



**EARLS COLNE NEIGHBOURHOOD
PLANNING COMMITTEE**

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EXECUTIVE SUMMARY

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INTRODUCTION

WHY A PLAN IS IMPORTANT

WHAT IS NEIGHBOURHOOD PLANNING?

The 2011 Localism Act gives local communities powers to produce Neighbourhood Plans, which can be used to guide and shape future development in an area. Once adopted, a Neighbourhood Plan forms part of the Development Plan for the area and, alongside the Braintree District Local Plan, is required to be used in the determination of planning applications.

Neighbourhood Plans must be subject to public consultation, examination, and local referendum prior to adoption. Policies contained within a Neighbourhood Plan should be supported by documented evidence and sustainability appraisals as necessary. Neighbourhood Plans must meet the overall aims and objectives of the government's National Planning Policy Framework (**NPPF**), particularly in relation to supporting and promoting sustainable development.

Where a Neighbourhood Plan is aligned with the strategic needs and priorities of the wider local area, such as North Essex and Braintree District, neighbourhood planning can provide a powerful set of tools for local people to ensure that they get the right types of future development for their community.

It is important to emphasise that Braintree District Council (**BDC**), following the government's NPPF, determines the quantity of new development that Earls Colne is to take: the number of new homes to be built in the village

is therefore non-negotiable but, with a Neighbourhood Plan in place, the community could influence the type of buildings we have and where they are to be built. Large scale, random and speculative building could be curtailed.

An area with an adopted Neighbourhood Plan becomes eligible to receive 25% of Community Infrastructure Levy (**CIL**) revenues for community infrastructure from development taking place. This can cover a very wide range of facilities from, for example, footpaths, parks, school buildings etc.. ¹

A CIL has not yet been adopted in Braintree District.

Any Neighbourhood Plan must meet the basic conditions set out below:

1. the Neighbourhood Plan has regard to national policies and advice contained in guidance issued by the Secretary of State for Communities and Housing;
2. the making of the Neighbourhood Plan contributes to the achievement of sustainable development;
3. the making of the Neighbourhood Plan is in general conformity with the strategic policies contained in the Local Plan;
4. prescribed conditions are met in relation to the Neighbourhood Plan and prescribed matters have been complied with in connection to proposals within the Neighbourhood Plan. [1]

¹ Braintree District Council 2020 Earls Colne Housing Needs Assessment p9

WHY DOES EARLS COLNE NEED A NEIGHBOURHOOD PLAN?

There is increasing pressure from central government to build more and more new homes throughout the country. Within our local area alone, Braintree District Council has been set a target of providing over 7,160 houses per year for the 20 years between 2013 and 2033.[2] Following the rejection of their proposals to create new “Garden Communities” the majority of new developments will most likely be located in or around the existing three towns and six serviced villages within the BDC area, one of the latter being Earls Colne.[3] *Information about the precise number of home allocated to EC and the time frame will be added close to the date of publication for accuracy.*

Without an approved Local Plan for the BDC area, the planning authority has little control over speculative developments. Currently within the Earls Colne Parish there is a total of over 350 new homes under construction or going through the planning process *and BDC require that a further 250 be built by 2033*

(numbers to be verified)

The creation of a Neighbourhood Plan will provide an opportunity for the concerns, priorities and aspirations of existing local residents to be clearly stated so that they can be given consideration when a planning application for a new housing development is submitted. Additionally, and crucially, the Neighbourhood Plan can provide details of how local public services and amenities should be developed to cope with the significant increase in the population of the village.

HOW IS THE COMMUNITY INVOLVED?

The following table details the various community engagements between July 2018 and **YYY**.

Date	Activity
July 2018	Newsletter sent to all residents providing background on NP and asking for them to register support.
October 2018 (24 th)	Public Meeting in Village Hall to determine whether there was sufficient support to move forward with a NP.
November 2018	Halstead Gazette press release
November 2018	Engagement letters to Earls Colne Primary, Ramsey and Honeywood schools
March 2019	Status posters in noticeboards and shop window
April 2019	Posters advertising questionnaire in noticeboards, shop windows, website and Facebook
April 2019	Questionnaires delivered to all homes in village
May 2019	NP drop in event at Constitutional Club
May 2019	Posters updating residents on questionnaires and encouraging further responses
July 2019	Pop up table at Earls Colne Primary School village fete
July 2019 (16 th)	Open Day in Village Hall providing update on plan and including guest speakers
July 2019	Pop up questionnaire table outside Co-op to raise awareness and encourage completion of surveys
August 2019 (10 th)	Pop up questionnaire table at Four Colnes Show and outside Co-op
August 2021 (?)	Table at Four Colnes Show
Date ?	Housing Needs Survey seeking public opinion

