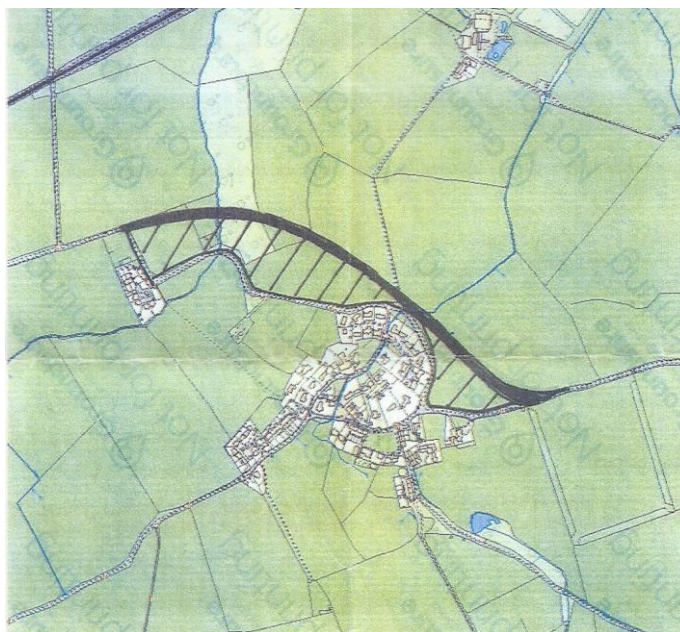


Housing Survey Comments

The following are comments annotated on individual survey responses:

Rather than piecemeal development a by-pass on the lines of the attached sketch would free up plenty of land without piecemeal developments which disrupts everyone. It would also eliminate five dangerous bends and enable a safe circular village walk.



Size of housing development should depend on the site.

Development on brown field sites i.e. Rock South Farm, Rock Moor, Midstead & by Plantation cottage.

I think we need one more category of size of development 20+.

Strongly agree with having a design code.

I would like to make the following additional comments:

1. The Housing Needs analysis for the parish published in March 2023 identified in Point 10 under the category of Tenure Affordability that only 11 additional dwellings in social/affordable tenures would be needed in the parish plus 43 potential demand as affordable housing ownership dwellings. Why then have 74 dwellings been identified as potential sites for development in Rennington alone?
2. I endorse the need for a more balanced population and the need for a move to smaller affordable homes, however making homes more affordable is only one small part in a plan to attract a more diverse population. We have no public transport system, no shops, no school. How will families or older people or those on low income be able to move here without a considerable amount of money in order to be able to afford transport and the increased fuel costs needed to live in a parish without additional infrastructure?

3. One of your 5 criteria identifies the need to protect aspect and vistas. The proposed allocation of 48-50 dwellings on land opposite the Horseshoes Inn would completely destroy the marvellous view from the pub across the fields and beyond, surely one of the most scenic parts of our village. Similarly, 'focusing on smaller developments', the idea of 48-50 homes is not my idea of a smaller development in a village as small as Rennington.

Finally can I add that I agree we need to attract a more diverse population, it seems unfair to me that children who have grown up here and who wish to stay can no longer afford to live in what is becoming a more affluent area in terms of housing stock. However we have a beautiful village and I emphasise the word 'village', defined in the dictionary as a small settlement in a rural area. It's a very scenic part of the world and I am sure a lot of us moved here because it offers peace, nature and tranquillity which I would hate to see destroyed by the building of large numbers of housing. My ideal solution would be small number of homes ie: no more than ten situated near existing homes and offered for affordable rent or purchase.

Size of housing developments should be 10+ in order that there must be some affordable housing.

New properties to be primary residences only.

There should be no more house building, we do not have the infrastructure to cope.

The location of housing developments should be decided by the people in these villages.

The types of dwellings should be single storey and dormer.

As there was no question about whether we thought there should be new development in the parish in the next 15 years, I thought I would answer this separately. There have been about 25 new houses built in the last 10 years or so in Rennington and there are 8 new houses being built. This seems quite a substantial number for this village and NCC has no requirement to build more. I don't think that we should be planning for any new housing in the near future, particularly as there have been no discussions about new infrastructure in the area. So far, the new developments that have been built have been 8 houses or under, and 3 of the 4 developments were on brownfield sites where there were farm buildings. Those have mixed sizes of housing so not all the houses have been large. I don't see that there is any need to build on open fields, as marked on your plan (the large area in yellow and the field by the lonnen), which give beautiful views. I think we should have some say about the style of any houses built as I think they should be more in keeping with the old farm cottages and barns.

NCC has no requirement for additional housing in the parish. Any speculative planning applications should be strongly resisted. The present infrastructure is inadequate for existing development/settlements.

The settlement boundary for Rock should be around the existing settlement only.

Additional housing should be on brownfield sites only.

The size and type of any new dwellings should be dependant on the site.

Feels like we can't avoid having more house built in the parish.
We shouldn't extend the Rennington settlement boundary as this gives us more control over planning applications.

Additional houses should be built where suitable sites can be identified.

We should fit the size and type of new developments to the surrounding area. It's up to the developer to assess demand for type of housing that fits without spoiling existing dwellings and landscape.

Difficult to have policies on mix of housing as each site will be unique and some more sensitive to existing dwellings and landscape than other sites.

Where is the shop etc. written in the plan for all these houses.

