



FARNDON

HOUSING NEEDS

SURVEY

Midlands Rural Housing
in partnership with
Newark & Sherwood District Council,
Nottingham Community Housing Association and
Farndon Parish Council
November 2006



Thank you to the
residents of Farndon
parish for their help and
support with this survey.



Contents

Executive Summary	4
1. Introduction	5
2. Purpose of the Study	5
3. Housing Costs	6
4. Availability of Affordable Housing	7
5. Planning Context	7
6. Respondents' Details	8
6.1. Age Profile	8
6.2. Household Size & Mix	9
6.3. Tenure of all Respondents	10
6.4. Property Type	11
6.5. Ethnicity	11
6.6. Migration	12
7. Sustainability Issues	13
8. Local Support for a Small Housing Development	14
9. Housing Needs Analysis	15
9.1. Local Connection	15
9.2. Residency	16
9.3. Housing Tenure	16
9.4. Respondents in Need Details	17
10. Conclusions & Recommendations	21
11. Acknowledgements	23
12. Contact Details	23
Appendix A: Comments Regarding Facilities	24
Appendix B: Comments Regarding a Small-Scale Development	26



Executive Summary

Midlands Rural Housing completed a Housing Needs Survey in Farndon during October 2006, to assess the housing need in the parish. As well as requesting specific housing information, the survey asks some general questions relating to the quality of life in the parish.

Midlands Rural Housing works with local authorities and other partners to increase the availability of affordable homes for local people. Affordable housing may be provided through both rental and shared ownership schemes and is for people with a strong connection to the parish.

House prices in Farndon are prohibitively expensive for people on low incomes. Farndon is a pleasant parish in which to live and is popular with its residents. As a result, properties do not readily come onto the open market, creating a shortage of supply and keeping prices high.

Farndon has an ageing population and in the long-term this may affect the sustainability of some local services. The survey results also highlight a common problem for elderly and disabled people in finding suitable single storey accommodation.

The survey identifies a number of families requiring affordable housing, however, the number of single, 1st time buyers is low, indicating that this group may prefer to move away from Farndon.

There is considerable support for an affordable housing scheme within the parish, although there is a general concern that Farndon may become over-developed. Many respondents are keen not to encroach on neighbouring green field sites.

68% of respondents require housing within two years. A high percentage are elderly and a number have mobility problems. A total of 25 respondents with a housing need were identified. This figure has been discounted to a final total of 18. The resulting breakdown is:-

- 1 x 2-bed house for shared ownership**
- 4 x 2-bed houses for rent**
- 4 x 2-bed bungalows for rent**
- 4 x 2-bed bungalows (special needs) for rent**
- 1 x 3-bed bungalow (special needs) for rent**
- 1x 3-bed house for shared ownership**
- 3 x 3-bed houses for rent**

Our recommendation is that a mixed development of 18 affordable dwellings will alleviate the current housing needs in Farndon.



1. Introduction

Midlands Rural Housing works with local authorities and other partners to increase the availability of affordable homes for local people in rural areas. In 2005 MRH established the Trent Valley Partnership to work closely with authorities in the East Midlands region.

Newark & Sherwood District Council and East Midlands Housing Association are partners of the Trent Valley Partnership. In Newark & Sherwood, during the period of 2005 to 2007, the partnership will be working with Midlands Rural Housing and parish councils to undertake Housing Needs Studies in rural parishes and identify opportunities for the development of affordable housing within the district. Rural parishes are those with a population of fewer than 3000 people.

This needs study looks at the shortfall in housing in Farndon Parish. Farndon currently has a population of 2,451 (2001 Census) and 1,075 survey forms were produced for distribution to residents throughout the parish.

During October 2006, Midlands Rural Housing and Newark & Sherwood District Council worked together to deliver a Housing Needs Survey form to every household in the parish. The return date for the survey was 31st October 2006 and returns were made via a 'Freepost' envelope directly to Midlands Rural Housing.

2. Purpose of the Survey

The aim of the survey was to assess the housing need in the parish of Farndon, in order to provide Newark & Sherwood District Council with the information it requires to meet local housing needs.

3. Housing Costs

Property Values: July - Sept 2006 - Newark & Sherwood

	Av Detached	Av Semi	Av Terrace	Av Flat	Av Overall Price	No. Of Sales
	£	£	£	£	£	
East Midlands	237,331	139,854	116,227	117,366	163,075	24,920
Nottinghamshire	230,638	131,807	105,031	108,495	159,839	4,210
Newark & Sherwood	245,078	132,887	110,575	117,032	170,750	670
Source: BBC 2006						

The table above provides a comparison of the property prices across the East Midlands Region, the County of Nottinghamshire and Newark & Sherwood District. It shows that the average overall price in Newark & Sherwood is higher than elsewhere in the region. A family wanting to purchase an average terrace house would need to be earning approximately £33,000 per annum to secure a mortgage.

Data from the Land Registry shows the following average house prices in Farndon (Postcode NG24 3**), based on sales between October 2005 – September 2006.

Detached - £187,718 (Based on 25 sales)

Semi-Detached – £141,854 (Based on 11 sales)

Terraced – £92,875 (Based on 4 sales)

Overall - £165,621 (Based on 40 sales)

As can be seen from a comparison with the previous table, overall house prices in Farndon are not as high as in Newark & Sherwood as a whole, however, prices for semi-detached properties are higher than the regional norm.



4. Availability of Affordable Housing in Newark & Sherwood

The District's Housing Needs Survey 2003 shows that, not only are open market prices becoming prohibitively high, but also that **levels of rented properties available from both the District Council and Housing Associations are falling** due to the Right to Buy scheme.

The District's Housing Needs Survey 2003 outlines the **need for an additional 614 affordable properties per year, throughout the district**. It states that, locally, the proportion of houses and bungalows is over 20% higher than the national average, whilst the supply of terraced properties is almost 10% below and the supply of flats/maisonettes is 12% below the national average.

