



Housing Strategy refresh Consultation

West Lindsey Housing strategy refresh 2022-2024 was consulted on from 21st December 2021 until 4th February 2022.

The consultation was available on West Lindsey website and promoted via social media. A link was also sent to all key stakeholders and partners alongside all WLDC Councillors and Parish Council contacts.

Feedback from consultation

The main feedback received from the consultation includes:

- General lack of amenities and services to cater for additional housing
- Additional housing not being built in the right places
- Need for affordable housing in all areas is high
- All areas can not take additional growth
- Maintenance of properties and housing standards need to be addressed

The above points are taken from the consultation responses from residents and are either already being addressed as part of the strategy or are not for the housing strategy to address, for example, allocated housing sites and levels of housing required is set out with the Central Lincolnshire Local Plan.

Changes made in response to consultation

- The way in which the strategy is laid out has been changed to try and ensure that all of the points being addressed within the consultation can be identified easily within the strategy. In the main, all of the consultation responses have been covered by the strategy so this needed to be made clearer by improving the layout.
- There have also been a number of additions to the strategy to help signpost to where points are addressed outside of the strategy.
- Amendment to figures which were inaccurate upon publication have also been made in two places

Summary of responses

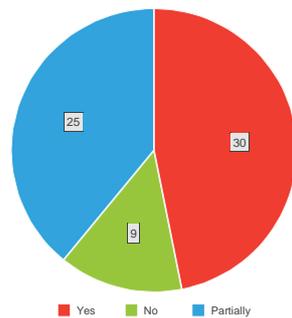
A total of 64 responses were received during the consultation period

Respondents

Respondent	Responses
WLDC Councillor	1
Parish or Town Councillor	2
Resident of West Lindsey	59
Partner organisation	2

Q3. Do you agree that the themes of the strategy are still relevant?

Do you agree that the themes are still relevant?



Of those who answered no or partially to this, feedback was asked for around what themes they would have liked to have seen in this refreshed strategy.

The general feedback around this includes:

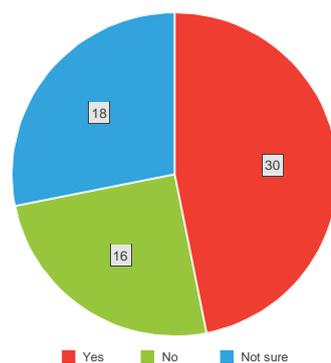
- Building enough affordable housing to meet demand in the right places
- Ensuring infrastructure is in place to support housing such as drainage, road networks and cycle ways
- Ensuring there are the facilities to serve the new housing e.g Dr's, schools communities facilities, green spaces
- Planning for climate change and energy efficiency

All responses can be found detailed at appendix 1

Q5 There are many housing issues detailed within the strategy including homelessness, a lack of affordable housing and the role of housing in tackling the climate emergency to name a few, do you feel there are any housing issues within West Lindsey not addressed by this strategy?

If so, what are they?

Do you feel there are any housing issues within West Lindsey not addressed by this strategy?



The general feedback from this includes:

- Ensuring there is the housing provision to accommodate an aging population and younger generations
- Planning for housing need, building smaller accommodation and affordable housing over larger housing in areas where it is not "needed"

- Ensuring existing properties housing standards are addressed in all tenures of properties
- Sustainability and addressing climate change

All responses can be found detailed at appendix 1

The responses received from partner organisations, WLDC Councillors and Parish or Town Councillors all agreed that the Key Themes of the strategy were still relevant.

