

Affordable Housing Consultation – Comments by Theme

Theme	No of comments	Summary of comments
Need for Affordable Housing	29	<p>Kinloch Rannoch's community would benefit from this development proposal.</p> <p>This idea will keep people who live in the area, staying.</p> <p>Currently live in the village and rent having sold a property, unable to purchase a family home which risks us having to move away from a community we love.</p> <p>Kinloch Rannoch needs more affordable housing for rent and purchase.</p> <p>Without more suitable housing we lose the chance of attracting young families to stay and find work in the area. This not only affects the balance of ages in the community but prevents existing or new businesses from finding staff.</p> <p>Very necessary for local people to be able to access affordable accommodation. Also for people like me who have a Rannoch connection (like me! born here) and who wish to come back and live in the village but are out bid by folks from the city who can afford to offer higher prices on houses for sale.</p> <p>I do support this venture. It's what the village desperately needs.</p> <p>Rannoch desperately needs more rentals and affordable houses.</p> <p>This is clearly needed in the area to boost the working population and business diversity.</p> <p>There is certainly a severe lack of housing that is priced for families to live and work in the village.</p> <p>I am only a holiday maker each September and personally would like to see all the housing be for the community.</p> <p>If the village is to thrive then it needs more affordable accommodation.</p> <p>I believe there is a need for affordable housing or people who want to work and move to the area.</p> <p>There is undoubtedly a need for more housing in the village</p> <p>There is a desperate need for local affordable housing to keep the community alive.</p> <p>Essential for the continued future of the village.</p> <p>Yes, it is now a necessary provision for the ongoing sustainability of the village and surrounding area. The requirement for future proofing the viability of the area is a pre-requisite for growing our local economy, primary health care/health & social care provision, primary school & development of tertiary education through the new Hub, tourism and retail offers.</p> <p>There is a definite lack of housing in Rannoch.</p>

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		<p>Rannoch desperately needs affordable housing to attract young families to work in the area.</p> <p>Housing is a major barrier to people settling and working in the village.</p> <p>People need houses and the Trust has clearly put in a lot of work to provide the local community with what seems to be the need.</p> <p>Affordable homes are the clearly accepted community need from prior consultations.</p> <p>1) this proposal is based on old data - data from before Covid. The data is really the fundamental structure of any proposed housing plan. In order for the plan to be relevant it needs to be based on current data. How will you collect this information?</p> <p>Yes we need some affordable housing but certainly not on this scale. A pity the homes for key workers were sold off ie District nurse ,headteacher ,police etc .</p> <p>Where are the jobs to attract people here?</p> <p>This area is now ranked near the top of the most “access deprived in Scotland “</p> <p>Since discussions started re the way forward for the community things have changed.</p> <p>We no longer have the infrastructure and services to support the existing population never mind trying to attract more people.This needs to be addressed first. We no longer have a resident District Nurse,midwife ,Health Visitor, Headteacher or policeman. We no longer have a Medical Service, that was the envy of Tayside,with visiting psychiatric, mental health, podiatry, physio therapy and other support services. All these have to be accessed by travelling out of the area.</p> <p>the survey of housing needs was done in 2018, Has a more recent survey been done?</p> <p>This development proposal is a bit like putting the cart before the horse. The data is outdated.</p> <p>Jobs require houses for workers, and to fill houses, jobs are needed. This is a key moment for Rannoch, which has received recent investment in the hotels to ensure there is sufficient housing for all grades of staff.</p> <p>As recent members of the community housing was the greatest challenge we faced as a family, it took 12 months before we fortunately found a home and since being here we have heard similar stories from people currently wanting to live and work in the village.</p> <p>I would be homeless if we hadn't found a place to live</p>
<p>Layout & design</p>	<p>31</p>	<p>It looks great and really in keeping with the local community.</p> <p>This field is central to the village so can be absorbed into the community rather than building outside the current boundaries.</p>

