



Housing Needs Survey

Earls Colne

May 2021

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Rural Housing Enabler

RCCE (Rural Community Council of Essex) is an **independent charity** helping people and communities throughout rural Essex build a sustainable future.

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Background

The Rural Community Council of Essex (RCCE) is an independent charity helping people and communities throughout rural Essex build a sustainable future.

RCCE's mission is to provide local communities with the skills, resources and expertise necessary to achieve a thriving and sustainable future.

This means helping communities come together to identify their own needs and priorities, and provide them with advice and support in developing practical solutions. We strive to provide a voice for rural communities, representing their interests to government at local, regional and national level.

RCCE employs a Rural Housing Enabler (RHE) to work with rural communities, usually through the parish council, to identify if there is a need for a small development of affordable housing for local people.

Context and Methodology

In early 2021, Earls Colne Neighbourhood Plan Steering Group worked with the RCCE's RHE to carry out a Housing Needs Survey. The aim of this survey was to determine the existing and future levels of housing need for local people. The survey pack included a covering letter, a questionnaire and a freepost envelope for forms to be returned directly to the RHE at no cost to the respondent. The survey was also available on Survey Monkey so residents could complete it online.

The survey was divided into three sections. Part 1 of the survey form was to be completed by everyone and contained questions on resident's future housing needs. Part 2 of the survey contained questions on the level of development required and household composition and was to be completed by everyone regardless of need. Households experiencing or expecting to be in housing needs in the future were asked to also complete Part 3 of the survey, which gave the opportunity to provide more detailed information. Additional hard copy forms were made available, on request, from the RHE.

The closing date for the survey was 19th March 2021. **1650 forms were distributed and 527 forms were returned.** The survey had a 32% response rate which is well above the county average of 25%. Four forms which were returned considerably after the closing date, have not been included in the numbers and did not express a future housing need.

In Part 1 of the survey, 115 respondents (22%) indicated that there was a need to move to alternative accommodation; however we only had sufficient information on the completed forms to assess 74 out of those 115. The full table of results can be seen in Appendix 3.

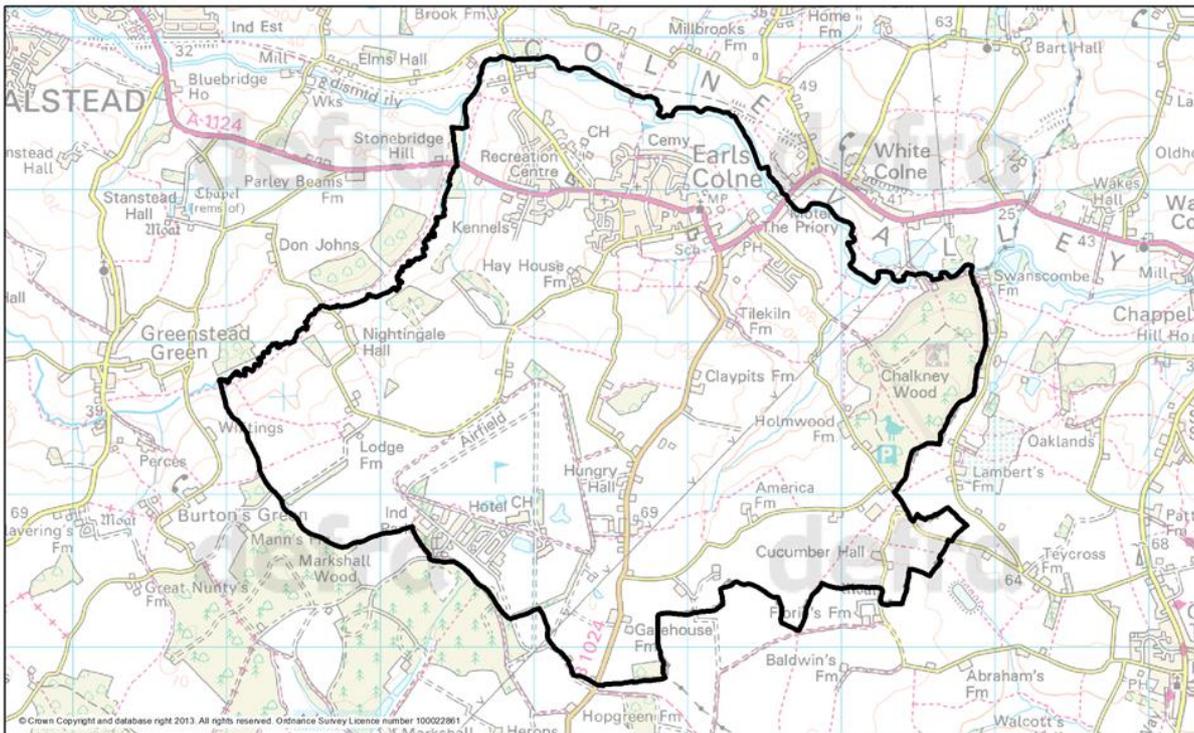
Percentages shown are percentages of returned forms (527=100%) unless otherwise stated. Please note that the percentages have been individually rounded and therefore may not total 100.

Earls Colne

Earls Colne is a village in the Braintree district of Essex. The village is named after the river Colne on which it stands. As well as a small number of shops and services in the high street area, Earls Colne also has an airfield, a business park and 2 golf courses. Earls Colne Heritage Museum is located at the Old Water Tower and details the full history of the village.

As well as the Church of England parish church, St Andrew's, there is also the Earls Colne Baptist Church. The village contains the Earls Colne Primary School and Nursery which is rated 'Good' by OFSTED. Earls Colne Village Hall was given to the parish in 1912 and was extensively refurbished in 1991.

Earls Colne Parish



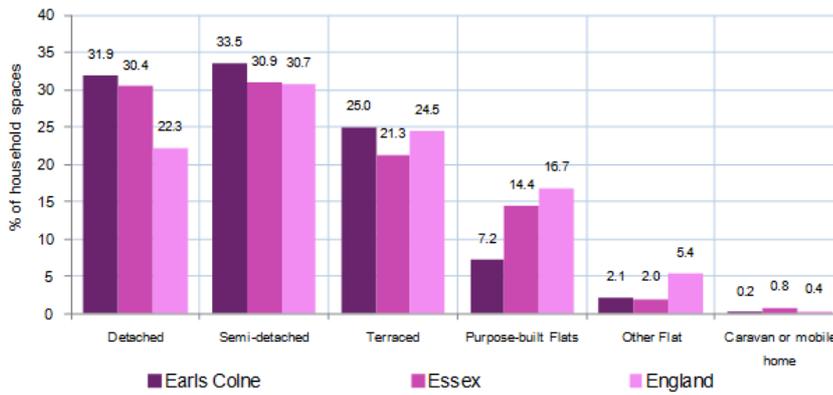
Source: 2011 Census Output Area boundaries. Crown Copyright
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Housing types in Earls Colne as of 2011 Census compared to the national average.

Detached houses 516 31.9% of dwellings (England average = 22.3%)	Semi-detached houses 542 33.5% of dwellings (England average = 30.7%)	Terraced houses 404 25.0% of dwellings (England average = 24.5%)
Flats (purpose built) 117 7.2% of dwellings (England average = 16.7%)	Flats (other) 34 2.1% of dwellings (England average = 5.4%)	Caravan or other temporary accommodation 03 0.2% of dwellings (England average = 0.4%)

Dwelling type breakdowns



Source: Census 2011 (table KS401EW)

Housing tenure in Earls Colne as of 2011 Census compared to the national and county averages.