The full questionnaire is available at appendix 2

Appendix 1

What other themes should be addressed by the strategy?
I understand the need for new housing but for us, in Gainsborough, the area is being swamped with new homes but the town is SEVERELY depleted of shops/businesses and the GP is flooded with patients.....where are all the jobs and facilities for all the new homes being built ?? The steep rise in crime in the area is also not going to be welcomed by all those new home owners.....someone really needs to act quickly to save Gainsborough.
I think we are building too many new houses at present and I would prefer older property to be renovated and maintained.
Houses should be built in places where there are jobs and other amenities. For example some affordable home estates recently built are completely in the wrong places, eg. the one on the A158 in Langworth. So the first theme needs to be expanded to meet people's needs, not just build houses to tick a box
Need more one bedroom flats and houses
Quality, not quantity. It would be worth considering allowing individuals to self build eco-homes in small groups. There are many UK case studies.
It is hardly a refresh more of a copy without thought to new changes
We desperately need affordable housing in our village and elsewhere. It simply is not been delivered. The council houses that were sold off have not been replaced. Any building developments(we have one in progress at the moment) do not contain affordable housing but are merely very expensive housing out of the price range of many.
Revamp of existing social housing and extend the portfolio of council owned property as well as housing association as a secondary priority. Including buying of vacant properties through use of low interest rate council borrowing powers which will lead to greater savings in the long run through income from rents as well as reduce the welfare bill by residents being able to have affordable housing that is not paid to buy to let investors and instead reinvested into the local community.
Building homes that do not contribute to climate change. Transforming homes for energy efficiency. Linking all development into sustainable transport, Inc provision of cycle lanes and charging points.
Schools, doctors & dentists, better road networks, & the complete refurbishment of the town centre, making it an attractive place for both residents & businesses to use
The town has not got the infrastructure to support more homes Dr surgery's Schools Shops Roads access
Because we don't have enough facilities in town for the amount of housing that is being built.
The Clp is a flawed strategy and if you look for example at Scotter the preferred sites for development are unsuitable owing to flood risks issues of road safety and inadequate sewerage provision and were passed because of the vested interests of elected members.
Depends where the housing growth is
No mention of public places/parks. No mention of cycle ways.
Big plans for internal and external rejuvenation of current housing stock and areas required
While I agree progress and growth needs to take place, what about all the green spaces, and nature environments that are lost. We need green spaces and need to protect wildlife in this area. Plus again growth is inevitable but there is no infrastructure in place to accommodate the extra people that will be living in our town. Doctors, dentists, vets are all under pressure with the current population so how will it cope with more? These sort of things need sorting before people are here not after. And for a small town like Gainsborough congestion is becoming a problem
More houses built for bigger families (5 or more) and more 4 bedrooms built for families that need them not just have a 4 bedroom house for 1 person
The basics to support this growth. Surgeries, education etc.
Because I do not fully understand what these phrases mean! From my experience WLDC takes very little notice of local residents concerns, particularly with regards to the lack of local infrastructure & highway concerns in rural areas/villages, when applications are submitted and very often approved.
To many Housing estate going on in Market Rasen, Drains will not be able to cope and No consideration for existing residents
Many new housing developments are built on green field farm sites, taking away open areas for wildlife. They are also built without sufficient upgrading of the infrastructure to support them (drainage, roads, transport links etc) They are also often built despite local objections and purchased by people who have no interest in becoming part of the local community.

