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I whole heartedly support this proposal. For many years I have expressed a need for affordable housing in Brentor and have personal experience requiring this need. My family date back four generations and possibly beyond in this parish and I was raised from an infant in Brentor. In my early twenties I had little choice but to leave the village and my family in search of accommodation and work elsewhere eventually moving to Somerset. It was never my wish to leave but rented accommodation in the early eighties was non existent and what was available was of poor standard. The village had already its fair share of second homes and holiday lets and property was far too expensive to purchase and impossible to rent. As fortune would have it after twenty years in Somerset I managed to secure our present accommodation (a privately rented house) here in Brentor. Although delighted in returning it comes at a cost. Private rents are expensive and the accommodation is too big for our needs, never the less I was willing to make sacrifices in order to return to my family who were in need of my help. My late father who lived in Brentor all his life championed affordable housing in the village but sadly never saw its fruition. Affordable housing

There is no need for affordable housing in Brentor, there are rental properties available within and around Tavistock like we had to before we bought, we worked hard to be able to live here and don't want the village spoilt or busier Brentor has no shop, school or public house and a fair weather bus service. People on low incomes surely reliant on public transport would find living in the village very hard. For example, with the nearest shop being in Tavistock, a trip to the shops would take a half day at least.

Village not suitable, no school, not enough sewerage, no shop, no mobile phone cover

Not appropriate for Brentor. No school, shop, employment. Too many empty properties already, (holiday homes/lets etc) They should be used before new building takes place

Affordable housing should be on brown field sites or in towns where there are facilities and possibility of employment, and schools and transport links. There are none of these in Brentor, what would anyone do?? None of our children can or want to live here, the days when families stayed within the same parish are long gone and it is unrealistic to want its return. All communities face an ageing population not just our village

Many elderly and others are forced to live in extra poverty by housing benefit levels shortfall for rentals to private landlords. I know there are others locally and in Lydford who are facing retirement on state pensions. I am on pension credit at 63 and like the others, worry about our futures at the hands of private landlords. Housing benefit does not seem to account for inflated rural rents. I live on pension credit of just over £132 per week. I have to save £1200 per year to pay my £500 per month rent. If there were affordable rents in subsidised housing many people could live without worry. However your intentions help, I fear there will never be sufficient in areas like ours

This must be provided to keep a healthy balance of age groups to continue the health of the social life of the village

Higher tax for second home owners with vacant property

The owner of the land should be offered to sell to the community at a enhanced price but the main profit should be kept by the village

Lots!

Would support but it depends on how small is 'small'

Keep some of the young families in Brentor or it will become an old village doing nothing

Housing should be spread equally among villages & towns

I have three children who may in the future need local affordable housing available to them

I do not think Tavistock & Okehampton should have all the affordable housing, it should be shared through West Devon

Maybe there would be some affordable housing in small rural communities if there was not a second homes market

Planning officers must be more flexible in allowing affordable housing in rural areas. Those in affordable housing should be assimilated into a mixed community. Too often a large number of affordable houses are built together with ensuing problems associated with such sites.

It is very difficult for younger people to remain in the village due to the high cost of housing

Main reason for objection is no shop/transport

It should not be only for people on housing registers and it should be available for people who work in Brentor and for older/younger people to retire or start up in

Older people and young need housing now where they have allways lived so families can stay together

Let to local/rural families only and no second homes

Agree with policy that infrastructure i.e transport/shops needs to be in place to support growth in population

There are vacant houses in Brentor that are available for sale and to rent, there is no need to build new homes here

No amenities in the village

How come the views are only sort of those who actually need the affordable housing??

