

# A DETAILED INVESTIGATION INTO THE HOUSING REQUIREMENTS OF REMPSTONE, NOTTINGHAMSHIRE.



**ANALYSIS REPORT**  
**PRODUCED BY MIDLANDS RURAL HOUSING**  
**NOVEMBER 2020**



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## 1. Summary

1.1 A housing needs survey was carried out in the village of Rempstone, Nottinghamshire in October 2020. Questionnaires were delivered to 175 households in the village of Rempstone and an electronic survey was available as an alternative method of response.

1.2 Results showed that there is a requirement for 5 new homes, in order to enable local people to be suitably housed within their community.

Type of Unit	Required Affordable rented	Required Rent to Buy	Shared Ownership (25%)	Required Open Market Homes	Total
1 Bed Home					0
2 bed house					0
3 bed house			1	1	2
4 bed house					0
5 bed house					0
1 bed bungalow					0
2 bed bungalow				2	2
3 bed bungalow				1	1
<b>Total</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>4</b>	<b>5</b>

**Table 1: Summary of housing requirements in Rempstone**

1.3 These new homes could be developed on an 'infill site' or alternatively on a rural exception site, should one become available. Subject to local authority planning policy, some open market homes could be used to cross-subsidise the costs of building homes for affordable tenures.

1.4 Alternatively, the affordable homes could be provided as part of a larger scale development through s106 provision subject to local authority planning policy. Open market housing tenures on a proposed s106 development could be informed by the open market requirements found in this report again subject to local authority planning policies.

## 2. Introduction

2.1 Midlands Rural Housing (MRH) is a non-asset holding, profit for purpose organisation that works to promote and enable the provision of homes in rural settlements. We do this by working closely with local authorities, town and

parish councils, registered providers, private developers and local communities in order to investigate the need for affordable housing.

2.2 MRH is a well-respected organisation, recognised for its expertise in this field. In addition to the work we do locally within communities across rural England, we are also a key lobbyist and influencer both nationally and regionally.

2.3 This report presents the requirement for housing in the village of Rempstone.

### **3. Issues Facing Rural Communities**

3.1 According to the latest annual Halifax Rural Housing Review (Halifax, 2017), homes in rural areas across Great Britain are 20% more expensive on average than in urban areas. In financial terms, this percentage equates to £44,454.

3.2 However, regionally, these figures increase or decrease dramatically depending on the locality. For example, in the West Midlands, the average house price in rural areas is 47%, or £89,272 higher than the region's urban areas, and in contrast, the East of England has an average rural housing premium of 9% or £27,765.

3.3 Data from the review shows that first time buyers have found themselves priced out of rural areas. They account for 41% of all mortgaged products in rural areas, compared with 53% in urban areas. Affordability is the main reason for this.

3.4 In a local context, figures for the East Midlands show a 38% increase in rural average house prices since 2012. This equates to a rural housing premium of £55,426, compared to urban locations. The local authority districts of Derbyshire Dales and South Northamptonshire have the lowest number of first-time buyers in rural areas, with 29% and 30% respectively.

3.5 Areas which are predominantly rural typically have higher house prices than urban locations, thus making them less affordable. In 2016, the average lower quartile house price was 8.3 times the average lower quartile earnings in rural areas, in comparison with 7 times in urban areas.

3.6 In 2018, the National Housing Federation stated that 'the housing crisis in rural England is acute, with the most affordable rural homes costing 8.3 times wages in rural areas' (National Housing Federation, 2018).

#### **4. Survey Methodology and Purpose**

- 4.1 In September and October 2020, a Housing Needs Survey questionnaire was delivered to the households in the village of Rempstone. The deadline for responses was the 29th October. Pre-paid envelopes were provided for the return of survey forms directly to MRH and an alternative method of response was provided online.
- 4.2 Of the 176 surveys distributed 1 was returned by Royal Mail as undeliverable. It can be concluded that a total of 175 surveys were successfully distributed.
- 4.3 A total of 58 paper responses and 20 electronic responses were received. A total of 74. This resulted in an overall response rate of 42%. In our experience this is a good level of response for a survey of this type, in a village of this size.
- 4.4 The survey questionnaire is divided into 3 parts:
- Part 1 – General information
  - Part 2 – Life in your village
  - Part 3 – Housing requirements and housing need
- 4.5 Parts 1 and 2 seek to discover general information about household members, their current housing situation and their connection to the parish or village. Questions were asked to assess people's perceptions of what it is like to live in the locality and gave an opportunity for them to make general comments. Part 3 is about identifying the future housing requirements of all household members, and the reasons why they think they are in housing need either now, or in the future.
- 4.6 The survey was conducted in order to obtain clear evidence of any local housing requirements across a range of tenures for residents in the locality. The information obtained from a housing needs survey is invaluable at a local level for local authority, parish council and neighbourhood planning activities. Such information can be acted on locally and taken on board in decision making processes around housing issues.
- 4.7 Survey data showing a local demand for market housing is considered a 'Requirement'. Whether it is appropriate for this to be satisfied in the relevant settlement will be dependent on the consistency of doing so with the Development Plan.

## 5. Conclusion

- 5.1 Midlands Rural Housing has conducted a detailed study into the current housing requirements of the villages of Rempstone which will be valid until November 2025. This study has investigated the affordable housing need and the open market housing requirements of the village, the resident's views about living in the village, and the level of support for local homes to help sustain local communities.
- 5.2 The survey has identified a need for 1 affordable home in Rempstone and a requirement for 4 open market homes.
- 5.3 Of the 6 respondents to the survey who indicated a housing need in the next 5 years, 1 respondent was discounted as they had ticked the 'in need' tick box on the survey but not completed part 3. This left 5 respondents identified as being in need.
- 5.4 The survey results were cross referenced against Rushcliffe Borough Council's housing register to avoid double counting. No one from Rempstone was currently on the housing register at the time the report was written.
- 5.5 From the survey, a need was found in Rempstone for 1 affordable home for a local person;
- ✓ 1 respondent was assessed as requiring shared ownership housing
    - ✓ 1 x 3-bedroom house
- 5.6 From the survey, a total requirement was found in the village for 4 open market homes for local people;
- ✓ 4 were assessed as requiring open market housing
    - ✓ 1 x 3 bedroom bungalow
    - ✓ 2 x 2 bedroom bungalows
    - ✓ 1 x 3 bedroom house
- 5.7 Demographic support for the type of homes required can be found in the statistics below.
- 5.8 Current demographic evidence sourced from *citypopulation.info* shown by the tables below indicates that 16% of Rempstone's population are under 20 years of age; 9% are aged between 20-29; 40% are in the 30–59 age range and 35% are aged over 60. This supports the need found for bungalows and family homes.