5. Planning Context

Planning policy at national, regional and local levels imposes strict restraints on new housing development in rural areas. However, it is possible to relax such constraints in exceptional circumstances, e.g.: where new housing would meet a specific, locally identified, need.

Newark & Sherwood Local Plan **Adopted** –March 1999 (Policies H17 and H19) outlines the means by which the District Council can use the planning process to bring about developments that meet 'local' housing needs in rural areas.

The provision of any housing that may be provided as a result of this survey would be subject to a legal restriction (known as an S106 agreement) being placed on the development. This has the effect of limiting occupation of the properties to people with a strong local connection; e.g.

- A person or family currently living in the parish.
- A person or family who has lived in the parish but moved away to find affordable or suitable housing.
- A person or family with work commitments in the parish.
- A household containing an individual who was born in the parish.



6. Respondents' Details

The following sections of this report detail the responses from the questionnaires distributed and returned during October 2006, in Farndon Parish.

Respondents individual details have been kept confidential and any identifiable attributes have not been included in the results. Any comments that have been made may also have been edited so as not to identify individual circumstances.

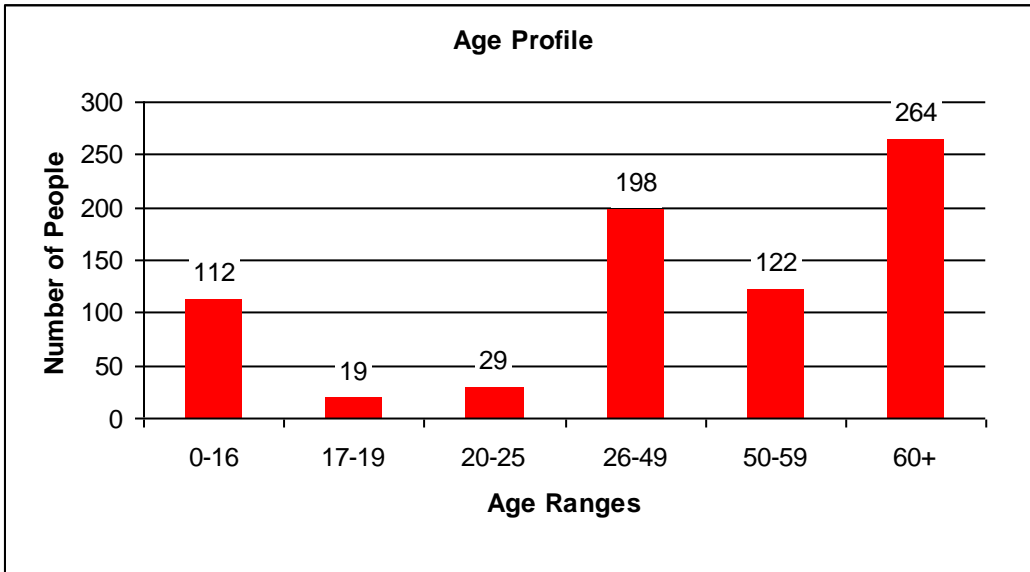
The following results are a snapshot in time and provide the village and Newark & Sherwood District Council with an insight into the parish in terms of current housing need, the desirability of the village and the current level of facilities serving the local community.

A total of 352 survey forms were received giving a return rate of 33%. This is a good response, taking into consideration that only people who have a housing need or those who are interested in commenting on local matters are likely to respond.

6.1. Age Profile

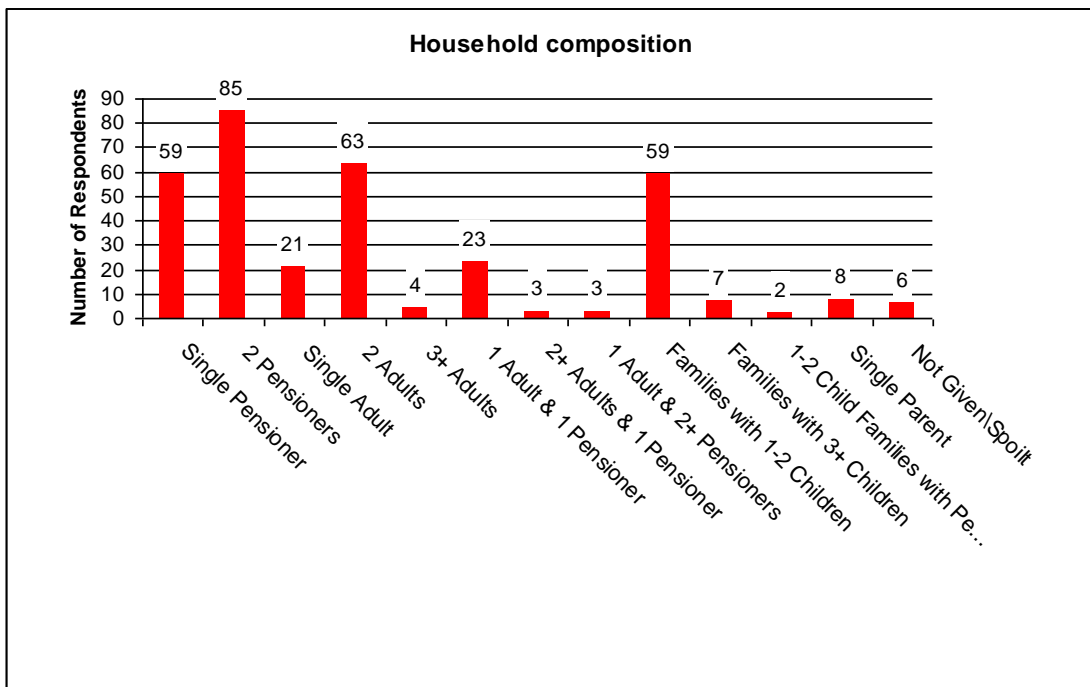
The chart overleaf shows the age profile of the 744 people captured on the 352 survey forms returned. The responses show that Farndon has an ageing population. **The largest single group at 35% is represented by people over 60 years of age and a further 16% of the population is aged between 50-59.**

The proportion of young people between the ages of 17 and 25 is particularly low at only 6% of the population and the number of children under 16, at 15%, is below average for a parish of Farndon's size.



