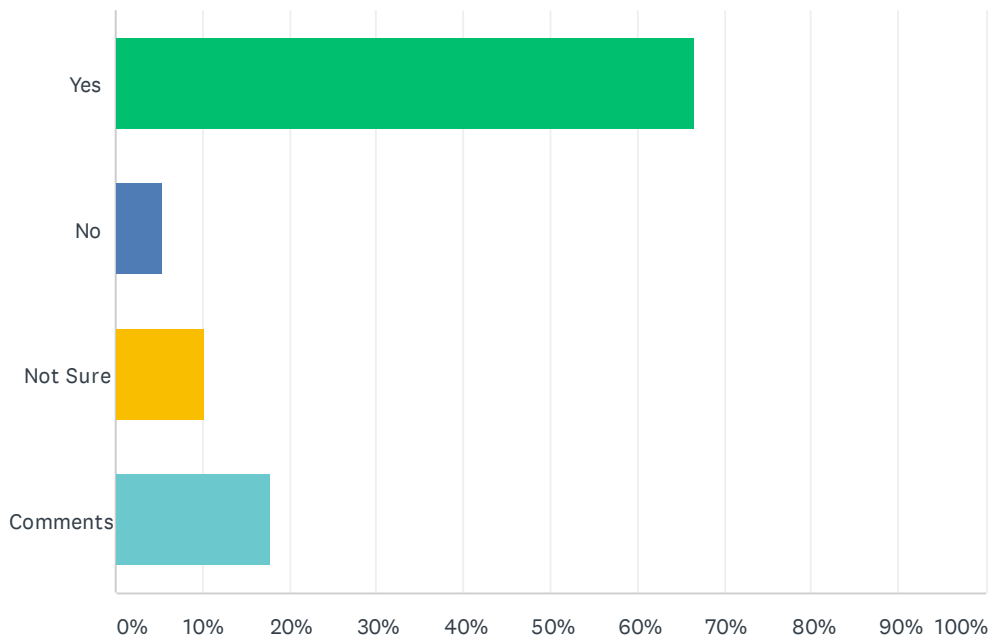
#	COMMENT FIELD	DATE
1	I support Priorities 2 and 3 but see no need for development of new housing stock in the area. Current birth rates indicate a steady or declining population size. Tackling the rise of second homes and short term lets (Airbnb etc) would be a far more environmentally friendly and community friendly approach to ensuring housing for the residents of the South Hams.	1/31/2021 10:40 AM
2	Please also take into account the aesthetic as well as sustainability of housing stock. Most new builds (particularly in Ivybridge, for example, are ugly squat undersized and too close together. Walking around the town is frankly depressing and does nothing to engender a positive sense of place	1/30/2021 2:48 PM
3	we really need more decent businesses / employers before building any more housing	1/29/2021 3:32 PM
4	BUT I don't believe that you are adhering to Priority 2	1/25/2021 1:55 PM
5	Affordable homes should be the priority	1/25/2021 1:15 PM
6	I appreciate it's challenging within current planning rules, but I would like SHDC to have far greater emphasis when granting planning permission for non fossil fuel heating - why are we having brand new houses being built with gas boilers?	1/19/2021 8:41 PM
7	Meeting Priority 1 must surely mean Priority 2 is also met	1/19/2021 5:00 PM
8	'Driving the delivery of new homes that people can afford' and 'genuinely affordable housing' are quite an ask. Providers are already increasing social and affordable rents by 1% + CPI year on year and rents are already at the LHA rates. Local private rents are through the roof and I haven't started on our 50% 2nd homes scenario, where homes are empty most of the year!	1/14/2021 3:36 PM
9	More emphasis needed on low carbon sustainable accommodation needed energy	1/9/2021 1:53 PM
10	Affordability for local people is key to all actions	1/8/2021 12:54 PM
11	Unsure about priority 3. Not sure the label 'Housing for Place' makes sense.	1/6/2021 11:36 AM
12	what is sustainable ? This is not explained	1/5/2021 5:15 PM
13	More emphasis on affordable housing	1/2/2021 2:57 PM
14	Too much development pushed by central government	12/29/2020 5:55 PM
15	The main strategy should be affordable housing for LOCAL people.	12/27/2020 3:31 PM
16	Social housing needs to be more of a priority, given that the effects of corona virus on employment in the area, means fewer people will be able to afford and maintain mortgages to cover even affordable housing.	12/24/2020 7:31 PM
17	Health & wellbeing should be the top priority. We live in an age of pollution.	12/24/2020 3:44 PM
18	Subject to certain caveats	12/24/2020 2:32 PM
19	Although I understand housing is needed, destroying the environment in order to do this is going against everything we need to be doing to protect our planet	12/23/2020 2:07 PM
20	Only if the growth focuses on truly affordable housing available to local people only.	12/22/2020 10:32 AM
21	Jargon. What is sustainable housing growth when led by developers who aim to maximise profit above needs of the area. Also a specific desirable village issue is rise of affluent people buying small 2/3 bed homes and applying to extend to create 4bed + with several bathrooms immediately removing the homes affordability and reducing diversity of small communities.	12/21/2020 2:47 PM
22	I think Affordability needs to be its own key priority, as that is the main difficulty facing us locals in my view	12/19/2020 12:21 PM
23	Agree with priorities but not sure about their order	12/19/2020 9:46 AM
24	Yes I do support but your policies say nothing they are meaningless rhetoric.	12/18/2020 7:21 PM
25	Priority 1 should be Priority 3	12/18/2020 11:50 AM
26	Again, nothing mentioned about the ugliness and inappropriate housing of most developments- where is any commitment to aesthetics and protecting landscapes or village character?	12/18/2020 11:35 AM

