

Ap 5.3 Free text responses

Question 19

What increases do you think are appropriate for Ashwell? Make a comment on your choice here:

151 comments:

1. (i) Growth necessary to maintain good level of shops and services. (ii) Growth necessary to address current imbalance of dwelling type i.e. insufficient smaller units / bungalows for retired.
2. 1/2 bedroom houses needed for young locals not 4/5 bedrooms for weekenders positively no social housing
3. 20 years is a long enough time span to allow an increase in school building size etc. An increase in population may encourage the growth of shops and services in the village and it will surely enrich and encourage diversity. I was the first occupant of a house in Angela's Meadow in 1975. I remember the horror expressed by some at the thought of this mini-estate. It was absorbed - some of the original residents still live there. Beware of the NIMBYS!
4. 40 about right
5. 69 homes over 20 yrs seems reasonable.
6. 69 is a reasonable figure but we have to accept that there is a serious national housing crisis and Ashwell should be prepared to do its bit and as it did c.1920 and c.1950.
7. $8 \times 20 = 160$. Double the target. Allows the impact of housing to be assessed as each year goes by.
8. A number of bungalows in the village have been converted to two storey homes, limiting the available accommodation for people who need them e.g. elderly or disabled, which means someone wanting to downsize can't move on.
9. Affordable homes.
10. Amenities will reduce already lost Post Office this year. Possible reduction in bus services. Smaller units desperately needed for elderly and single people. The only place where community is encouraged is church and parish rooms.
11. Any increase over and above the NHDC may require infrastructure changes: drainage water school. Doctor services would need to enlarge too. Many smaller home have been converted into larger homes or larger consecutive homes on the site. Until smaller home are provided people will not downsize.
12. Any more than this would change Ashwell into a town and make it a satellite of Baldock. It is already urbanised enough
13. As long as there are social/affordable or cooperative housing. No need for 5/6 bedroom single /couple occupancy.
14. Ashwell has already provided a number of new homes in the last 10 years.
15. Ashwell is a big enough village. If it's too big, it becomes a town, leave it alone, its fine as it is.
16. Ashwell is a compact and balanced community. This happy state would be endangered by overdevelopment.
17. Ashwell is a moderately sized village and growth should be gradual.
18. Ashwell is a rural village, keep it that way.
19. Ashwell is a village of outstanding national beauty and should be preserved as such. It does not have the infrastructure to accommodate a large expansion of personnel, not does it have roads in or out of the village to cope with much increased traffic, particularly heavy vehicles. We need to protect our greenbelt for our future generation to enjoy.
20. Ashwell is a village with not enough amenities to cope with more housing. Why spoil a tranquil place?
21. Ashwell is what it is and should be allowed to remain that way. The new builds should be vast majority smaller affordable type for younger families but it is a fact of life that some home leavers will have to flee the nest to find housing within their budget. I have two teenagers myself and they will have to go where they afford.

22. Ashwell needs more sensibly priced smaller family homes. First time buyers are restricted to solely Victorian terraced or flats, even the Station Road development is beyond FTB. We absolutely do not need any more executive developments such as Angell's Farm or Broad Chalk, the High Street and Station Road would also need infrastructure enhancement
23. Brownfield or renovation of derelict businesses/housing
24. Built for the young and retired pensioners
25. Bungalows
26. But only smaller units for downsizing or starter homes. This is not the same as affordable accommodation. Many in larger homes would not qualify for an affordable home, but need smaller houses, which would free up family homes.
27. Care needs to be taken not to overload services - schools, doctors, water supply etc.
28. Considering the number of new homes built in recent years a further 69 seems out of scale both with the needs of the local community and the facilities available to support them.
29. Current pace of development is more than adequate and can easily be absorbed by the infrastructure. -Future build must be a mix of types.
30. Depends on where they are built and whether facilities (e.g. the school) can support old as well as new residents.
31. Disability status - work not possible
32. Do we want to live in a village or a town? I want a village.
33. Does this 69 include those already planned? We think (3-4) but capped at 60.
34. Don't know not qualified to answer
35. Don't want too many houses as it will spoil the atmosphere of Ashwell but need some new homes for renters who want to stay in Ashwell.
36. Enough new housing at the present time.
37. Expansion is necessary so a reasonable bus service must be considered otherwise there will be a problem with car parking etc.
38. Given the 69 new houses already planned over the 20 year period a further 10-20 would be appropriate.
39. Growth of houses that can be absorbed. Use of brownfield sites.
40. Has selected none in the previous question but has commented that bungalows (private) should be allowed if for downsizing for present local residents i.e. 2-3 bedroom with one ensuite, 1-2 living rooms; wet room with seat; small garden or patio, storage area; private parking for one car, for resident or visitor. Such a suitable property is only viable not to be in an isolated place nor along a busy main road. The public resources in Ashwell now meet the present population needs: - shops, doctors and dental surgeries, school, public transport. The character, style and historical value and attraction of Ashwell are profound. These aspects will be destroyed by development. Since the fulltime Post Office has closed, another one would be appreciated.
41. Have we not already achieved our total?
42. Housing needs are growing rapidly and village should not be allowed to stagnate.
43. I do not feel the selection options
44. I don't know the actual number of new homes that should be built in Ashwell, but I would suggest the number to be proportional to the national increase in population...
45. I think Ashwell needs 12 homes a year. Some for families to keep the school viable, some for downsizing and flats for single people.
46. I think the council recommendation is more than adequate other figures above would mean more houses being built.
47. I think there should be 'family homes' there are many small houses but less for families to expand into, and this number would redress the balance
48. I want Ashwell to remain a village. Large estates are not part of Ashwell or any other villages. Angell's Meadow ruined Ashwell in the 1970's. Let us not make it worse but the price of land in the village will make other options worthless

49. I worry that too much of an increase will put pressure on school places-one of the main reasons we moved to Ashwell was so that our son could attend the primary school.
50. I would indicate that this should be the lower end of this scale.ie. 2-3 per year
51. If Ashwell had the infrastructure for that amount of homes, that would be good to build around 70 homes, but the roads wont take it, there's no parking in the village and the shops are shutting, no school places or doctors either.
52. If the village becomes any bigger, it will need Zebra/pelican crossing/s on the High Street
53. If they were affordable properties (not £750,000+!) to encourage current families to move to bigger properties when they need to - so they can stay in the village where their children have roots
54. In Ashwell we have a great shortage of homes for elderly residents. Now it is impossible for home owners to move into Wolverley House and also affordable for young people
55. In fill about right
56. In the last 15 years Ashwell has got a lot busier, too many houses would swamp the village as far as traffic, as the number of vehicles is more of a problem than the people.
57. Increase in houses will ruin a beautiful village
58. Increasing the village by 10% over 20 years is fast enough growth, less would be better but I accept that we need to take our share. NHDC should be strongly encouraged to develop plans for a new settlement in the not too distant future
59. Infrastructure is inadequate to cope with 69 new homes over 20 years
60. Infrastructure limits mean that significant expansion should not happen. Infilling appropriate, not expanding the village boundaries.
61. Infrastructure not sufficient for major expansion, parking and school places already at a premium, and too many houses will change the "village" designation of Ashwell.
62. It is a village and needs no more houses. If it goes forward I feel it will contribute to a large amount of traffic.
63. It is important to ensure the scale of development (and the pace) preserves Ashwell as a village and avoids it turning into a town by extending boundaries and allowing inappropriate large scale development.
64. Just a guess, depends on how many small houses are combined to make large ones!
65. Large developments will have the tendency to overwhelm the adjacent homes and is very difficult to absorb them into village life and could change that part of the village and not necessarily in a positive way.
66. Like Ashwell as it is.
67. Limited expansion could be accommodated. This would depend on adequate infrastructure eg water and sewage
68. Local plan seems appropriate.
69. Modest expansion needed to sustain local amenities
70. More bungalows and 2 bed houses + 2 bed apartments Ashwell not big enough for lots of social housing only few
71. More houses being built but less services in village, i.e. loss of post office, children's services, mobile library to go. school over subscribed/ lack of space already. Quality of life being affected by more people in village/ constantly driving in and out of village.
72. Much depends on other factors outside local control, such as availability of water, local economy and transport costs. However, it is important the community can support its young, so extra affordable housing is vital on an ongoing basis. Given overall population growth this level seems about right.
73. My choice does not indicate size of house. Ashwell does not need 40-80 5 and 6 bedroom houses. The village probably needs more 2 and 3 bedroom houses.
74. Nearer 40 than 80
75. need affordable housing