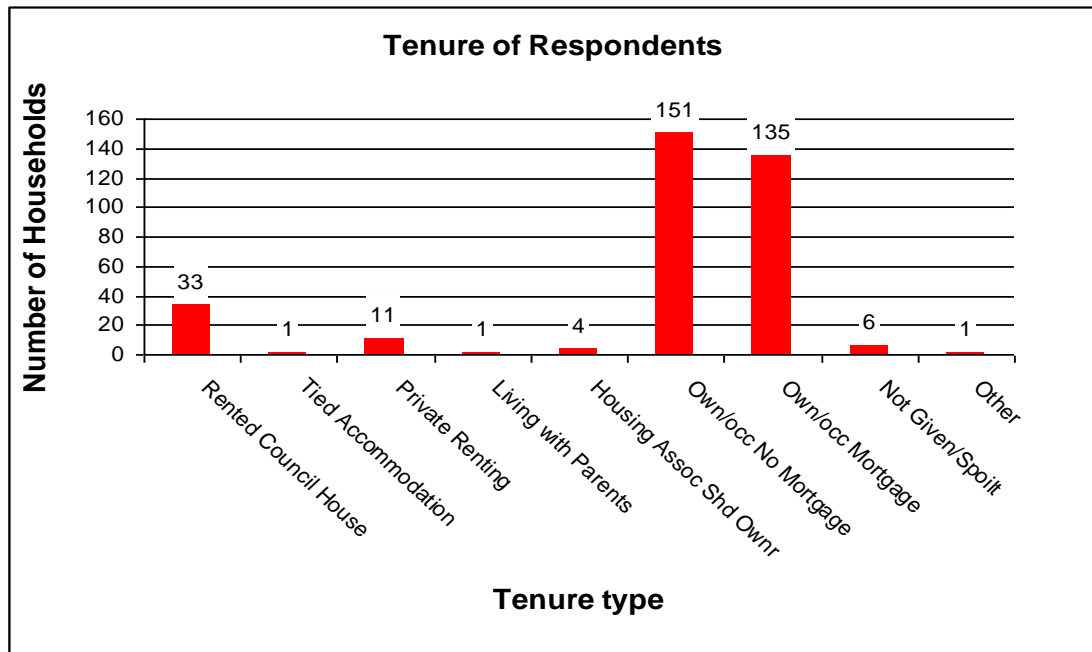
6.2. Household Size and Mix

The following chart shows the number of households in each size/mix category. **Total households with pensioners accounted for 51%**, followed by **those containing only adults accounting for 26%** of total households. **Families with children accounted for 22%** of respondents.



6.3. Tenure of all Respondents

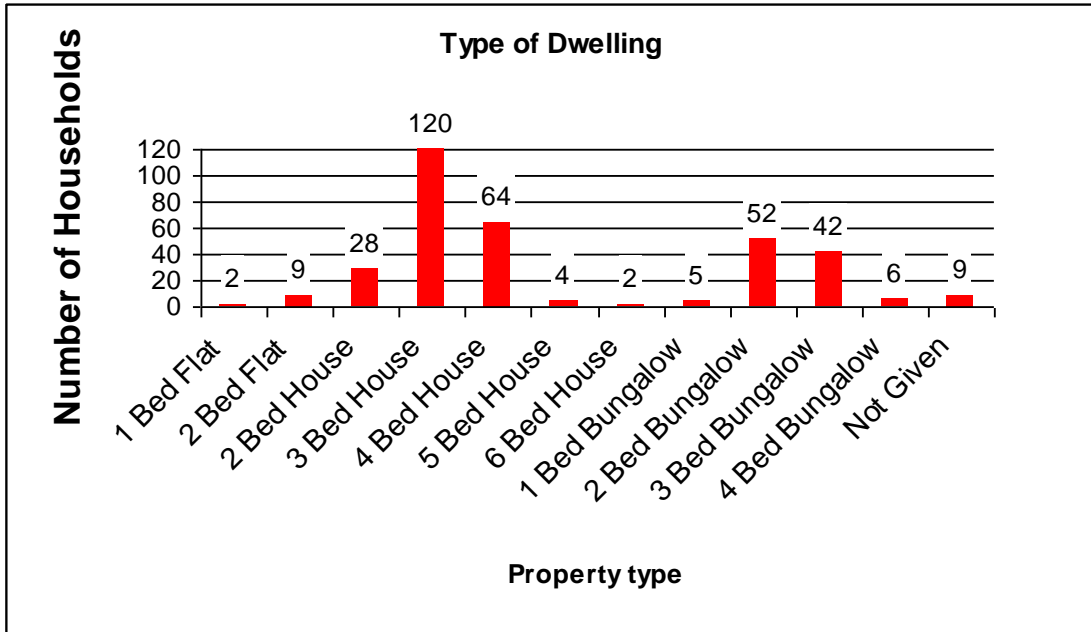
The following chart shows current household tenure of all respondents. **Owner-occupiers make up over 84% of households**, of whom 52% have no mortgage. **Rented accommodation makes up 13% of total households**, with over 73% of rentals being council houses.



6.4. Property Types

The chart overleaf shows that the **largest groups were occupants of 3 bedroom properties at 47%**, followed by occupants of **4+ bedroom properties at 22%**.

There is a good range of property types in the parish. In particular, **there is a high proportion of small flats, houses and bungalows with 1 and 2 bed properties making up a combined total of 27% of respondents**. This suggests that there are an adequate number of smaller properties available within the parish.