South Hams Housing Strategy

27	See previous comments re affordable houses, environment and need to be closer to work availability	12/18/2020 9:16 AM
28	However I do feel that like Cornwall the South Hams should be looking at the countless empty houses we already have. Exhaust brown fill and stop building on green built houses that are not eco friendly and or sustainable	12/17/2020 7:25 PM
29	the term 'sustainable growth' is contradictory. We cannot continue to grow our population without reducing our demands upon the natural environment. What is needed is to draw a line and stay within it. So each individual community will have a 'natural' limit on how many people can live within it. We are beyond the need for mere 'sustainability' and need to become 'regenerative', i.e. give back more to the natural environment than we take from it.	12/17/2020 6:26 PM
30	Be good to also address old people / retirees...	12/17/2020 3:24 PM
31	unclear where main development areas will be focussed	12/17/2020 3:02 PM
32	However, what is sustainable? The area is blessed with natural beauty and is mostly bio diverse. This is its charm and should be the overriding priority for protection and enhancement. This after all is what makes the area attractive	12/17/2020 2:32 PM
33	The priorities are big on 'Sustainable' but the policies are not. The Council needs to gain a proper and fuller understanding of the meaning of sustainable	12/17/2020 1:29 PM
34	I have for years but fail to see much serious implementation rather capitulation to developers of larger prestigious developments	12/17/2020 11:53 AM
35	However there is no definition of what sustainable means in the two contexts it is used in.	12/17/2020 11:38 AM
36	Not certain balance is right. Is there an effective (green) transport strategy. Where are local jobs being generated for local residents. Need to go bigger on green agenda	12/17/2020 11:38 AM
37	We have enough high value properties but little to nothing for low income families to have secure housing. Low income families are forced to rent privately and have no certainty over their tenancy. I know too many families that keep having to move and their children change school because the landlord has changed their mind	12/17/2020 10:08 AM
38	only if the infra structure of the area can cope with new developments	12/17/2020 7:51 AM
39	Unsupported by recent planning application concents	12/16/2020 9:32 PM
40	But houses need to be built where there is employment prospects and commuting needs to be reduced.	12/16/2020 8:30 PM
41	Until you understand the needs of communities by consultation with neighbourhood plans you will never understand what priorities are for individual communities.	12/16/2020 7:35 PM
42	No comment about second homes	12/16/2020 6:40 PM
43	Ensuring genuine affordability of new housing for local people should be the first priority. Second priority should be to ensure that any new housing should not be second homes and third priority should be to ensure that all new housing is carbon neutral	12/16/2020 5:46 PM
44	I would like to see more overt pressure on decent sized new housing many current affordable units are patently too small .	12/16/2020 5:25 PM
45	I was disappointed that there was no mention that future housing needs also to respect the beauty of our countryside, which is the source of considerable income through tourism	12/16/2020 5:20 PM
46	Devil is in the detail.	12/16/2020 4:33 PM
47	Too much empasis on owner occupied or private landlord owned properties	12/16/2020 4:33 PM
48	Provide homes for local people who really need them who have lived here for years instead of people out of the area. Ive been a victim of this. Many people getting housing over us who dont even live in the area.	12/16/2020 4:29 PM
49	You need to address shortfalls in numbers across the area and address affordability i.e build more	12/15/2020 10:53 AM

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: 146 Skipped: 46



ANSWER CHOICES	RESPONSES	
Yes	66.44%	97
No	5.48%	8
Not Sure	10.27%	15
Comments	17.81%	26
TOTAL		146

South Hams Housing Strategy

#	COMMENTS	DATE
1	But most are too small for the needs of occupants. This is possibly the reason that the combined 'success' of your downsizing initiative has delivered less than 1 household move per month over the last two years	1/30/2021 2:50 PM
2	Environmentally sustainable affordable homes should be the priority	1/25/2021 1:16 PM
3	Priority 2 should become Priority 1, so that homes will have lower carbon footprints and meet the existing Priority 1 (which should be Priority 2)	1/19/2021 5:02 PM
4	I agree with your people section. Younger people, who have been shafted by older voters are now having to move out of area. It follows that the amenities for the younger residents will also dry up and we will end up with dormitories of coffin dodgers - yest still the Churchills and Mccarthy and Stones roll in	1/14/2021 3:46 PM
5	Priority 3 - access for support and advice isn't necessarily the same as making best use of data which probably spans all the priorities	1/6/2021 11:38 AM
6	We need housing for local communities. Keep to plain speaking	1/5/2021 5:16 PM
7	More emphasis on embodied carbon of building materials	1/2/2021 2:59 PM
8	Priorities 1 and 2 should be in reverse order to reduce amount of new housing required.	12/29/2020 5:57 PM
9	Again pricing is of the utmost importance for local people only. Many areas are full of empty second homes!	12/27/2020 3:32 PM
10	Improve quality of existing housing.	12/26/2020 1:35 AM
11	Priorities 1 and 2 the wrong way round	12/24/2020 5:45 PM
12	Only if it is truly for local people.	12/22/2020 10:32 AM
13	yes for number 2, more emphasis on environmental issues and housing. No point in collecting data if no budget to create change.	12/21/2020 2:48 PM
14	Again you have just used this as a platform to appear to be address the chronic shortage of social housing for essential workers in the South Hams	12/18/2020 7:22 PM
15	Priority 2 should be first	12/18/2020 11:50 AM
16	However the reality doesn't conform as previous comments	12/18/2020 9:17 AM
17	Use existing houses or empty ones and only build new houses that are eco and built anywhere but on green belt. The council needs to collect data to look at what we have already available without having to build new	12/17/2020 11:01 PM
18	Whilst I support these priorities all I see is large national house builders covering more and more green fields for profit. Large numbers of people move in I have no idea where they work or how far they travel.	12/17/2020 8:19 PM
19	Again, we must balance the health and wellbeing of people with that of the natural environment, wildlife and biodiversity. We cannot continue to regard human beings as the 'priority species'. We are completely interdependent on nature	12/17/2020 6:28 PM
20	You may though need to think again as to changes in economy for residents as cars move to electric only!	12/17/2020 3:25 PM
21	Would like to see more on better use/green upgrading of existing housing stock	12/17/2020 11:39 AM
22	I support your aims but we are never listened to.	12/16/2020 9:33 PM
23	Communities created their own Housing Needs Surveys in 2016 as part of the Neighbourhood Plan process. You must refer to the reports of these surveys in order to meet the needs of individual communities.	12/16/2020 7:37 PM
24	please explain why people need to make the best use of data	12/16/2020 5:10 PM
25	Yes, broadly support	12/16/2020 4:33 PM
26	more empty words no targets	12/14/2020 3:21 PM