THE PARISH TODAY

WHAT MAKES US UNIQUE

Earls Colne is situated near the Essex and Suffolk border, and is surrounded by mixed farmlands punctuated by ancient, mainly broadleaved woodlands. From several footpaths, there are many attractive views across the river valley and open fields; it is the type of scenery depicted by local artists Gainsborough and Constable, now considered to be the very essence English, rural landscape. The High Street has many timber framed, Tudor buildings giving an impressive and distinctive roof-scape; along the length of the main road is a rich variety of fine buildings from all periods of history that make our village visually interesting and a place its inhabitants are rightly proud of.

HISTORY

Earls Colne has a long history. There is archaeological evidence of settlement during both the Stone Age and Roman times. It is mentioned in the Domesday Book, compiled under William the Conqueror from the 11th century, and has remained inhabited since.

During Norman times, the parish was given to the Earls of Oxford. Two prominent buildings, the church and the Priory, were founded by the family in the 12th century. The stars on the Church tower, built in the 16th century, relate to the family's coat of arms and participation in the crusades. Other religious buildings include a Baptist Chapel and the

Quaker Meeting House: dating from the 17th century, the latter still contains one of the oldest galleries in the country.

Earls Colne also had its own Grammar School, founded in 1520 by the Reverend Swallow. This was closed in 1975 but the handsome buildings remain a feature of York Road. They were built in 1904 with generous funds donated by the Hunt family who owned the Atlas Works foundry. Other equally impressive Edwardian buildings, given to the village by the Hunt family, include the Village Hall and Library and numerous, late Victorian, worker's cottages. Along with agriculture, the foundry provided much employment for the population from 1824 until the 1980s. The site has now become a new housing development with some larger buildings having been preserved and converted to housing, workshops, a local museum and health centre.

Other industrial estates are situated on the edges of the village, on the sites of the old wartime airfield (still used as an airfield and base for Essex Air Ambulance) and disused railway station. Occupations of residents are now very varied with many commuting to London and nearby towns. [A]

TRANSPORT LINKS

The village is situated on the main road between Halstead and Colchester (A1124) which, at times during the day, is extremely busy with something in the order of 1,000 vehicular movements per hour being recorded. The road has a 30 mph speed limit within the Earls Colne parish boundaries. It passes through the village centre which is lined with shops and businesses and includes bus stops and pedestrian crossings. There are two major junctions on this road within the village:

- Station Road which provides access to Colne Engaine and Pebmarsh
- Coggeshall Road (B1098) which connects to the main Colchester to Braintree road (A120) and to Coggeshall village.

The closest mainline railway station, which is on the Norwich to London Liverpool Street Line, is situated in Kelvedon which is 7½ miles from the village centre with a journey time by car of approximately 15 minutes. There is also a station at Chapel & Wakes Colne which is around 3½ miles from

the centre of Earls Colne, this station is on the Sudbury to Marks Tey branch line.

A bus service operates along the A1124 between Halstead and Colchester providing a half-hourly service from 06.00 to 23.00 each weekday and Saturday with a reduced service on Sundays.

Car ownership adds to transport links. Due to limited bus services, people are very dependent upon personal transport and car ownership in the village is very high. Lack of parking and road congestion are a major concern of residents. [4]

VILLAGE FACILITIES

The village has a wide range of local facilities and amenities including:

- *Three centres of worship (C of E Church, Baptist Church and Quaker Hall)*
- *A modern doctor's surgery with four resident doctors and a range of support staff.*
- *A primary school with a capacity of up to 420 children (based on a maximum class size of 30 pupils).*
- *A Post Office / Hardware Store.*
- *A pharmac .*
- *A supermarket, butcher, several hairdressers, estate agencies and a range of other, mostly independent, specialist shops.*
- *Three public houses and three social clubs.*
- *Two golf courses, fitness centres and a recreation club.*
- *A public park area (Millennium Green) and various children's playgrounds in residential areas.*
- *A dental practice located on the Airfield Industrial Site*
- *An Airfield for light aircraft*
- *The Essex Air Ambulance*
- *A large industrial estate around the airfield at the edge of the parish boundary*

[B]

See attached Plan detailing the location of Village amenities and facilities. [C]

HOUSING STOCK

Earls Colne currently has around 1,600 residential properties ranging in age from the 15th Century, within the historical core areas, to 21st century in various mixed residential areas. The percentage of detached and semi-detached properties is significantly above the national average and, as a consequence, the percentage of flats is much lower than the national figure. This is not uncommon in long established rural communities.