I would like to see that new builds in rural areas are either not considered or extremely tightly controlled as green belt land is rapidly disappearing nationwide.
Ecological issues. Not destroying natural environments unnecessarily.
The most pressing low cost housing need is generally in the the market towns in the district, but the plan does not seek to identify numbers to that level preferring to look at a numbers spread across the whole district. The strategy places reliance of the privater sector development to provide the housing required, but they will only develop in areas where they can make good profit not necessarily in areas of greatest need. This needs to be considered along with alternative methods of funding the building of social housing, it is not possible to just rely on the commercial market to meet the highest level of need.
I think the council needs to have better control over other agencies and that is difficult to manage when multiple agencies are involved
More green spaces and not building on existing green spaces,
Whilst I understand the national picture I do not understand where the need for housing growth is coming from in West Lindsey. I am not sure on the actual rates of homelessness or issues with affordable housing that is fit for its purpose in West Lindsey.
So many of the houses that are being built in our area are unaffordable and will not therefore solve the housing issue.
West Lindsey District Council acknowledges its rural nature and ageing population, but appears to be doing little to mitigate or better serve these requirements, let alone considering what the 'traditional family unit' requires - too much emphasis appears to be placed on the idea that housing can simply be built for young professionals who can commute. Too many villages are being swamped with new houses, whilst having their infrastructure stretched - Market Rasen is seeing hundreds of new houses being built but a public swimming pool is still three decades or more in the making. Welton has had hundreds of homes added over the last few years, with more in planning, and yet the Lincoln Eastern Bypass is still bottlenecked at the A46 and the A15 is still a problem route for commuters. Instead of creating new, full-featured communities to complement the existing rural settlements, relatively high density developments are just being shoved in with little real regard for quality of life. Community facilities, public transport, sensibly sized developments - these all need thought and consideration, especially away from Gainsborough, which appears to have that too much time and finance focused to it apropos its significance / proximity to the majority of the county's residents.
Less large homes being built on existing land (Scotter). The demand isn't there.
More doctor's and secondary schools, better hospital facilities to cope with the extra housing

What are these housing issues not addressed by this strategy?
Lack of facilities in Gainsborough i.e businesses, healthcare being able to support more people, steep rise in crime rates, lack of CCTV, lack of police, lack of jobs....all the building is a recipe for disaster at the moment.
Little or no thought has been placed by WLDC or LCC as to where exactly the housing should be in the main. It is clear that the more populated areas with more amenities are Gainsborough and Market Rasen, therefore the vast majority of WLDC. LCC housing should be in thoose areas. LCC on the other hand should concentrate on expanding the south.
Lack of support for residents who are sited in rural villages. Lack of transport and community groups
See previous answers. There are not enough facilities and amenities in some areas where affordable homes have been built. There isn't even a shop or a school in Langworth, which means anyone living there will need tp use a car on a daily basis. Can people afford cars and petrol? If not, what would these people do in those homes? They are also right next to a stream that floods regularly.
Quality of life in the housing that is provides.
Need more one bedroom flats and houses
Not enough accommodation for older residents in an aging population.
Selfbuild custom built eco friendly and affordable especially for elderly and disabled including myself with parking spaces and including area for the waste bins, etc.
Larger villages cannot cope with more new homes. They are already over allocated.
Ripping up green spaces to provide housing without looking at the housing being eco-lead, with Solar Panels/Air source heating being enforced is not tackling climate as it should. Building large 4/5 bedroom houses does not address affordable housing
Lack of affordable housing but until other issues are addressed there is no point building

Building huge luxury properties against the alleged need for affordable housing which wld seem to ignore and bend to the requirements of the developers so they can line their pockets
One storey houses or bungalows for an ageing population
Amenities for housing enough doctors and dentists particularly and but school placements also.
Charging points for electric vehicles. The area requires more doctors, schools parking in village centers
Not addressing people already living here. Seems like you don't care about people already here
the provision and process of applying for council housing also the repairs of the acis controlled propertys
Affordable housing for younger locals. Flood risks - in our village we have raised concerns over new housing where there is and has been long term flooding but plans were still passed with scant regard to this. Plans are also being passed without ensuring that properties are being built in an environmentally way - hedging removed, no ground source heat pumps/sustainable heating methods, lack of parking when it's well known in rural areas most homes have 1 if not 2 cars because of the lack of public transport & local infrastructure!
Not enough housing for young local residents starting out
There is no detail regarding addressing local housing need at a local rather than District level. WLDC has seen plenty of housing growth over the past few years in the Lincoln fringe villages but not so much where it is really needed in Gainsborough and the market towns. Developers have preferred to build in the Lincoln fringe villages, and still more housing is being allocated to those villages in the latest plan. This not only fails to put new homes where they are most needed but leads to overdevelopment and the change in character of our larger villages.
The previous strategy included homelessness, a lack of affordable housing as key factors and three years on there there for the next 3 year strategy. This can only mean the implementation of the last strategy has failed. Why? Because wldc are not firm enough with developers who just want to build high end properties on available land and can buy their way out of providing affordable housing on the land.
Lack of infrastructure to support the amount of new housing
More powers to ensure tenants and owners of properties are tidy and well maintained, not dirty with broken windows and rubbish near the streets
All housing should have sustainable sources fitted as standard all roofs should be south facing so solar panels can be used
West Lindsey planners do not listen to the concerns of existing residents and allow developments in unsuitable areas