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

Answered: 123 Skipped: 69

South Hams Housing Strategy

#	RESPONSES	DATE
1	Local housing via affordable provision through schemes such as Rentplus	1/31/2021 11:08 AM
2	Consideration of ways to challenge the growing number of second homes and short term holiday lets - as mentioned in my previous comments.	1/31/2021 10:41 AM
3	Homes to rent not supposed affordable to buy. And make sure they go to local people first	1/30/2021 6:53 PM
4	Properly designed and aesthetic housing stock that meets storage needs of occupants and is not depressingly 'cookie cut' bland housing units painted in that ubiquitously awful nicotine coloured paint	1/30/2021 2:52 PM
5	Greener spaces.	1/30/2021 2:40 PM
6	decent employers/jobs, not crowding villages thus destroying them before building more housing. Infrastructure is very important, our roads are / not capable of supporting lots of traffic. And when building there needs to be more space for car parking off road, probably at least 2 spaces and where young people are also being housed 3 spaces.	1/29/2021 3:37 PM
7	The affordability of housing. Especially for younger local residents who often find local wages means they are unable to afford local housing	1/29/2021 11:51 AM
8	More stringent checks on housing people with local connection that get allocated housing that clearly don't	1/29/2021 1:39 AM
9	I'm not sure, the pandemic has changed the demographic in South Hams, which I'm not sure you've considered. Your proposals are based on out of date data.	1/28/2021 6:28 PM
10	More local housing in neighbouring villages as most of the housing in South Hams is privately owned and rented out	1/28/2021 5:42 PM
11	Affordable 1st time buyer homes	1/28/2021 5:40 PM
12	The strategy is fundamentally flawed. The area can build any number of houses and every one will be occupied, now and into the future. The Southhams will continually suck people from different parts of the country into it as long as developments are available to them. The consequences are that housing will remain beyond the young true local population. This is inherently not a sustainable situation and will continually erode the very nature of it's appeal. We don't need thousands of houses what we need is affordability for local working families.	1/27/2021 9:14 AM
13	Taking back former council houses into council ownership	1/26/2021 9:00 PM
14	Ensuring that local services can accommodate any increase in housing. The shutting down off illegal camps and moving them to a purpose built site. Sustainable housing for true local residents and families so they can afford to buy where they were born. Stop any further purchasing of homes for commercial letting or second homes this would free up a lot of stock and keep prices affordable	1/26/2021 7:19 PM
15	Local people being able to buy in towns they work in. Limiting second homes	1/26/2021 3:24 PM
16	The need for less second holiday homes and more for locals - more converts on new homes for local people - not letting developers cash in on second home buyers	1/26/2021 3:20 PM
17	Better public and private transport links.Cycle paths, footpaths and improvements to roads to cope with larger populations	1/25/2021 10:37 PM
18	Local affordable homes for local people	1/25/2021 1:56 PM
19	Affordable homes	1/25/2021 1:16 PM
20	Maintenance of existing affordable homes.Many homes look neglected ie need painting general repairs required.	1/25/2021 11:43 AM
21	There should be a prohibition on building new homes which are not for primary residence	1/25/2021 10:49 AM
22	New sustainable building materials and addressing climate change	1/21/2021 4:57 PM
23	House provision for locals on low wages	1/21/2021 10:19 AM
24	People who cant afford housing	1/20/2021 10:35 PM

South Hams Housing Strategy

25	Affordable for locals only, on local wages.	1/20/2021 10:22 PM
26	Disability housing	1/20/2021 5:30 PM
27	More affordable housing to rent for local family's	1/20/2021 2:50 PM
28	Providing better connectivity for new an current housing via active travel options, ie cycle provision and foot paths - estate/ home design can have big impact, ie how easy is it for cycle storage effects ability for residents to cycle, family houses need larger cycle storage options. Also more affordable housing for rent with social landlords- rents in the south hams are high and demand much higher than supply.	1/19/2021 8:47 PM
29	I think self build should be more than "support opportunities" residents who build their own home have a better connection to the area, more invested , more likely to do something different to a developer who is only really interested in maximising profit. All new developments should have a proportion of plots as affordable AND the same number of plots to be sold off for self build	1/19/2021 5:44 PM
30	Meeting the imperative to reach zero carbon emissions by 2030 and improve biodiversity	1/19/2021 5:06 PM
31	Affordable housing for local people.	1/19/2021 3:33 PM
32	Young people	1/19/2021 1:56 PM
33	The local amenities as I live in Ivybridge and I go to South Brent health centre as I couldn't get the services I needed .Jobs in Ivybridge are few and far between and poor pay .	1/17/2021 10:34 PM
34	There should be more development of one-bed affordable housing in villages. Single people should have the same access to rural living, including a small garden, as families.	1/15/2021 3:47 PM
35	Outlaw 2nd homes Get gov to change biz rates on holiday lets, so accommodation remains 'rented' Offer grants to younger people to overcome cost of doing up grade 2 listed More venues and events in towns to stop older types moving in and creating dead town centres	1/14/2021 3:51 PM
36	How it is intended to deliver new affordable schemes, and the locations.	1/14/2021 3:47 PM
37	Getting locals back in villages ,reducing the access to people from other parts of country ,i.e. Holiday homes	1/12/2021 12:49 PM
38	The need to make new housing developments zero carbon and off-gas, and to retrofit existing housing to EPC C or above by increasing energy efficiency, and installing electric heat pumps.	1/9/2021 9:54 PM
39	More emphasis on small unit accommodation. Promotition of self build, co-ops & Community Land trusts. I would like to see the council involved in property development and renting in order to reflect what our community needs. Some way of addressing and reducing areas with high percentage of empty second homes.	1/9/2021 1:56 PM
40	Affordable houses for local people to enable residents in villages around the coast where there is extreme pressure on house prices to move from private expensive rents to affordable secure tenancies	1/8/2021 12:58 PM
41	Increasing the stock of new low cost housing. The pace of supply isn't quick enough to meet the challenges you identify. There is plenty of land available but needs re-zoning and avoidance of landbanking by property developers; perhps the council should buy the land and employ a contractor to build. Also, all new housing should have increased emphasis on energy efficiency and green sources of energy. For example, new build houses should be very insulated, have no gas supply, have heat pump technology for heating and probably solar energy through either roof top or solar/battery storage community schemes - this would be paid for over the lifetime of ownership through reduced heating bills and eliminating fuel poverty.	1/6/2021 11:45 AM
42	Simple plain talk and action	1/5/2021 5:19 PM
43	No more houses to be sold for second homes but affordable homes only for local people	1/3/2021 1:54 PM
44	Affordable housing built from renewable materials	1/2/2021 3:00 PM
45	Large enough electrical supplies installed for electric vehicles and each house having a charging point as standard.	1/1/2021 6:27 PM
46	Build on brown field sites as an absolute priority. Using green fields reduces the attractiveness of the area which is crucial to retain for tourism and reduces land for food production. Covid	12/29/2020 6:00 PM