The total number of dwellings remained fairly static from the latter years of the 20th century up to around 2016 when a number of new speculative housing developments started to be proposed. Currently there are upwards of 350 new homes either under construction or in the detailed planning stages. These are mostly being constructed by the National House Builders and tend to be located either on the fringes of the village or within infill sites.

As Braintree District Council does not have an approved local plan the type and size of houses being constructed tends to be dictated more by the developers' preferences than necessarily meeting the needs of existing local residents, albeit BDC has consistently enforced a policy of requiring 40% of all new larger developments to be affordable housing (both rental and shared ownership). The tenure split of affordable housing generally aligns with the BDC policy of 70% rental and 30% shared ownership.

The Rural Communities Council for Essex carried out a Housing Needs Survey for Earls Colne to assess the needs of the existing residents; their conclusions were as follows [5]:

Key Findings and Recommendations

This Housing Needs Survey was carried out in the parish of Earls Colne in early 2021 by the Neighbourhood Plan Steering Group and the Rural Housing Enabler at RCCE.

The Parish Council arranged for the delivery of the forms. The survey had a 32% response rate (527/1650) which is well above the county average of 25%.

There was support for a small development, with 64% stating they would be supportive of a small development (4 - 8 homes) which is primarily affordable housing for local people. Only 15% of respondents would be supportive of further developments of houses for sale on the open market.

There were comments around the sustainability and suitability of any further development in the parish, especially with regards to existing schemes and concerns over the lack of local infrastructure.

There was general support for housing for the local community, more particularly the younger generation and older/retired people, whilst hoping any development will not be too large and unsympathetic (in both cost and design) to its surroundings.

On road parking seemed to be an issue highlighted amongst the community that is causing real concern. There were suggestions for possible sites which can be referenced in the Appendix 5.

In Part 1, one hundred and fifteen households indicated that they had a need to move to alternative accommodation. Forty one of these did not progress to answering Part 3 of the survey, as they aspired to move out of the parish or did not complete the form. This therefore leaves the total number of respondents, expressing a housing need and who completed Part 1, Part 2 and Part 3 at seventy four.

There is also evidence of a younger generation coming through, whose needs are hard to identify at this time due to lack of finances. Eighteen households (including self-build) were considered capable of accessing open market housing, one private renting which left thirty-four households seeking some form of affordable housing; the majority of which are required within the next 5 years. Twenty-one respondents did not provide sufficient information to assess their need.

The main reason respondents had a desire to move to alternative accommodation was to downsize to smaller accommodation, with twenty-three, out of the seventy four (31%) households citing this option. Two-bedroom households were the most preferred property size (47%). Eleven households confirmed they are on the local authority housing register.

As a result of our analysis of the data provided, we would suggest an affordable rented recommendation of up to 32 units of mixed size. We would recommend that the Parish Council raise awareness of the need to be on the Braintree District Council Housing Register, amongst the residents of Earls Colne parish, in order for them to be considered for local needs affordable housing schemes in the future.

The majority of those in need of affordable accommodation were families or younger residents looking to move out on their own. Some aspired to open market but the level of finances declared (salary, savings and equity) would not be sufficient, given the house prices in the area. Upon reviewing the financial situation of those households aspiring to open market, discounted market sale, self-build and shared ownership properties, we have assessed potentially seventeen would be suitable for open market and two would be suitable for the shared ownership tenure.

Interestingly, of the 17 households suitable for open market, 12 (71%) are for those in an older age category looking to downsize. Twelve respondents answered that they have special housing needs, leading to a recommendation that bungalows or ground floor properties be considered for five of the open market homes and one of the affordable homes.

This report provides information on open market and affordable housing. For any affordable housing schemes discussions on finalizing the size and tenure should take place with the parish council, the housing association partner and the local authority at an appropriate time should a scheme go ahead. 10 Part 1 – Your own Housing needs Ninety-four respondents (18%) said that they or someone in their household needed to move ...'