Housing that is owner occupied 1,058 68.1% of households (England average = 64.1%)	Housing that is social rented 272 17.5% of households (England average = 17.7%)	Housing that is private rented 184 11.8% of households (England average = 15.4%)	Other rented accommodation 39 2.5% of households (England average = 2.8%)
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Housing tenure breakdowns



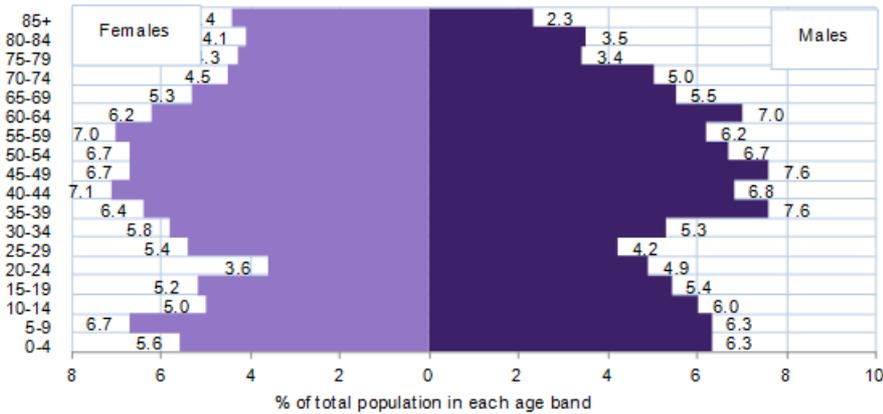
Source: Census 2011 (KS402EW)

Earls Colne population as of 2011 Census compared to the national average.

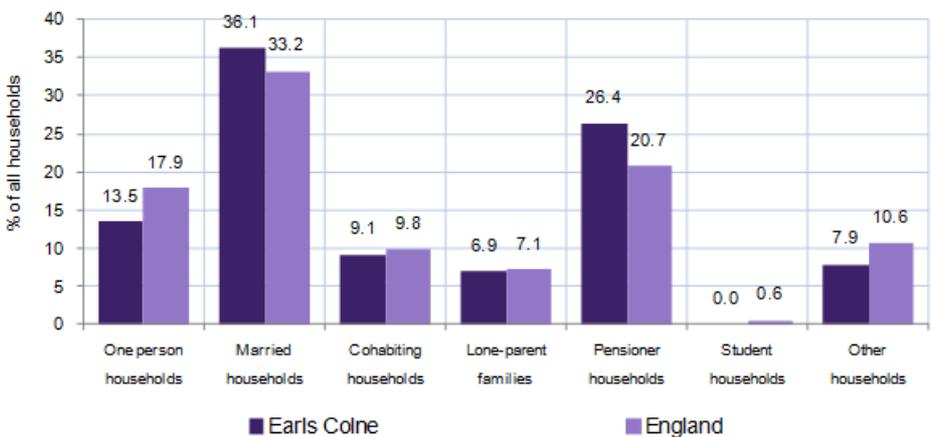
How many people live locally? 3,695 47.8% male; 52.2% female	How many households? 1,555	Children under 16 700 19.0% (England average = 18.9%)	Working age adults 2,215 59.8% (England average = 64.7%)	Older people over 65 780 21.2% (England average = 16.3%)
Lone parent families with children 105 24.4% of all families with dependent children (England average = 24.5%)	Single pensioner households 240 15.5% of households (England average = 12.4%)	People from Black or Minority ethnic groups 150 4.0% (England average = 20.2%)	People born outside the UK 150 4.2% (England average = 13.8%)	Dependency Ratio 0.67 England average = 0.55

Source: Census 2011 (table KS102EW)

Population estimates by 5 year age band



Population by household composition



Source: Census 2011 (tables KS201EW, KS204EW and KS105EW)

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.

Part 1 – Your own Housing needs

Ninety-four respondents (18%) said that they or someone in their household needed to move to alternative accommodation in the next 5 years, twenty one respondents (4%) stated a need to move in 5 years or more and three hundred and ninety two (74%) said no. Twenty people (4%) did not answer the question.

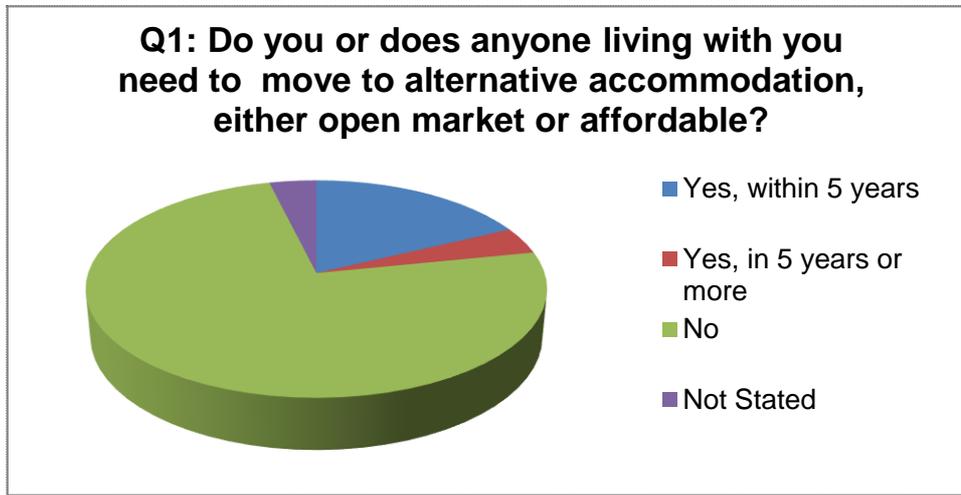


Figure 1: Need to move to alternative accommodation

Of those wishing to move; seventy-eight people (67%) stated they would like to remain in the Parish, six people (5%) wished to move out of the Parish but remain in the District and twenty six respondents (22%) wished to move out of the District. Six people (5%) did not answer the question.

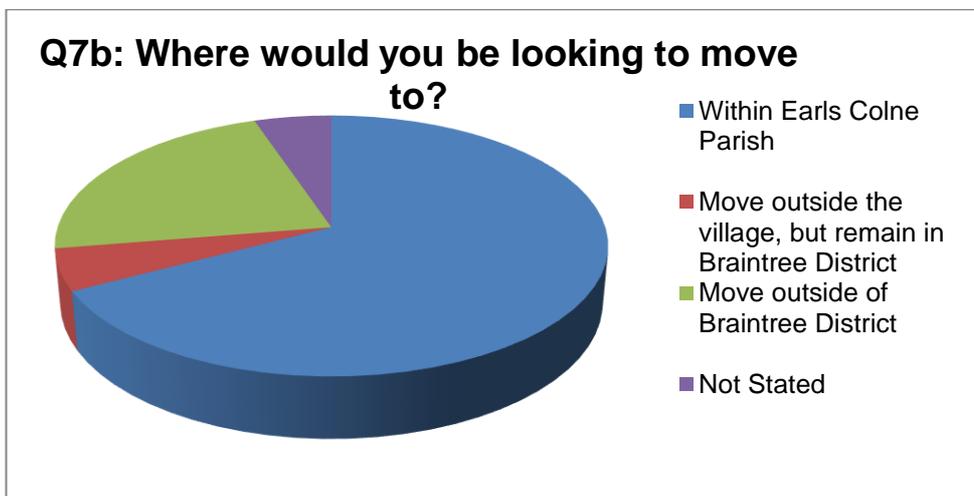


Figure 2: Area in the Parish

Of those wishing to move, thirty five (30%) provided a comment as to previous alternative housing investigations or applications. Forty two households (37%) answered no, or that this question was not applicable, and thirty eight (33%) did not answer the question. Of the comments made, four (11%) stated affordability was an issue, five (14%) stated housing stock availability was an issue and a further four (11%) stated both affordability and availability were an issue. For full details of the comments as verbatim, please see appendix 4.