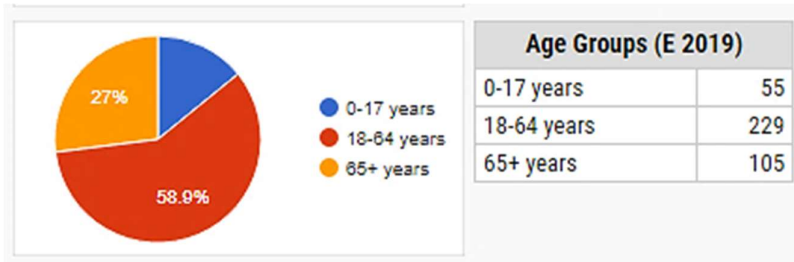


Figure 1: Age groups for Rempstone population

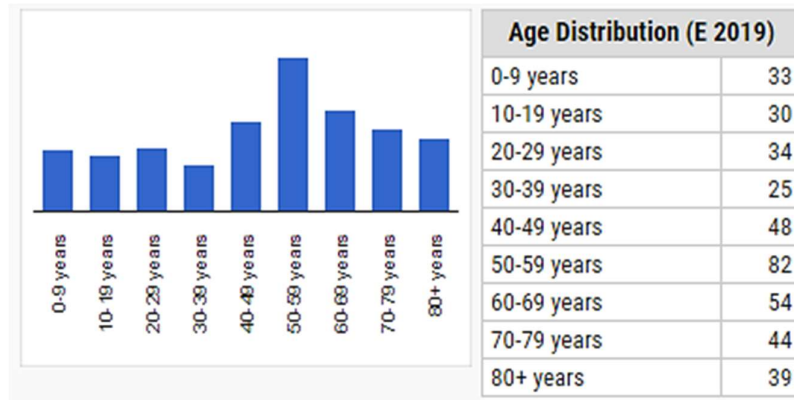


Figure 2: Age distribution in Rempstone

5.9 In the 'Nottinghamshire County Joint Strategic Needs Assessment – Evidence Summary 2017' from the Nottinghamshire Health and Wellbeing Board, it states that 'Overall the age structure of Nottinghamshire is slightly older than the national average, with 20% of the population aged 65+ in 2015 compared with 18% in England.' Nottinghamshire's 'population is predicted to continue to age over the next 15 years with the number of 65-84-year olds increasing by over 30% and 85+ year olds by over 76%. Older people are more likely to experience disability and limiting long term illnesses.'

**THERE IS AN IDENTIFIED NEED FOR  
1 AFFORDABLE HOME AND 4 OPEN MARKET HOMES  
IN REMPSTONE,  
NOTTINGHAMSHIRE.**



## 6. Appendix 1

### 6.1 Housing Requirement Analysis

6.1.1 Respondents were asked to clarify their need in terms of property type and size, together with a preferred tenure type. In assessing the stated need, income levels and likely property prices are considered to ensure that any proposed future housing development will indeed meet the needs of those to be housed. Therefore, a 'likely allocation/purchase' is suggested to outline what any housing provision could realistically look like.

<b>Respondents to survey assessed as having an affordable housing need.</b>						
<b>Ref</b>	<b>Local Connection</b>	<b>On Housing Register</b>	<b>Household Details</b>	<b>Reasons for Need</b>	<b>Preferred Home and Tenure</b>	<b>Likely Allocation</b>
MRH 5	Yes - close family have lived here for 5 years or more	No	Couple living in privately rented home	<p>Present home too expensive</p> <p>To be closer to employment</p> <p>Couple setting up home together</p> <p>Moved away but wish to return</p> <p>To be closer to parent or other family member</p> <p>Present home in poor condition</p> <p>Require independent home</p>	<p>2/3 Bed House/ bungalow/ flat</p> <p>Shared ownership/ open market purchase/ rent to buy</p>	<p>3 Bed house</p> <p>Shared ownership (25%)</p>

Table 2: Affordable homes needs analysis

<b>Respondents who have been assessed for an open market housing requirement</b>						
<b>Ref</b>	<b>Local Connection</b>	<b>On Housing Register</b>	<b>Household Details</b>	<b>Reasons for Requirement</b>	<b>Preferred Home and Tenure</b>	<b>Likely Purchase</b>
MRH 1	Yes - I have lived here for 3 out of the last 5 years	No	Couple living in own home	Present home too large (downsizing)	3 Bed bungalow Open market purchase	3 bed bungalow Open market purchase
MRH 2	Yes - Close family have lived here for 5 years or more  Lived here for 5 years or more	No	Single person living in own home	Present home too expensive  Present home too large (downsizing)	2 Bed house Open market purchase	2 Bed bungalow Open market purchase
MRH 4	Yes - I have lived here for more than 12 months	No	Couple living in own home	Present home too large (downsizing)	2 Bed bungalow Open market purchase	2 Bed bungalow Open market purchase
MRH 6	Yes - Close family have lived in village for 5 years or more	No	Couple living in own home	Present home too small	3 Bed house Open market purchase	3 Bed house Open market purchase

**Table 3: Open market requirement analysis**

## 6.2 House Price Data

6.2.1 Overall, property prices in Rempstone have increased over the past 5 years. During that period, prices have increased by an average of 21.97% in the village which means an average increase in house values of £74,504 in Rempstone (Zoopla October 2020).