The community of Earls Colne expressed very little need of or desire for further housing development but this is not in line with BDC local plan. In January 2020, BDC published the Earls Colne Housing Needs Assessment, setting out the extent of development required in the village at that time [6]:

Planning policy context

1. In line with the Basic Conditions of neighbourhood planning, Neighbourhood Development Plans (NDPs) are required to be in general conformity with adopted strategic local policies.² Consequently, the relevant elements of the Local Plan are reviewed as part of this Housing Needs Assessment (HNA).
2. In the case of Earls Colne, the relevant local planning context is as follows:
3. The Core Strategy sets out the vision, objectives and strategy for the development of the District up to 2026 and was adopted in September 2011. This Core Strategy supersedes some of the older Local plan review 2005 policies. For this reason, the Local Plan review 2005 has not been reviewed, but the Core Strategy is reviewed below.
4. The emerging Braintree Local Plan is set out over two separate documents, one at a more strategic regional level and one which relates to Braintree District only. Both documents together are considered to be the Braintree District Local Plan. Braintree District Council, along with partners Colchester Borough Council and Tendring District Council and with the support of Essex County Council, have been working together to plan strategically for growth across the North Essex area.
5. This is in recognition that issues wider than individual Local Authorities, such as transport infrastructure, can have a significant impact on what is being proposed. This work has resulted in a shared Strategic Plan, which covers major sub-regional issues and provides a guiding framework in which local policies can then be formed. In this policy review, all the relevant policies can be found in the local policies of section two.

Policies in the adopted local plan

Table 0-1: Summary of Braintree adopted policies having relevance to Earls Colne Neighbourhood Plan Housing Needs Assessment

Policy Provisions

- CS1 Housing Provision and Delivery:** The Council will plan, monitor and manage the delivery of a minimum of 4,637 dwellings between 2009 and 2026.
A minimum of 600 dwellings should be delivered in key service villages such as Earls Colne (as defined in the settlement hierarchy) between 2009 and 2026.
An update in November 2016 has seen this figure increased to 716 homes between 2013-2033
- CS2 Affordable housing:** Affordable housing will be directly provided by the developer within housing schemes on the following basis:
- A target of 40% affordable housing provision on sites in rural areas.
 - A threshold of 5 dwellings or 0.16ha in the rural areas.
 - Where it is impractical to achieve on site provision, off site provision, or a financial contribution in lieu of broadly equivalent value, may be accepted
 - The Local Planning Authority will take economic viability into account where it is proved to be necessary to do so.

From these two documents, it can be seen that the housing development assigned to the Earl's Colne is far more than the needs of the local community: a Neighbourhood Plan will seek to ensure all housing needs for existing residents are met by future development whilst welcoming all others who may choose to take up the new homes.

Who lives in Earls Colne and where do they live?

Information from the Rural Community profile for Earls Colne
[7]

Earls Colne Demographic summary

Total Population	3,695	
Gender Split (Male / Female)	47.8%	/ 52.2%
Children under 16 years	700	(19%)
Working Age Adults	2,215	(60%)
Older Adults (65+)	780	(21%)
Lone Parent Families with Children	105	
Single Pensioner Households	240	
People from black or minority ethnic groups	150	
People born outside the UK	150	
Total Number of Homes	1,613	
Detached	516	(32%)
Semi Detached	542	(34%)
Terraced	404	(25%)
Flats (Purpose Built)	117	(7%)
Flats (Other)	34	(2%)

KEY ISSUES OF CONCERN TO THE COMMUNITY IDENTIFIED CHALLENGES

The table below details both positive and negative issues that Earls Colne faces in its future development. These are shown as Strengths, Weaknesses, Opportunities and Threats and have been derived from comments made in the village questionnaire and feedback from the Open Day held on July 16th 2019.