South Hams Housing Strategy

and Brexit demonstrate our over reliance on food from overseas and the immediate effects of panic buying/ stock piling once food items become scarce on the shelves

47	Affordable rented accommodation ie Social housing	12/29/2020 5:01 PM
48	Permanent residential requirement for new building where the evidence points to housing stock being overused by non-residents.	12/29/2020 9:07 AM
49	Funding for deposits and help with obtaining a mortgage. There are many families in private rentals servicing other people's mortgage, help them get there own.	12/28/2020 10:35 PM
50	Affordable housing for LOCAL people. Many places have no community because they are full of empty second homes. Affordable housing would also lower the average age of home owners in a community.	12/27/2020 3:35 PM
51	Rental housing for young people.	12/27/2020 7:50 AM
52	Think very hard about where you build the houses, make sure the infrastructure is there for the extra people and that It does not impact on the small village or town already established.	12/26/2020 1:38 AM
53	Social housing, as the effects of the virus on employment are likely to mean fewer people can afford mortgages even on supposedly "affordable" housing.	12/24/2020 7:33 PM
54	Housing that first time buyers can move into to free up existing housing. Bigger houses with front gardens and parking for 2 or more cars.	12/24/2020 5:45 PM
55	Brownfield over Greenfield development.	12/24/2020 3:44 PM
56	Requiring developers to build few if any 4 or more bed houses, ensuring existing infrastructure can cope, ensuring housing is in close proximity to employment opportunities, ensuring no detrimental impact on air quality or traffic congestion	12/24/2020 2:35 PM
57	The paper details that south hams and west Devon has natural beauty and therefore makes it a popular place to live. Once this has been built over I'm guessing there will be nothing left to want to visit. The paper then explains about the climate emergencyafter witnessing natural environments being destroyed recently, including mature oaks, it is hard to see how the strategy of building on all spare land is showing any commitment to climate change.	12/23/2020 2:18 PM
58	Stop building to meet targets, instead of needs! There are plenty of houses, either available or already being built, and most of the projects suggest a greed of councils to rake in money from developers who put up shabby housing. Also, stop integrating social housing with private dwellings.	12/23/2020 9:15 AM
59	The needs of middle income families who are unable to buy due to high house prices and the need for deposits in excess of £25,000 and who would struggle to pay the £1000 and above rents per month. They are not entitled to social housing due to their income but cannot afford private either!	12/22/2020 10:35 AM
60	Restricting second home ownership / increasing taxes on these properties so local people are prioritised and the local housing need is a priority not an after thought	12/22/2020 12:50 AM
61	Priority to be given to Development of brownfield sites rather than greenfield sites and to the upgrading of the poor quality housing stock mentioned in the plan.	12/21/2020 4:37 PM
62	Climate change, carbon zero etc. Preservation of hedges, trees within developments. disagree with Boris...love newts!	12/21/2020 2:49 PM
63	Nothing in the priority level but more emphasis on accessibility to community initiatives, individual green space or include allotment availability to each scheme.	12/21/2020 11:26 AM
64	The balance seems right, although I am concerned about the need to develop infrastructure - roads, sewerage etc. alongside the increase in housing stock	12/20/2020 5:32 PM
65	Truly affordable homes including for rental in the outlying villages which may not have public transport.	12/20/2020 5:16 PM
66	Protecting the natural environment and traffic reduction	12/20/2020 4:32 PM
67	Ex service people	12/19/2020 10:30 PM
68	I think that even more focus should be placed on having low energy housing which will both	12/19/2020 1:41 PM

South Hams Housing Strategy

help protect the environments and reduce costs for people who live in them. Why not target all new homes to be Passivhaus standards?

69	Building on brown field sites	12/19/2020 12:32 PM
70	1.Providing housing at an level and cost that is attainable and affordable for the average LOCAL person in living in the area. 2. Holding developers to account when building large scale housing areas, making it a condition to provide a higher proportion of properties at an affordable local cost	12/19/2020 12:23 PM
71	Access to leisure facilities such as green space. Access to public transport	12/19/2020 10:28 AM
72	Ensure that use as second homes is severely restricted and that infrastructure is either upgraded or more controlled, particularly roads and size of lorries to use them affecting quality of life.	12/19/2020 9:52 AM
73	Homes that are genuinely affordable to local residents and not overpriced and oversized properties that form the largest amount built on any development traditionally. New Builds should be restricted for second homes.	12/18/2020 8:56 PM
74	SHDC be building its own social housing on land it owns within the towns and villages for essential workers.	12/18/2020 7:24 PM
75	affordable housing for rent	12/18/2020 12:32 PM
76	Taking care of the natural environment and green spaces. If Covid has taught us anything it is that outside space and green spaces are priceless.	12/18/2020 11:51 AM
77	The look of new housing and its placement. I have seen decades of the builder CG Fry in West Dorset actually adding to the attraction of villages and small towns but most developments in Devon are pretty awful.	12/18/2020 11:38 AM
78	Planning in this area is a disgrace I am aware of houses being built on rural locations Where houses are planned to rebuild existin properties they have simply been completely knocked down and rebuilt with no control from local authorities In my opinion the local builders in this area are all fully aware they can do whatever they like and there will be no intervention from local authorities The council desperately need some professional control and more able personnel to run it in an effective and considerate manner for people living in this area and to implement your plans in an effective manner Which us far from the case at the moment	12/18/2020 9:23 AM
79	Don't honestly think we need more houses- revamp brownfill: collate data on vacant properties and use them and stop our area becoming a millionaires paradise that pushes house prices out of the reach of local people Any houses you have to build need to be as eco as possible built well and not on green belt it's destroying our environment	12/17/2020 11:05 PM
80	We must ensure that local infrastructure keeps pace with huge building projects. Ivybridge is growing at an accelerating rate. We will need more GPs, school places, larger sewerage works and better access to the A38 for commuters.	12/17/2020 8:22 PM
81	Starkly put, we need to map out local resources and determine the level of people that can be supported within that limit. So people will have to shrink their expectations and live within new 'One Planet' limits. 'Tiny Houses' need to become legal in UK Housing and Planning law to increase the amount of small household living units, balanced with sufficient outdoor living space to offset minimum space standards. Tiny Homes and Tiny Home settlements will provide an immediate solution - creating an affordable, eco friendly, flexible and sociable housing model that can be placed where it is appropriate and where occupants can demonstrate a commitment to caring the land that they are sited on. They are suitable temporary housing units for isolation purposes, students, key workers, first time would-be buyers. Somebody on minimum wage could afford their own home. School children could design and build their own home and by the time they leave education they could potentially each have their own first home. Imagine that. And joined up solutions need to happen. Create schemes that help to fill under occupied homes. Let local landowners allow workers to live on their land permanently as part of a contract to make the countryside more productive using modern permaculture methods. Stop building new housing estates because people will just keep coming along to fill them. That is not sustainable. Priority is Education. We are a small Island. We cannot sustain population growth. We cannot grow more land. People will have to learn to live with less. It can be done, and well. There are global examples.	12/17/2020 6:36 PM
82	Support for locals no sale of housing to other council districts	12/17/2020 6:09 PM

