

## Newton and Noss Neighbourhood Plan - 18-35's evening, WI Hall 14<sup>th</sup> Sept

### Housing and Local Business Issues

A total of 30 of the 18-35 age group, attended an evening dedicated to consulting with them regarding the issues that affect them Living and Working in the Parish. The attendees ages ranged from 18 - 38.

10 of the attendees currently work in the Parish (9 self-employed) and in 10 years' time a further 7 see themselves working here, presumably many of them self-employed / running their own businesses.

We had apologies from 7 people, 3 of whom are self-employed in the villages.

The attendees represented : 11 Couples, 11 Singles and 4 Single parent families

- 8 Rent in the Parish
- 12 Currently live with their parents in the Parish
- 2 Couples own their own home outside of the Parish
- 5 Couples own their own home in the Parish

**All** of the attendees aspire to live in the Parish and all aspire to own their own home; 22 within the next 5 years and all 30 within the next 10 -15 years

We ran 4 Discussion Groups facilitated by members from the Housing Working Group and the Local Business Working Group, to allow the attendees to debate / discuss the issues that affect them.

There was tremendous energy in the groups and the debates were lively and informed. The determination to live and work in our community and the commitment to care for and protect the unique character of our villages shone through in every issue discussed.

#### **When asked what the attendees see as the 'Big Issues' regarding Working in the Villages / wider Parish? These were the main issues raised in the 4 Discussion Groups**

- Houses priced between £140- £230K - that we can afford to buy - in line with incomes - all 4 groups
- Need a variety of flats / houses not just shared ownership - it's not always the answer eg. need to consider people 'down-sizing' too - all 4 groups
- Working in the village - need commercial units - offices/ workshops/ storage /yards - all 4 groups
- High Speed Broadband for local businesses - all 4 groups
- Extending the development boundary (including Membland) and identify empty sites within the villages - 3 groups
- Houses for locals who have grown up here - Supportive of a Community Trust - accommodation that is tied to local roles/responsibilities - 3 groups
- Disappointment about Criteria for 'affordable' housing eg. Don't qualify if living with parents - 2 groups
- Need to provide housing fast - 5 years max - to keep this generation here - 2 groups
- Parking limitations and congestion in key areas ie. The Dolphin, The Ship, The Co-op - 2 groups
- Infrastructure eg. transport links/ roads/ mobile signal / waste and sewage management, must expand proportionally - 2 groups
- Need to protect and provide community spaces inc. Halls, open spaces, parks, boat storage, woodland, football/ rugby/ cricket pitches - 2 groups
- Need to enable the expansion of the Co-op - 1 group
- A Bakery - 1 group
- Transport limited - limited times and expensive – if no buses, no other options - 1 group
- Recognise the difference between Holiday Homes and 2nd Homes - ie. Holiday homes generate significant revenue and work opportunities - 1 group
- Working in the village - local work to local people - 1 group
- Futureproofing - rate of expansion and Infrastructure V can't expand forever whilst retaining local character - 1 group
- Rate of expansion too slow - falsely inflating prices - 1 group
- Empty 2nd Homes - lost opportunities / ghost town effect - 1 group
- Need opportunity for Self-builds - 1 group
- Protect the size of plots - plots are too small and over-developed - 1 group
- Design buildings + houses, sustainable + sensitively to retain the character of the area - 1 group

**For the people who are self employed /running a business in the Parish - we asked what hurdles they have to overcome in the Parish ? These were the main issues raised**

- Lack of Storage space / commercial premises /small shared business units - all 4 groups
- Broadband and mobile signal - all 4 groups
- Access and parking for workers and customers - 2 groups
- Outside competition - losing work to firms outside the parish - 2 groups
- A lack of baked goods - 1 group

**And we asked what they saw as solutions?**

- Build / allow planning permission for storage / commercial premises - all 4 groups
- Marketing local businesses - Local Business Directory - to raise awareness locally in and out of the parish - 3 groups
- Public transport infrastructure - 2 groups
- New building to incorporate sufficient parking - 2 groups
- Better broadband / cable put in with new houses - 1 group
- A local bakery - 1 group
- Make sure the Post office is protected - 1 group

**When asked what sort of housing they would want they answered**

- affordable flats to buy : 1 and 2 bed - 2 people
- Tied' housing on a farm - 1 person
- affordable houses to buy : 2 bed house - 4 people  
3 bed house - 10 people  
4 bed house - 1 person

**When asked what was likely to make living here possible, they answered**

inheriting money - 25 people                      inheriting property - 9 people                      parents funding a purchase - 1 person  
savings/salary - 6 people                      parents moving out – 4 people                      parents dividing a house - 2 people  
opportunity for 'self-build' - 26 people

**When asked - How much would you be prepared to pay for Rented accommodation - on current income ? they answered**

under £500 per month - 12                      under £700 per month - 14                      under £900 per month - 2  
under £1200 per month - 2                      over £1200 - none

**When asked - How much would you be prepared to pay to Buy your own home? they answered**

under £150k - 7                      under £225k - 16                      under £285k - 4                      over £285k - 3

**To round up the evening Sarah Taylor asked each group to give one key issue that they felt strongly about**

**Group 1. ( 9 people - with the greatest variety – 24 to 30 )**

In reality everyone wants to stay here - so we need really affordable housing urgently, before we have to move out.

**Group 2. ( 7 people - the youngest group - mostly 18 to 25 )**

Commercial units for trades people / shared offices/ storage / commercial property - so that we can work here

**Group 3. ( 7 people - the oldest group 28 to 38)**

Urgently need 'really affordable' homes and parking for both Residents and Tradesmen - not tourists

**Group 4. ( 7 people - 23 to 26 )**

Second Homes - driving the prices up and creating dead space in the winter. Also we need to recognise the difference between Holiday Lets and Second Homes. ie. Holiday Lets generate income in the village and often the Second Homes homes are empty.