STRENGTHS

Rich history

Lots of services

Walking distance to centre

Community Spirit

Pretty (not chocolate box) but still functional village

Place to be proud of

Plenty of employment for village size

Good leisure facilities

Proximity to countryside/walks, especially Chalkney Woods

Mix of people/demographics

Good school

OPPORTUNITIES

A Neighbourhood Plan would seek to :

Influence what is built/developed and where;

Make a list of historic buildings and features to be preserved, not lost sight of or over shadowed;

Influence village/ town planning;

Increase environmental sustainability;

Develop better transport communication in the village and between other local communities;

Have a say over how new developments link/integrate with existing ones;

Enable village to grow organically without being swamped by insensitive developments;

Give greater clarity on what local residents desire and allow the village to participate democratically in decisions about its future

WEAKNESSES

Traffic – main route from Halstead to Colchester, both growing rapidly and adding traffic

Parking – streets crowded because older houses were not designed for car ownership

Services overstretched with limited capacity – struggling to cope with increasing demand of growing population

Lack of youth facilities/young family services

Lack of real power for Parish Council and understanding of their role

Lack of public transport (at times for commuters)

No connection to airfield industrial site, Coggeshall, Braintree or mainline stations at Kelvedon Marks Tey or Braintree

THREATS

Sudden large increase in population that outstrips the capacity of schools, medical services and other infrastructure;

Village loses its character and becomes impersonal;

Losing village feel re size;

Loss of identity and loyalty to the community, a place less cherished;

Loss of greenfield land;

Additional stress on the environment and contributors to climate change such as pollution from extra traffic, building on green space that may increase flood risk, destruction of wildlife habitat, litter and wear on foot paths and other amenities;

Type of housing not specific to meet local demand

Demographics determined by new housing built not needs of the existing community;

VISION

WHAT WE WANT FOR OUR FUTURE

To enhance ...

the village of Earls Colne as a residential and business community offering wide ranging housing stock, good employment opportunities, local sport and leisure facilities within an attractive, safe and friendly environment.

To protect and secure ...

the rich history, rural environment and community spirit of our village.

OBJECTIVES

OUR PLANNING GOALS

ENVIRONMENT AND INFRASTRUCTURE

- Improve the quality, condition and signage of existing footpaths as an amenity in the wider environment, and develop further a network of paths and cycle ways to facilitate travel without cars.
- Have additional provisions for traffic management and parking facilities.
- Encourage the building of energy efficient housing and use of renewable energy resources.
- Preserve wildlife by protecting habitat and encouraging measures such as wildlife corridors where needed.

COMMUNITY FACILITIES

- Preserve and enhance existing Community Facilities, including green spaces, public buildings and services.
- Encourage wider use and availability of those amenities and provide additional facilities where necessary.
- Ensure any new residential or commercial development has safe and easy access to most village facilities/amenities, preferably by walking or cycling.

HOUSING AND DESIGN

- Ensure that new housing developments meet the needs of existing residents, particularly with respect to affordable homes.
- Encourage the provision of shared ownership affordable homes at price levels commensurate with the incomes of local residents, especially those currently renting or living in multi-generation households.
- Aim for a balanced demographic of young people, working families, the elderly and retired by providing housing that meets their needs.

ECONOMY

- Continue to attract a wide range of businesses and employers and provide better transport links between residential areas and places of work.
- Ensure that faster broadband is installed to meet the needs of homeworkers, farmers and local businesses.
- Continue to provide our village community with a vibrant retail centre with increased parking and access.

POLICIES

OUR GUIDELINES

- Each **objective** will have a number of policies
- Each policy must have 'reasoned justification' i.e. the evidence that underpins the policy
- Each policy must have a statement outlining that it is 'in conformity' with BDC policy, national policy (and EU policy where still relevant)

ENVIRONMENT

- There should be cycle paths and footpaths between new developments and village amenities
- A bus service should connect Earls Colne to Coggeshall, Kelvedon station, Braintree and Freeport.
- Country footpaths, bridges and gateways should be well maintained.
- Footpaths should be clearly marked.
- Ensure that the most up to date energy conservation policies are incorporated into new housing schemes.
- Space should be set aside for community generation of clean energy such as wind turbines or solar farms.
- Where necessary, wildlife corridors should be provided.
- Conserve woodland, hedgerows, riverside and farm fields (see pending survey for specific sites)

COMMUNITY FACILITIES

- Continue to preserve listed buildings.
- New buildings must harmonize with existing ones, giving due consideration to size, height, style and materials used.
- Preserve parks, village greens, recreation grounds, public gardens and provide allotments.
- Amenities must have good access and adequate parking.
- All amenities must be sufficient for an expanding population.
- There should be good connection between different areas of Earls Colne with safe pavements, footpaths, crossings and cycle paths.