Although we would like to preserve our village, but we know there is a housing need

We are not against affordable housing in the area, nor a small amount of "in fill"-one or two sensitively designed new properties. However, what we are concerned could adversely affect the character of this rural Dartmoor village is a larger scale, high density housing development, on the kind scale considered financially worthwhile by developers. Given that there are no amenities or employment in the village this would mean increased traffic, with more people driving too and from Tavistock for supplies and work, creating in effect, a non-sustainable ?? Of commuter homes. An issue worth considering is the number of houses in the heart of the village that are second homes-often empty for much of the year

We fully support the idea of building affordable housing for young people & the elderly. It is very important that the village retains young people with useful skills

The design and appearance of any new development of affordable housing must aim to preserve and enhance the character of Brentor conservation area

I am strongly in favour of a small development

No housing should happen till the pub re-opens and people can use it

Apart from its setting, Brentor has no amenities, it is a moorland farming hamlet, with no school, shops, no pub and very little employment, nearly all casual and/or part time. This means that for education, work, shopping and entertainment, people have to travel, mostly by car. The lanes in and out of the village are very narrow, at the moment, because traffic is light, this is not a problem. Increased traffic would certainly cause problems, and probably accidents, unless WDBC are prepared to embark on a road-widening scheme, which I doubt. Affordable housing in Marytavy, for example makes sense, in Brentor it does not.

Would development stop with a few affordable homes? I have been reliably informed that once a developer has obtained planning permission for affordable housing, this gives them the right to further, more profitable building. This would further overload the infrastructure and create an eyesore for people looking at the valley from St Michaels or from Gibbet Hall. Since the tourist industry is almost the only remaining earner for Devon, this would be a very bad idea. Having read through the covering letter, the questionnaire carefully, I begin to wonder whether this is a genuine request for information or in fact a softening up exercise for buildings already planned. The fact that this survey was not as suggested requested by Brentor Parish council, and that part 3 of the questionnaire goes out of its way to solicit demand for affordable housing, supports this view. Furthermore, while the covering letter emphasizes that affordable housing would be for people from within the community, it then goes on to say that if there is no one from within the community who needs affordable housing, then anyone in West Devon qualifies. This rather confirms that the plans are already in place, that local need is not the criterion

no

I think the building of affordable housing will inconvenience people and a lot of people will oppose it for numerous reasons but the next generation should have the option of buying locally

Tighter controls are required on the sale of houses for use as second homes or holiday lets

Given the lack of local amenities, Brentor is an inappropriate location for affordable housing, it is also unlikely that Brentorians would be living in this housing

There is a need to redress the socio economic imbalance within our community caused by inflated house prices.

Small developments of say 4/6 units should be built in all villages for young starting out and older people down sizing

I feel it is really needed, the houses in Brentor are really too expensive for local people

BRENTOR PARISH HOUSING NEEDS SURVEY PART 1- QUESTION 7

1. Residential/Nursing Home facilities are a far greater priority and a pressing need for Brentor Parish residents, than is affordable housing.

1.1. The demographics of the Brentor Parish population clearly evidence the growing unmet and urgent need for local Residential/Nursing Home facilities and other suitable forms of accommodation specifically designed for the elderly.

1.2. Residential/Nursing Home facilities seem to be the elephant in the room that is being overlooked whilst everyone argues about the pros and cons of affordable housing developments in Brentor Parish.

1.3. At the moment we have the heartbreaking scenario of elderly, frail, vulnerable and/or disabled residents having to go to Residential/Nursing Homes far away from Brentor, in order to access the care that they need. This is a wholly inappropriate and an utterly heartless way to treat the most vulnerable members of our society.

1.4. To be sent away from the home and village that they have known and loved in order to access Residential/Nursing Home care to live out the rest of their life is a brutal reality for Brentor residents. As the years tick by this brutal reality is going to eventually hit all Brentor residents.

1.5. Serious consideration should therefore now be given to converting one of the larger manor style houses/estates in Brentor and converting it into modern Residential/Nursing Home- properties such as Burnville or Bonnaford with their large numbers of rooms and outbuildings would perhaps be most suitable.

1.6. If all the focus of attention and effort was switched from affordable housing to the unmet need for Residential/Nursing Home facilities this would actually far better meet the future housing needs of Brentor residents.

2. Brentor is really not a suitable location at all for affordable housing. If individuals and families need affordable housing then they probably cant afford to live in Brentor anyway for the following reasons:-

2.1. Fuel Poverty. There is no mains gas supply in Brentor so residents are dependent upon heating oil for heating their homes- the price of which is unregulated and extremely high when compared to gas. Other heating alternatives are LPG, Economy 7 electricity or woodburners- all of which are more expensive than mains gas and therefore increase the chance of forcing low income families into fuel poverty.