South Hams Housing Strategy

83	An improvement in details you use as many of these (from outside your Councils) are often very weak / poor and remotely assessed.	12/17/2020 3:26 PM
84	Second home ownership should be restricted and subject to higher council tax	12/17/2020 3:09 PM
85	Ensure that greedy developers are controlled because they do not care one jot for local concerns or environment. It is all just money to them.	12/17/2020 2:33 PM
86	Better understanding and fuller consideration of what sustainable means - it means not banging up lots of houses in small communities unless roads, parking and vehicular needs are improved so that vehicles don't further damage people	12/17/2020 1:32 PM
87	Properties for local people in their own communities.	12/17/2020 11:54 AM
88	It must only build houses that have the infrastructure to support them, e.g. does not increase car usage by having a real local transport infrastructure, or is in close proximity to facilities and work (which could be at home by providing full connectivity).	12/17/2020 11:42 AM
89	Green agenda - e.g. all homes to have (shared) heat pumps	12/17/2020 11:40 AM
90	Converting redundant retail space to housing	12/17/2020 11:21 AM
91	Low cost housing for singles as well as families	12/17/2020 10:23 AM
92	Put low income individuals and families at the centre of your policy.	12/17/2020 10:09 AM
93	The areas in which the housing is made available. Moving people from the city into rural communities can be detrimental to both parties,	12/17/2020 9:54 AM
94	reduce provision of further developments for second homes and total number of second homes	12/17/2020 8:52 AM
95	make good quality 2 bedroom houses to allow people to vacate larger family properties	12/17/2020 7:53 AM
96	I have several friends, all retired and on moderate incomes who would like to downsize to smaller, suitable homes but there is little available for owner occupation in the Kingsbridge area.	12/16/2020 11:22 PM
97	Number of second homes sitting empty most of the year, not part of the community. Holiday homes push up the prices for locals	12/16/2020 10:00 PM
98	Listen to the people who work and live here. As working residents our opinions are less than worthless.	12/16/2020 9:35 PM
99	Housing provision where employment is available.	12/16/2020 8:32 PM
100	disabled	12/16/2020 8:24 PM
101	priority to local people and more help for younger generation to be able to afford the homes built	12/16/2020 8:23 PM
102	Housing built at a reasonable price for established young local residents, wanting to move out of their family home and set up a home of their own.	12/16/2020 8:07 PM
103	Neighbourhood Plans are an integral part of the planning process. These were fully approved as a legal documents. You have failed to even mention them in your Housing Strategy and that must be given urgent priority so that you recognise the needs of communities.	12/16/2020 7:40 PM
104	Housing suitable for the elderly who currently occupy property that is too large for their current need and who wish to downsize without moving away from their community.	12/16/2020 7:01 PM
105	Affordable housing at the detriment of private housing	12/16/2020 6:24 PM
106	The young.	12/16/2020 6:13 PM
107	Affordable housing keep the young people in the area	12/16/2020 6:08 PM
108	Widen the diversity of home ownership,provide land for self build,stop assisting only one sector of society (affordable)	12/16/2020 5:56 PM
109	See previous answer 1) new housing should be genuinely affordable for local people 2) new housing should not be second homes and 3) new housing should be carbon neutral	12/16/2020 5:48 PM

South Hams Housing Strategy

110	An open statement that all ,new builds must have photo voltaic cells ,possibly ground source heat pumps ,cavity wall insulation and car space(s).	12/16/2020 5:27 PM
111	Environmental matters	12/16/2020 5:21 PM
112	The performance standards of housing needs to be increased (Passivhaus or Enerphit) to reduce carbon emmissions, improve comfort and drive down energy costs to reduce fuel poverty.	12/16/2020 5:11 PM
113	Housing communities for retired people, which would release housing stock for the market or be purchased by the local authority for development into flats.	12/16/2020 5:11 PM
114	There's no mention of how you intend to balance the increase in pollution caused by thousands of new residents using polluting cars, household waste, CO2 increase, need for extra oxygen by large new communities,in what are currently low pollution areas. new developers should be required by law to plant new trees, one for every bedroom, to provide much needed sources of oxygen while extracting the increased production of CO2, etc Trees are uniquely able to provide both. Link these together: BUILD NEW HOMES, PLANT NEW TREES.	12/16/2020 5:08 PM
115	That all new homes are built to strict environmental and energy efficiency standards. That existing housing stock is retrofitted up to the same standards.	12/16/2020 5:04 PM
116	Building social housing	12/16/2020 4:41 PM
117	Making best use of existing properties	12/16/2020 4:35 PM
118	Social Housing	12/16/2020 4:33 PM
119	Local people and elderly locals, never enough housing for them.	12/16/2020 4:30 PM
120	more affordable housing in and on the edges of major cities such as Exeter and Plymouth as these would be able to take advantage of existing infrastructure, education, medical and employment opportunities	12/16/2020 4:25 PM
121	Quality build and energy efficient.	12/15/2020 3:07 PM
122	Building more housing across the area where people and communities live. For example in Dartmouth and Totnes	12/15/2020 10:54 AM
123	1. You are continuing to grant planning permission for unsustainable housing eg min quality & spec. A min requirement should be code 5 or passive. No house should be built that does not include its own parking area where EV's can be charged from the house / power / solar / micro generation / power drawn from the EV to the house etc. What are your targets is it even an ambition? 2. You are completely missing the biggest cause of "unaffordable" homes whereby those at the other end of the housing market eg 50+ mortgage free would in other EU countries + maybe Cornwall & Scotland be building individual custom houses for their retirement to a high spec (passive or close to it) the complete absence of available plots prevents this from happening & precludes small builders from developing the skills required to build quality homes. You could set a target for every village/town to increase their housing stock by say 10% over the next 5 or 10 years and instruct every parish & town council to identify potential sites for 3 or 4 times their allocation so that landowners would have to be competitive to sell plots or they would be "locked out" for a round of another 5 or 10 years. Something like this could unlock affordable and available building plots. The benefit would cascade down the market chain. 3. Launch a scheme to upgrade older homes in terms of external wall insulation + underfloor insulation + ground source heat pump, the difficult to do bits that offer the biggest Co2 savings, through approved contractors using interest free loans that could be at least partly paid back via RHI payments. The cost of offering interest free loans would be offset by the economic activity created	12/14/2020 4:07 PM