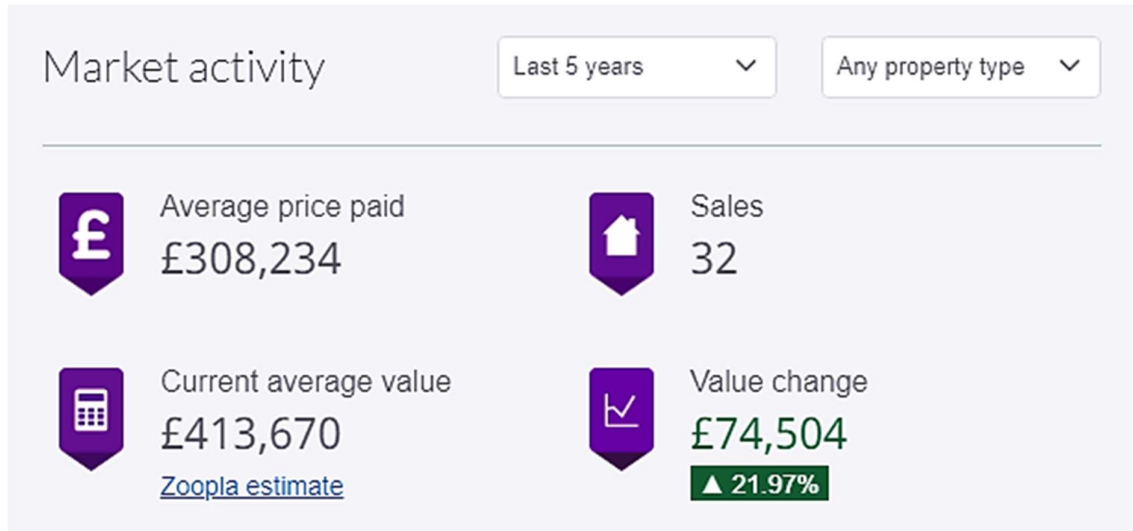


Table 4: Housing market activity

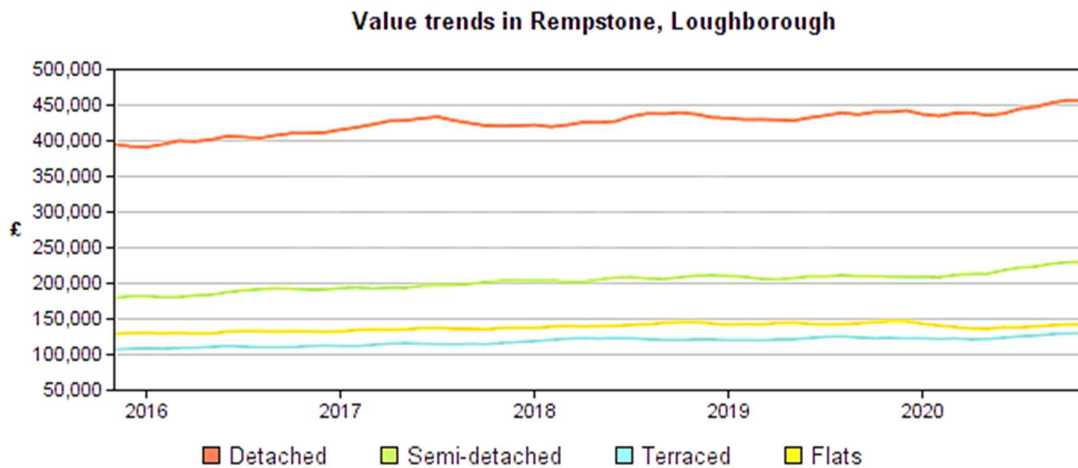


Figure 3: Value trends in Rempstone

## Local Context – Properties for Sale

6.2.2 By way of local context, the table below shows the average prices of properties that were for sale in Rempstone in October/November 2020.

### Current asking prices in Rempstone

Average: **£390,000**

Property type	1 bed	2 beds	3 beds	4 beds	5 beds
Houses	-	£150,000 (1)	-	£630,000 (1)	-
Flats	-	-	-	-	-
All	-	£150,000 (1)	-	£630,000 (1)	-

Table 5: Current asking prices in Rempstone

6.2.3 There are no properties to rent in the village at the time the survey report was completed.

## 6.3 Local Context – Properties Sold

6.3.1 Table 6 indicates that there have been 5 property sales in the last 12 months in Rempstone. In the village average values have increased by 5.36% in the last 12 months. The current average property value in Rempstone is £413,670.

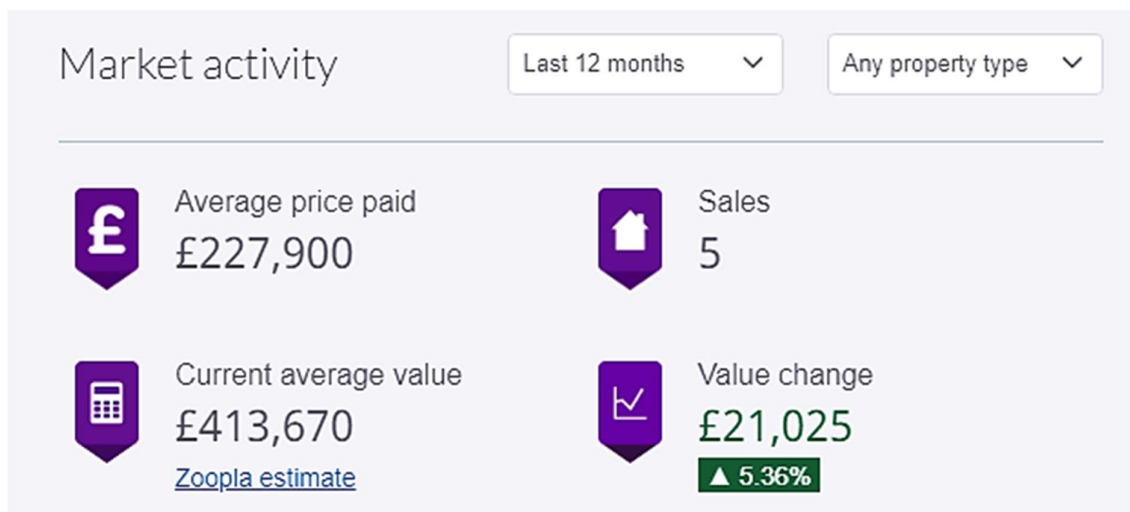


Table 6: Market activity in the last 12 months

## 7. Appendix 2

7.1 A total of 175 surveys were distributed, and 74 were returned.

### 7.2 Household Type

7.2.1 Question 1 of the questionnaire asked residents to indicate their household type.

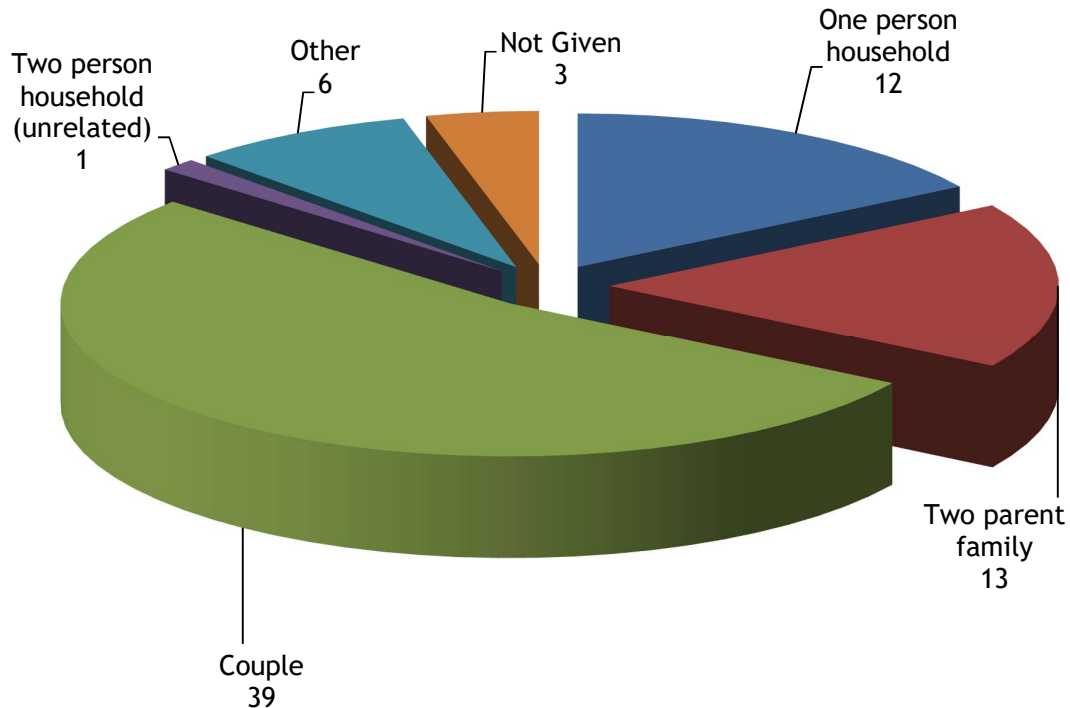


Figure 4: Household type

7.2.2 Figure 4 shows the breakdown of households that responded to the survey.

7.2.3 The largest number of responses was from couples; 53% of total responses were from this group.

7.2.4 18% of responses came from two parent families and 16% were from one person households.

7.2.5 8% were from households classed as 'other', and 1% were from two person households (unrelated).