76. Need bungalows suitable for the over 50's, small secure gardens, to buy when downsizing without ridiculous rules not to allow pets etc.
77. New dwellings should be 'Ashwell-friendly' and not ruin the village look / appeal.
78. New mixed and semidetached homes will increase services within the community, and by agreeing to such increase now, planning can be undertaken with long term sustainability in mind.
79. No decision because of my age
80. No housing for commuters.
81. None is unrealistic. However, growth should be limited to 1-2 a year as the village has neither the infrastructure or facilities to sustain larger expansion. Furthermore, growth should be kept to a minimum in order to preserve the character of the village.
82. Not enough information on the local infrastructure to judge accurately on more
83. Not sure
84. Number to average 3 to 4 homes a year over a 20 year period.
85. On the basis that a large proportion have already been built or planning agreed
86. Over the last 10 years considerable development has taken place and with 32 houses either under construction or proposed at the present time (1-2,20- 40) seems appropriate.
87. Over the years, land/space in Ashwell has been built upon. It looks as if any opportunity for development has had a building rammed into it. Residents want Ashwell to remain a village not a town.
88. People have to live somewhere and the world's population isn't getting smaller.
89. People need homes
90. People need somewhere to live. We can't just keep the village to ourselves. Will support local businesses and local public transport
91. Planned incremental growth compatible with respecting the quality of Ashwell in its rural setting
92. Prefer no more but understand some should be accepted
93. Providing in sympathy with village, not large executive houses
94. Provision should be made to allow local young people to remain in the village. Also for the older generations to remain with their younger relatives, suitable private accommodation.
95. Question not clear. I suggest more than 69. It should be 200 + build suitable village facilities i.e. sports, community etc
96. Recent new builds should be deducted from the 69 (i.e. Walkdens, Moules Yard, copse). Last 2 years has seen significant growth. Ashwell is a village, any further development must not be at detriment to the village's characteristics and community. If builds have to happen then infill, do not extend beyond current village boundary.
97. Retirement homes to buy
98. Roads and services could not accommodate too much development
99. School and doctor already overloaded
100. Seems a reasonable rate of increase without over stretching local amenities.
101. Services and schools would be overloaded if too many houses built
102. Should be a planned expansion, e.g. a site might have 10 or 20 houses this could happen in a year: but the total number could be restricted by utilising a structure plan for 20 years.
103. Small numbers to maintain the vital intimate character of this beautiful village
104. Small properties on brownfield sites.
105. Smaller affordable family homes and homes for older residents. The nature of the village is changing due to large expensive properties.
106. So much depends on the type of housing built. We require smaller properties suitable for single people or as starter homes. If these were planned I would support a few more annually.
107. Some smaller houses or bungalows that are affordable for young people and for those who want to downsize. Ashwell is slowly becoming a place for elderly retired people to

- live as house prices are so high young people can't afford them. Roads, Doctors, School will not be able to cope.
108. The attraction of Ashwell is its village character - too much development and expansion could jeopardise this.
 109. The current number is high but has nearly been reached by current plans. There shouldn't be more than 69 new houses.
 110. The houses that are being built are too large and people do not use the local amenities. The people use supermarkets
 111. The infrastructure would not be able to cope with large influxes of new building projects
 112. The infrastructure cannot support any more houses i.e. water/sewerage. car parking is already a problem
 113. The infrastructure can only just cope with the number of people in the village - schools are stretched
The main road through the village is busy enough. School already very busy with numbers
 114. The number would satisfy NHDC and the village infrastructure could absorb this slow/medium growth i.e. school, doctors etc.
 115. The suggestion of 69 new dwellings does not take into account the number of approvals for construction that has been granted in the last two years and also 69 more is too many!
 116. The village needs to accept new development but it also needs to be appropriate to local needs in an appropriate location and its format should protect or enhance the character of the village.
 117. The village should retain its identity excessive expansion will prevent that.
Infrastructure is a significantly problem already.
 118. The village will be changed beyond recognition if every small space is built on.
 119. There has already been a lot of houses in the station Rd end of the village so more should be elsewhere in the village.
 120. There are already far too many housing estates in Ashwell. Mainly in Station Rd. Surely we have exceeded 69 new homes already! School cannot cope and doctor. Another mini estate being built this month by origin, who are useless landlords. I live in Walkdens!!
 121. There have been a large number of new homes recently with more due to be built if we keep going at this rate Ashwell will no longer be a village. : Partner lived in Ashwell in her whole life
 122. There have been quite a few recent developments, what is needed is smaller houses and social housing.
 123. There is a housing shortage cross the wold of the south of England and all communities need to help towards it however there have been quite a few developments recently in Ashwell and the number of house has already increased by a significant percentage.
 124. There is a limit to how many houses can be built whilst still having space at the school, surgery etc. traffic congestion
 125. There is a serious lack of small units. We need starter homes for young people, and small properties suitable for retirees. We do not need more large houses. We would benefit from some retirement apartments/bungalows, with a warden, available to Ashwell residents i.e. ones which can be purchased or rented, with no restrictions relating to their current property.
 126. There seems to have been lots of houses built over the last 10-20 years and the village is becoming less of a village.
 127. Think how many vehicles would be added to the roads by the addition of even 20-40 new homes. Part of the attraction of Ashwell is its peace and quiet and lack of traffic pressure. I come from a once quiet part of Essex where daft decisions developments have made the roads comparable to those of a London Borough. It would be a shame to ruin Ashwell this way.

128. This could include enlarging the mobile home site for older residents taking pressure off the main village
129. This question is flawed/misleading, and results should be ignored. 3 or 4 equates to 60 to 80.
130. This would be a fair & realistic growth which is less than at present.
131. This would be dependent on the infrastructure being able to support the increase in families/children moving into the village
132. Timing is as important as quantity. New developments need adequate time to mature and become an integral part of the village.
133. Too many homes will spoil the character of the village and school etc would no longer cope. Roads would be even more congested
134. Too many NIBY's live in Ashwell
135. Too much or too rapid expansion would risk changing the character of the village and put amenity sites/views at risk.
136. Urgent need to build/convert a large number of smaller units straight away, but not to maintain this rate for more than 1-2 years.
137. Very little infill space left- anymore means extending the boundary to allow room
138. Very special village- careful development needed to prevent imbalance. New rectory required- present " temporary rectory" not suitable.
139. Vicarage down Gardiners lane
140. Village and hamlets in England have their own special quality and charm which can easily be destroyed by tasteless and/or extensive construction of new homes whose numbers have been allocated simply to meet arbitrary government quotas. We have seen town centres individuality disappear, we don't want to see that happen to our village - which provide their inhabitants with a type of life that is altogether different from that of towns and cities.
141. Village is getting too big, moved here for green spaces and they are slowly eroding.
142. We do not need any more 5+ bedroom houses that sell for £1m+. This does not help the local need. We need houses for families and people who will help to support the village services.
143. We do not need any more houses or it wont be a village.
144. We have had significant developments over the last 30 years. We need to only have individual houses no new estates. No more executive houses.
145. We have two substantial developments underway near Station Road and we need these to settle down and for the local facilities to cope with the expansion they will have to absorb
146. We must have more houses that are affordable to live in, as long as the infrastructure improvements are made to accommodate them.
147. We need people from a wider strata and needs to live in the village. This enables services to be retained, e.g. bus services etc. A healthy community requires diversity and maybe more local employment.
148. We would like to build a new "last house" on land adjacent to our current house, either in the grounds or neighbouring paddock. However, conservation officers object to "curtilage development" and paddock is outside boundaries. New homes all seem to be starter, but the population is ageing.
149. Within living memory about 200 of the above 900 homes have appeared. They have been occupied largely from families outside the village (including commuters) from London) etc. Building more houses in Ashwell will provided more houses for more commuters and their children. There is very little work in Ashwell to support local employment. The more houses the more Ashwell becomes a commuter dormitory.
150. Would be prepared for 50-60 but not 80 in 20 years.
151. Would not rule out up to 12 per year. We need a lot of houses to stop or reverse rents and house prices going even higher. Ashwell alone will not affect regional prices, but we should do to help the region.