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

Answered: 97 Skipped: 95

South Hams Housing Strategy

#	RESPONSES	DATE
1	Planning department seems consistently opposed to any development unless you're Baker Estates, Bloor Homes etc. For crying out loud, try and be collaborative with the rest of us!	1/31/2021 10:26 PM
2	Building more homes is not a sustainable solution to tackling housing needs in the South Hams. More consideration must be taken in promoting the modification of existing homes to meet family needs and discouraging or heavily restricting second homes and holiday lets.	1/31/2021 10:44 AM
3	Develop enough for the need	1/30/2021 6:54 PM
4	Take road congestion into account. Take aesthetic design considerations into account. Build houses that are actually large enough for the modern persons needs. Make better use of 'passivhaus' concepts (eg large S facing windows' Ensure garages can accept modern vehicles in order to encourage off-road parking to minimise highway obstructions by parked vehicles. Increase privacy between dwellings with more foliage and use this to create 'nature corridors'	1/30/2021 2:56 PM
5	we are not looking after the current look and ambiance of the villages by building modern structures and squashing as many as possible into the build. You cannot put Town/city dwellers into the countryside as they do not know how to cope with making their own entertainment. Look at the problems with the new build at Loddiswell	1/29/2021 3:40 PM
6	As in the previous answer, all your assumptions are based on pre pandemic data, things have changed considerably since then.	1/28/2021 6:29 PM
7	South hams needs more affordable properties. For being in the current climate we are in, some people now cannot afford private rent	1/28/2021 5:43 PM
8	No	1/28/2021 5:41 PM
9	Planning are tied to a set of rules, these allow developments which are obviously leading to further building often within AONB. The covert approach by many farmers/developers and householders use this as a means to gain there overall goal. Planning hands are tied as they follow rules to the letter but in the knowledge that they will see a new development soon. We need to have a limited build clause to prevent overdevelopment of recently passed applications.	1/27/2021 9:28 AM
10	Need better planners and enforcement. You need to build but build better quality and designed houses and make sure the developer pays for the improvements on local infrastructure and services. Have a major impact on their profits so they have to contribute and also carry out the improvement works before they can build a single house not chase them after when they have all the profits	1/26/2021 7:20 PM
11	Please limit second home buying in Salcombe	1/26/2021 3:24 PM
12	Reduce second home ownership or make them let only to local people or less holiday homes	1/26/2021 3:21 PM
13	Listen to the communities NOT the elected representatives - e.g. Dartmouth 420 houses which will be too many, too expensive and too few affordable for local people	1/25/2021 1:56 PM
14	There are many developments that attract wealthy buyers, we need better homes for local people	1/25/2021 1:16 PM
15	There must be an upgrade in infrastructure.	1/25/2021 10:49 AM
16	Conversion of empty retail space, plus brownfield sites and buying existing property should be considered before building on green fields	1/21/2021 5:01 PM
17	Double or triple the council tax for second home ownership	1/21/2021 10:20 AM
18	Build more social housing	1/20/2021 10:35 PM
19	There needs to be a real focus on getting social housing and private rentals working properly. The cost of a private 3 bed property is at least £850 pcm (many properties advertised are now in excess of £1000pcm), whereas if you are lucky enough to get 3 bed social housing you will pay half that. Also the pandemic has seen huge demand to move to the area, with many individuals entering the private rental market to "try before they buy". All this does is further clog up the market for those people who live and work here but have no realistic prospect of saving 10% deposits. The end result will be a brain drain and people won't stay here in the long term as it is not viable.	1/20/2021 8:00 PM