### 7.3 Tenure of Respondents

7.3.1 As shown in Figure 5 below, the dominant tenure held by respondents was 'own home outright' with 66% of households falling into this category. 31% of respondents owned their own home with a mortgage and only 1% were privately renting. No respondents were renting from the council or a housing association.

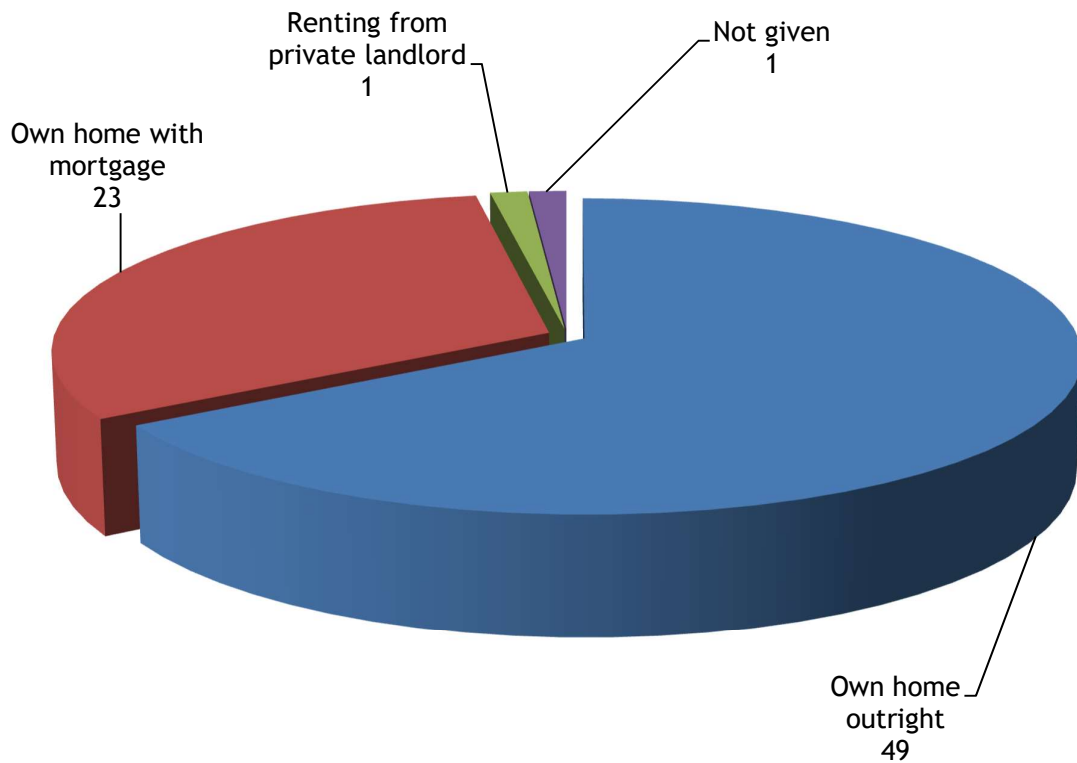


Figure 5: Tenure of respondents

## 7.4 Property Types

7.4.1 The survey asked about size and type of home. The types of property in which people live are shown in Figure 6 below.

7.4.2 39% of total households are residing in a property with 4-bedrooms. 28% of respondents are residing in 3-bedroom properties. 12% of respondents are living in 2-bedroom properties and 12% are living in 5-bedroom properties. 5% of respondents live in a 6-bed home.

7.4.3 78% of respondents are living in a house and 18% are living in a bungalow.

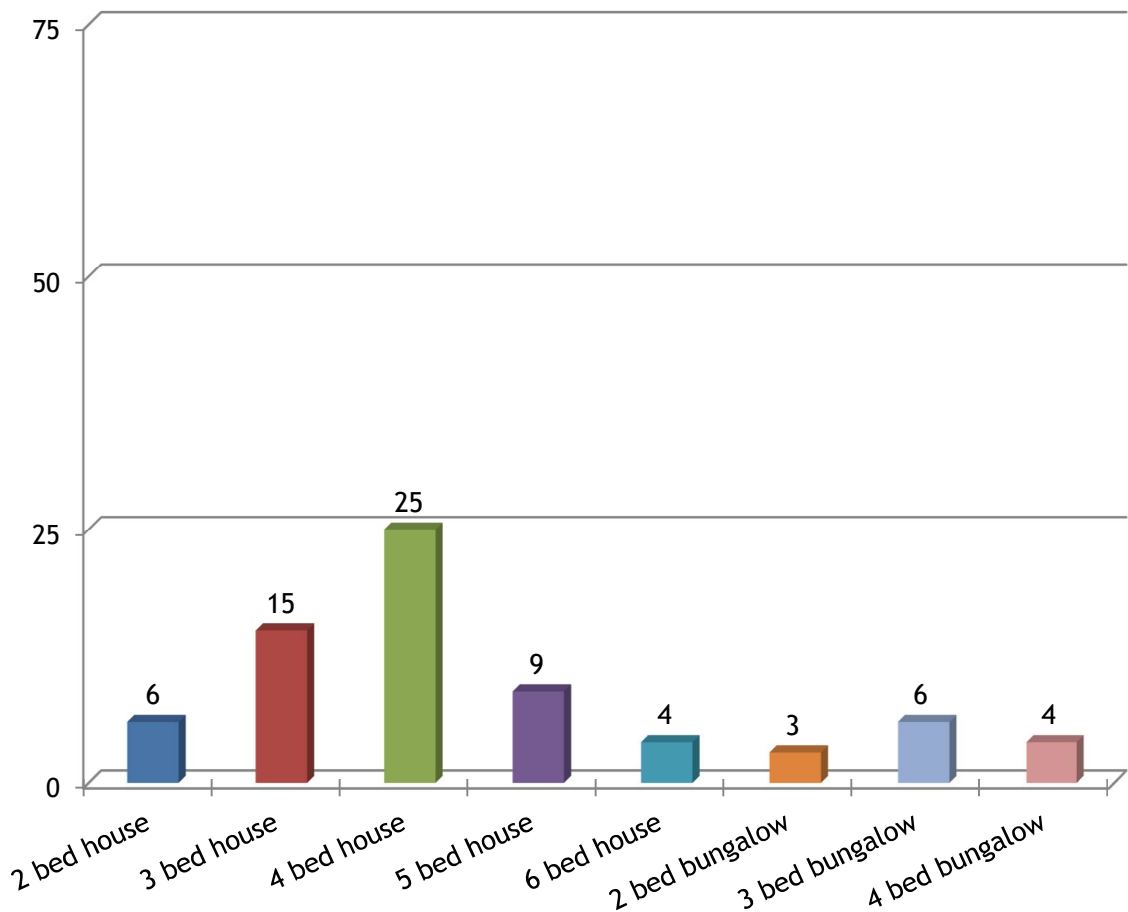


Figure 6: Property types

## 7.5 Length of Residence

7.5.1 Respondents were asked to indicate the length of time they have been resident in the village.

7.5.2 68% of respondents have lived in Rempstone for 10 years or more; 18% for between 5-10 years; 9% for between 2-5 years and 5% for less than 2 years.