Q3: Have you or any member of your household already investigated or applied for open market, affordable rent or shared ownership housing in Earls Colne?

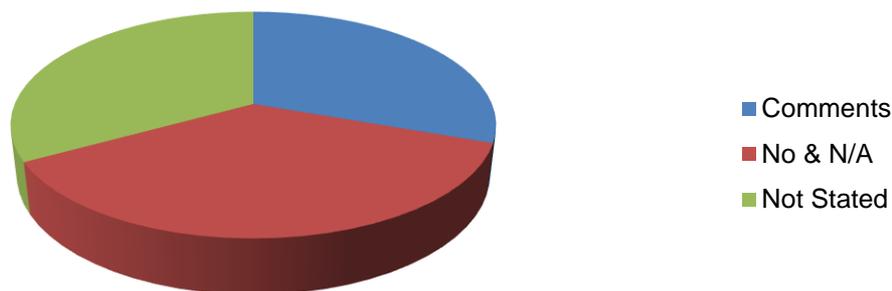


Figure 3: Housing application/investigation comments

PART 2 – You and Your Household

Residency

Five hundred and one respondents (95%) stated that the property to which the survey was delivered and in relation to, was their main home. One person stated that it was not their main home whilst twenty-five people (5%) did not answer the question.

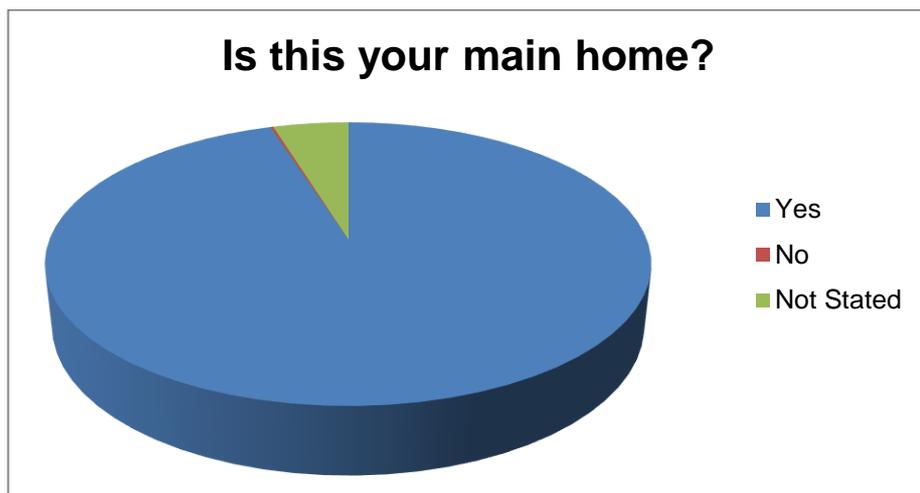


Figure 4: Type of residence

Property Type and Size

The majority of respondents, three hundred and ninety-two people (74%) described their home as a house and ninety seven (18%) described their home as a bungalow. Sixteen (3%) stated they lived in a flat/maisonette/apartment etc, one person lived in retirement/sheltered housing and one person described their home as other. Eighteen people (3%) did not answer the question.

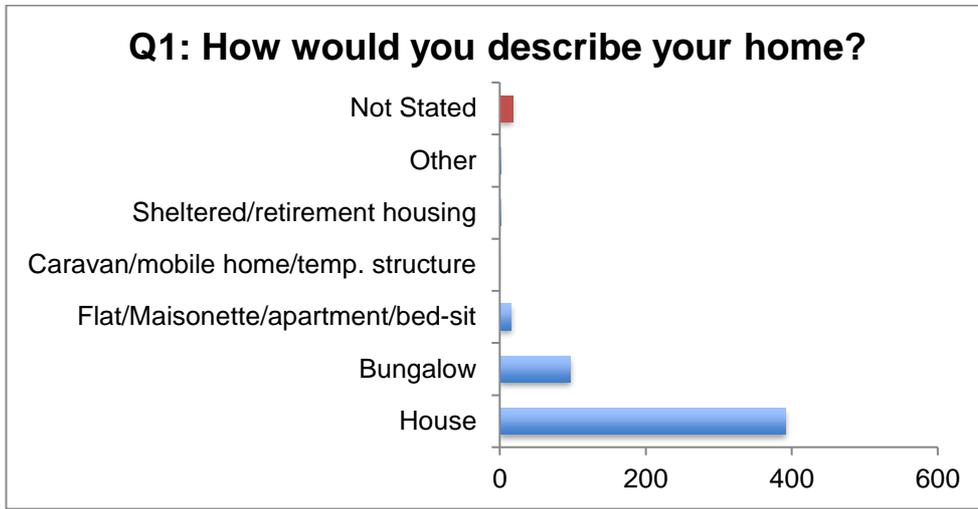


Figure 5: Property type

Two hundred and twenty-seven respondents (43%) owned a detached home, one hundred and sixty-nine (32%) had a semi-detached. Ninety-seven (18%) lived in a terraced house and thirteen (2%) described their home as 'other'. Twenty-one people (4%) did not answer the question.

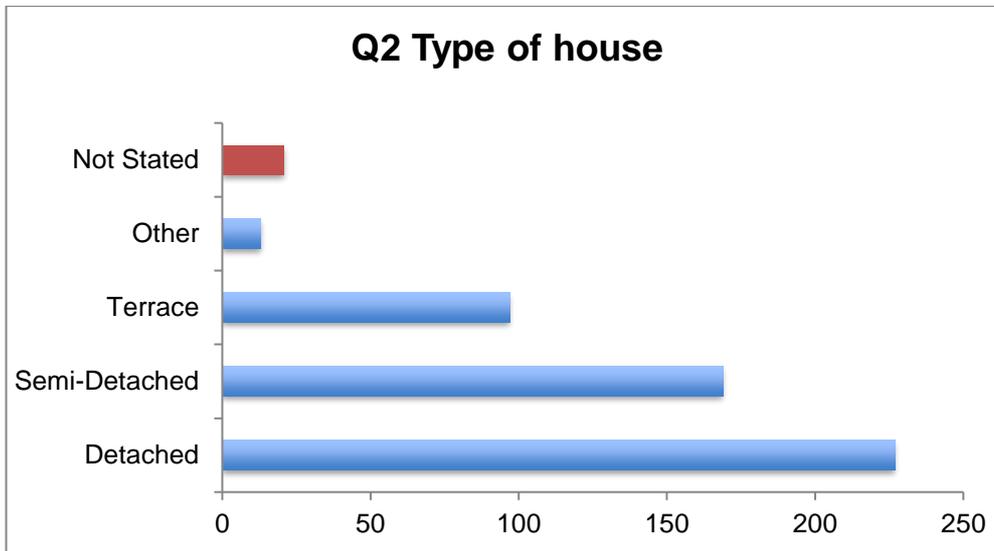


Figure 6: Housing type

Twelve respondents (2%) live in a one-bedroom property, one hundred and twenty five (24%) live in a two bedroom property and two hundred and five respondents (39%) live in a property with 3 bedrooms. One hundred and thirty-six (26%) live in a property with 4 bedrooms and thirty four (6%) of people have 5 or more bedrooms. Fifteen people (3%) did not answer the question.

Q3: How many bedrooms does your home have?