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		<p>Is it necessary to have a 'swale' discharging into the river at the picnic site?</p> <p>This may be for detailed plans, but it looks from the layout as though there is better scope for rooftop solar for the "for sale" houses (roof inclined roughly southwards), whereas the people who could best benefit from this being provided in the package are those who are affordably renting (though east-west panels are also worth having).</p> <p>Looking very exciting will be following developments.</p> <p>Looks great</p> <p>Would like to see the landscaping plan provide access from the new homes to the new all accessibility riverside path - a footpath/safe route to walk/cycle to the school.</p> <p>As someone concerned with the Paths network around the village it's good to see the connection to our latest all abilities path along the riverside.</p> <p>I like the design and layout , they fit in well with the houses that are already there. Nice to have houses on both sides of the street and close to the new riverside path. Would be a much needed and positive development for the village.</p> <p>This is a good site that is not aesthetically incumbent on the centre of the village but is easily accessible by pedestrians.</p> <p>Seems a well thought out plan.</p> <p>Attention should be paid to the design of the houses that they are in keeping with local vernacular and not the cheapest option.</p> <p>Looks very good -hopefully the rest of the field can be developed if first phase fills up quickly.</p> <p>The site layout and plans look fantastic.</p> <p>Need to be in keeping with houses round about.</p> <p>I support the location in principle but feel the current layout lacks vision in its layout and the range of types of housing / commercial uses that could be provided alongside. The hammer head is not necessary when this could be linked to improve the street scape / path network. The current row of affordable risks becoming housing of lesser quality that no one has any reason to go to unless you are resident.</p> <p>It would be important to see what the houses will actually look like? This was not in the report.</p> <p>Plan sympathetic with good layout and density.</p> <p>This is an exciting prospect for Kinloch Rannoch and looking forward to seeing things progress.</p> <p>Plans look good and well thought out.</p>
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		<p>outside architectural/aesthetic plans can be decided so as to meet the village architecture.</p> <p>Urbanising the Avenue with 6 tall houses along the south side of the main road will darken the road changing the character and destroying the natural outlook, scenic quality and rural ambiance regularly enjoyed by residents and visitors alike and for which the village has become celebrated and rightly renowned.</p> <p>The proposed orientation is particularly unfortunate. In winter the sun barely gets above the hills to the south and will be blocked from the road and houses opposite for several of the dampest, dreichest months of the year. Frost and snow will linger longer on the road & pavements in the shadow of such new buildings.</p> <p>New buildings in this area should be sympathetic to the existing built environment immediately surrounding, particularly with regard to proportion, height and use of light on those buildings opposite on who's southerly aspect they impose.</p> <p>Existing dwellings will suffer significant loss of privacy becoming immediately overlooked, for the first time in this village, from new buildings along the road on much higher foundations as is typical of even modern single storeys.</p> <p>TRAFFIC</p> <p>Adding a new junction for ingress & egress of vehicles for 19 New Homes to this busy road, with lots of hotel & lodge traffic, round the Loch local & tourist traffic & wood lorries thundering through is a concern. The existing junction opposite the Surgery might be a far more suitable access for a development of such a scale in this field.</p> <p>A Technical detail: The width of the main road presently, as shown on this proposal's drawings and plans between the Health Centre & Craig Vadt (opposite) is not as on the ground, being mostly about 5m rather than the 7m shown. You may like to check this locally rather than relying on dated maps.</p>
<p>Location</p>	<p>24</p>	<p>It's a pity to use good agriculture land, but it is a prime spot in the centre of the village.</p> <p>No place is a good place, and I understand that the site of the Bun is being "sat on", so ok.</p> <p>This area looks ideal.</p> <p>This field is central to the village so can be absorbed into the community rather than building outside the current boundaries.</p> <p>My only concern is the capacity of the current sewage system in the village. I live near to this and as it stands Scottish Water currently come up once a month to empty it, in the past it used be one or two times in a year. There seems to be an ongoing problem with it and adding further properties into it will not help.</p> <p>Kind of! From what I understand there are no other areas in Rannoch. I wondered about the area in the middle of the triangle' where the trees have already been chopped down.</p> <p>I am presuming all other places they could be built have been exhausted.</p>