HOUSING AND DESIGN

- New buildings must follow national, county and district guidelines and meet resident's needs in terms of adequate room size; sufficient parking; tidy refuse storage; good accessibility and there should be a mixture of houses, apartments and bungalows to suit a range of family sizes as well as single people.
- Parking – garages need to be large enough to take, for example, a Range Rover. Three bedroomed homes should have off-road parking for three cars. Some visitor parking should be available for big vans.
- There should be opportunities for self-build and community-build projects.
- Provide some space for pod homes for very basic starters.
- First refusal on new homes should be given to residents; people who have lived or worked within a 10 mile radius for 5 years; people moving to the area to take up work within a 10 mile radius; people who grew up within the parish and people moving to be near a relative.
- Arrangements with housing associations for joint ownership should be more realistic.
- Some bungalows must be available for elderly residents: they would need to have a downstairs bedroom and bathroom in addition to

living space, with either a ground floor or mezzanine suit for a carer and wheelchair access throughout.

ECONOMY

- Attract small businesses to the area where people wish to work near rather than at home by providing high quality serviced offices in a well landscaped, attractive location with good amenities: plenty of parking and parking chargers, good broadband, and a communal café/rest area to facilitate social interaction.
- Attract small, start-up businesses that are less office based by providing economical, small, (e.g. 1,000 sq') workshops with mezzanine offices.
- Link Earls Colne, by bus with the Airfield Industrial Estate, Coggeshall and Kelvedon station, especially during morning and evening rush hours.
- Improve car parking on the high street by locking the car park on Queen's Street when the coop closes and not open it before 9am to discourage long term parking by local residents.

ANNEX A

VILLAGE DESIGN STATEMENT 2005

TBA

ANNEX B

COMMERCIAL BUSINESSES

The following table provides a comprehensive list of commercial businesses by area within the village of Earls Colne.

Atlas Works

Adena fire safety services ltd
Adia
Cox design & planning
Essex graphic display ltd
Dental applications ltd
Ingeni partners ltd
Nfu mutual
Nutrical
Redpepper marketing ltd

Riverside Business Park

Tarmec & croft fencing & gates
Anglo van & truck hire & mots
Instacase ltd
Colne valley windows
Bird taxidermyuk
C.b. Autos
Colvanbridge ltd
Crosslight sound
Godfrey designs
Riverside plumbing & heating
Scale models

Colne House Farm

T&b joinery
Apogee creative print solutions
H&m interiors
Grinter restorations
Fitzpatrick home care
Pro-amp ltd
Wj autospray
Auto installations

Station Road

Cwt surveyors ltd
Colne house care home
Colne valley golf club
Day impex ltd

Earls Colne airfield business park

Abl doors ltd - construction
Colne valley aviation - aviation
Aic financial - financial advisors
Brooks transport - transport & storage

High Street

Ema accounts
Simon kleyn opticians
Gages garage
Table
Fork andles
Co-op supermarket
Boots chemist
Abco insurance
Ministry of hair & beauty
Ruari's
Twisted blonde
Bubbles
Blue poppy boutique
The castle
The drapers
The drum
The lion
Rainbow fish bar
Golden harvest
Lucky star
The fish shack
Colne stoves
The cartlodge b&b
Churchill brothers
Graze
Blooming girls
Percivals estate agents
Heritage estate agents
Ziel
Co op funeral
Healthwatch esse
Colne place care home

ANNEX C

VILLAGE MAP

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REFERENCES

1. Practice Guidance (2): Town and Country Planning Act 1990 (3) paragraph 8(2) of Schedule 4B)
2. BDC EARLS COLNE HOUSING NEEDS ASSESSMENT 2020 2.2.2. Policies in the emerging plan Policy LPP17 – Housing Provision and Delivery – ‘ Braintree will plan, monitor and facilitate the delivery of a minimum of 14,320 new homes between 2013 and 2033. These homes will be located primarily in the Main Towns, Key Service Villages and strategic growth locations.’
3. A ‘serviced’ village is one that has shops, a school, a doctor’s surgery and public transport
4. Comments form the Village Questionnaire and Feedback from the Village Open day, Rural Community Council of Essex May 2021 Earls Colne Housing Needs Survey Car ownership Appendix 6 Additional Comments
5. RCCE Housing Needs Survey for Earls Colne 2021 Key Findings and Recommendations p9
6. Braintree District Council 2020 Earls Colne Housing Needs Assessment p9
7. Rural Community Council of Essex 2013 Rural Community Profile for Earls Colne (Parish) Social and Cultural: Who lives in the local community? p6 and Housing and the Built Environment: What type of building is in the local area? p27