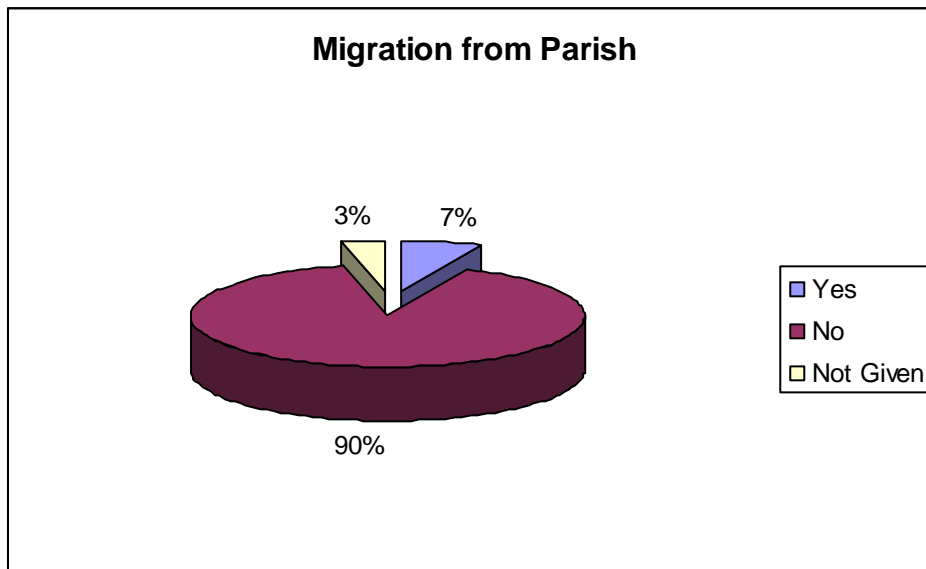


6.5. Ethnicity

Respondents' results showed that the demographic is predominantly White British. This supports the recent Countryside Agency report which found that rural settlements had lower levels of Black and Minority Ethnic (BME) residents than that of urban cores and that there were only 136,000 BME residents in rural areas throughout the country.

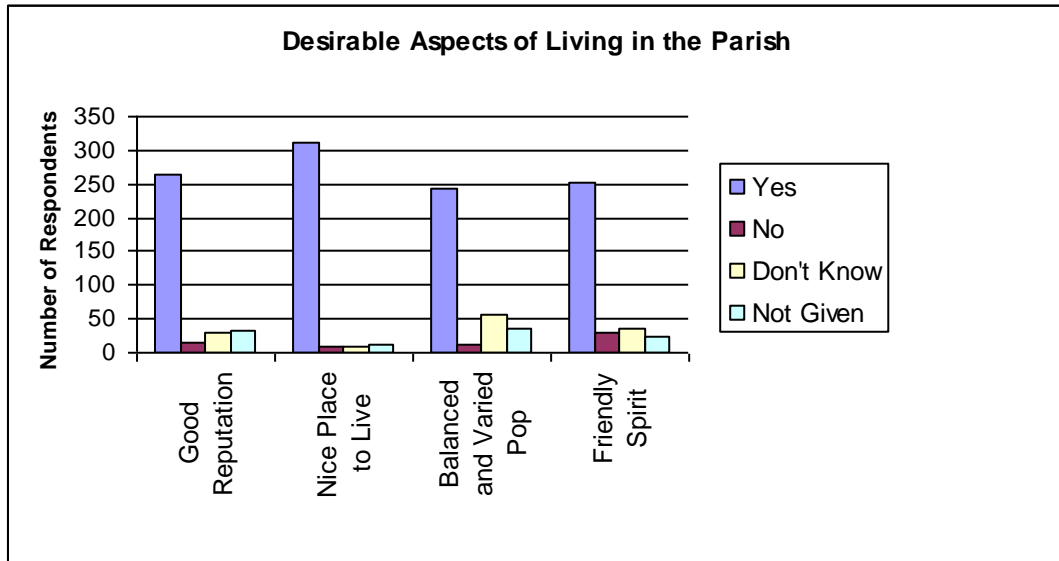
6.6. Migration

The chart below indicates that there have been a number of local people forced to move out of the village in order to secure suitable housing. **7% of respondents were aware of somebody who needed to move out to find affordable or suitable accommodation.**

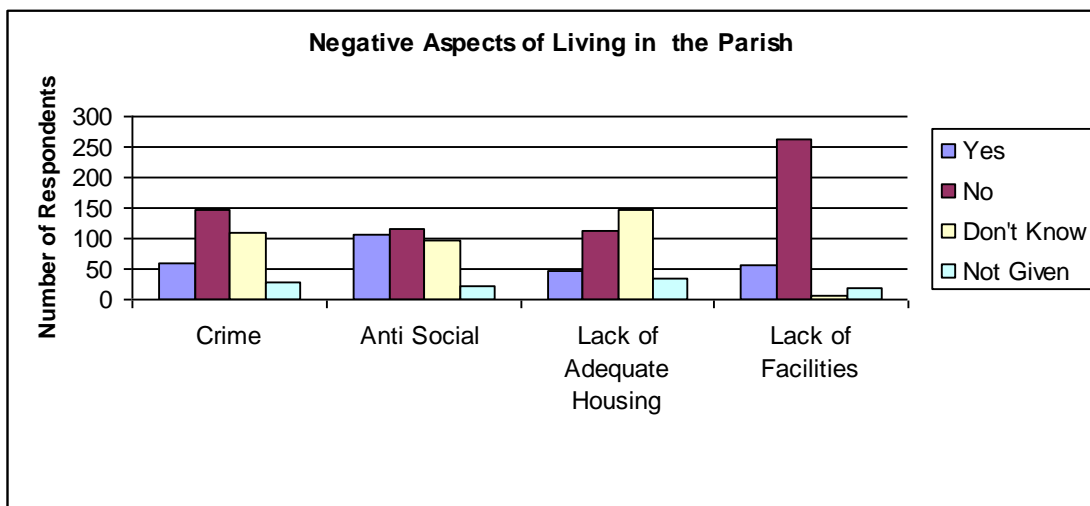


7. Sustainability Issues

Respondents were asked a series of questions relating to the perceived advantages and disadvantages of living in Farndon. The purpose of these questions is to build-up a picture of life in the parish and to identify any issues that could form a threat to the long-term sustainability of the village. The following two charts detail respondents' answers, from which we can gain an indication whether any affordable housing provided in the village will be sustainable in the future, i.e. will people want to live there in the future?