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		<p>I think the sewage system is not very good this side of the river so this needs to be investigated.</p> <p>My preferred solution would be the old Bunrannoch site, but given this is not possible this represents the next best solution.</p> <p>My concern is that this is being progressed in isolation and not part of a wider master planning / vision exercise for the whole of the village, which is something I think RCT could support to ensure that the developments meet needs, shape future projects and are well designed rather than the most commercially viable options. Affordable housing should not be an identifiable part of the development rather integrated into the wider housing and commercial provision.</p> <p>The issue of that being a flood plain has presumably been checked.</p> <p>Good choice of location</p> <p>There may be some problems with sewage as the two village septic tanks are at full stretch already. If new treatment is installed it must avoid polluting the River Tummel.</p> <p>Is there any danger of flooding?</p> <p>Further, the proposed land for this development is part of the overall village landscape and space use. Building houses exactly there will reduce the pleasure and the utility of the space.</p> <p>I have lived in the west end of the village since 1980. The first 10 years in Buchanan Place and since then at Duff Cottage. Every year there is flooding in this field and the flooding in this part of the village has become progressively worse over the years. After heavy rain, when the water table rises, this seeps up through the field and pools.</p> <p>I wonder if anyone has actually inspected the field in these conditions. This, combined with floodwater pouring down the poorly drained hillside to the north of the B846 has caused some severe problems. All future forecasts warn of more severe flooding episodes. Since I have lived here, for insurance purposes, it has been deemed a flood risk. I cannot see how that is likely to change and I fear that if this project goes ahead the householders will find themselves unable to get home insurance. The community will then be left with a "lame duck".</p> <p>Removing this green area will also increase the risk of flooding to the existing houses. On several occasions trenches have had to be dug in this field to divert water away.</p> <p>A handful of affordable housing could be built on various sites scattered throughout the village and use made of empty housing stock. Is the Bunrannoch site still being pursued?</p> <p>When I bought my house in 1991 this field was not designated as part of the residential land within the village also this field was designated of medium flood risk. When did this change? I presume full account has been taken of the build up and retention of surface water during the winter, the poor drainage on Meall Dubh which causes water to run into this field and the problems caused by an ancient sewage system in this area. (email)</p>
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		<p>Why use agriculture land when we have endless hillsides with limited agri value to build on?</p> <p>2. More detail about the sewage arrangements needs to be provided. Any solution using tanking would not be acceptable.</p> <p>3. Possibly unknown to you, but your drainage plan has the potential to directly impact our property on the opposite bank of the river. We require a detailed discussion with someone on the project team who has detailed knowledge of the drainage plan to ensure our property does not suffer pollution, erosion or flood damage.</p> <p>I also have concerns about the capacity of the sewage network with 19 houses added. That network which already experiences problems.</p> <p>That area is where the sheep graze. It is also aesthetically pleasing. But after having attended the open house I sense that this cannot be changed. Could it be changed to the land where all the trees got chopped down inside the Triangle.</p> <p>The scale of this proposal near the centre of the village and along a main road threatens the character of the area for many who live & work here and many more who enjoy visiting & staying regularly.</p> <p>The proposal to build on a large area of arable field near the centre of the village is substantially different from the west end of the field outlined previously, in the RCT newsletter of August 2020.</p> <p>DRAINAGE</p> <p>As you will know the proposed site is a flood plain. The greater likelihood of flooding however comes from surface water draining from the fields around & hill opposite, particularly in a quick thaw after heavy frost leaving the ground frozen, when volumes of water from rain & melting snow come off the hill, across the fields and down to the lowest point on the road by Buchanan Place where with the drains unable to cope water builds up until it can escape across the road into the field, which is the proposed site, on its way to the river. Not the intended drainage but if this opportune exit to the field becomes blocked off by this development as shown the water would instead build up and back into surrounding properties.