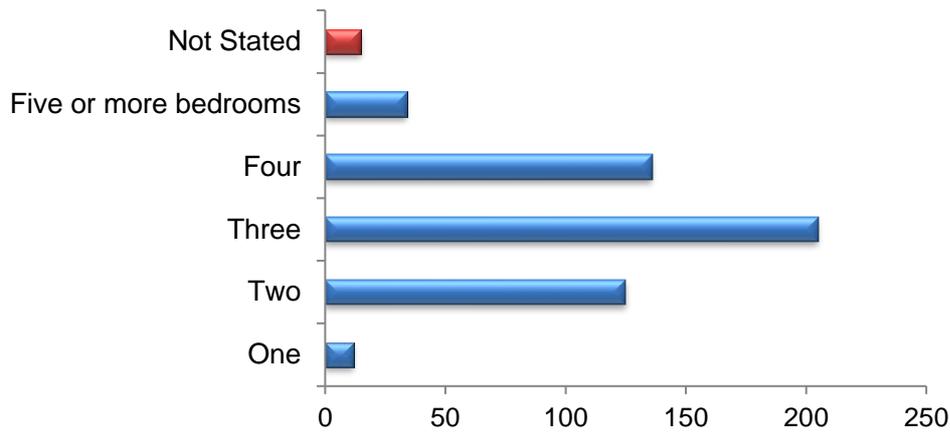


Figure 7: Size of property

Tenure

The majority of respondents, two hundred and eighty-two (54%) stated that their property was owned outright by a household member, one hundred and forty-four (27%) stated that the property was owned with a mortgage and forty one people (8%) rent from a housing association whilst seven (1%) rent from the local council. Seven (1%) part rent/part own (shared ownership), twenty-six (5%) stated they rented from a private landlord and one person's (0%) home was tied to their job. Four people (1%) described their tenure as 'other' and fifteen people (3%) did not answer the question.

Q4: Who owns your home?

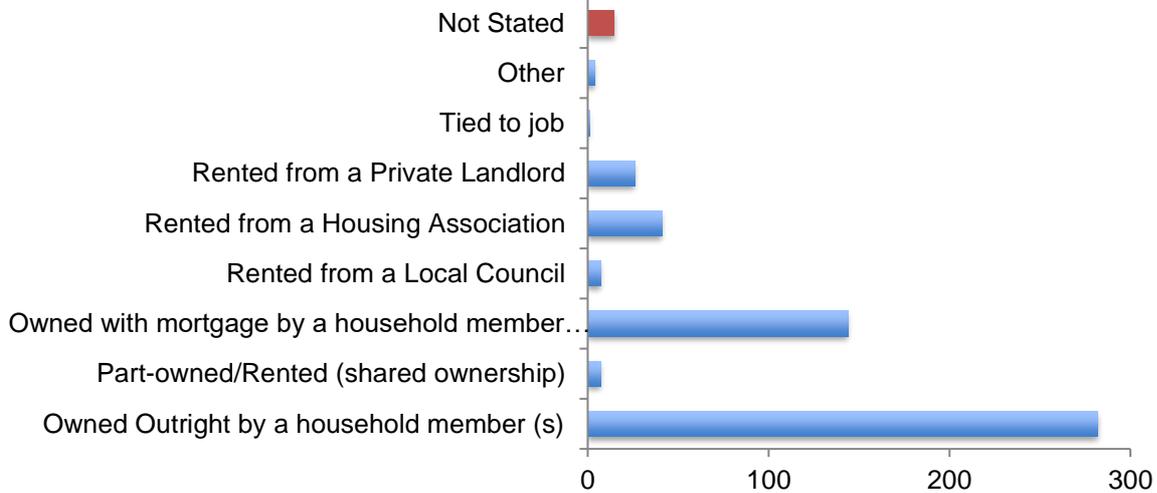


Figure 8: Tenure

Four hundred and eighty-three (92%) homes had one family living in them and thirteen (2%) homes had two families in them. One (0%) had three families, eight (2%) described the household as "other" and twenty-two (4%) households did not answer the question.

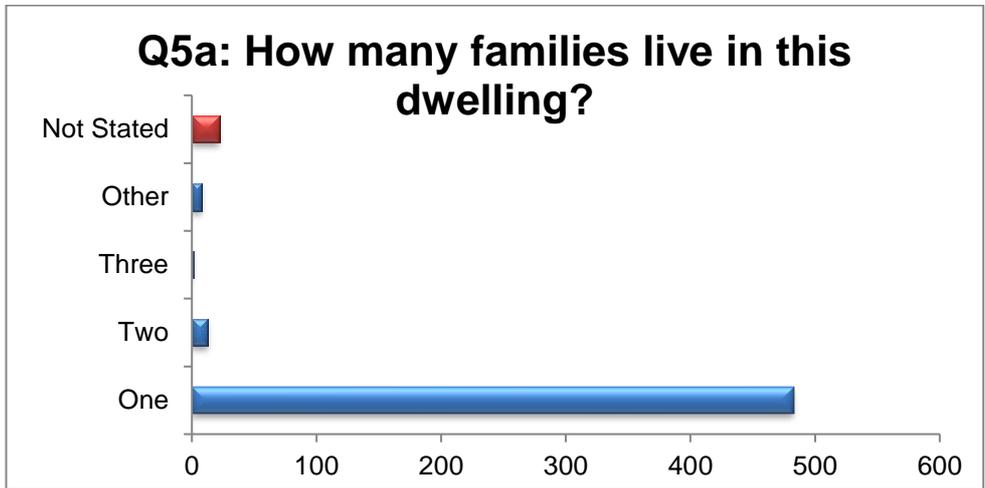


Figure 9: Families in Household

Years in the parish

One hundred and one (19%) had lived in the parish for 0-5 years and seventy (13%) for 6-10 years. One hundred and seventeen people (22%) had been in the parish for 11-20 years, seventy-four (14%) for 21-30 years and ninety-seven (18%) for 31-50 years. Thirty-nine respondents (7%) lived in the parish for 51-70 years and twelve households (2%) had lived in the parish for over 70 years. Seventeen people (3%) did not answer the question.



Figure 10: Years of residence in the parish

Number of people living in the property

One hundred and four respondents (20%) live alone but the majority of respondents, two hundred and forty (46%) live with one other person and seventy-two (14%) households have three people. Sixty five (12%) have four people, twenty households (4%) had five people and three households (1%) had six people. Twenty-three people (4%) did not answer the question.

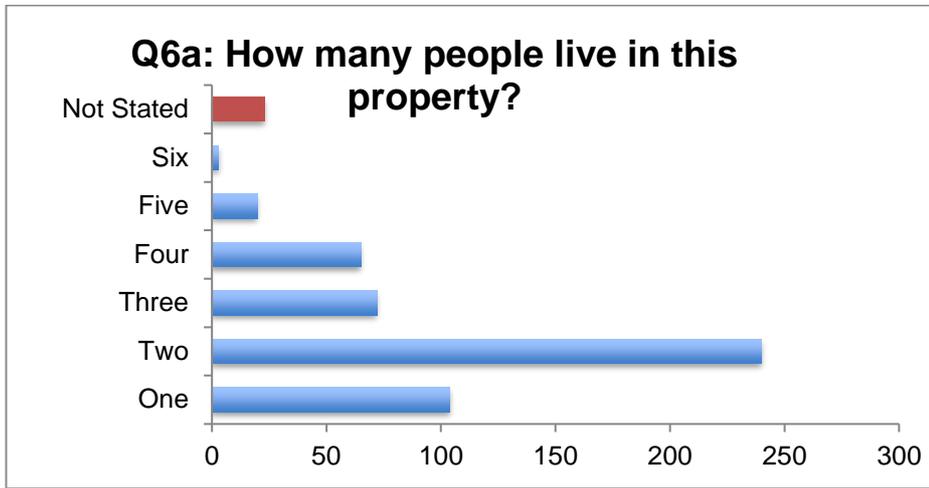


Figure 11: Size of Households

Age and Gender

The total number of people within the households responding to the survey was 1166. For the purposes of the question relating to age and gender the percentages used are of 1166 i.e., 1166=100%.