2.2. Limited Public Transport- if you can't afford to run a car in Brentor or are unable to drive, Its extremely difficult/impossible and also very expensive to access:-

2.2.1. Major hospitals in Plymouth and Exeter especially at weekends and out of hours as these visits will require very expensive taxi trips.

2.2.2. Local healthcare- as its impossible to access early morning/late evening/weekend appointments and urgent visits with the very limited public transport available.

2.2.3. Schools, colleges, universities-especially after school/college activities

2.2.4. Shops and supermarkets

2.2.5. Leisure facilities

2.2.6. Libraries

2.2.7. Banks and post office

2.2.8. Activities for children and teenagers

2.2.9. Employment, in particular where jobs require employees on-site at evenings, early mornings, weekends or night shifts

2.2.10. It's impossible to get to Okehampton or onto Exeter to access employment or health care until late morning due to the very limited public transport links from Brentor to Okehampton/Exeter.

2.3. In order to access any of the above facilities from Brentor you either have to be able to afford to run a car, use the very limited public transport that's currently available or pay for taxi journeys.

2.3.1. The additional costs of running a car, high fuel costs and/or regular bus fares just to access the most basic of amenities in Tavistock, let alone get to/from any major hospitals or shops outside of Tavistock makes living in Brentor very expensive compared to Tavistock and other similar towns where many such facilities are on the doorstep.

2.3.2. Such high additional costs just to go about the daily activities of family life make it financially very difficult for low income families to live in Brentor.

2.4. Very slow broadband and internet access in Brentor which makes it difficult for anyone to study and/or for individuals to try and run any kind of business from home in order to earn an income.

Employment.

3.1. There are very limited employment opportunities in and around Brentor so opportunities to work from home using a reliable internet connection are essential. The very slow internet/broadband speed in Brentor currently makes this nigh on impossible.

3.2. It's essential that residents of any affordable homes can maintain their current jobs or find new ones within daily travelling distance of Brentor. Employers may favour applicants who live in settlements with good road and public transport links and

who therefore won't have any problems getting to work especially during periods of bad weather. Living in Brentor may actually hamper an individual's chance of getting/keeping a job if employers have any pre-conceived prejudices or concerns about the location of their workforce, especially as the roads in and out of Brentor are not a priority route for gritting during periods of snow and ice.

4. If affordable housing was to be built in Brentor, in order to give the new affordable housing residents any kind of quality of life and to make living in Brentor actually affordable for such new residents you would have to urgently address and first put in place:-

4.1. Vastly improved broadband and internet access

4.2. Vastly improved affordable/free public transport to include weekends, early mornings and nighttime- in both directions i.e Tavistock and Okehampton.

4.3. Mains Gas supply or some other means of addressing fuel poverty in Brentor

4.4. Vastly improved and affordable access to schools, colleges, universities, major hospitals in Plymouth and Exeter, GPs, other healthcare facilities, rail stations, shops, libraries, leisure facilities, banks etc

4.5. Improved gritting of roads in/out of Brentor during periods of snow and ice.

5. There are several properties for sale in Brentor for less than £200,000 on a regular basis, some of which have been on the market for some time. They also often come back onto the market perhaps because as anyone who is looking for a property for less than £200,000 later realizes that they can't actually afford to live in Brentor for the reasons previously stated. This seems to indicate that there is probably no significant unmet need for affordable housing in Brentor.

6. With a number of smaller properties at the bottom end of the market already vacant and/or regularly up for sale in Brentor- what is the sense of building more? Would it not be better to make better use of some of the poorly used housing stock and other buildings we already have in Brentor?

7. Would it not be a good idea to contact all homeowners in Brentor and see if any of these might now be willing to let their properties to those in need of affordable housing before going ahead and building more houses in Brentor? With a number of empty homes, homes that have been up for sale for a long time with no buyers etc there might be home owners in Brentor who with a little bit of encouragement from DCC/DNPA might now consider becoming social landlords instead.