</p> <p>The drains at the bottom of Buchanan Place are regularly blocked by silt more often indeed than they're not, as is evident from the premature ageing , deterioration and need for regular repair of the road surface and pavement here.</p> <p>SEWERAGE</p> <p>The proposed development (of 19) is almost as many as the original Highland Lodges (21) by Loch Rannoch Hotel, which required its own sewerage works, not because of distance , with the hotel already on the public sewer but because of capacity, particularly in this branch of the sewer which blocked regularly. Another at least 7 lodges (possibly 23) east of the Loch Ranoch Hotel, plus 3 houses and 2 workplaces (both originally surgeries) have been added to this branch of the sewer since then which still needs unblocking periodically. How this sewer could cope with 19 new homes now is hard to imagine and that is without even considering the implied expansion of housing later into the other end of this field.</p>
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		<p>One might find it difficult resolving the strength of objections to adding 5 new holiday lodges beside the Bridge to the public sewer with allowing 19 new dwellings to be added further along the same branch.</p>
<p>Number, type/size and tenure of houses</p>	<p>25</p>	<p>Particularly affordably rented in perpetuity, though I guess some sales are needed to help fund the project.</p> <p>The affordable part of the project has to be in line with current social housing rents to make it affordable for those that need.</p> <p>Support as long as there is a total and forever restriction on the use - no holiday homes/airbnb etc. Must be the owner's/tenant's only residence.</p> <p>If they are needed, but there is no point in building more houses than are needed.</p> <p>Should there not be more 1or 2- bedroom houses provided for those who are looking for first home?</p> <p>Bought houses are owner-occupied</p> <p>I think that rentals are more important for people who have jobs but nowhere to rent.</p> <p>Rents should be controlled so affordable by 'locals'.</p> <p>A mix of both is ideal.</p> <p>I don't really understand why the 7 houses for private sale can't have a rural housing burden clause forever. The nice men from the Dunalistair Estate sis that it didn't fell right and that it harkened back to the feudal system. But I don't see why the private houses can't have a clause that does that.</p> <p>Is there a need for more one bed single storey housing within the development?</p> <p>It is a pity that all the houses are not in the affordable bracket and all of them are not required to be occupied</p> <p>May be a small block of apartments for single workers?</p> <p>In reality it is only the subsidised rental houses that will be affordable by people working in Rannoch as the incomes of most will not allow them to buy even the so called affordable homes.</p> <p>Fully support the 12 affordable housing for rent not sure we need the other 7.</p> <p>But don't need 7 open market homes. This is a backward step.</p> <p>Yes, but what about the elderly who have lived and worked in Rannoch all their lives could their not be some specially adapted properties for the elderly/ vulnerable?</p>

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		<p>The plan does not have any one bed houses, which might well be the ones most required by those least able to afford housing. 19 houses is a lot of houses - are these really required?</p> <p>What is the mechanism to prevent onward sale and profit, this taking them out of the 'affordable' bracket?</p> <p>of the 12 houses for" rent or sale" how many are guaranteed to stay within the community? (email)</p> <p>For example, there are no affordable 1 bedroom units and there are not affordable accessible one bedroom units in the plan. There is also no sheltered housing that would allow our elders to stay in the village instead of being shipped to Pitlochry or Aberfeldy or further yet. This would employ a warden. The village is aging and this is a relevant human need.</p> <p>We need some "affordable "housing but not on this scale ,make use of unused housing stock and scattered plots in village, not all lumped together.</p> <p>Far too many .</p> <p>A few houses in one end of a field is one thing but this is enormous. NINETEEN houses, many along the main road, in the heart of the village! For a need that grew out of trying to fill the vacant Bunrannoch Hotel site for a laudable aim this has grown out of all proportion. 19 new houses would double the number of dwellings in this end of the village.</p>