There were forty-five recorded children (4%) aged 0-5, sixty (5%) 6-10 years old and seventy-four (6%) children were aged between 11-15 years. Eighty-nine (8%) were between 16-24 years and eighty three people (7%) were between 25-35 years old. Ninety-eight people (8%) were aged 36-45, two hundred and twenty-one people (19%) were aged 46-59, and two hundred and thirty five people (20%) were between 60-70 years old. Two hundred and fifty-four people (22%) were aged 71 and over. Seven people (1%) did not declare their age.

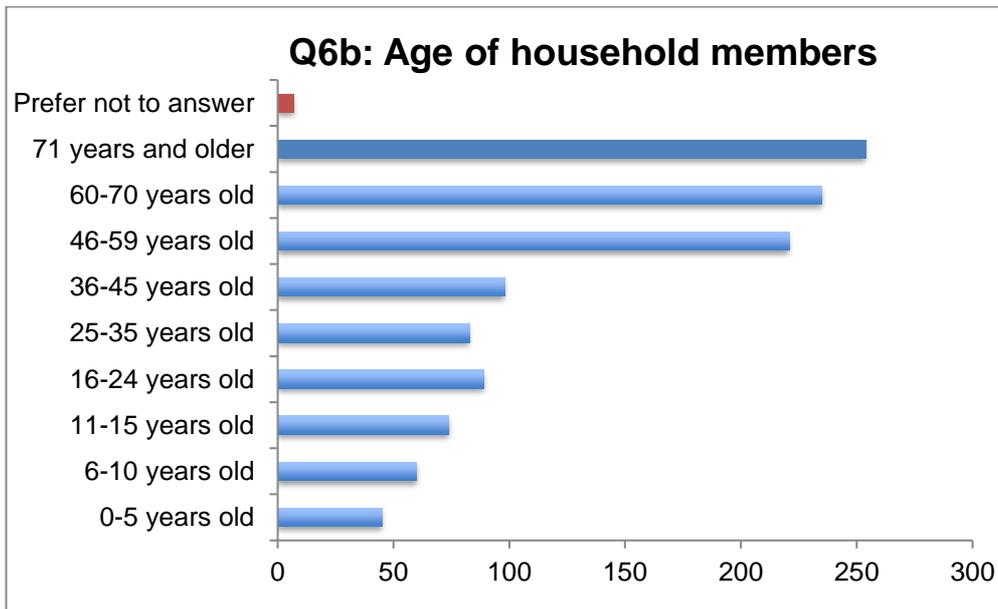


Figure12: Age of residents

The responding population is made up of six hundred and thirty-two (52%) females and five hundred and forty two (45%) males. Thirty (2%) people did not declare their gender.

Q6c: Gender of occupants

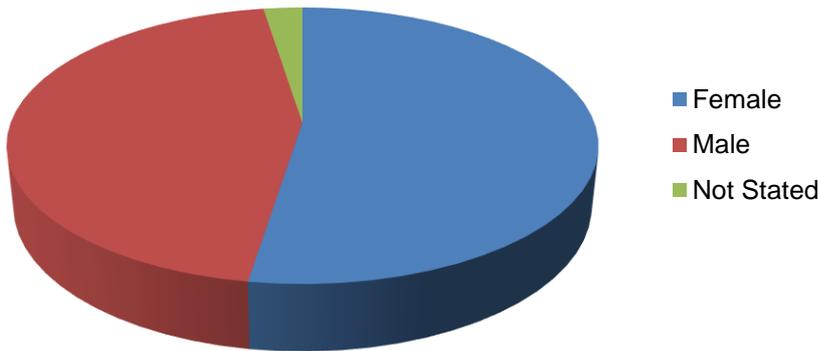


Figure 13: Gender of respondents

Housing and development

There were forty-five respondents (9%) who had family members who had moved away in the last 5 years because they had been unable to find suitable accommodation in the parish however the majority, four hundred and fifty six (87%) answered no. Twenty six people (5%) did not answer the question.

Q7: Have any members of your family moved away from the parish in the last 5 years, due to not being able to find a suitable home locally?

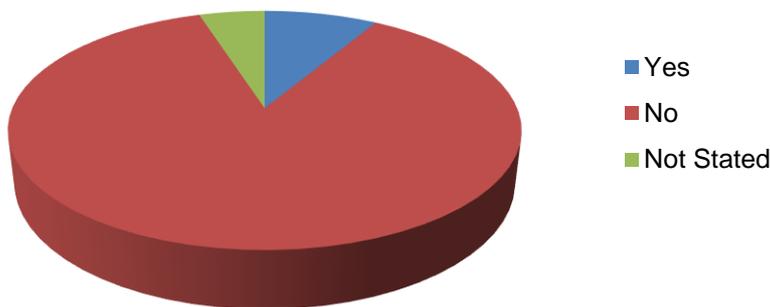


Figure 14: Family moving away

Support for development

Three hundred and thirty-nine respondents (64%) would support a small development (typically 4-8 homes) of affordable housing for local people, one hundred and forty seven (28%) would not be supportive, and forty one respondents (8%) did not answer the question.

Q8a: Would you be supportive of a small affordable development for local people?

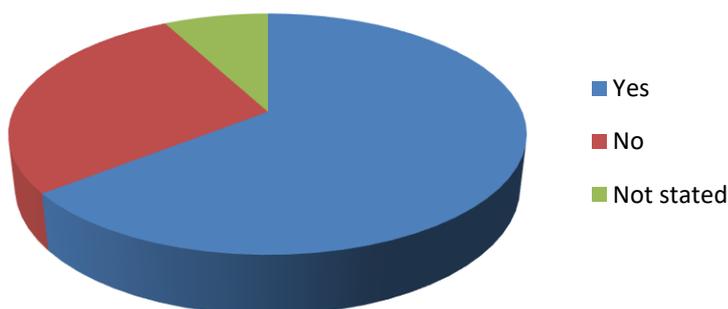


Figure 15: Small affordable development

Seventy-nine respondents (15%) would support further developments of housing for sale on the open market whilst the majority, three hundred and seventy-six respondents (71%) would not be supportive. Seventy-two respondents (14%) did not answer the question.

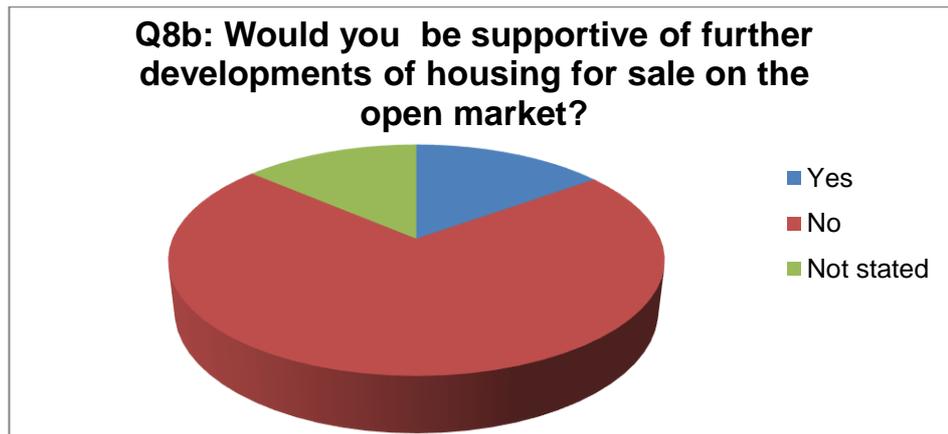


Figure 16: Further developments of open market housing

Three hundred and fifty-eight respondents (68%) would be supportive of a development of sheltered/warden assisted homes, one hundred and twenty (23%) would not be supportive, and forty-nine (9%) respondents did not answer the question.