South Hams Housing Strategy

20	Charge second home owners full council tax on their second home to generate money to build affordable homes for local families	1/20/2021 2:52 PM
21	Second homes are a blip they are used only a few weeks a year. I think a second home not used as a commercial holiday let should be financially discouraged. Any house that is not a primary residence should be charged double or triple or quadruple council tax. If its a holiday let, that can be in a company structure, but must be available at a market rate, not priced to stay empty. If you can afford a second home in the South hams, then you could pay little more tax for the benefit of the community	1/19/2021 5:49 PM
22	Good luck trying to get anything positive done for non-privileged people under a Tory regime.... really appreciate the hard work done by the Council employees.	1/19/2021 5:09 PM
23	Common sense must prevail and planning officers must not be so rigid on determining applications purely on policy. If there is a need, build the houses.	1/19/2021 3:34 PM
24	No	1/19/2021 1:56 PM
25	Don't put single people just in urban blocks of flats! Also, don't build social housing so small - some of the room sizes are impossible for families to actually live in in any comfort and without severe family friction.	1/15/2021 3:49 PM
26	An average priced home costs over 11 times the average wage. That. It's not going to go away by itself. We already have towns where the workers cannot afford to live and commute daily to work. This isn't sustainable. All of the older people here vote against and complain about development, as they have comfortable homes. You also find that elected members are pretty old too. We need to stop listening to them and address the issues of people without a voice, it's a landslide otherwise.	1/14/2021 3:58 PM
27	The target of delivering 7,000 affordable homes in 5years is completely unrealistic. Emphasis on one bed homes is a mistake- need to allow for household growth. There is no indication of the anticipated development grant over the strategy years. An assessment of the practical involvement of s.106 agreements to enable RP's to deliver would be helpful, and whether the LA's still own land that can be provided at nil cost to RP's.	1/14/2021 3:57 PM
28	You need to listen to your parish councils more .	1/12/2021 12:50 PM
29	You don't say how the planning system or the Joint Local Plan will require new housing to be zero carbon or even low carbon. You do not discuss the location of housing developments to protect wildlife. You do not address the large percentage of housing that is second homes and holiday lets, that push up prices making local housing expensive for local people. You could introduce higher rates of council tax on second homes and use the money raised to fund affordable homes.	1/9/2021 9:57 PM
30	Money is always an issue. Why not use income from second home rates to fund affordable homes?	1/9/2021 1:58 PM
31	A necessity to be able to build 'council houses' without having to have a large expensive market development attached.	1/8/2021 12:59 PM
32	disappointing to see see Local Plans being ignored. Stop Local Government talk and start to engage as a local will support and understand.	1/5/2021 5:20 PM
33	More homes for locals at sensible prices - and/or shared properties	1/3/2021 1:55 PM
34	Parking, we know that it is contentious but with electric vehicles coming they need to park near their house or lots of dedicated parking with chargers. Careful thought is required.	1/1/2021 6:31 PM
35	Ensure the council has sound evidence of need for housing/ specific size of housing and meet that evidence based need not some finger in the air central government assessment of demand. Build more rental housing to provide affordable and flexible housing and at same time curtailing second home owners.	12/29/2020 6:05 PM
36	Good luck!	12/29/2020 9:09 AM
37	Given the slow planning process in the area, five years will not be enough time to implement a plan, the current time for approval of a neighbourhood plan exceeds this, by the time they are created and have been approved at referendum the government guidelines have changed. The planned developments are led by the developers for maximum profit, the aging demographic has a loud voice and the time to influence planning decision. Look at the high percentage of	12/28/2020 10:45 PM

South Hams Housing Strategy

planning decisions the are not decided within the government time frame and are altered from the initial idea during the process.

38	Only affordable as I have previously stated. We have a new build area in Chillington in which the majority of houses built have been empty for 3 years. They are unaffordable for local people being approx £300,000,!!	12/27/2020 3:38 PM
39	Infrastructure must be there too. Schools, medical services etc.	12/27/2020 7:50 AM
40	Whatever you build make sure it is appealing on the eye and fits in With rural Devon and don't overdo the amount of houses so that it ends up being like a housing estate. Think tasteful!	12/26/2020 1:40 AM
41	Terrible	12/24/2020 5:46 PM
42	Ensure only the affordable housing required by the community is built in rural areas. Double council tax on second homes.	12/24/2020 2:37 PM
43	Please stop cutting down much needed mature trees and changing the landscape of this beautiful part of the country.	12/23/2020 2:19 PM
44	Multiple home ownership by those who do not live and work in the area needs to be carefully considered. Tourism is important but not if the increase in house prices means that locals cannot live here. Also need to think about 'key worker' definition as currently only seems to apply to nurses, teachers, emergency services and leaves out other school staff. Shared ownership - the maintenance costs need to be more realistic. Some are £45 per month on top of rent and mortgage payments therefore pushing the montly costs over £1000 and out of reach of many. Cap on private rents - I recently saw one advertised for £5000 pcm! The rents need to reflect the income of locals not the desirability of the area. The level of income for families to be eligible for social housing needs to be reconsidered to meet the needs of middle income families as they are the ones who are not entitled to any welfare support but are expected to pay high rents. Better security for private renters - Section 21 notices mean we can be asked to leave for no real reason. My family are facing out 3rd Section 21 in 3 years despite never defaulting on rent and maintaining upkeep of houses well.	12/22/2020 10:44 AM
45	Their is a lot of not on my backyard building going on of affordable housing not near second homes!	12/22/2020 12:51 AM
46	Further consultation needed on the appropriateness and means of using the high levels of underused housing stock to assist the homeless.	12/21/2020 4:39 PM
47	Addressing homelessness within the area, not schemes that move people on particularly if they are local. this is a lovely area but will not remain so if attempts to accommodate all who want to move here particularly post covid and work related changes you refer to. Support for ageing population in addressing their housing need may also release larger properties. Commitment to reuse 'empty' homes.	12/21/2020 2:53 PM
48	No.	12/21/2020 11:27 AM
49	Concerns about the numbers. Particularly around Totnes area where the river and roads are really bad pinchpoints. Redworth Junction, pedestrian crossing near station etc are huge holdups in traffic flow. More homes in Totnes will exacerbate this without a new crossing over the Dart.	12/20/2020 5:18 PM
50	no	12/19/2020 10:30 PM
51	This may already be in play: swift consultation with all Parish and Town Councils to identify needs on the ground (to support the number crunching) and potential building sites.	12/19/2020 1:43 PM
52	More consideration for communities and infrastructure with greater thought to the wishes of local residents.	12/19/2020 12:33 PM
53	I don't believe enough is being done to support local people and halt the trend of us being priced out of the area we grew up in. Recent years have seen lots of housing developments built by big corporations, with styles of homes and properties that don't meet the local need, and don't come close to being affordable. SHDC needs to stop awarding these contracts and focus on building smaller affordable homes and apartments for local residents. Where these developments do happen there should be a higher percentage built as affordable homes for people in the local area, or contributions towards other affordable homes as part of the conditions	12/19/2020 12:26 PM