Question 21

Any comments about the types of housing you think are needed?

103 comments:

1. Smaller units for new entrants to housing market; Smaller units for downsizing; Bungalows for elderly; Sheltered private for elderly not able to access Social Housing; Social Housing to address demonstrated need.
2. 1 to 2 bedroom housing for younger people to afford to buy in Ashwell.
3. 2 - 3 bedroom houses for the average buyer not 5 bedroom houses at Â£1 million plus.
4. A 5/10% increase in housing numbers is not an unreasonable rate of development over a 20 year time line.
5. A mixed housing melee in terms of capacity
6. A mixture - council and private.
7. A mixture of different sized private housing.
8. A spread of housing types is needed. However, Ashwell has its fair share already of up-market accommodation. More ordinary housing is needed, especially for both young couples / singles and probably for the elderly.
9. A varied range of the above
10. Affordable - to cover a cross section of needs.
11. Affordable
12. Affordable family homes 3 bed plus and smaller properties for older residents who want to down size (which will in turn free up larger properties for families)
13. Affordable for Ashwell people, especially first time buyers.
14. Affordable housing for the elderly and young local single people at sensible rent or part ownership. +Artist accommodation i.e. flats above and studios below.
15. An ageing population requires additional provision of small, easily accessible, properties with some form of legal/formal framework to prevent these (e.g. bungalows) from being purchased and turned into 4+ bedroom houses.
16. Any new homes should be built in a style akin to that of the village
17. Anything except large executive style homes.
18. As stated above homes for elderly residents and for time buyers not for five/six bedroom homes
19. Ashwell Primary full to capacity so unless school is relocated or re built within village then housing growth should be focused on non family accommodation (elderly, retirement, or young starter homes) etc.
20. Bungalows - help cater for less mobile people
21. Bungalows 2 bed/2 bed apartments & 2 bed houses is what most people need for village any more bedrooms will be needed for a place by Town & Shops
22. Bungalows for older people who cannot manage stairs and walking up hills. This could free up houses that are single occupancy and that have had to be adapted.
23. Bungalows take a disproportionately large area of land for the accommodation provided, however could be needed for disabled use.
24. Bungalows tend to take up too much valuable land. We definitely do not need any more 4+ bedroom homes.
25. Bungalows to enable downsizing.
26. Do not think Ashwell Housing Association homes should be available for sale.
27. fewer 4+ bedroom houses to redress balance after recent developments with 5 bedroom houses
28. Fit housing to lots without over building on lot i.e. gardens and green spaces to be part of a planned renovation and development
29. Flats and apartments as many people would never be able to afford 4+ bedroom homes in Ashwell.
30. Flats involve more people and cars per area of land, so more perhaps not ideal. Ashwell is not a good place to live for people with limited transport and limited means. Smaller houses for starter families would encourage young people to settle here
31. Housing built specifically for older members of the community who no longer wish to live in their larger homes may assist provision of larger properties for younger families. Currently there are few places for such people to downsize to.

32. Housing suitable for older people- warden assisted/bungalows
33. Housing that is flexible i.e. for young people or people downsizing.
34. I am assuming that the Walkdens extension will be built. Since Wolverley has been in effect closed to those who own property in Ashwell, some private/warden assisted flats as well as smaller houses/bungalows. Please no McCarthy and Stone four storey apartment blocks.
35. I can see the need for all of these - smaller homes for both younger people and those wishing to downsize, larger homes for families to move into, thus releasing smaller homes for those who desire them.
36. I would much prefer totally new centres of population to be created to meet current national housing needs - centres like new garden cities - which could provide jobs as well for the habitants - rather than ruining scores of villages whose breadwinners would have to commute to work - thereby adding to atmospheric pollution - and whose services - particularly schools - would be detrimentally affected by increased numbers of children.
37. If there has to be additional housing then flats/apartment. In Switzerland, villages where there is a shortage of land space, allow the construction of small apartment blocks (4 to 6 apartments) thus making optimum use of land space. Perhaps this is a possibility for UK villages.
38. I'm sure my comments are irrelevant `as the powers to be` are determined to make this beautiful village that I have lived in for 35 years another town!
39. in the last few years large expensive properties have been built and we now need smaller houses to maintain a healthy balance
40. It would be important that any new development fits with the Ashwell look. The recent development on Silver Street would be a good example of keeping with the look of the village.
41. larger living areas not tiny holes
42. Many large houses have been built or converted recently. This should be stopped and resources concentrated on the smaller units.
43. Many more really affordable properties for first time buyers or rental properties with affordable low rents.
44. mobile home site could be enlarged for older residents
45. More houses are needed for families of lower income (i.e. young families and elderly couples).
46. More in 1/3 bedroom range than 4/6
47. More lower cost housing
48. More sustainable green houses
49. Most houses should be smaller not 4 +beds.
50. Most people in Ashwell own their homes so the need for Social Housing/ Housing Association property is minimal* and if not occupied by people from the village risks those in need of some from outside the village being brought in. The negative vibes about 3-5 bed houses is misplaced. People in 3 bed properties are still having to move out of the village to upsize because of a shortage of larger properties, also the occupier of larger properties add to the prosperity of the village. (*unless providing accommodation which would not be attractive to a commercial developer)
51. Most recent builds are large luxury homes and cheaper smaller homes are at a premium.
52. My daughter wanted to buy a two bedroom Victorian house but stock diminished due to extension and knocking two together. This is the housing that is needed for singles, couple and young families. Definitely not executive style large houses
53. No more exclusive, executive, upmarket designer dwellings as too expensive for all but a few.
54. No more exec "resident" developments as on Ashwell Street.
55. None are needed.
56. None too many now.
57. Number of persons living alone has and is increasing, I don't see why it would be different in Ashwell.