8. There are clearly individuals who stand to gain financially from any housing developments in Brentor i.e. landowners. In the interests of openness and transparency it would be helpful if residents were told of all landowners who are keen or who have expressed an interest in developing affordable housing on their land and the specific sites that they have earmarked for such developments.

9. We are deeply concerned with the Ethnic Cleansing policy that DCC and the DNPA are adopting with regard to its criteria for local needs housing. We are one nation NOT Little Britain!

9.1. Affordable housing if built in Brentor must be made available to anyone who requires affordable housing- not limited to those who have some genetic or other family/historical connection to Brentor.

9.2. This Ethnic Cleansing policy needs to be urgently reviewed by DCC and the DNPA, as at some time it's very likely to be challenged in the European Court of Human Rights.

9.3. This affordable housing policy indirectly discriminates against BME members of society who are less likely to have any of your stated links to Brentor to qualify for affordable housing. BME citizens will therefore be indirectly discriminated against i.e denied equal access to affordable housing opportunities. This could of course be interpreted as racial discrimination and a legal challenge mounted on that basis.

9.4. Moreover it sends out a very strong symbolic sign that those who have some genetic/family connection to Brentor or who have lived here for some time are more worthy than others who have only recently moved to the area or who wish to move to the area in the future. Surely all citizens should be treated and respected as equal by the DCC and DNPA?

9.5. Why are some citizens being given preferential treatment over others with regards to affordable housing based on their genes rather than any real measures of need? This is wholly unacceptable and smacks of nepotism, bigotry and self-interest. It is essential that the DCC and DNPA produce evidence that there is indeed a need for affordable housing in Brentor. Beyond that that is already available.

9.6. This affordable housing policy is helping to develop a two tier society with a council housing policy based on prejudice, discrimination and the principals of localism taken to their most ugly and selfish extremes.

9.7. Furthermore, this housing policy does nothing to help local employers who may need to employ individuals on modest wages with specific skill sets, who will be put off moving to Devon or moving around Devon as an increasing number of affordable properties are only available to those individuals with the right genes!

9.8. This affordable housing policy is both outrageous and immoral and unfortunately fuels the existing tensions and prejudices against anyone new to the area. It's just as bad as the old signs on accommodation that used to say "No Blacks"- DCC/DNPA now say no "incomers" to qualify for affordable housing in order to effectively achieve the same goal.

9.9. DCC and the DNPA should be promoting social cohesion and sending out a very clear message that all Devon/UK residents are equal, have equal rights and will have equal access to housing opportunities. Instead we have the DNPA and the DCC promoting the idea that some residents are more equal/worthy than others.

10. The only benefit that I can possibly see of putting in new housing- affordable or otherwise into Brentor is that with a large influx of new families and people it might eventually help to overcome and breakdown the current dinosaur establishment in Brentor e.g Brentor Parish Council and some other village groups - who operate on some kind of multi-tier medieval feudal system, whose modus operandi and decision making is based on genetic heritage, self-interest, secretism, bigotry, bullying and mob rule.

If new housing in Brentor could actually help develop a village and Parish Council where for a change:-

10.1. All villagers/residents were treated as equals and every individual's views, concerns, suggestions and complaints were considered and treated equally and properly by the Brentor Parish Council and other core groups. "Every resident matters"!

10.2. All villagers/residents were treated with respect by the Brentor Parish Council and other core village groups.

10.3. Democracy was introduced into the workings of the Brentor Parish Council and other core village groups with proper attention paid to "Standards in Public Life", and due observance of legislation such as the Data Protection Act and Freedom of Information Act.

10.4. Brentor Parish Council and other core village groups could actually manage to introduce the basic values of equality, openness and transparency into their workings and finally start to operate as a functional Parish Council without fear, favour, malice or ill-will

Then that really would be nothing short of a miracle.....

10.5. Unfortunately in very small communities such as Brentor many of those that seek power and influence or who have power thrust upon them because they have the right genes leads to little dictatorships, mob rule and self interested cliques with power and decision making held and abused by a few key individuals, to the detriment and despair of others.

10.6. If an enlarged population in Brentor through new build housing was able to challenge the current mob rule in Brentor village politics then that is one extremely good thing that could potentially come about as a result of some new housing developments in Brentor.