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54	Concerned that some areas like Ivybridge get a lot of new build whilst some other areas appear exempt. Distribution in South Hams unfair.	12/19/2020 10:30 AM
55	An increasing number of people will be moving form cities to the S. Hams. It is important that we preserve the relative tranquility and clean air that attracts them by restricting the flood and maintaining our water and countryside assets. Suggest we focus on the "needs" and not the "wants".	12/19/2020 9:57 AM
56	Yes build your own social housing .	12/18/2020 7:25 PM
57	build in urban areas and protect the countryside	12/18/2020 12:33 PM
58	Yes. Ensure the builders complete all the housing on applications that have already been approved instead of putting them on the back burner until they are more profitable. No further applications should be approved until existing ones are complete. Not just started - complete.	12/18/2020 11:52 AM
59	Second homes- more rules. Not allowing houses in some areas to be sold to non residents.	12/18/2020 11:40 AM
60	No only those concerns already highlighted	12/18/2020 9:23 AM
61	Think it's criminal to just keep building new badly built housing on free belt without a solar panel to be seen and many bought by people from out of the area Objections for any planning applications on green belt should be taken seriously however small Otherwise it makes a mockery of the whole process	12/17/2020 11:08 PM
62	Affordable housing is not affordable for low wage earners. Controlled rented accommodation is required for local low wage workers within the area spread across the district.	12/17/2020 8:27 PM
63	Allow people to live in holiday lodges all year round. They are the closest thing to 'affordable' housing for people on minimum wage. Compulsory purchase of 2nd homes will release housing, perhaps for shared use. Tourists can come down in caravans instead.	12/17/2020 6:37 PM
64	Depends on your plans	12/17/2020 6:10 PM
65	Some older people bungalows would be useful.	12/17/2020 3:27 PM
66	truly affordable housing to help the young the highest priority. Stricter controls to kerb developer mission creep.	12/17/2020 3:12 PM
67	Only, be careful. Just go and look at South Hampshire if you want to see what can happen when you open the flood gates. Do not allow poor quality, cramped housing like Sherrford. These will be the slums of 2030	12/17/2020 2:35 PM
68	No	12/17/2020 1:32 PM
69	Whatever is done, it must remember that Farming and Tourism are vital in maintaining the areas longer term viability and thus preservation of the AONB and other classes of preservation areas and structures is maintained. Local legislation needs to look at how the South Hams deals with second homes and their occupancy.	12/17/2020 11:45 AM
70	Don't destroy its natural but by faceless (cheap) housing. Let new build reflect local architecture. Need sympathetic landscaping so we don't all live in suburban sprawl.	12/17/2020 11:42 AM
71	No	12/17/2020 11:21 AM
72	Small developments. Ensure services are in place eg schools doctors etc.	12/17/2020 10:24 AM
73	It's not helping low income families and is continuing to force them out of the area	12/17/2020 10:09 AM
74	Use more brown sites and disused buildings	12/17/2020 9:56 AM
75	Just think before you give planning permission to large estates as roads, Dr's Surgeries and schools will soon become overwhelmed also make sure the area of the new builds should have access to public transport	12/17/2020 7:55 AM
76	Public meeting to discuss opinions would be helpful.	12/16/2020 11:22 PM
77	You know what we need. The same arguments have been stated for many years and ignored. Genuinely affordable housing. I earn £11 an hour.	12/16/2020 9:37 PM
78	Housing requirement and location of provision need to be linked to job prospects. For climate change, we need to get back to working where we live. The volume of people commuting now	12/16/2020 8:58 PM

South Hams Housing Strategy

is leading to longer and slower commutes which is unsustainable. No business can be successful where roads become congested, travel slow and the large towns cannot deal with these commuters turning up in individual vehicles. Clearly this policy is not linked to work and wealth. Current housebuilding levels for the provision of small numbers of affordable housing is severely damaging the quality of living in this area with the lanes, roads and the environment all sadly becoming severely damaged. How the South Hams environment has deteriorated over the last 50 years is frankly appalling.

79	I live in social housing but property is too small for my needs now as I have some medical needs but south hams council will not let me bid on a 2 bed property because I don't claim disability benefits etc , this is grossly unfair , more fairer help for long term local , not people coming from plymouth etc	12/16/2020 8:26 PM
80	Care needs to be taken with housing development regarding the area of outstanding natural beauty, the natural beauty that brings income into the area. Too much housing equals more vehicles and congestion for locals and visitors. We want to attract people to the area not put them off coming.	12/16/2020 8:11 PM
81	Until you rewrite your plans taking into consideration the existing needs of communities I have no further views. Very disappointing first attempt.	12/16/2020 7:42 PM
82	Insist that planning officers meet with and communicate more effectively with applicants.	12/16/2020 7:02 PM
83	Stop developers selling new builds to second home owners	12/16/2020 6:41 PM
84	Affordable housing needs to be close to where people work and can access services such as schools, transport, health centres etc	12/16/2020 6:25 PM
85	Relax the rules in the AONB	12/16/2020 6:09 PM
86	Try and balance your support for ALL residents attempting to gain a foothold on the open market (and affordable) or you are in danger of creating a two tiered housing market	12/16/2020 5:57 PM
87	See previous answers	12/16/2020 5:48 PM
88	It may be possible to persuade many private landlords to specify that they will only rent to essential workers this would enable the councils to pass the onus on to others where provision is tight .	12/16/2020 5:30 PM
89	A determined effort must be made to provide housing for first time buyers and renters , balanced with industrial units for jobs. The provision of good public transport, determined by the public and not the bus operator or council.	12/16/2020 5:13 PM
90	Please prioritise brown field and inner city / town sites first. Greenfield only if it can be proven there is no alternative.	12/16/2020 5:12 PM
91	Don't forget to build on brown field sites first, before destroying the green field of Devon.	12/16/2020 5:10 PM
92	No. Great graphics in the report -made it easy to understand.	12/16/2020 5:04 PM
93	Too much emphasis on owner occupied and private landlord owned properties	12/16/2020 4:34 PM
94	Yes, as previously stated local authority properties for local people instead of people living outside the area who get priority housing when it states on Devon home choice priority given to locals. This is not the case, I've applied for the last 3 to 4 years for local properties and get nowhere. Then I find the property gets allocated to someone from outside the area. It stinks.	12/16/2020 4:32 PM
95	AONB villages should be allowed to choose how many homes and where they are placed in their community.	12/15/2020 3:09 PM
96	It has failed and is continuing to fail	12/15/2020 10:55 AM
97	Without innovation and the setting of ambitious targets you fail to make a dent in the issues.	12/14/2020 4:09 PM