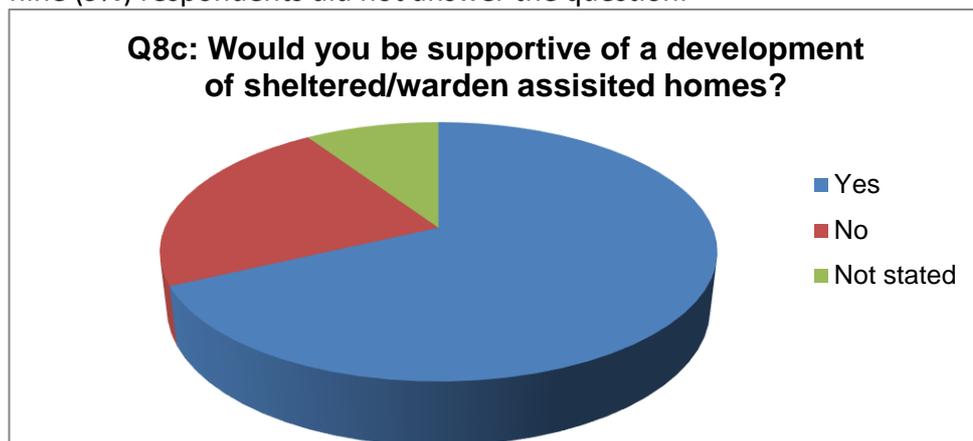


Figure 17: Development of sheltered/warden assisted homes

Two hundred and fifty-two (48%) respondents were supportive of a Community Led Housing Scheme (not for profit). Two hundred and one (38%) were not supportive whilst seventy-four (14%) people did not answer the question.

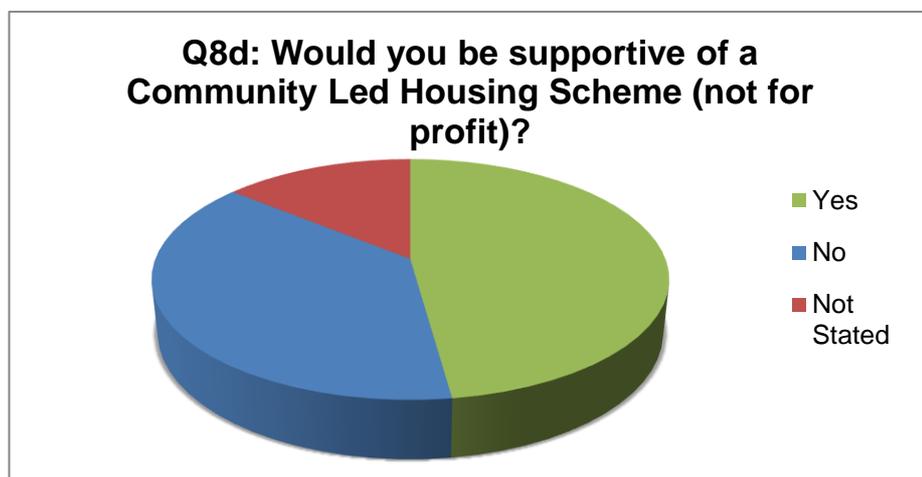


Figure 18: Community Led Housing Scheme (not for profit)

Forty-six respondents (9%) would be interested in being personally involved in a community led housing scheme whilst four hundred and twenty (80%) would not be interested. Sixty-one people (12%) did not answer the question.



Figure 19: Personally involved in a Community Led Housing scheme

One hundred and fifty one people (29%) would be supportive of site for self-build plots and three hundred and thirteen (59%) would not be. Sixty three people (12%) did not answer the question.

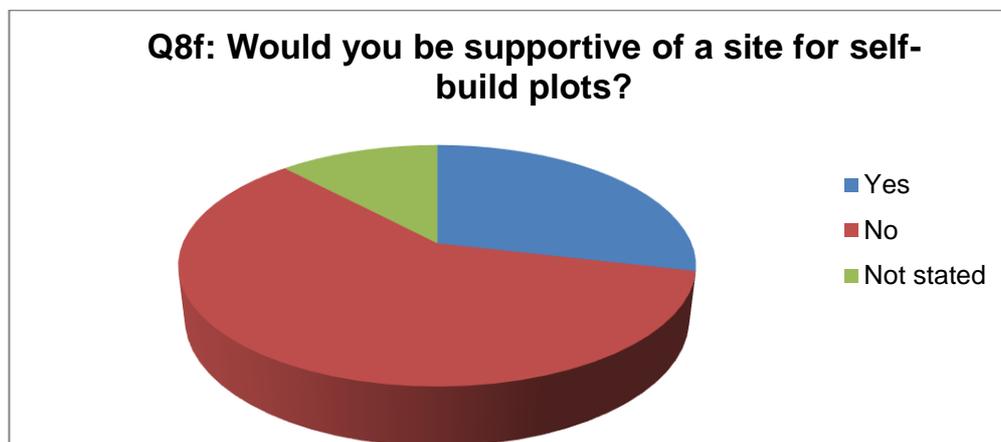


Figure 20: Supportive of site for self-build plots

Three hundred and eighty eight people (74%) would be supportive of future developments to incorporate enhanced eco credentials in their design, to reduce emissions and energy consumption, whilst eighty nine (17%) would not be. Fifty people (9%) did not answer the question.

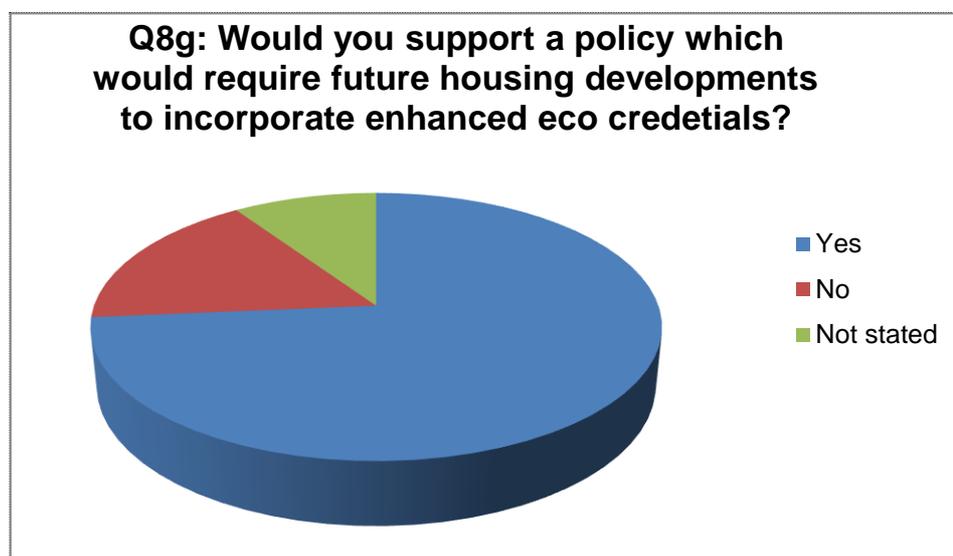


Figure 21: Supportive of policy for future developments to incorporate enhanced eco credentials

Three hundred and seventy nine people (34%) would be supportive of a Co-housing scheme whilst two hundred and fifty six (49%) would not be. Ninety two people (17%) did not answer the question.