<p>Holiday & Second Homes</p>	<p>19</p>	<p>Re. the homes for private rent/sale: I'd like there to also be a restriction on these - same as for affordable homes - a covenant in the sale deeds to ensure that they can never be used as holiday homes.</p> <p>Allowing any of the private homes to be used as holiday houses may attract criticism.</p> <p>Are we able to control their use? In other words no more unused second homes or holiday rentals.</p> <p>...folks from the city who can afford to offer higher prices on houses for sale and then frequently use them as holiday accommodation.</p> <p>However, selling on should come with restrictions as to use, no second homes or holiday lets.</p> <p>I have concerns that 7 of the houses have no owner occupier restrictions. There are a lot of houses under-used as they are holiday houses. Is there any way under current regulations that these houses could be made available?</p> <p>The houses that are sold without any conditions are likely to end up as second homes, which are empty most of the time, as are so</p>

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		<p>many already in Rannoch. If they are holiday lets they will essentially be making the rich richer and increasing inequality.</p> <p>As long as they remain that way and not get sold on as second homes.</p> <p>I am opposed to any further holiday homes getting built.</p> <p>As long as they are not used for holiday and second homes. There is no shortage of these in Rannoch.</p> <p>There are so many houses in the area that are under used or even empty. No doubt it is beyond the power of the Trust to do anything about this, but the point has to be made. In the wider sense there is no logic in building more houses when the houses already exist. A wise society would reduce its carbon footprint and combat climate change by fully utilising existing housing stock.</p> <p>Although it is clear that the Trust does not have the power to do this those that do have the power should be made aware of the illogicality of perfectly good houses lying empty most or all of the year whilst more houses are built. Councils in various parts of the UK have acted to control the purchase and use of second homes and so it is not impossible. The best use of housing stock would be that no second homes are permitted until all those who need a first home have one.</p> <p>We know that there is at least one other development apart from this one in KR, and in addition your own plans include the possibility for many more non-social housing. The village already has a surfeit of holiday homes. KR needs a 'whole area' development plan, and not to be incrementally grown in this way. We do not wish to see another Kenmore develop over time.</p> <p>7 more homes which can be bought or operated as holiday homes are not needed and will have a negative impact.</p> <p>The houses for sale /rent on open market will probably be sold for holiday houses and empty for most of the year which does nothing to benefit the community.</p> <p>I live on a road where, out of the 14 houses available, 6 are occupied by permanent, local residents. The others are second homes, holiday lets or are staff houses. This is a situation echoed around the village, indeed the estate owning the field runs a successful holiday letting business of its own local cottages. Will there be future plans in place to regulate the subtraction of houses from available stock including those 7 proposed" for private sale/ownership. (email)</p> <p>Need to ensure that all of these homes are used for residents, and not for holiday rentals. Need to have some sort of clause to ensure the private houses are used for residents, not for Airbnb or rental.</p> <p>I am not happy about "open market sale or rent." I hope there is/will be no opportunity for them to become yet more holiday/second homes.</p> <p>Am supportive if the private houses are not using for holiday rentals or Airbnb</p>
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		<p>I would also suggest expanding the vision in due course to increase the capacity alongside other housing opportunities and challenges such as use of unoccupied dwellings, management of holiday and second homes and renovation of abandoned buildings. I hope this is the start of a community lead housing initiative to ensure sustainable rural living.</p>
<p>Allocations and meeting local priorities</p>	<p>12</p>	<p>I do not support additional housing for people who are not employed, retired, or making significant contribution to our community.</p> <p>I think the affordable homes should also be for people who have had to move away from Kinloch Rannoch due to lack of housing and would like to return. Also for people who grew up there. I would like to return to where I grew up, I care for a family member who lives in the village. So to be considered for an affordable home and to work and be a caregiver would be an amazing thing for me.</p> <p>Are locals going to be given priority over open market?</p> <p>I do think potential renters should be already working in the area for a few years, or have a business venture, and also have a strong connection to the village .</p> <p>Fab! - As long as locals are given first dibs and the houses that are bought can't be sold at a great profit.</p> <p>That there is a process that local people have first right of refusal.</p> <p>Consideration also needs to be given to how we can promote employment/entrepreneurship opportunities.