58. Please no 'Barratt' style homes / closes or estates. There must be other more suitable solutions. New 'designed' homes can add to the character of the village.
59. Please no more 54+ bedroom homes! Now that people who own their own homes can no longer move into Wolverley house, there is an urgent need for suitable homes for the elderly, some of which need to be warden controlled, for people who are owner - occupiers- i.e. small bungalows or sheltered flats. it is very sad that long- time residents who need sheltered accommodation are being forced to leave Ashwell because they cant move into Wolverley house!
60. Priority for the future is essentially 2 and 3 bedroom houses.
61. Provision should be made to allow local young people to remain in the village. Also for the older generations to remain with their younger relatives, suitable private accommodation.
62. Retirement properties -Flats and rental options
63. Roadside parking is already a massive problem- so is speeding through the village -new houses must have adequate off road parking. Most households seem to have at least 2 cars.
64. There is a serious lack of small units. We need starter homes for young people, and small properties suitable for retirees. We do not need more large houses. We would benefit from some retirement apartments/bungalows, with a warden, available to Ashwell residents i.e. ones which can be purchased or rented, with no restrictions relating to their current property. My choice does not indicate size of house. Ashwell does not need 40-80 5 and 6 bedroom houses. The village probably needs more 2 and 3 bedroom houses. Small, affordable for singles and seniors.
65. Smaller 1 to 2 bedroom housing for starter and older people are needed. We do not need any more 4+ bedroom housing for the London rich.
66. smaller affordable private properties, shared ownership, social housing
67. Smaller but with open and spacious rooms to encourage downsizers who would find poky rooms claustrophobic. Modern. Ecosound
68. Smaller cheaper housing that's private and / or housing associations.
69. Smaller homes but with adequately sized rooms - not too small, and a garden where appropriate.
70. Smaller homes for aging population - we think of apartments for the elderly as unattractive dwelling that have hallways smelling of stewed cabbage but modern apartments are far from this stereotype. Building homes for the elderly will naturally release family home within the village.
71. Smaller homes so that more can fit into potential development plots. Good for older people and limits impact of new sites within the village
72. Smaller houses and social housing.
73. Smaller houses for lower income families. Homes for the older people to downsize. But not developments that contain one house type. Older especially people benefit from living in housing mixed with single, working people, families (young and old). What is not best at all is the same type of living in houses all next door to each other- that is not community.
74. Social Housing. Note not "Affordable" housing, which can be rented for (and will be in the case of the Walkdens extension) up to 80% of the commercial rate. We need true "Social" Housing. Which is up to 50%. Building Affordable Housing will just result in people moving into the village.
75. Something for young people to move into or move back to Ashwell.
76. Starter homes, retirement/downsize home, Ashwell is already well stocked with family homes
77. Suitable homes for the retired would be useful
78. Sustainable energy efficient houses
79. The community needs to build for an ageing community not just for moving and upgrading families. We also need to build affordable homes and be inclusive of all social groups.
80. The demographic of an aging population needs to be addressed.

81. The types have to be a mix with an emphasis on young people, young families and the elderly. Also bearing in mind that local authority houses have been sold and now housing association homes are about to be offered for sale.
82. The village needs more younger people who cannot afford 4+ bedroomed houses.
83. There are enough large properties in the village. Starter / first time buyer properties are what is needed to encourage 'young blood' in the village.
84. There is a need for sheltered housing for the aging population and possibly a nursing home/private care home for people excluded from Wolverley House, which is means tested so therefore not an option for elderly Ashwell residents.
85. There is already sufficient social housing and small houses/flats in Ashwell. A vibrant community will be sustained by families moving into the village.
86. There is no station within walking distance and the local facilities are appropriate for a village. Homes operated by a housing association are easier to manage in a large scale with strong public transport links and in a large conurbation. Affordable housing is not particularly suitable to a village environment. There is though a need for assisted living, sheltered housing and home for the elderly as well as most forms of family housing.
87. They should have their own parking space. Village has too many cars for the roads
88. This is a place where middle aged and older people live and settle, rather than a dynamic place for younger people. Housing should reflect this need.
89. We definitely need flats/apartments (private) and Bungalows (private) as if you are a private house owner you no longer have the option to move to Wolverley House. So to have properties like it but private will give residents who wish to stay in the village to stay rather than have to move as most probably lived in the village along time.
90. We do not need any more large (5-6 bedroom) houses in Ashwell. They only attract outsiders and do not help the local people get on the housing market and stay in the area.
91. We do not need any more houses in Ashwell or it wont be a village.
92. We do not want more private houses leading to village imbalance.
93. We need houses for Ashwell's young people of the future for renting out, So many young people have been forced out of the village by the asking price on property being so high.
94. We need more housing but privately only. no HA if you cannot afford to live in Ashwell, live somewhere else
95. We need small cheaper units for village young and old people. Recent designs have not respected the Village Design Statement, and the planners should be required to return to their former policy of following the Statement as formally agreed. Some recent housing is an inappropriate eyesore
96. We need small units for the elderly. This would free up family homes so there would be no need to build more family size homes. It is outrageous that elderly Ashwell people who own their own homes are no longer eligible to move in to Wolverley House which was built for Ashwell people
97. We need smaller houses that people (of any age) can afford - also warden assisted homes for people from the village i.e. if you sell your home you should be able to stay in the village.
98. We think a nursing home would benefit the sick & elderly. This would be good for them and prevent them from leaving the village.
99. What is needed, if we must extend, is smaller affordable properties. Large swanky expensive houses are not needed.
100. What research has been done to know what sort of housing needs there are in North Herts? We are told that we must build more but little information is given as to where the people are now. And who exactly they are. Locally (i.e. in Ashwell) we should push for more smaller units and not allow any more large ones as we have at the top of Kingsland Way (3 very large detached when we could have had about 10 smaller properties)
101. Whatever types are most required ... just not too much. Larger homes are obviously likely to come with more vehicles than, e.g. warden assisted bungalows

102. When you analyse these forms I suspect you will find there are many (like myself) who are single occupants of large accommodation children have flown and partners have died. This is the demographic of the future. Many of these houses would provide for new families if more suitable properties are available for older singles to move into. Personally I would like a 2 bedroom bungalow in its own plot - at the moment a lot of compromise on my part may have to be considered. Such a move would be for purely social reasons - not financial.

103. You have to keep the village viable - (note the loss of bus services and post office). You need a mixture of age groups and housing.

Question 23

Do you have any comments about your views on acceptable development types?

100 comments:

1. I would prefer not to see a large development of homes that all look the same! some clusters with some variation would be preferable and should keep in line with the aesthetic and architectural and historical variety of properties in the village.
2. A balance of building numbers will ensure that there is a planned, coordinated building without numerous sites causing mayhem on roads and across multi sites within Ashwell. planned development is key to maintain Ashwell as being a tranquil and loved village.
3. Affordable housing should be built
4. Affordable homes for the elderly and young people
5. Again depends upon size of homes would be happier about up to 10 3 bedroom houses but not up to 10 5 bedroom houses.
6. All units should have parking for two cars. There should be green buffer on each small development. The developers should put some funds to offset disruption
7. Any development should "blend" in with surrounding area and not detract from the beauty of this village.
8. Any developments should consider the nature of Ashwell - i.e. a rural community with finite facilities.
9. Any growth should be gradual so that the infrastructure can cope
10. Are there derelict properties that may be renovated?
11. As long as houses are not too crammed in then fine.
12. Ashwell has an important history. It was one of 5 market towns in Hertfordshire in the Middle Ages. It has numerous grade I and grade II listed buildings. Please treat Ashwell with sensitivity. It is not a suburb. Access roads are narrow.
13. Ashwell has successfully integrated Angell's Meadow. To develop another such would fling the new community too far from the centre. Better done in smaller groups except for, say, apartments.
14. Ashwell is a special place. Whilst it has to grow somewhat to keep pace with future needs, if it wants to keep that quality that makes it special, any increases in size need to be controlled and gradual, without this it would risk becoming just another dormitory community.
15. Ashwell needs to retain its "village feel" and too much development will spoil that and make it a sprawling "dormitory town" instead. It will lose what we all love about it.
16. -Better and more in keeping with existing -Less woody box/Barrett style developments - More retirement/social/mixed development
17. Build where the house is not overlooking other properties.
18. Building multiple dwelling developments is the only way to keep the property price as near to affordable as possible.
19. building within our boundary not extending it
20. Could the design of new houses be more appropriate for a beautiful old village, with character and mixed styles, rather than square boxes or super- modern architecture Development of larger groups up to 20 homes or developments of more than 20+ homes should only be developed for elderly people to buy.
21. Depends where they are being put.