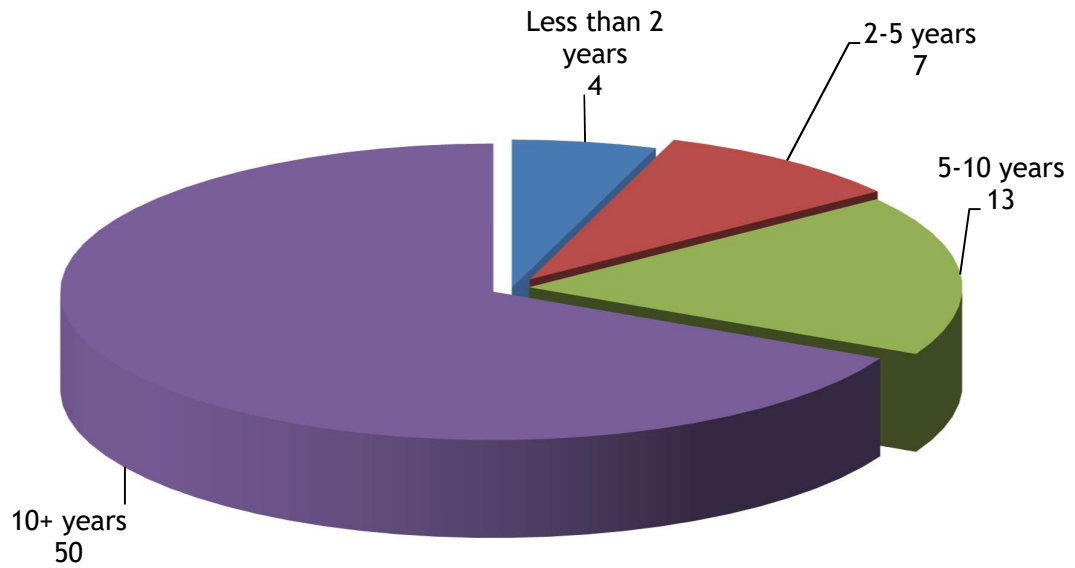


Figure 7: Length of Residence



## 7.6 Type of Housing Needed in the Village

7.6.1 When asked what type of housing they thought was needed in the villages most respondents, 32%, felt that the greatest need across the village was for homes for young and single people. 15% of respondents felt there was a need for family homes and 16% that there was requirement for homes for the elderly.

7.6.2 61% of residents did not see a need for any additional homes.

7.6.3 Some respondents specified 'other' types of housing. Their comments are given on the following page.

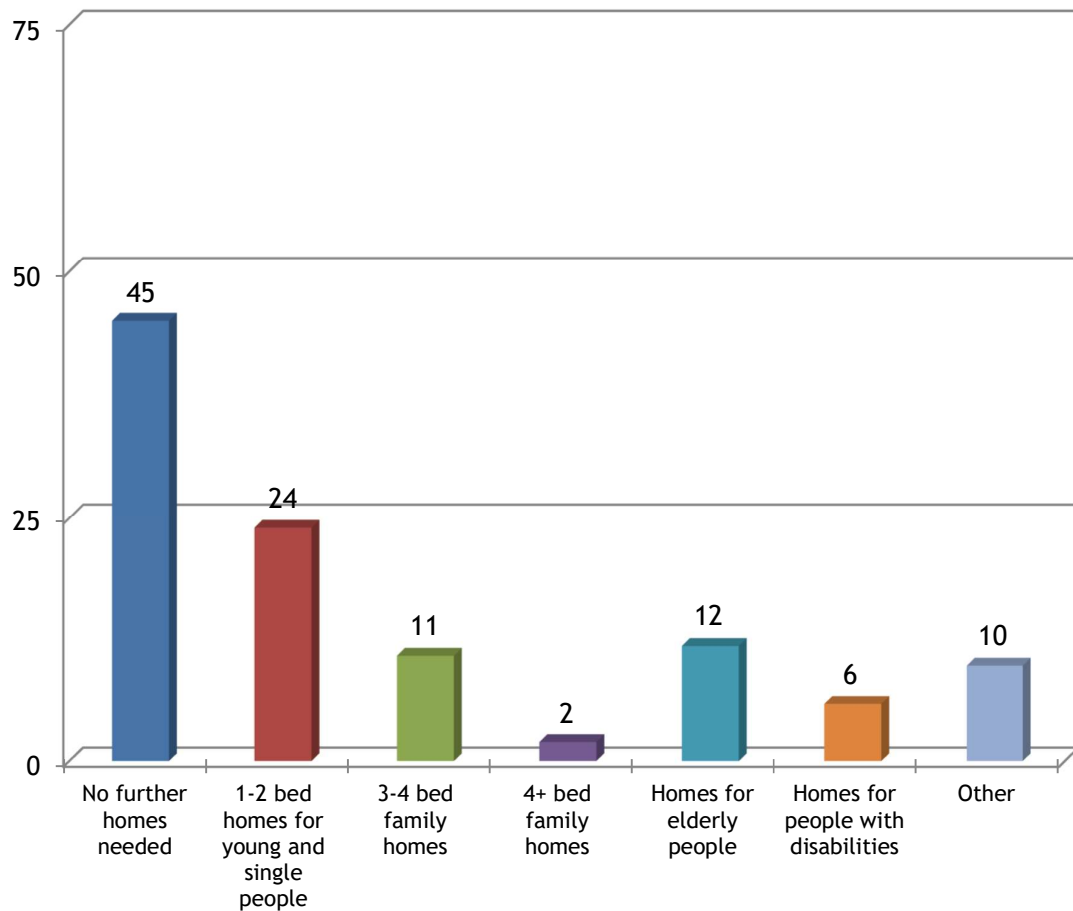


Figure 8: Type of housing needed in the village

**Comments:**

**OTHER (PLEASE SPECIFY)**

A variety of new homes would provide all round housing changing the current demographic of elderly and wealthy retired to a prosperous vibrant village.

Many of the ex council houses have been sold.

Shared ownership for lay workers such as nursed and care workers. We have enough 4 bed exec homes

Can't sell houses currently on the market regardless of size, some have been available for months

4+ bedrooms are definately not needed. 2-3 bedrooms would be the most appropriate if any housing need is decided

Too much traffic already

There are sufficient homes of size and price available from time to time. NO additional homes required as Main Street cannot cope with amount of traffic now let alone increasing traffic

Selected 'no further homes' as infrastructure needs improving first. -footpath/cycle lane to Wymeswold, to access shop, pharmacy etc - no school

Having lived in Rempstone for 55 years I know most people. I believe there are very dew households where there are young people in need of a house. But the traffic so destroys our environment that is not a suitable place. It is so congested already.

need to diversify population

## 7.7 Migration and Reasons for Leaving

7.7.1 Questions 7 and 8 explored whether anybody knew someone from their household who had left the village during the last 5 years.

7.7.2 58 respondents did not know anyone from their household who had left the village, whilst 14 did.