The size of any housing developments should be looked at on an individual basis.

We need design policies in place regarding the stonework quoins and random/course stonework.

Bollards 900cm/1m to be used for streetlighting. Photocells used to knock off lighting at midnight. If columns to be used, then max of 3m. LED streetlights to be narrow beam to create pools of light and small spread. Roofing materials should be specified as slate so when solar panels are fitted the panels will blend in more and be 'lost'.

Perhaps we should think about setting aside some area for communal parking as our service roads are narrow and maybe this will encourage people not to use their gardens for parking. Not everyone has a drive or off-road parking.

The style of stonework and the streetlighting at the North farm development should not happen again – ever. It is an eyesore.

The main road through Rennington has a 'few' areas which are not wide enough for two cars, let alone larger agricultural vehicles. There should be a lower speed restriction in place – or/and traffic calming . No footpaths – old people from the Grange going up to use the village green – dog walkers.

We will leave the settlement boundary decision up to Rock Estates and the working party in the knowledge that the best interests of the residents of Rock will be considered in keeping Rock beautiful, with green spaces, views and any properties being built will be stone with slate rooves.

Development in the Parish has been to the benefit of all settlements in the last 25 years. A modest amount of growth will add diversity, and new ideas to the community. New members can be a positive in our community.

Cautious about stipulating a restrictive design code as risk of offending those who already have properties of different designs. There are several types of design at Rennington village, all done for a reason.

Each location has different needs and if possible need to be considered differently.

Appears to be a shortage of 1, 2 bedroom cottages and properties for disabled and smaller families.

It is worth remembering that without development over the last 25 years a large proportion of the community would not be here, if we had been restrictive then.

We need to encourage the opportunity for small businesses/working from home/improve the general infrastructure when developing.

Rock settlement boundary – So long as it is drawn sensibly so as not to stifle/restrict sympathetic & necessary development & enhancement to the village.

Here are our thoughts about housing in the parish but especially in and around Rennington. We feel it is for the residents and homeowners in and around the other settlements to respond on housing in their communities. There is some danger of deflection of eventual housing development to other areas of the parish if, for example, people from Rennington seek to promote development in Stamford or Rock, but not in Rennington.

- The parish and Rennington in particular need to become more diverse communities, especially but not only in terms of the age profile of residents. The community in Rennington in particular is not sustainable. We could expand on the various reasons for and impacts of this, but would sum them up as the impact and result of a largely homogeneous yet seriously fragmented community in a semi-feudal environment.
- The need for housing – or its desirability - cannot be determined or implemented without consideration of employment opportunities and local amenities. These issues also figured in the initial NDP survey. Isolating housing as an issue precludes a more holistic consideration of local needs and the future of communities. You should not be asking people to respond to these matters in individual silos.
- There is a need for smaller homes which are affordable for younger people with or without children, probably intending to have them. Our first home had a floor area of around 700 square feet – perfectly adequate for a young couple.
- “Affordable” is in any case not the word we use to describe the kind of housing we feel is needed. We prefer “low-cost starter” homes, available on a buy, rent, or rent-to-buy basis.
- The homes we envisage are similar to those being constructed and financed in a number of other countries in line with the “Tiny House” concept. Small, low cost, highly energy efficient (think triple glazing, energy recycling system,

technologically advanced, visually-attractive one or two-bedroomed homes built on brownfield or other available sites. Google “Tiny Haus” for more details. They tend to cost between £125,000 and £160,000. In some instances they are constructed off-site and assembled where needed. Their exterior appearance can be adapted to suit different local vernaculars or design codes. They can be terraced, semi-detached, bungalows or apartments, depending on local demand, location and land availability. Given the outcomes of the call for sites, there should be no problem in identifying a suitable location for between 4 and 8 units. The land saved by constructing smaller properties could be used to provide child-friendly amenities.

- We do not see a need for any more large 4 or 5-bedroomed homes, which would probably serve to cement the current lack of diversity rather than improve it. Asking how many bedrooms houses should have is not a reliable guide to their size – we know people living in 2-bed properties of over 2000 square feet, 3-bed properties of less than 1000.
- We understand that the parish has already reached the threshold for the percentage of holiday lets. There should be no more holiday lets in the parish, for many reasons of which we are sure you are aware. The same should apply to second homes. These issues should be the subject of a local referendum if necessary. Every avenue should be pursued to ensure that where small, lower-cost homes are built, they are available only to local people.
- Again, to use developments in other countries as an example, homes of this nature are often only built in response to pre-activated local demand. They are commissioned and advertised locally by community-led partnerships of local councils, other local entities established for the purpose, building societies and developers. Purchasers or renters respond to local advertising, and pay a small deposit before construction begins, with the deposit increasing thereafter until construction is complete. This tends to ensure that the houses are permanently occupied by local people. It is all based on the concept of the social market rather than the free market. If you don't understand that, we are happy to explain.
- All of the above is being done elsewhere, enabling many younger people to find suitable and relatively low-cost housing close to where they grew up. There is no reason why this could not happen locally given the necessary partnership working, determination and goodwill.
- We completely oppose any move or stance on the part of the Parish Council to reduce the emphasis on “affordable” homes (but as you will have gathered, we reject this description – low-cost starter homes is a much more meaningful term), and would like to understand the motives behind this. Knowing the attitudes of some towards lower-cost housing, we will have our suspicions about the motives unless we hear otherwise...