22. Development should protect and enhance the character of the village. Large scale development will be difficult to achieve without extending into the greenbelt and is therefore not acceptable. Designers should ensure that the architectural merit is of a high standard and date well.
23. Developments of more than 5 homes not in character of village
24. Do we need more £1.5M homes, I think not, but we do need affordable homes for families including those with one parent, and manageable homes for the elderly, and again often single people
25. Each application needs to be judged on its own merits. There is no formula, this is not a mathematical exercise, its a social one.
26. Encourage diversity of accommodation choice. Live and let live. Some people like living in groups with neighbours and others treasure the privacy and are more solitary. All of the properties we live in had to be built at some time and they probably lead to complaint and discontent at the time. New building inevitably disrupts someone's life but we cannot live in a bubble. More tolerance needed.
27. Fitting the "village".
28. Focus should really be on small developments of up to 5 homes so as not to change the character of the village. Larger developments (5-10) should only be for retirement properties.
29. Housing types should seek to add to/complement existing forms of housing in the village, i.e. not depart radically from building styles already here, in order to build on, not detract from the character of the village.
30. I am very against larger groups of developments. Keep this village beautiful.
31. I think we need single storey dwellings of a reasonable size to tempt people out of larger family houses and release them to the market. Bungalows like Dr Hoffman's are needed.
32. If garages are provided, there should be a stipulation that they should be used for cars and not storage to reduce the numbers of cars on the road. Single new properties should be bungalows or 2/3 bedroom houses
33. Improve water, gas and electric services before increasing in housing. How many holes have had in the High alone in the 3-4 years. I remember generators being put in place when substation failed. Preventative maintenance no longer exists with service companies.
34. In keeping with current character of Ashwell
35. In keeping with village character.
36. Increasing the mobile home [provision could provide 20 homes
37. Individual or very small developments, ideally of less than 5 houses.
38. It is important to keep the village feel
39. Its a village and should grow organically to retain a village ethos.
40. Large developments are out of character for the village unless for retirement homes for example.
41. large modern estates are horrible future developments should include investments in infrastructure bus service, fibre optic cabling
42. Larger groups of houses seem out of scale with the character of our village community. We certainly do not want to build dormitory estates for larger numbers of commuters.
43. Make most use of the available land - not use it for 4+ bedroom detached executive style homes. Stop any more owners buying two properties and knocking through to make one house.
44. More terraces for young and old.
45. More use of brownfield sites
46. Must look at mixed housing within development, look at Poundbury near Dorchester in Dorset, an excellent example of mixed housing development. Housing association mixed with private housing.
47. Must look like village houses, not your average estate house. Varied design.

48. Need to provide homes for older couples who previously lived in larger houses, to free up these houses for new owners. The village needs to keep a mix of small, medium and larger homes to keep its balance
49. No more 4 & 5 bedroom mansions
50. No more executive houses. In summary, affordable properties to meet the needs of young families on modest incomes and elderly. On brownfield sites within village boundary. Mixed architecture. No 'ribbon development'.
51. None - no space and insufficient services / existing can't cope (doctors, school, traffic, parking).
52. None are acceptable.
53. Not over building on lots. Allow for garden and green space. Building in keeping with current Ashwell housing and green areas. Keep open walking paths, public space access, plan in green ways
54. Not qualified.
55. Nothing too modern
56. On brownfield sites - as small homes as possible so that more use is made of available plots.
57. Over development would destroy the unique character of the village. This is evident looking at most of the towns in the surrounding area, which used to be beautiful villages.
58. Please no more groups of massive houses with triple garages big enough to be houses themselves. Individual houses with character- OK. Small groups of houses-Fine
Renovation of barns, stables, unoccupied homes-OK Please no more of those large glass fronted entrances-see Claybush Hill out of character with V.design.strut.(Village Design Statement)
59. Preference for groups, single or small.
60. Renovation is a great idea
61. Renovation of unoccupied properties should be a priority. -Empty housing stock is a terrible waste.
62. Renovation of unoccupied properties would be a very good start
63. See 19 - Large developments will have the tendency to overwhelm the adjacent homes and is very difficult to absorb them into village life and could change that part of the village and not necessarily in a positive way.
64. see 21 - Housing that is flexible i.e. for young people or people downsizing
65. Should be community owned not sold for profit housing association.
66. Should be individual designs and in keeping with the 'flavour' of an old historical village. Which also enhances tourist interest and in consequence - jobs within the village
67. Single new properties acceptable if of modest size and appropriate design for the site (not large 5 beds!)
68. Site density should not be too high. See timing point in Q19. Footpaths must be included to link to the existing village.
69. Slow development about 2 - 5 homes and definitely renovation of unoccupied properties so the area doesn't run down because of no maintenance
70. small bungalows and houses have been greatly changed. Stricter planning laws should have prevented smaller houses and bungalows from being changed into bigger houses
71. Small developments in keeping with the look and feel of the village
72. Small groups for 5/10 houses for elderly and starter homes. No more large ugly expensive properties way out of the financial reach of most Ashwell people
73. Small groups of homes can be absorbed more easily within the community. Renovation of unoccupied properties should be considered as a priority to avoid trying and making use of greenbelt or agricultural land.
74. Small groups of houses retain the village feel - large "estate" types of building make it feel more urban.
75. Small groups, built with the existing village boundary to include appropriate parking provision.

76. Smaller developments would be preferential and consistent with the majority of development within the village.
77. Staged incremental development is how villages develop organically and is most appropriate
78. The architecture should be sympathetic.
79. The village is not appropriate for large developments of over 10 dwellings.
80. There are quite a few buildings unoccupied in Ashwell (house in Partridge Hill for example) develop and restore those before building new houses.
81. To build home for the middle-ages and elderly downsizes - central to services shops doctors and chemist. Dumb to site these house outside of the village centre
82. Too many old properties are left to rot.
83. Try not to over develop as if you do it will cease to be a village
84. Unless traffic facilities improved expansion of no of people will get increasingly problematic
85. Use existing property stock and brown field in the first place.
86. We believe that further development should be very carefully limited to prevent undermining and changing irrevocably the village and community spirit of Ashwell. Some development is unavoidable but weight should be given to retirement properties
87. We do not need any more houses in Ashwell or it wont be a village.
88. We don't object to the idea of larger developments but we don't thinks there is any appropriate place for them.
89. We don't really need anymore estates in Ashwell.
90. We have to play our part with regard to the national situation. Some limited expansion: well planned will not spoil Ashwell. Ashwell is always changing. What about some converting properties to smaller units.
91. We need a mix of properties to reflect the way Ashwell is now - some expensive & for families, others for the older residents who want peace and quiet.
92. We need imaginative, innovative and environmentally friendly and sustainable homes which reflect changes in design not houses that "try" to fit in with a "romantic old world" style. Small, well designed homes are needed.
93. We need to get away from what the developers want and provide what the village needs. Small independent builders are more likely to develop small sites. However it may need to be made clear that there will be no large developments before land owners will release small parcels of land.
94. We need to see more of the brownfield sites used for smaller rather than executive type developments.
95. We should not be building any more in Ashwell. We want to live in this special village, not a small town
96. Well designed with proper parking. Current criteria not enough. Most houses have at least 2 cars.
97. What's the point?? I'm sure my views will not be listened to.
98. When building homes consideration needs to be afforded to age groups- elderly together- families together- singles together
99. Where multiples, a mix of larger and smaller with adequate facilities i.e. parking.
100. Will the school, doctor surgery and other services in the village expand accordingly?
Both school & surgery are stretched now! Renovation - Yes please - rather than new build.

Question 25

Do you have any comments on your views on acceptable sites for development?