7.7.3 In total these 14 households knew of 35 people who had left the village in the last 5 years.

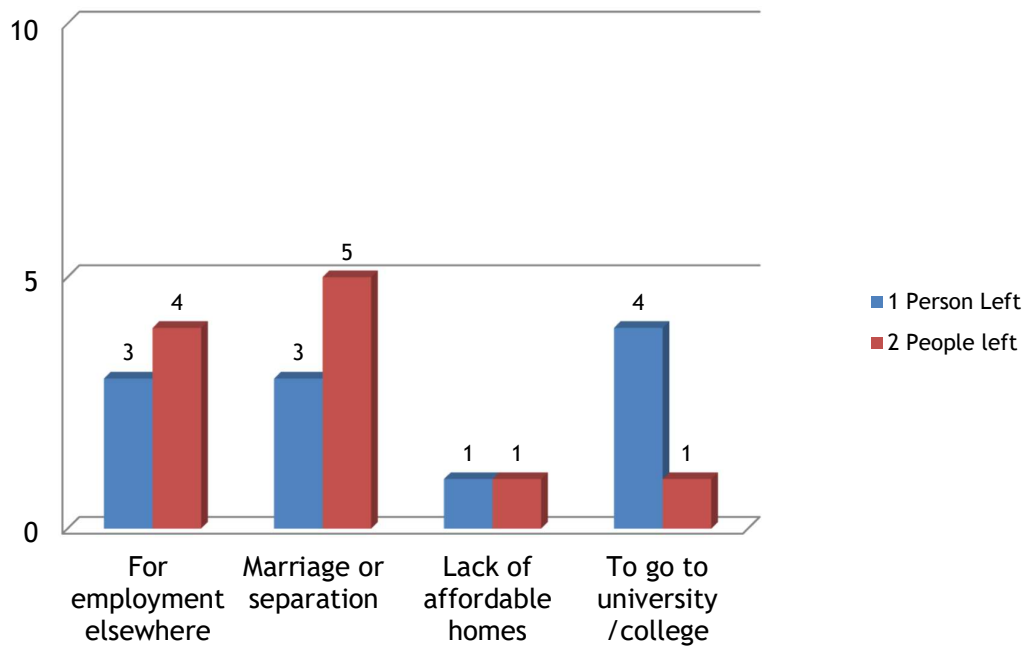


Figure 9: Migration from Rempstone

7.7.4 The most common reason for leaving the village was due to marriage or separation.

7.7.5 3 people had left because of a lack of affordable housing.

## 7.8 Support for New Homes being Built in the Village

7.8.1 Question 9 asked whether people would support homes being developed for local people. As shown in figure 10 below, 43% of respondents would support new homes, although 50% of respondents said they would not.

7.8.2 Respondents were asked to give the reasons for their answer. Their comments can be seen below and on the following page.

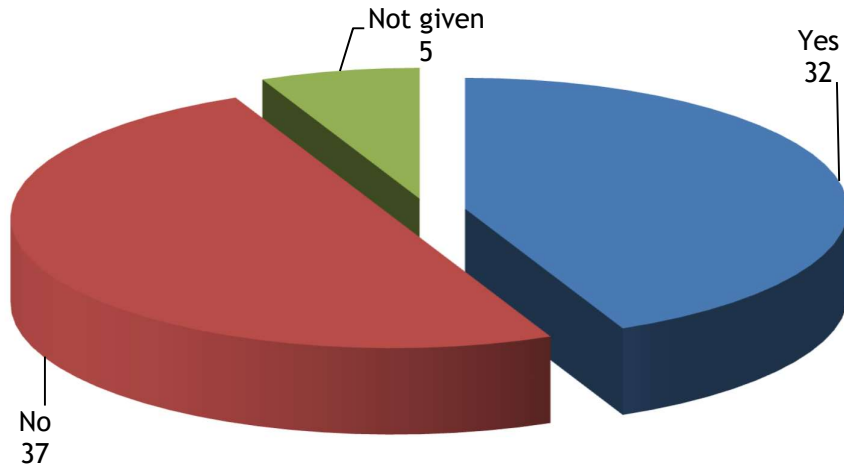


Figure 10: Support for New Homes

### PLEASE GIVE THE REASONS FOR YOUR ANSWER:

Rempstone neither needs nor is suitable for development. Transport links, roads, village character etc, also drainage

In addition to the answer in Q6, the community lacks cohesion AND NO open space, children's play facilities, local amenity (reason to meet), no where to safely sit meet, greet and play or hold a village fate or community activity off the main road for which a new housing development of 8+ open market homes would provide.

Rempstone is a tiny village already struggling without resources. The needs of local people are to reduce the existing stresses on our rural environment. Whilst I understand new houses are needed there are better areas for it which offer amenities. Rempstone exists as a quiet tucked away village. Any attempts to expand it would likely drive a further demand for amenities which in their actualisation would destroy the environment the current residents have created and enjoy.

There are entry level properties which have been on the market for long periods and in some cases remain unsold indicating a general lack of demand. This is no doubt due in part to the fact that the village is not well connected to facilities in the surrounding villages.

If there was a need for young people or elderly people.

Village has some new housing at the end of the settlement, but central area largely. Older housing and older generations of residents would benefit from some growth for younger families.

No appropriate sites within or on outskirts of the village to accommodate further housing.
Needs of local people already being met.
Young people have few affordable houses in the village
Village consists of mainly older people, suitable local housing would enable downsizing and thus allow a younger demographic. N.B village has very limited facilities/services for families
Village already overcrowded particularly resulting from creating the A road through the village. The traffic is now far too heavy for a village particularly the heavy lorries that now use the road
No suitable land, lack of amenities (shops, buses, doctors etc)
My 2 daughters have had to leave their birth village. There are no affordable homes locally. They are both nurses.
Not required
N/A We do not know how much land is available, for us to support on not
A small number would keep the character of the village
To diversify the age group within the village
There is far too much traffic coming through a small village, extra houses will negatively impact this (though recognise people need somewhere to live) so no to a lot of new houses but yes to a very small number only
Insufficient local infrastructure e.g. shops/schools
Rempstone is situated on the A6006 and through road from A1 to the M1 which a lot of heavy goods are transported
As a means of keeping young family members in the area close to their families and, to enable the elderly to downsize
Village cannot support extra housing with infrastructure it currently has
Rempstone is attractive due to its countryside location and small neighbourly spirit. We moved here to avoid the larger crowds and to be able to enjoy beautiful views of nature
This village could not cope with any additional people or vehicles using our facilities
Yes - but dont genuinely think there is a need
There is little or no work available in village but times change
No amenities to support extra houses
There are no amenities. Bus route n/s not e/w and sporadic. No school etc. This is a retirement/commuter village
Too much rural land has already succumbed to building/housing in this area
As long as adhere to village format - a few new houses enable village input growth but access to A6006 not recommended
Building land issue
Lack of local facilities. Damage to the nature of the village as a small rural settlement
In order for young people from the village to be able to afford to stay in the village

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No present need

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The following are all issues - schools, Doctors, Dentist, Traffic, parking (not in order) which need to be dealt with first

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Need to broaden the age profile of the village - houses for young families with children

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There is a major traffic problem (pre-covid) in this village, more houses will not help the situation. More houses will also mean it will become less of a rural village which is what I like

---

No local facilities any house needs 2 cars. Already large road in village. So pollution increase with more cars/transport

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Small is a relative thing. Small to me means 1 or 2

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Low cost homes, replacing elderly with younger

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To enable young people to stay in the village

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The village is dominated by the heavy traffic, fumes and danger. these conditions are unsuitable for young people to bring up families. Also, I believe there is very little need from locals for more homes

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There is no reasonable space in our small village to support new building projects. If this was the case, precious green space/farm land would need to be sacrificed thus affecting the natural environment

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There are not enough local amenities to support more houses

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We are a small village with no amenities so not suitable for additional housing. Current housing is adequate for amenities available

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Recent development in Rempstone has been for large detached properties because these are the most profitable for developers. The village lacks houses for older people to downsize into, releasing their larger houses for families moving into the village. The village also lacks houses for smaller families, and those on lower incomes, who wish to live here. Consequently Rempstone risks becoming a retirement community.