West Lindsey District Council Draft Housing Strategy Consultation 2022

HELPFUL HINTS FOR COMPLETING THIS QUESTIONNAIRE

- Please read each question carefully. In most cases you will only have to tick one box but please read the questions carefully as sometimes you will need to tick more than one box, or write in a response.
- Once you have finished please take a minute to check you have answered all the questions that you should have answered.
- If you have any questions about this survey please email the Engagement Team on engagement@west-lindsey.gov.uk.

About you

Q1 Are you responding as:

- a resident of West Lindsey
- a Parish or Town Councillor
- a WLDC Councillor
- a partner organisation
- a developer
- a registered provider
- any other not mentioned above

Q2 Contact details:

Name:

Email address:

Telephone Number:

Organisation:

Draft Housing Strategy

Q3 The draft housing strategy is a refresh of the 2018-2022 housing strategy and there are three key strategic themes within this which have not changed as part of the refresh. These themes are:

- Driving housing growth to meet housing need
- Improving homes and transforming places
- A partnership approach to support choice, wellbeing and independence

Do you agree that these themes are still relevant?

- Yes
- No
- Partially

Q4 If you selected No or Partially to Question 3, please say why and what you would like to see included:

Q5 There are many housing issues detailed within the strategy including homelessness, a lack of affordable housing and the role of housing in tackling the climate emergency to name a few. Do you feel there are any housing issues within West Lindsey not addressed by this strategy?

- Yes
- No
- Not sure

Q6 What are these housing issues not addressed by this strategy?

Q7 There will be an implementation plan that details how West Lindsey intend to deliver on the priorities within the Strategy. What areas would you like to see included within that plan?

Further comments

Q8 Any other comments you wish to make regarding this Draft Housing Strategy 2022 consultation?

Equalities questionnaire

By answering the equalities questions you will help us to understand how different groups of people from different areas feel about the draft housing strategy consultation. All responses are anonymised and you do not have to answer these to take part in the consultation.

Q9 Are you willing to answer these questions?

- Yes
- No - If you answer no you will be taken straight to the end of this consultation

Q10 Are you?

- Male
- Female
- Transgender
- Prefer not to say

Q11 Do you consider yourself disabled?

- Yes
- No
- Prefer not to say

Q12 What age are you?

- 16-25
- 26-35
- 36-45
- 46-55
- 56-65
- 66-75
- 76 or over
- Prefer not to say

Q13 Which of these ethnic groups do you consider you belong?

- White - British, Irish or other
- Black or Black British - Caribbean, African or other
- Asian or Asian British - Indian, Pakistani, Bangladeshi or other
- Arab/Middle Eastern
- Chinese
- Mixed Race
- Other
- Prefer not to say

Q14 Which of the following best describes your faith/religion/belief?

- No religion
- Christian (all denominations)
- Muslim
- Buddhist
- Sikh
- Hindu
- Jewish
- Other faith
- Prefer not to say

Q15 Which of the following statements best describes your sexuality?

- Heterosexual/Straight
- Lesbian/Gay
- Bisexual
- Other
- Prefer not to say

Thank you very much for your time completing this questionnaire.
Please click submit to ensure we receive your responses. You will then be taken to our website.