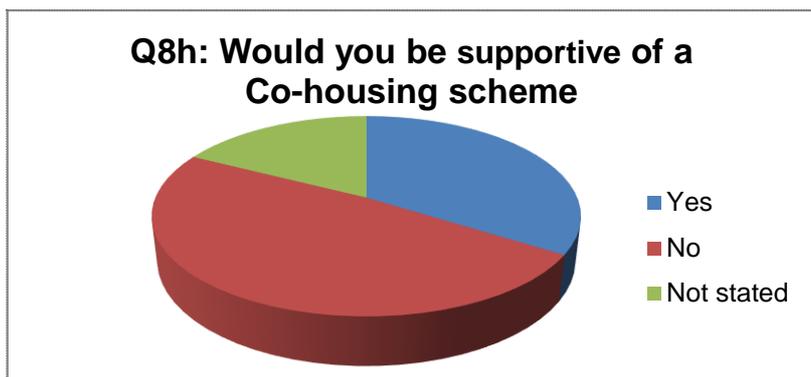


Figure 22: Supportive of Co-Housing scheme

For Question 9 please see Appendix 4: Site Suggestions

Housing in the Parish

Respondents were asked their opinion on what type of housing they felt the Parish would benefit from; Houses for older/retired people had the most support at 19%, next was housing for younger people which had 18% support followed by family housing which had 14% support. Housing for affordable/social rent had 13% support and self build plot houses had 8% support. Housing for shared ownership had 7%, housing for outright open market sale, discounted market sale, live/work units and housing for private rent each had 4% support. Forty five households (3%) felt the Parish wouldn't benefit from any housing and thirty four (2%) did not answer the question.

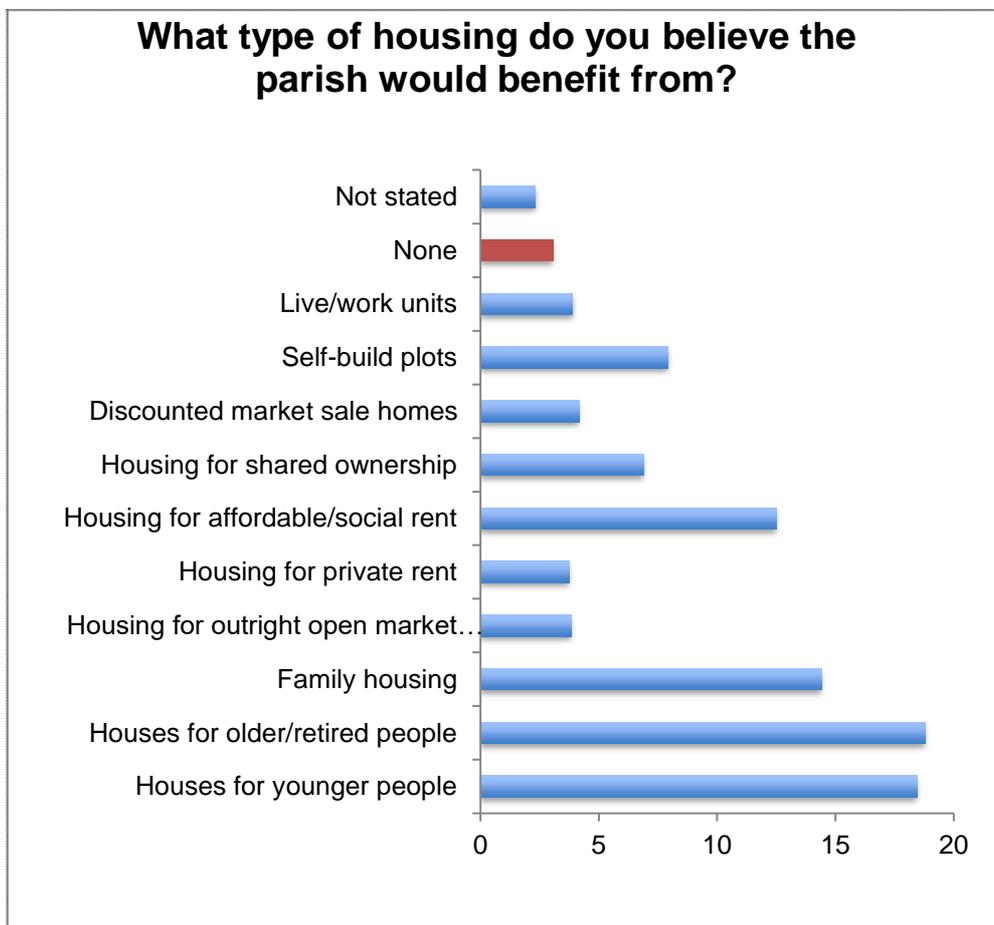


Figure 23: Housing for the Parish

Parking in the Parish

Various issues with parking in the village have been highlighted by many residents. In order to understand the scale of this problem, residents were asked to provide the following information:

In total, one thousand and ninety five vehicles were normally parked at residents homes of which seven hundred and ten (65%) were Small/Medium sized cars (Off Street), one hundred and sixty two (15%) were Small/Medium sized cars (On Street), one hundred and seventy four (16%) were Larger vehicles (Off Street) and thirty three (3%) were Larger vehicles (On Street). Eleven (1%) were classified as Other vehicles (Off Street) and five (0%) were Other vehicles (On Street).

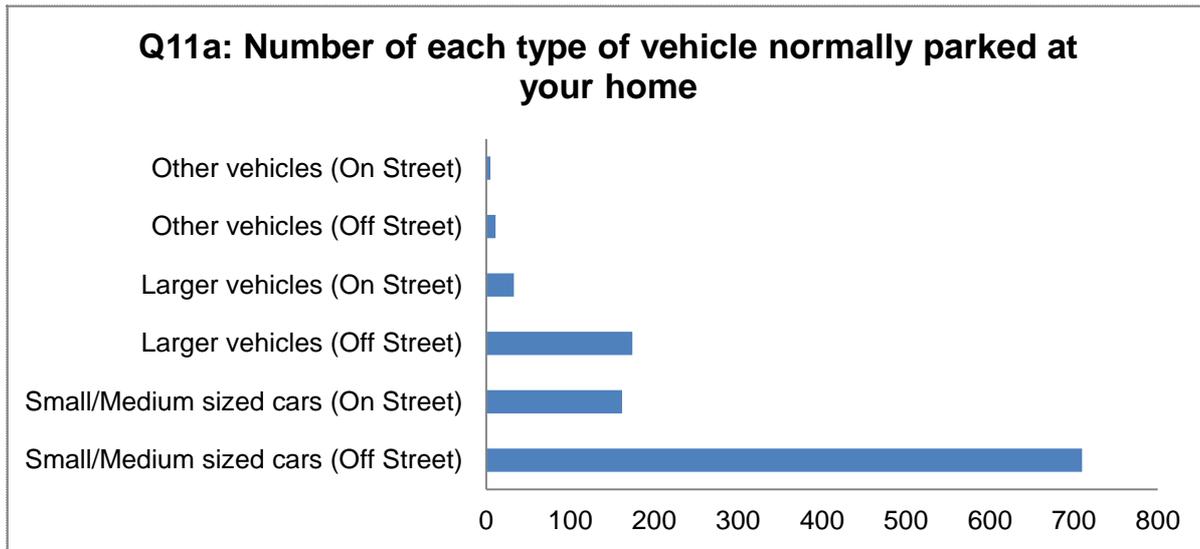


Figure 24: Vehicles normally parked at Parish residents home

Of the respondents that have vehicles, one hundred and ninety seven (37%) have a single garage at their property, eighty nine (17%) have a double whilst two hundred and sixteen (41%) have no garage. Twenty five (5%) did not answer this question.