93 comments:

1. - Big benefits from keeping new housing within walking distance of village centre. -must allow for more off-street parking
2. - we must retain green land within the village boundary -there must be an obligation to use brown site land within the village and just outside the boundary

3. No acceptable sites. Ashwell is a village that should have fields and countryside.
4. 1. The village is now crunch developed; 2. Build on to towns not villages; 3. Schooling over stretched; 4. Village is losing the village feeling due to over development
5. 2/3 and 3/4 homes placed carefully here and there within the village would make it more interesting architecturally like Silver Street
6. All options should be considered there should be some green sites within the village. The style of housing is vital. building garages encourages people to extend into the garage space. New building regs allows extensions into parking spaces. Parking on the road has to be discouraged.
7. Although I don't want to see open spaces outside the village boundary built on there could be the case for a local needs housing scheme on such a site as long as it was small, there was a proven local need and priority was given to local people.
8. as above (There are quite a few buildings unoccupied in Ashwell (house in Partridge Hill for example) - develop and restore those before building new houses. - or next to Watermill-large empty building there.
9. As above - point 24: Encourage diversity of accommodation choice. Live and let live. Some people like living in groups with neighbours as others treasure the privacy and are more solitary. All of the properties we live in had to be built at some time and they probably lead to complaint and discontent at the time. New building inevitably disrupts someone's life but we cannot live in a bubble. More tolerance needed.
10. Ashwell has a centre in the High Street and surrounding roads. Any development should avoid turning the village into a sprawl, though pushing out the boundaries to increase population will be necessary if the village is to support its school, its businesses and its social life.
11. Ashwell has had so much development over the last 40 yrs do we really deserve the mess & inconvenience this brings.
12. Ashwell is already tightly packed. Sites should be considered on an individual basis.
13. Ashwell is quite a dense village so singles spaces should remain - no development on gardens
14. Ashwell seems to be growing and growing.
15. Assume places like village recreation ground would not be developed
16. Balance needs to be found so that Ashwell is not over built (more cars in the High Street etc.)
17. Bygrave Road as proposed. Continue out towards the station on Station Road
18. Care must be taken to keep the open views surrounding the village as well as green space within
19. Care should be taken when developing in open spaces within in the village boundary.
1. Preserve key views of church and surrounding countryside; 2. Offer diversity of design
20. Careful consideration needs to be given re any site suggested for development as losing open space can have considerable impact on the village in many ways e.g. site lines, freedom to play, walk, roam, wildlife, proximity to other properties; noise;
21. Definitely not on open spaces outside the village boundary.
22. Development should be encouraged on brownfield sites.
23. Development should be within the existing village boundary only (any development that were further away would eat into greenbelt and would not have any beneficial impact on the village shops and businesses).
24. Development should focus on suitable sites within the village but pushing too many units in and overdevelopment of sites, such as at Whitby Farm, should be avoided so as not to change the character of the village. High amenity sites within the village should not be developed, small sites just outside the village boundary could be considered provided high amenity views should not be compromised
25. Development should reflect the needs of the community rather than the planners and the profit margins for landowners/developers. Regenerate, redevelop and reuse before destroying yet another plot of green land, in order that the already rich can further line their pockets
26. Do not enlarge current village boundary

27. Do not understand how some recent sites for housing development have been granted planning permission against the unanimous objections of local residents and the parish council. In particular, the site behind Walkdens: a greenfield, containing the remains of an archaeological henge and beyond the existing village boundaries.
28. Do not want village footprint to expand.
29. Donkey field, High Street. Land does not seem to serve a purpose currently
30. Don't ruin the countryside with big housing developments.
31. Enough parking for cars off road. Some houses have 3 cars!
32. Has selected "yes" to "open spaces just outside the village boundary" in above question, but only if for a small number of homes of the sort the village really needs and wants.
33. Housing sites are becoming difficult to accommodate within the existing village area, without losing significant green space, which is vital for the well-being of the community. Brownfield sites are almost non-existent in the village. Some peripheral Brownfield locations are only that way from recent neglect. Some (e.g. Partridge Hill) are of environmental importance, so building on them could cause significant damage. Some arable farm land is less valuable and could perhaps be lost.
34. I don't know where the brownfield sites is.
35. I have marked "No Opinion" but really open spaces outside the village - depends where they are and the scale and design of the development.
36. I have no idea where the boundaries are. You could have sent a map with the survey to get quality feedback
37. I think Ashwell needs upgraded infrastructure, so size of development should mean village gets better drains street lights, pavements, bins etc. When the odd infill property is built the village doesn't gain, as the builder is under no obligation to improve services.
38. I think that if there were to be further developments in Ashwell then the land out of the village towards the station is perhaps best suited
39. If a group of bungalows or warden - controlled sheltered flats are to be built for the elderly who currently own their own homes, this will need to be a sizeable plot and central within the village. This would mean using part of the "donkey meadow" or between Wolverley House and the surgery!
40. In response to brown field sites and open spaces within the village boundary" in the previous question the surveyee has written "maybe"
41. In regards to open spaces just outside the village boundary in Q24. the surveyee has commented whilst development will need to take place, open spaces need to be maintained both within and without of the village boundary if the village feel is to be maintained.
42. In response to open spaces within or just outside village boundary...Is boundary the same as "envelope"? If not the site between the surgery and Wolverley (a new Rectory?) and the site opposite the surgery next to Chain Cottage.
43. In the previous question the surveyee commented "dependant on where" in response to "open spaces within the village boundary" for "open spaces just outside the village boundary" they commented "perhaps where?"
44. It may be necessary to make a few small adjustments to the village boundary which would encroach slightly onto open space just outside the boundary but views of the village from "outside" should be protected e.g. the church from Claybush Hill, the skyline at the top of the village
45. Just outside of village for new developments as there is no room to build & not to maintain a Countryside view otherwise Ashwell won't be picturesque
46. Land outside the village boundary should not be encouraged.
47. large developments alter the character of Ashwell too radically and would be preferable to have single infill sites and to use any brownfield sites still available
48. local infrastructure should be taken into account when determining planning applications
49. Making the village larger would not bring greater prosperity to the village - only more people. It would not bring back the likes of a permanent Post Office.

50. No brownfield sites, leave the village as it is or do you want Ashwell to become a short town.
51. No open spaces should be used until every brownfield site has been utilised
52. None are acceptable, perhaps infill sites.
53. NOT ON IMPORTANT ARCHEOLOGICAL SITES we have just lost one to a development; The Neolithic house is irreplaceable.
54. Not on the rec
55. Note that too much infill within the boundary will put greater strain on the infrastructure including volume of traffic and limited parking.
56. Obviously each case needs individual consideration
57. Old stables and adjacent field. Field next to Surgery.
58. Only brownfield sites are acceptable. This survey is very leading, encouraging almost - people to ask for houses. Young people don't want to live in villages. They want to be near bars, museums etc and enjoying life.
59. Only if they are compatible with organic growth respecting the character of Ashwell and its rural setting
60. Open space within boundary if small development
61. Open spaces just outside the village boundary should only be used if it is for a new Rectory.
62. Open spaces outside of the village but within the parish boundary should be carefully chosen. Each development should be considered on its merits, but not all one type of house within each.
63. Open spaces within village boundary are important and should be maintained. Extension of Wolverley House. Land behind village hall. Land behind 120 High Street. Partridge Hall.
64. Opposite Dixie's farm
65. Parking & pavements are lacking. Development of brownfield and open spaces would cause more traffic around the village which is already blocked with parked cars and many roads lack pavements.
66. Possible old people's dwellings between Wolverley House and the Surgery? maybe warden controlled- it is so important to be able to stay in familiar surroundings when you are old and frail.
67. Providing some housing along Station Road up to Sunnymead Orchard with off road parking could provide homes within walking distance of the village centre. People wouldn't have to drive through the village in order to commute, as the High Street is very congested in the mornings even now.
68. Retain the historical and farming and rural aspects. Development for Ashwell has already taken place! Ashwell has been attacked with NHDC planning permission for the building of very, very big properties on resident's gardens and replacement of a bungalow by a very large house. Not in keeping with the area.
69. Selective development would enhance the village and village needs. Renovation would improve the village and benefit all.
70. Should maintain cohesion of the village so people still walk to school, High St, doctor etc.
71. Small incremental increases around the village are acceptable. Infill is fine, but this has been largely done, although moving the school to Donkey meadow and filling in the current school site seems a good idea. Playing fields around a new Donkey meadow school should preserve rural feeling. Some slow growth might help to keep local services viable. Unfortunate that the Rectory was not successful as many lonely people end up seeing the GPs instead and the clergy could have reduced that pressure on GPs at no cost to tax payer.
72. Some development is probably needed to maintain the village's viability. I believe this should not be at the expense of the few open spaces within the village envelope
73. Some expansion of village boundary necessary but only on sites agreed following village consultation i.e. local plan.
74. Station Road