From the chart above it can be seen that the vast majority of residents consider that Farndon has a good reputation, is a nice place to live, with a balanced and varied population and friendly community spirit.

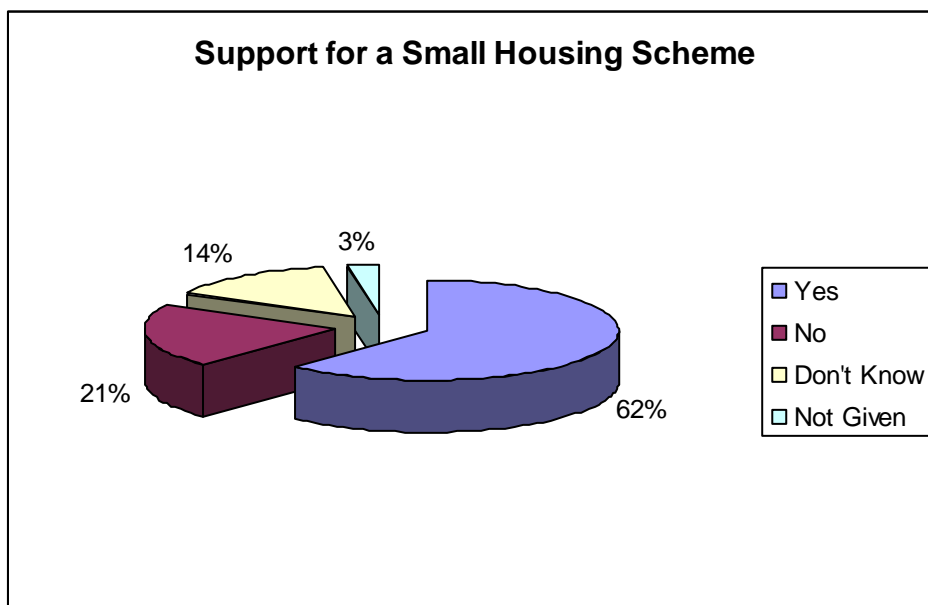


The second chart above shows that respondents consider there is some crime, although at a fairly low level and also some anti-social behaviour within the village.

A small number of respondents indicated a lack of adequate housing and essential facilities, however, these were in the minority.

8. Support for a Small Housing Development

The chart below shows the level of support for a small development of affordable homes for local people, being built in the parish. The chart shows **there is a high level of support within the community at 62%**. Conversely, **21% of respondents were against such a scheme**.



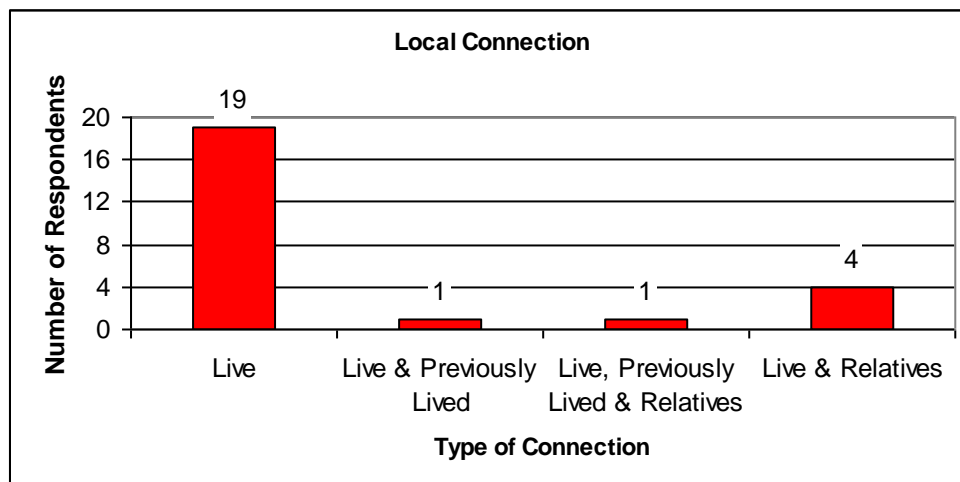
9. Housing Needs Analysis

Out of the 352 returns, 327 were from people who would be considered as adequately housed and would not be looking to move to alternative accommodation within the next 5 years. These respondents completed a survey form primarily to offer their support or objection towards a 'local needs' housing development, as well as to give their comments regarding the sustainability of Farndon and comment on its facilities. These were therefore discounted from the rest of the analysis.

Accordingly, as far as the requirement for affordable housing is concerned, there are 25 returns detailing a housing need. Of these, some respondents would potentially have the resources to satisfy their own need and may need to be discounted from the final analysis.

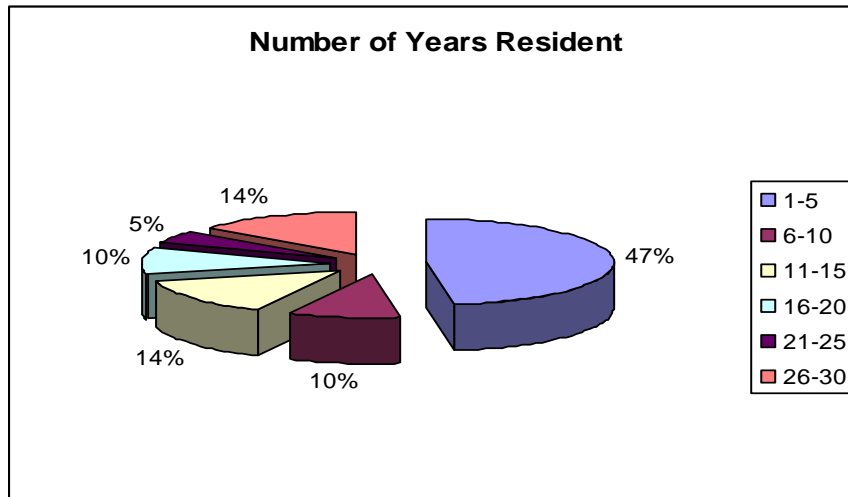
9.1. Local Connection

The graph below shows the type of local connection held by respondents with a specific housing need. There were 25 responses in total, all of whom are currently living in the village and fulfil the criteria for having a strong local connection with the parish.