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The village has poor transport links. No provision for school/shops so would not suit anyone who does not have access to a car.

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Rempstone needs more housing to get a more diversified population, attract the young as we have a very ageing population

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We chose Rempstone to live because we wanted to live in a small village and saved up money to live this way of life. In our opinion, new homes couldn't be added here without spoiling the character of the village I worked hard to have the chance at living in.

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## 8. Life in the Village

8.1 Questions 10, 11 and 12 of the survey asked for people's views on what they think of Rempstone as a place to live; what they like about the village and what they think the issues are, if any. Respondents could tick more than one answer.

8.2 Figure 11 below, shows that 78% of respondents think that the village is a nice place to live and 78% of respondents also think it has a friendly atmosphere and community spirit. 41% viewed the village as a sought-after location and 46% of the respondents thought it had a balanced and varied population.

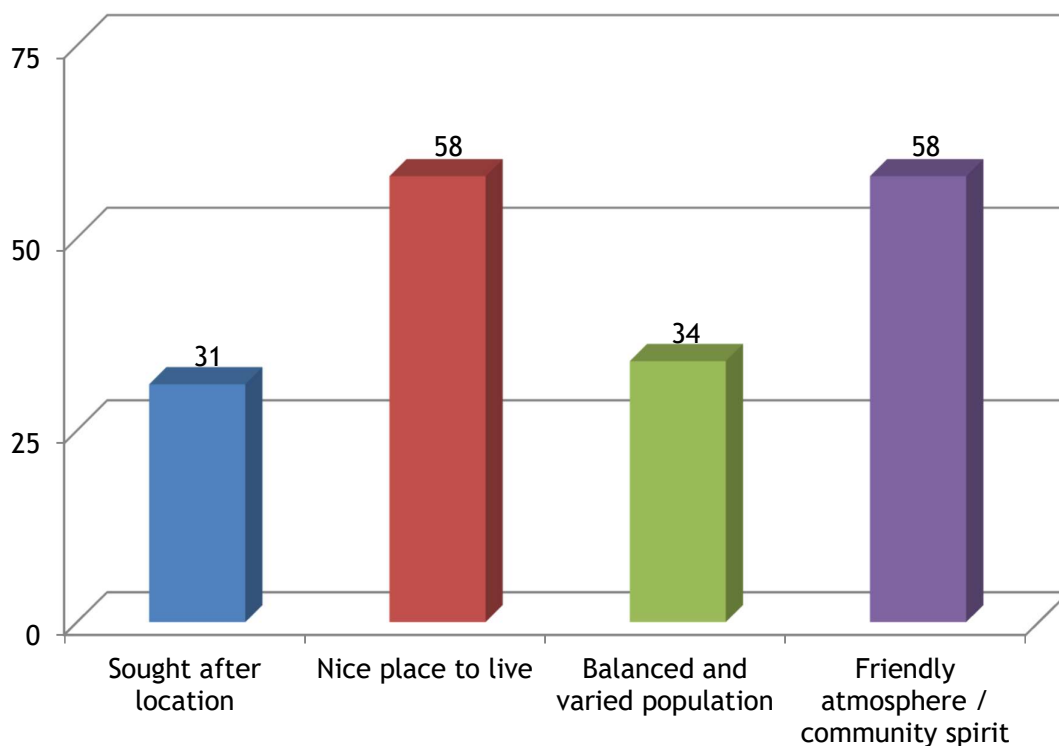


Figure 11: Life in the village

8.3 Fig. 12 below, shows that 45% of people thought that the village lacked facilities. Only 4% however thought crime was a concern and none of the respondents thought anti-social behaviour was a concern.

8.4 Respondents were asked what they would like to see happen to improve the situation regarding their concerns and their comments can be seen below.

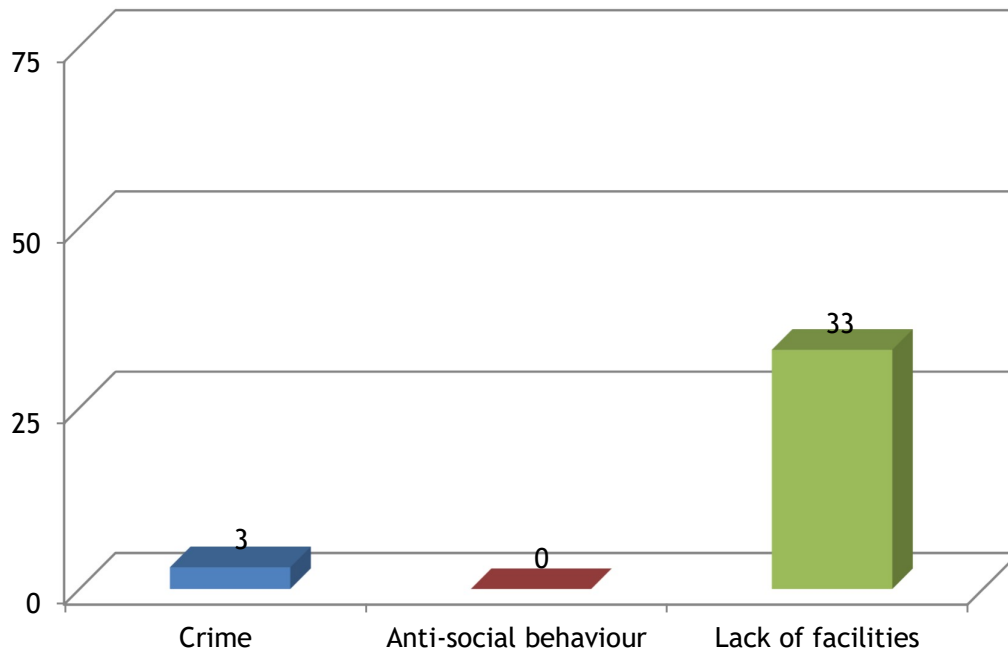


Figure 12: Life in the village (part 2)

Respondents comments;

**IF YOU TICKED ANY OF THE BOXES ABOVE PLEASE TELL US WHAT YOU WOULD LIKE TO SEE HAPPEN TO IMPROVE THE SITUATION?**

It would be nice to see the occasional police car. Car/caravan theft and burglary are a problem.

central children's playground better parking

Following the loss of school and post office / shop - Rempstone community is dead. It has become a series of individual homes connected only by a busy main road running through it. Allow planning for 8+ homes on the large field in the centre of the village will provide a variety of state of the art homes for a mixture of demographic and FUND facilities for the whole community in the form of a large two acre open amenity / play space with children's play park and shop or pampering venue. This will lift the whole community and connect it together through a central place to meet and greet. No point in focusing on homes to house people if they are not joined by a nice safe place to meet and stretch their legs out in the fresh air. No children's facilities simply lead to isolated children and/or anti social behaviour. Additional homes will also support the excellent local bus services along the A60 and the Main Street School bus. The current rejected application provides all these benefits for the village - all of which have been overlooked.