75. The boundary line is being pushed all the time, what and who is going to stop it?
76. The boundary of the village should not be cast in stone and modest expansion beyond the existing boundary would not impact on the character of the village. Existing open spaces within the village boundary are part of the character of Ashwell and should be preserved.
77. The surveyee has commented are there any to brownfield sites outside of the village within the parish boundary in previous question. They have also commented depends in response to brownfields sites within the village boundary and single infill sites within the village boundary.
78. The village will have built the required No. of homes (69) by 2016 these will need to be absorbed into the village before more homes are even considered hence comments in 19.
79. There are still quite a few properties in the village that are not occupied and not being restored e.g. High Street, school house in Mill Street. Area around the caravan park
80. There is a need for open spaces within the village boundary.
81. They must be in areas that aren't prominently situated. The views of the village and its character must not be spoilt.
82. This is a charming village where the open spaces add to the attraction of the village and make it appropriate for children and adults alike.
83. Too many houses being squeezed into small places
84. Try to avoid building on greenfield sites
85. Village centre is cramped, no more infilling
86. Visible open spaces within the village boundary may not be good as they might well spoil the character of the village/conservation area.
87. We believe this should be limited to small schemes complying with item 23 above and taking account of the necessary infrastructure for supporting community services including shops post off, medical services, schools. Social makeup of the existing community. It would be tragic to develop the village beyond its capacity to sustain the current mix and to land up as yet another overspill of Baldock
88. We do not have facilities for existing dwellings. Development for senior citizens should be considered to facilitate closer access to possible shops, doctors, chemist and transport (buses)at more regular times (not every pensioner has private transport.
89. We do not need any more houses in Ashwell or it won't be a village.
90. We don't object to the idea of larger developments, but we don't think there is any appropriate place for them.
91. We need homes for elderly residents now that it is impossible for home owners to move in to Wolverley House. Some Social and some Private. e.g. McCarthy of Stone but they need to be near the village shops and church. I know it is a separate matter, but I must mention the poor bus service to surrounding towns.
92. We need to make sure that the village itself does not become too overcrowded and retains some "green".
93. With regards to open space within the village boundary, developing must be done with great care. Under various structure plans the boundaries have moved from time to time based on individual's preferences. Any proposed sites should always be discussed with the landowners first!

Question 31

Do you have any other comments?

86 comments:

1. *28* Yes to this question but not necessary to limit to within village boundary; *29* no to question 28, it needs to be determined on a case to case basis.
2. *Affordable housing is usually limited to those of limited means. Housing stocks need to accommodate all budgets to assure availability to all. A mixture of private sector and trust/affordable homes are needed. The qualifying criteria may prevent many

- homeowners from qualifying. Any private sector bungalows/1-2 bedroom homes, should be subject to restrictions against enlargement/ adding upper floor.
3. A community divided can easily become dysfunctional. I hope you may be able to avoid church bell syndrome spreading to contaminate the development of a sensible and accommodating plan.
 4. Affordable housing and social housing are not the same thing. A community housing trust needs to be fully explained for villagers to be able to consider its merits or otherwise + whether it would meet the needs of the residents.
 5. Affordable housing should be built for all young families. Need the option to move to larger houses within the village without having to pay an extortionate amount more
 6. All developments should have enough parking. There should be a ban on converting garages into living space or extending houses onto off street parking.
 7. Any additional housing will entail more traffic; therefore this needs to be managed carefully. Even now driving down West End, High Street and Lucas Lane is almost impossible at times. Off road parking areas need to be assigned even if it means compulsory purchase orders and enforcing the law of the road.
 8. Any community housing must be run by a professional body not just a group of well-meaning villagers to obtain best practice.
 9. Any new development should take into account the existing infrastructure and facilities such as the school and the surgery. It would be appalling if children from the village could no longer attend the village school.
 10. Ashwell is a microcosm of cost in the local area so it is critical that future developments focus on affordable and social housing rather than the current trend for large 4+ bedroom properties or we risk losing the social mix required to maintain a thriving community. Beautiful village locations should never become the exclusive enclaves of the more fortunate in society.
 11. Ashwell JMI over crowded. New school on new site- would free up very suitable land for development.
 12. comment added on to end of Q27: "but strictly not for sale to H.A tenants" No more very expensive mansions 5+ bedrooms. signed Joan Ridley
 13. Consideration of "village" status.
 14. Considering that the previous village design statement seems to have been ignored in recent times how can we ensure that this plan (specifically D above) will be respected? Thank you for providing the survey and the opportunity to contribute.
 15. Definitely housing needed for young people & families wanting to stay with family near village to carry on to next generation & bungalows for people 50s & above
 16. Despite the growing number of residents Ashwell amenities are not being utilised. Our shops are in danger of going because residents prefer to shop outside. How does this benefit Ashwell? My children grew up here but rightly so chose to live and work elsewhere just as we did when we chose to move to Ashwell. Life is different now!!!! Please preserve our beautiful village and encourage people to use the facilities that help to make their house retain its value!
 17. Disagree that a community housing trust maybe the only way to provide for downsizing. People who live in larger houses are likely to be owners and therefore able to purchase a smaller home. The statement on downsizing has an element of bias to it.
 18. Don't allow the village to go beyond current village boundary
 19. Don't know to Q26
 20. Don't know to Q27 and 30.
 21. Don't know to Q27 and Q30
 22. Don't know to Q27; Ashwell needs more homes for the young but still be our lovely village.
 23. Don't know to Q30. Keep Ashwell a country village not build it into a mini town.
 24. Environment/nature and the protection thereof needs to be paramount. I have witnessed a huge decline in wildlife since my childhood. People and community and nature before profit.

25. Good Luck. To achieve some of these aims will require concerted determination by people in the community, because commercial routes will not want to/be able to meet these needs.
26. Having lived in my house since it was built I say it is the nicest one in the village, near enough to shops & doctors etc, and high enough up the hill not to get flooded.
27. I am not against additional housing providing it is in moderation, accessible and tasteful
28. I disagree with no.30 (previous question) because it sounds too subjective and open to the potential for abuse - even without that I can imagine it would be difficult to defend publicly. I do agree with no. 26 and think that aim could be achieved without reporting to no.30.
29. I do not believe that people who are downsizing have to go into housing trust properties. If the correct type of property were available less older people would leave the village. We also need to avoid areas of cheap houses and others which are expensive- they need to be a mix all over the village.
30. I have a four bedroom property which could house a family if I could move into a smaller property ie private or community Housing Trust
31. I have completed this questionnaire because the house in Ashwell I own and work in is now a commercial property not residential. I have lived for 37 years here in our own houses but am now in rented accommodation owned by a private landlord in Ashwell. I have completed questions A 2 and 3 for my occupation as a commercial property only. It has no household as such although the house is mine.
32. I suspect that whatever the village says- it will be overruled. Look at Baldock. More houses will not keep shops etc.
33. If the village is to grow, a broader vision than just housing is required. E.g. Relocate the primary school to a flat site on edge of village with ample playing field space (as village resource?) This would free up present school site for development with good road access, and cover much of the requirement for the next 20 years within village boundary. Added bonus of purpose built school for the future on better site. Start fund raising now!!
34. If we can find a suitable site tucked away, upon which a small retirement homes can be built, this would have a very positive effect on the makeup of village occupancy.
35. If you are thinking of making Ashwell bigger think first of how the doctors and schools will cope, plus there will be more traffic.
36. In response to Q.30."out dated and causes division".
37. In response to Q26. "beds can be available to commuters"; In response to Q27."it's the only way"; In response to Q28 "yes" to limiting any development to within the village development boundary and to brownfield sites and to respect the character and form of village. "no" to meeting development guidelines; In response to Q29. a specific need is no justification it has to be essential; In response to Q29 "Rectory?"
38. It is vital that wherever new homes are built within the village that the infrastructure is upgraded appropriately. Sewers and drains are already a problem and there seems to be more electricity cuts here than anywhere else locally.
39. It is form of discrimination to --- new occupiers new development to be for people with a local connection. Development should be welcome where it accords with the resident's needs. Extensions in the green belt beyond the village boundary opposed
40. I've answered "no" to Q.27 as in my opinion there is no need to make downsizing homes affordable. They should be at the market rate. I've answered "no" to Q.26 as we don't need to "make" adequate provision for our existing residents - by definition they already have somewhere adequate to live; the second half of the question hints that this is more than just about our residents' - it's about potential future residents, if the village expands.
41. Large developments in or on the outskirts of the village would not be appropriate as it would have to large an impact and could change the feel and appearance of this very fine village.
42. Leave the village as it is. Natural coming and going is fine