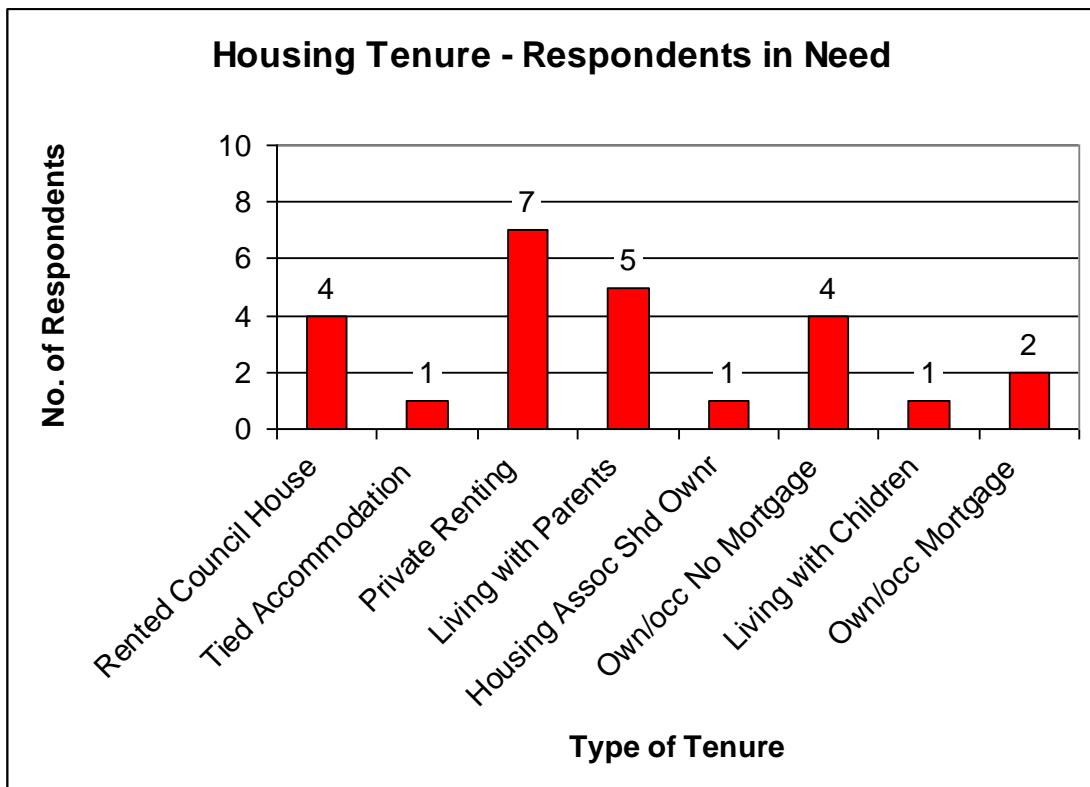
9.2. Residency

The table below gives the number of years that respondents have lived in Farndon. There were 25 responses to this question and 47% of respondents have currently lived in the village for less than 5 years.



9.3. Housing Tenure

The chart below shows the current housing circumstances of respondents with a need for affordable housing.



9.4. Respondents in Need Details

The tables below list the respondents who have expressed a housing need, what type of housing they would prefer, and our assessment of their need.

Single

RESPONDENT	ACCOMMODATION REQUIRED	REALITY TENURE
Living with parents, requires independent accomm. within 2-5 years. Residency 13 years.	1 bed house/flat. Shared Ownership.	2 bed house. Shared Ownership.
Living with parents, requires independent accomm. immediately. Residency 27 years.	2 bed house. Shared Ownership or Rented.	2 bed house. Rented.
Living with parents, requires independent accomm. immediately. Residency 2 years. On HA register.	1 bed house/flat. Rented.	2 bed house rented.

Elderly

RESPONDENT	ACCOMMODATION REQUIRED	REALITY TENURE
Single person, living in 3 bed rented property, requires smaller, cheaper, secure accommodation, close to carers within 2 years. Residency 40 years.	2 bed bungalow/flat. Rented.	2 bed bungalow. Rented.
Single person with mobility difficulties, living in 2 bed rented property, requires physically adapted, independent accomm. immediately. Residency 3 years.	2 bed bungalow, adapted. Rented.	2 bed bungalow, adapted. Rented.
Couple living in rented house, with health problems, require single storey accomm. and cheaper home, immediately. Residency 1 year.	2 bed bungalow. Rented.	2 bed bungalow. Rented.
Single person living in own 2 bed bungalow, requires smaller accomm. within 2-5 years. Residency 10 years. On	2 bed bungalow. Rented.	2 bed bungalow. Rented.

LA register.		
Couple living in own 3 bed property, require smaller accomm. in 5+ years. Residency 36 years.	2 bed bungalow. Rented.	2 bed bungalow. Rented.
Single person, living with parent in 3 bed house, needs independent accomm. within 2-5 years. Residency 19 years. On LA register.	1 bed house/bungalow/flat. Rented.	2 bed house. Rented.
Couple living in mortgaged 3 bed property, require smaller accomm. within 2 years. Residency 36 years. On LA register.	2 bed bungalow. Shared Ownership.	2 bed bungalow. Shared Ownership.
Single person living in mortgaged 3 bed house, requires cheaper home within 2-5 years. Residency 6 years. On LA register.	3 bed house/bungalow. Rented.	2 bed bungalow. Rented.
Couple living in mortgaged house, need physically adapted accomm. within 2 years. Residency 16 years.	2 bed bungalow, adapted. Rented.	2 bed bungalow, adapted. Rented.
Couple living in shared ownership 2 bed bungalow, need physically adapted accomm. immediately. Residency 25 years. On LA Register.	2 bed bungalow, adapted. Rented.	2 bed bungalow, adapted. Rented.
Single person with mobility difficulties, living in rented flat, requires physically adapted, single storey accomm. within 2 years. Residency 3 years.	2 bed bungalow, adapted. Rented.	2 bed bungalow, adapted. Rented.
Single person with mobility difficulties, living in rented flat, needs single storey accomm. immediately. Residency 3 years. On LA register.	2 bed bungalow. Rented.	2 bed bungalow. Rented.
Couple living in own 3 bedroom property, require smaller accomm. within 2-5 years. Residency 30 years.	2 bed bungalow. Rented.	2 bed bungalow. Shared Ownership.