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Better or rather a bus route to east leake.

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No port office or shop. But does have a good pub and village hall.

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Bypass or at least a speed camera.

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Possible school to attract young families and relieve pressure on Costock . Community shop/store ?

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Dont mind lack of a shop but East Leake Health Centre seems very over subscribed

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Better public transport Bypass to eliminate traffic problem - dangerous and noisy

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No playground. We are dangles the carrot of a playground if we accept exec housing NOT good enough. No parking for village hall. Theres no broadband in outlying areas 1 mile from the village

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The main issue I see is fly tipping, Young people using Wysall lane to smoke wacky backy?! Leaving rubbish, I'm not sure what can be done.

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The village only has a village hall, public house and church. All other amenities have to be reached by motor vehicle to Wymeswold or East Leake. Further development in Rempstone would only serve to increase traffic in and out of the village, and would not be environmentally friendly

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Post office to support the village. Supermarket. Better parking. Car park for visiting guests

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Local grocery shop/post office

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A communal outdoor space - a green, a gathering space for play, community events

---

Adequate facilities in adjacent villages and towns, but Doctors surgery and schools in East Leake and Costock over subscribed due to too many houses being built in East Leake

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Nothing its nice as it is

---

Nothing. The status quo is fine

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More family - friendly amenities e.g. play area, shop

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Shop, restaurant

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A shop/post office would be very welcome

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Shop or farm shop

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Some transport

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Yes - specifically short term workers staying at the guest house who go to the pub and drink during the week, noisy, loud rowdy on return

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We need a play area for children and a footpath from Ashby Road to the village, traffic calming on Ashby Road

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Village too small to support a shop

---

Fly tipping occurs regularly and it takes some time for it to be removed Poor transport through the village - only goes along A60 HGV's - by pass would improve the village Speeding vehicles on Wysall Lane Parking on pavements - no one polices it

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Small play area for toddlers/young children. Small grocery outlet

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Footpath/cycle track to nearest village with shop and pharmacy. Bus service to East Leake for doctors and dentist and coop

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Small shop

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Shop for essentials

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Village shop Village green space away from Main Road

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There are many facilities available in East Leake. It is unlikely that enough demand from the village can make these facilities viable and sustainable. We used to have a post office but that closed due to lack of use. Remptones villagers are mobile and go to east Leake otherwise theres a bus to Loughborough and Nottingham

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The village is lovely but has a lack of amenities (ie no shop etc) so a lot of travelling outside the village required and less chance to socialise locally other than at the pub

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Despite a national drive to reduce private car journeys Rempstone has a very limited bus service, and this only because it lies on the A60 between Loughborough and Nottingham. There are no bus services to the nearest shops, pharmacies, dentists or health centres in East

Leake and Wymeswold. Rempstone itself is not larger enough to justify support such facilities, and consequently needs better public transport links.

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Play areas, communal area for activities such as outdoor sports. Shop. School. Public transport link to nearest schools, East Leake, Doctors/shops, parks.

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no shops at all, only 1 pub, need to build up the village and add more amenities, there is plenty of land around it and also move the main road to stop heavy traffic

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8.5 The graph at figure 13 shows the factors that people thought were most important for the future of the village. Without the right infrastructure, villages cannot thrive, and eventually can become unsustainable. For any new development to be successful, the right amenities need to be in place.

8.6 66% of respondents felt that the mobile phone signal was the most important factor in the future of the village followed by 65% who felt that it was broadband connectivity. 47% also felt that public transport was an important factor in the village's future.

8.7 The least important factors were shown to be Primary schools (0%) and employment opportunities (2%).

8.8 Respondents were asked their views about the factors that may affect the future of the village and their comments can be seen below.

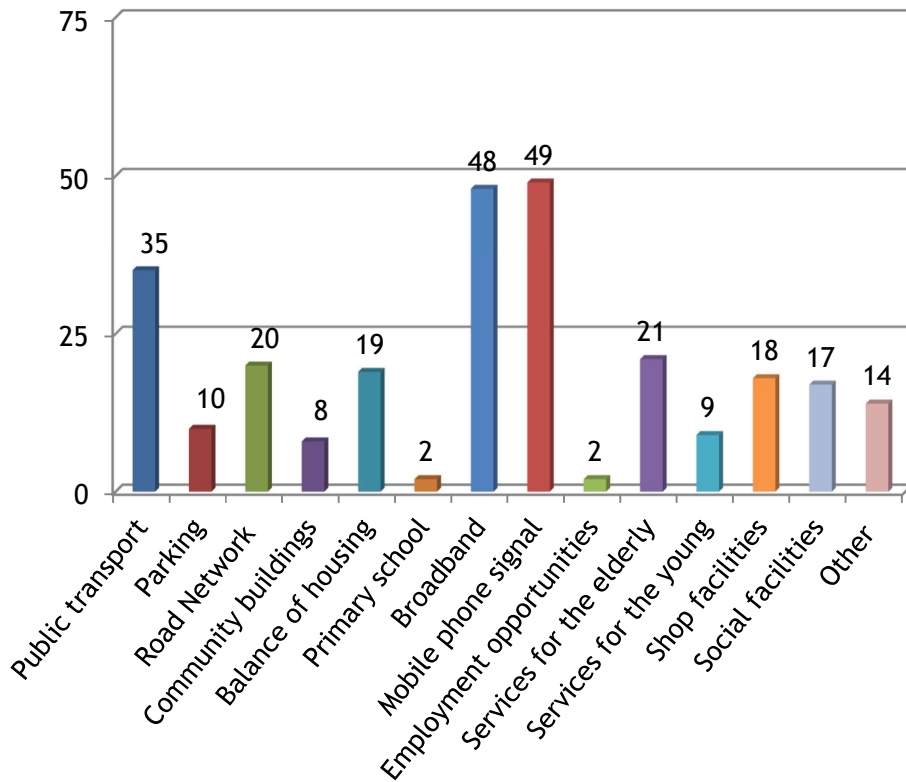


Figure 7: Most important factors for the future of the village

**OTHER (PLEASE SPECIFY)**

There is an opportunity to maintain and improve the pub / village hall, church and local transport services all of which are in decline in these times, together with all of the above, with a small increase in population through "cash cow" new housing.

Reduction in road traffic and associated noise and pollution. Power stability is very poor - 3 power cuts in the last 2 days on the back of some other long outages. No mobile signal - reliant on mobile boosters which use broadband which in itself is often slow.

Adequate infrastructure - doctors surgery, primary school.

Medical

Very happy with the village as it is

Rempstone is the most wonderful place to live. There is a great community spirit and the help which has been forthcoming over the past months has been fantastic. I would hate to leave

Countryside walks and views

Less heavy traffic A6006

re-route large lorries

Better pavements/paths to connect all properties to village centre

A bypass. Traffic is too heavy, too fast

Have very good village hall activities, especially for elderly. Less traffic - fumes, dirt, danger

I think the villages functions well as is

Outside space playing field, park

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