43. More control over building design is needed. At this time, the smaller houses being built are more desirable than the larger houses that have been so called modified or built and are certainly not in keeping with the village overall. Claybush Hill is an example dreadful!
44. My children are too young to plan realistically but I aspire for them to move out and see something of the wider world as they grow rather than spend their whole lives here. Should they wish to return later in life I hope they will be able to do so and that in forty years time Ashwell will be a place worth returning to rather than some sort of outer-suburb of ever expanding towns. Only committed and rigorous defense against lazy and slap dash development will help this happen
45. New and existing refurbished houses should be sold to give preferential treatment to allow people that had to leave the village away from the remaining family due to lack of affordable housing, a way back in to their village again.
46. No more 5/6 bed executive homes please!
47. No more housing or developments in Ashwell. Feel strongly - leave it alone.
48. No more mansions
49. None of Q26 to 30 answered
50. Not for someone my age to stab at
51. Personally, I think the village should expand. There should be more groups of flats.
52. Planning should include green architecture, larger gardens, houses set back to include trees, front gardens that have planted driveways. The garden city concept should be in minds or the garden village concept. Leafy trees in lane or cul-de-sacs. Smaller developments with leafy estate would be preferable rather than shrubs (trees not shrubs) and bungalows should not be turned into 2 storey executive homes
53. Progress and change is inevitable but we should not lose sight of the need to keep Ashwell as a village community and ensure that it does not become an urban sprawl
54. Public transport?. The reason some may have to move away from the village
55. "Q27. "yes" to first part, "no" to housing association. Q29. "yes but with reservations" Association housing by example in UK is traditionally poorly designed, poorly built, poorly maintained and unprofessional managed making them inappropriate for a well maintained village environment.
56. Question 28 is biased and should be excluded from the survey in its current form
57. Questions 26 and 27 are too black and white and require greater choice but we have tried to answer them as posed
58. Response to Q.26 and 27 "only limited"; "Yes" to Q.29 "only if they meet specific village need" "Response to question 30 states "? I don't know how this works!
59. It is vital to not let developers get away with paying "a fine" in lieu of providing adequate and proper facilities as appropriate to any development. (in Cyprus, for example, this goes in first!)
60. Small developments are key to maintain village character. Any developments need to be shared equally throughout the area of the village.
61. Stop the obsession with local people and poor people. Improve links to the railway and local towns so people can be more mobile. Get a decent shop in the village
62. Thank you for the comprehensive questionnaire.
63. The character of the village has already changed from a quiet tranquil place to a busy traffic filled place, fast becoming more like a town.
64. The policies in ss28-30 may have to take a lower priority if ss26-27 are to be met, especially if Ashwell is required to take a major share in any regional or county plan.
65. The recent building of new homes in Ashwell has been profound, with planning permission by NHDC, for very big houses which are out of keeping with the ancient market town farming style of Ashwell. Planning permission by NHDC for these big houses has show monetary learnings to the builders, for big houses. Ashwell is suffering. The respondent has commented "perhaps some claims could be questionable?" to Q30.

66. The village "development boundary" should not be sacrosanct, limited expansion of the village footprint should be allowed to avoid overcrowding of homes (and associated cars) in the centre.
67. The village, like all other UK villages will be under government pressure to build new homes. we need to prepare long term plan catering for an all- community inclusive building plan which preserves the villages unique character, supports its community services and protects the community.
68. The village boundary has some "kinks" in the area covered, there may be logic in straightening some of these "kinks" by adding housing - see 28 and 29 above. In small clusters - e.g. as was done with new house next to Townsend Close.
69. There are a lot of two bedroom starter homes on the market. They are not affordable because they are in Ashwell. Therefore new homes would be less affordable. At the age of 23 I did not expect a 4 bedroom family home to be affordable. I rented.
70. There are institutions already in place. Low cost housing and rents do not exist. Housing association rents are 85% of a market rent. This is still too high for a lot of people. There may be other ways. Houses in Ashwell have gone up in value 100 times in 50 years.
71. Wages perhaps 40 to 50 times. Hence the problem. This survey repeats itself rather a lot!! PS. Ashwell has always expanded: provide a history of development from the 1920's. Let us know what has happened in the past.
72. This process needs to be dealt with speedily if you wish to support the District Plan and therefore get support from the Secretary of State to fight any potential large developments within the village.
73. This questionnaire is very badly designed, and obviously has not been tested, several of the questions are ambiguous and would have been better split, as they ask 2 or more questions in 1. e.g. 3,18. The complexity of the questionnaire also makes analysis of results difficult and probably meaningless, i.e. open to whatever interpretation the organisers want to put on it.
74. Thought needs to be taken on infrastructure, schools, Dr's etc when developing areas. More houses for people to downsize if needed and houses for people to get onto the housing ladder.
75. useful initiative
76. Village is being over developed
77. We are in the hands of the landowners and developers. Those are empty words, the Local Council has only an opinion like me that counts for nothing. Money talks every time.
78. We are very grateful that you are doing this valuable work. Thank you.
79. We live in an area where we are fortunate in most things, but for anyone who does not drive - bus services must be difficult. Smaller vehicles?
80. We might need more social housing not affordable. Affordable rents are set/can be set at 80% of open market rental. In Ashwell affordable rents are unlikely to be "affordable" to young people with local connections. I believe this point will be demonstrated when the extension to Walkdens is occupied.
81. We need more affordable housing but not for council tenants or gypsies (misspelt). private locals ideally
82. What is the purpose of an Ashwell Neighbourhood Plan when NHDC can overrule any decisions made at local level? NHDC desperate to fulfil its Housing obligation will give planning permission for any type or quantity of house building in Ashwell however unsuitable for local needs
83. Whatever development takes place in Ashwell needs to keep the "village" feel and atmosphere and maintain its unique appeal and not become a satellite town of Baldock
84. Whilst it may seem odd that I as a single retired individual live in a 5 bed house but this accommodation is necessary when my family come and stay. I suspect others may be in a similar position. A big frustration for many seeking Sheltered Housing is the situation at Wolverley House. We have here a good facility which could easily meet the needs of people in the village for Sheltered Housing but the eligibility rules imposed by NHDC

mean hardly anyone in the village is eligible, particularly if they are owner occupiers.
Cannot something be done about this!

85. Whilst supporting all efforts to provide necessary and appropriate housing I hope thought can be given to maintain as far as possible the "village" ethos. Any large scale development could destroy this - Also with the increased number of cars in Ashwell housing needs to have at least parking space for 2 largish vehicles.
86. Your definition of Affordable Housing is misleading.