Families

RESPONDENT	ACCOMMODATION REQUIRED	REALITY TENURE
Family of 3, living in rented 3 bed property, require independent accommodation within 2-5 years. Residency 4 yrs.	3 bed house. Shared Ownership.	3 bed house. Shared Ownership.
Family of 3, living in rented 3 bed property, require cheaper accomm. within 2 years. Residency 3 years.	3 bed house. Shared Ownership or Rent.	3 bed house. Rent.
Family of 2, living in rented 3 bed property, require cheaper home within 2 years. Residency 14 years.	2 bed house. Shared Ownership or Rent.	2 bed house. Rent.
Family of 4 with mobility difficulties, living in rented 3 bed property, require physically adapted, cheaper accomm. within 2 years. Residency 60 years.	3 – 4 bed house or bungalow, adapted. Shared Ownership or Rented.	3 bed bungalow, adapted. Rented.
Couple living in rented 2 bed property, require larger, cheaper accomm. within 2 years. Residency 29 years.	2 bed house/bungalow. Rented.	2 bed house. Rented.
Family of 2, living with parents in 3 bed house, require larger, independent accomm. immediately. Residency 1 year, with previous residency 20 years. On LA register.	2/3 bed house. Shared Ownership or Rented.	2 bed house. Rented.
Family of 3, living in rented 3 bed property, require larger accomm. within 2-5 years. Residency 2 years, with 20 years previous residency.	4 bed house. Rented.	3 bed house. Rented.
Family of 3, with severe health problems, living in 3 bed house, require physically adapted accomm. within 2 years. residency 12 years. On LA register.	2 bed bungalow, adapted. Rented.	2 bed bungalow, adapted. Rented.
Family of 3 living in tied accomm. require secure, independent accomm. immediately. Residency 3	3 bed house. Rented.	3 bed house. Rented.

Therefore the housing needs derived directly from the survey are:

1 x 2-bed house for shared ownership
6 X 2-bed houses for rent

2 x 2-bed bungalow for shared ownership
6 x 2-bed bungalows for rent
5 x 2-bed bungalows (special needs) for rent

1 x 3-bed house for shared ownership
3 x 3-bed houses for rent

1 x 3-bed bungalow (special needs) for rent

It is usual practice to apply a discounting factor as part of the scheme proposal process. This is applied because, in the time it takes to bring a scheme to development, some of the respondents will have resolved their own housing needs.

The standard discounting factors, recommended by the Countryside Agency, that are applied are 40% to shared ownership properties and 25% to rented properties. The differing factors reflect the ability of each group to resolve their own housing needs.

The resulting housing needs for Farndon parish are given below:

1 x 2-bed house for shared ownership
4 x 2-bed houses for rent

4 x 2-bed bungalows for rent
4 x 2-bed bungalows (special needs) for rent

1x 3-bed house for shared ownership
3 x 3-bed houses for rent

1 x 3-bed bungalow (special needs) for rent

10. Conclusions & Recommendations

Midlands Rural Housing, in partnership with Farndon Parish Council, has conducted a detailed study of the housing needs of the parish. This study has not only investigated the actual housing needs, but has also ascertained residents' views with regard to living in the village, and has identified the level of support for a development to meet local needs.

The **Sustainability** charts in **Section 7** show that Farndon is a popular and desirable place to live. Residents consider it to be a pleasant parish, with a well balanced population, friendly community spirit and few social problems. There is also a good range of housing types and sizes, and sufficient essential facilities to create a sustainable community.

As a result of Farndon's popularity, houses of all types, but particularly smaller properties and bungalows, do not become readily available on the open market. This is causing particular problems for young people seeking starter homes and for elderly people seeking to downsize.

The earlier **Age Profile** chart in **Section 6.1** shows that Farndon has an ageing population, with a high number of over 50's and an unusually low number of young people in the 17-25 age group. The percentage of children under 16 is also low for a parish of its size. To underline this, in **Section 6.2** the **Household Mix** indicates that 51% of households contain pensioners, while only 22% contain children. Continuance of this trend may affect the future sustainability of Farndon by having an adverse effect on essential amenities such as schools, leisure facilities and local businesses.

Those respondents with a housing need in Farndon reflect the findings described above. The majority of respondents (52%) are elderly; several have health/mobility difficulties and require specially adapted, single storey housing. In such cases, meeting the need can be justified even though applicants may have their own funds available from the sale of a property.

There are a number of families (36% of respondents) requiring accommodation, which indicates that affordable family housing in Farndon may be difficult to obtain on the open market. This is illustrated by the high price of semi-detached properties shown in **Section 3**.

Finally, only 12% of respondents are young people seeking entry level housing. This suggests that young people wanting to establish their independence are moving away from Farndon and would help to explain the low number of young people shown to be living in the parish.



The survey shows considerable support within the community for a development of affordable housing and this is confirmed by respondents' comments in Appendix B. However, it is also noted that there is concern that further development will result in Farndon becoming over-developed and will have a detrimental effect on surrounding countryside. Several respondents have stated their support for a scheme provided it is developed within the village boundary and does not seek to extend the village into greenbelt areas separating Farndon from Newark.

The survey has shown that there is an urgent short-term need for affordable housing, with 68% of respondents requiring housing either immediately or within 2 years. The remaining respondents are seeking housing within 2-5 years.