</p> <p>You need to better define /explain exactly what affordable housing means, and how you restrict the use and onward sale of any houses to the right social groups.</p> <p>A useful learning from schemes in the US-is that the cost of these houses either rent or buy, should be entirely affordable to the people they are targeting -ie, on a minimum wage and/or benefits. And that this limit should be enshrined in the deeds/on-selling arrangements for a substantial (99 year?) period.</p> <p>How will decisions be made as to who is eligible for the above houses? I am presuming that these houses will stay within the community and not become part of P and K stock. (email)</p> <p>It would be wrong if these houses became available on the open market.</p> <p>We support housing for key workers but wouldn't want to see that aim diluted over time.</p>

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<p>Energy efficiency/Low Carbon</p>	<p>6</p>	<p>Air source heat pumps and solar panels with battery storage and electric car chargers would be ideal.</p> <p>Will the houses have solar panels?</p> <p>Is there scope to include ground source heating for the affordable complex, maybe also for the private sale set? Worth a look at https://fullycharged.show/episodes/is-this-what-you-want-from-housebuilders/ and https://fullycharged.show/episodes/affordable-eco-housing-is-this-what-we-should-be-building/</p> <p>The climate emergency is not true. It's just another money making scheme for governments.</p> <p>I assume the design of the houses would be to a high standard with good insulation, solar panels and air source heat pumps?</p> <p>How will the houses be heated? Will they have PV solar panels? Will they have air source heat pumps? Will they have water heating solar panels? Will they be highly insulated? Will they be suitable for teleworking? Will they have home charging points for electric vehicles? Have they taken climate change into account in their design?</p>
<p>Miscellaneous</p>	<p>18</p>	<p>Great initiative.</p> <p>There is a lack of resources in the village already without adding more pressure.</p> <p>How can the community further support this plan to get it developed?</p> <p>Will they (<i>the houses</i>) have fibre broadband?</p> <p>Having made the point about second homes (and holiday lets) it is just to thank the Trust for their very hard work in addressing the issue of housing as best they can. They are also to be thanked for their efforts at consultation.</p> <p>Thank you to the team for their time and effort in getting the project to this stage. Especially for the volunteer hours that have been put into this.</p> <p>KR urgently needs the formation of a community council which can properly represent the communities views to many bodies and planning applicants. The KR 'trust' is not the right vehicle to represent the views of the community, nor is it the right vehicle to propose such plans. You are either acting on behalf of the developer, or the community. You cannot do both.</p> <p>We shan't be able to come to these sessions but are very much in favour of community-owned affordable housing, if there's anything we can help on (e.g. supporting planning apps when it gets that far) please let us know.</p> <p>All success to the venture. (email)</p>

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		<p>....a wider consideration of the village infrastructure and development regarding transport, health facilities and businesses providing occupations other than in tourist services should become a vital stage in Kinloch Rannoch's future. (email)</p> <p>This will be a really useful development for the community.</p> <p>I look forward to more initiatives like this, greater community engagement and ownership of the areas future plus an approach to employment to go alongside creating homes. I would very much like to see a more active involvement by the 3 hotels management in the development of the community.</p> <p>We love living here.</p> <p>1. It should be a requirement that some of the direct neighbours of any site selected should have representation on the committee overseeing the project.</p> <p>I support the idea of affordable housing however I do not support the plan that has been put forward.</p> <p>RCT are inviting sharing of views on this large development. Where are they being shared? There seems surprisingly little sharing of anything here other than the Developer's views.</p> <p>But what jobs are available for these people? And although I read the documentation you provided it is a bit vague on what is actually "affordable" . Affordable depends on the family or individual. You said you would aim for affordable rents to be comparable to social rents in similar RSL properties, but also that it would depend on the costs of building; I was told that the original plan was to tap into existing Rannoch sewage system. But that it is at capacity. I am thinking that the cost of new sewage will now be added onto rent/purchase of the affordable houses.</p> <p>You haven't provided an option for 'maybe'.</p>
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