In view of the survey's findings, our recommendation is that a mixed development of 18 affordable dwellings should be considered to alleviate the current housing needs in Farndon.



11. Acknowledgements

Midlands Rural Housing would like to thank, Cllr. J. F. Clark, Chairman of Farndon Parish Council and Mr. S. Leveroni, Clerk to Farndon Parish Council, for their time and help in carrying out this Housing Needs Survey.

12. Contact Details

Miles King
Trent Valley Partnership Project Officer
Midlands Rural Housing
1st Floor
10 Cromford Mill
Mill Lane
Cromford
Derbyshire
DE4 3RQ
Tel: 01629 826040
Email: miles.king@midlandsrh.org.uk

Appendix A: Comments Regarding Facilities

The following is a list of comments and suggestions on general improvements to the quality of life in the parish, from several respondents to the Housing Needs Survey:

- We need a doctor's surgery and pharmacy; medical centre; doctor's surgery; medical centre; doctor's surgery; health centre; doctor's surgery/chemist;
- Improve the bus service; better bus service, particularly evenings to and from Newark; bus service to Nottingham has deteriorated; more frequent bus service; bus service is not good before 8am and after 6pm; more buses through the village during evenings; more bus shelters;
- There are gangs of children on the streets; children coming in from other areas; young people causing disturbances; anti-social behaviour by youngsters, loud music and damage to property; young people riding motorbikes on Long Lane and adjoining land & bridle paths; anti-social behaviour around the village hall on dark nights; littering & under-age drinking; vandalism; litter;
- More shops; more shops e.g. butcher, fruit & veg., takeaway, chemist; shops at other end of village; chemist, fish & chip shop, library; a shop in the other part of the village; takeaway; we need a chip shop; we need a shop on Long Lane; a small range of shops at the north end of the village would be welcome; all facilities are at one end of the village;
- Footpath along A46 East Stoke with additional bus stop; safe crossing on A46; traffic lights at Farndon cross roads – A46 traffic makes it difficult to exit the village; a number of village streets have inadequate lighting; Marsh Lane should extend to Lord Ted roundabout for quicker, safer access to the village;
- Police coverage is totally inadequate; anti-social behaviour is not adequately dealt with; better & more access to the village police; policing is only 9-5, lack of police cover during evenings;
- I have been burgled 3 times; drug taking & damage to vehicles; OAP home broken into; houses and garages have suffered burglaries; thefts from outbuildings; drug taking; drug users very threatening; teenagers acting aggressively;
- Children's play park needs updating; more modern park for the children; lack of proper equipment for young children;



- Youth club or similar for pre-teens to stop them walking the streets at night; more facilities for teenagers; skate park or youth club for teenagers; youth group for youngsters; hard surface play area for football/basketball/netball with floodlights; sports pavilion for all; facilities such as clubs for younger people;
- The condition of some paths and roads is terrible, particularly for wheelchair users;
- Speed calming measures on Marsh Lane; Cars speeding on Marsh Lane and Long Lane; speed humps on Marsh Lane & Long Lane;
- A46 dualling; A46 re-routing is long overdue;
- Farndon is fortunate in having a large enough population to sustain post office, pubs, bus service for local people. I am not sure this is sustainable for much longer; I think Farndon is a very nice place to live, I am very happy here; A great place to live;

Appendix B: Comments regarding the development of a small-scale affordable housing development for local people.

The following comments were received from respondents and give a general indication of their concerns for and against an affordable housing scheme. A random selection of comments has been reproduced.

- Not enough affordable housing for lower incomes; we need affordable properties to rent and buy; there is a lack of affordable housing for 1st time buyers and pensioners; not enough rented property available; no accommodation available for single people; young people, including my sons cannot afford property; my two children couldn't afford to buy in Farndon; there appears to be a lack of properties available for young first time buyers/tenants; there is no cheaper housing for young people; starter homes for the younger generation;
- I have to rent because I cannot afford to buy here – I am very keen to see a project like this, which could help people in my situation; I can't afford to buy in the parish and I know others who are in the same position;
- I have been on the council waiting list for many years – there are no affordable properties available to rent and a lack of council property, especially 2 bedroom, single storey accommodation for the disabled; the majority of council properties have been bought and there aren't enough houses to rent; not enough available local authority housing;
- More part ownership bungalows are needed; there are not sufficient affordable bungalows for older people, either to rent or buy; The parish needs more shared ownership properties and small 1 & 2 bed homes for 1st time buyers; prices are so high that young singles cannot get on the housing ladder;
- The council has saturated the village with 'less affordable' housing; all recent new housing has been very overpriced;
- Use the many brown field sites in Newark, not Farndon; Farndon is big enough; I am not against the principal, but the village is becoming over-developed; don't let Farndon lose its identity by becoming more of a 'sprawl' of Newark; the village is big enough already; there is already a good mix of housing in Farndon; there is already adequate affordable property in the parish; don't turn a once lovely village into a town; the infrastructure and road conditions need improving before we build further housing; Farndon's attraction used to be that it was a small country village, but not any longer; building any more will spoil the village;



- Affordable housing should be provided for local people only, not outsiders or migrants; housing is needed in the village, not spreading towards Newark; any development should be in-fill and not extend the present village boundaries; no more development or destruction of the surrounding countryside;
- I am concerned if local people are unable to find adequate accommodation; the basic annual income in this area is frequently under £15,000, which puts even shared ownership out of reach for single people – we need more rental properties available;
- there is not enough accommodation available to encourage elderly people to move into smaller properties and free-up larger, family homes; we need more council bungalows for an ageing population; when I reach retirement age I would like to be able to downsize and remain in the village; I am all in favour of smaller housing for 'downsizing' to release family accommodation; there should be more old peoples' bungalows;
- A small affordable housing scheme for local people would be the best thing this council has done in a long time!; a housing scheme would be an extremely positive move; I believe a sympathetic small development for local people is good;
- It is essential to have a mixed and balanced community, I fully support the need for affordable housing;