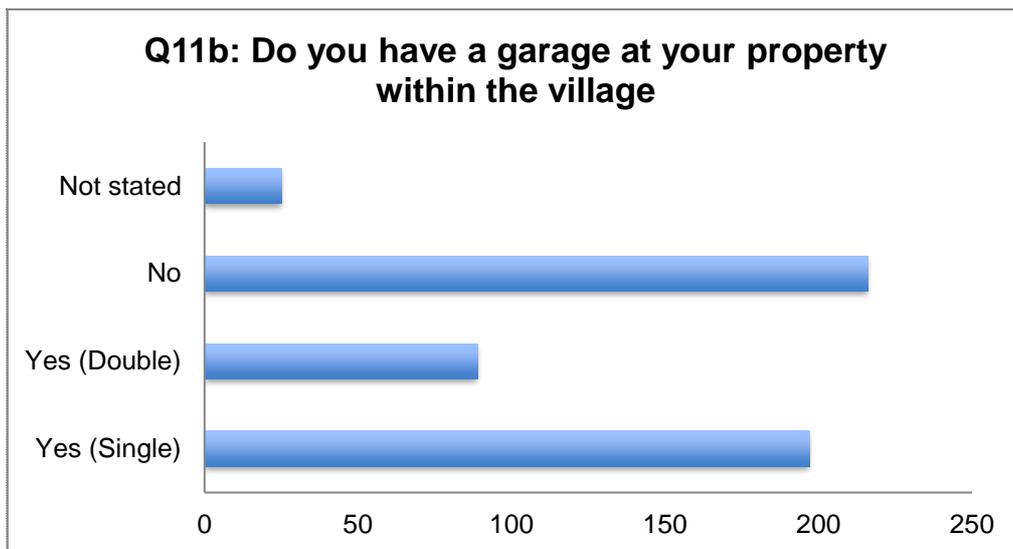


Figure 25: Garages in the Parish

Of those respondents that have a garage, ninety two (32%) regularly park their car in it whilst one hundred and fifty seven (54%) do not and forty two (14%) did not answer the question.

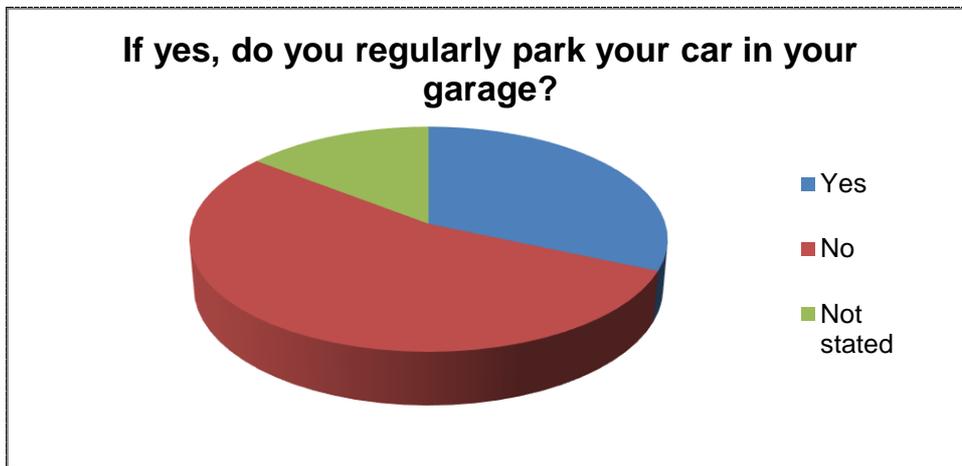


Figure 26: Vehicles regularly parked in garage.

PART Three – Housing Need

One hundred and fifteen households indicated they had a need for alternative accommodation by answering “Yes” to question 1 in part 1 of the form, of which seventy-eight households stated that they wished to remain within the Parish. Of those seventy-eight households a further four households declined to complete Part 3 of the survey. For the purposes of Part 3 of this report therefore, the percentage shown is the percentage of the seventy-four respondents who expressed and filled in a housing need (74=100%) unless otherwise stated.

Timescale for moving

Thirteen people (18%) wanted to move now and twenty-one people (25%) wished to move within 2 years. Eighteen (24%) wished to move in 2-5 years and eighteen (24%) wished to move in over 5 years’ time whilst four people (5%) did not answer the question.

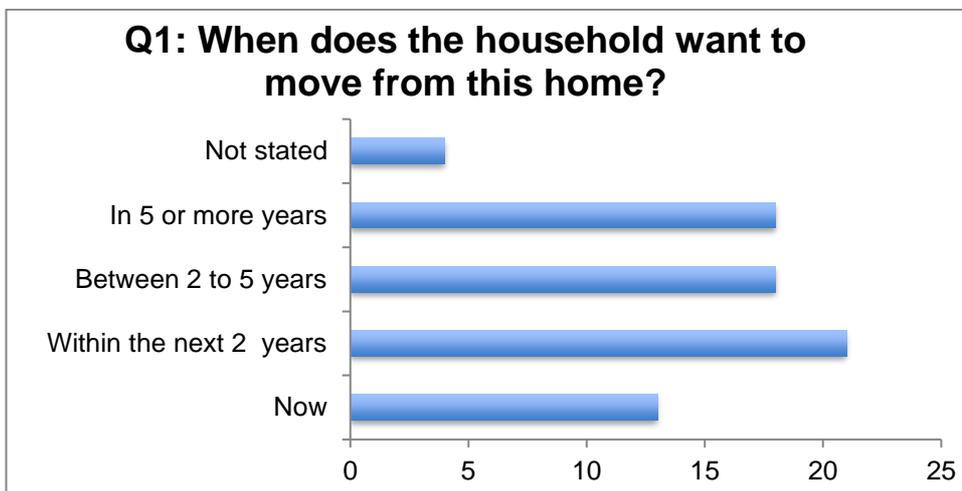


Figure 27: Timeframe for moving

Current Tenure

Seventeen respondents (23%) stated that they lived with their parents, two part owned/rented (shared ownership) (3%) and thirty-four (46%) are members of a household. Four respondents (5%) rented from the council/housing association, one person (1%) has a home tied to their job and another fourteen (19%) stated that they rented from a private landlord. Two respondents (3%) did not answer the question.

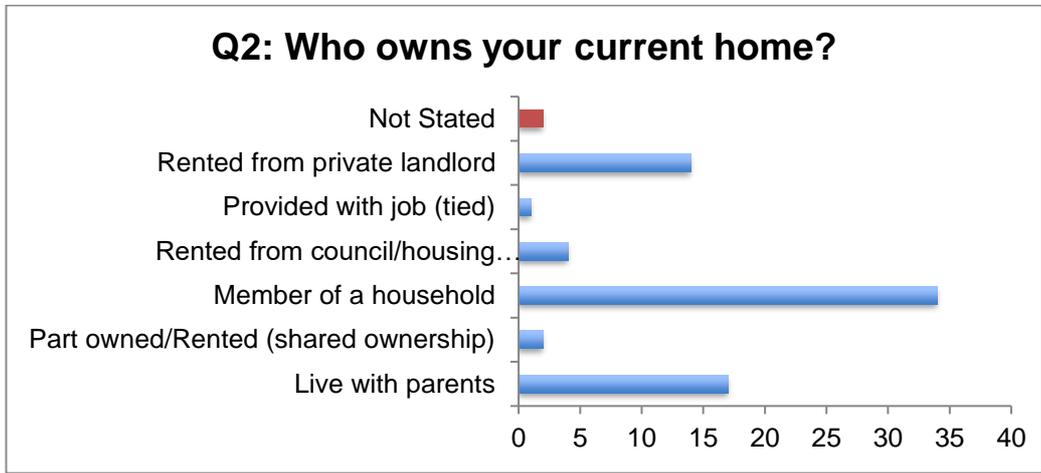


Figure 28: Current Tenure

Preferred Tenure

Fifteen (20%) respondents wanted to rent from a council/housing association, forty-one respondents (55%) indicated that they would prefer to purchase a property on the open market and four (5%) would prefer to part own/rent (shared ownership). One respondent (1%) would prefer to rent from a private landlord, four people (5%) would prefer a discounted market sale home and one person (1%) wished to self-build. Five (7%) stated they would prefer other whilst three respondents (4%) did not answer the question.

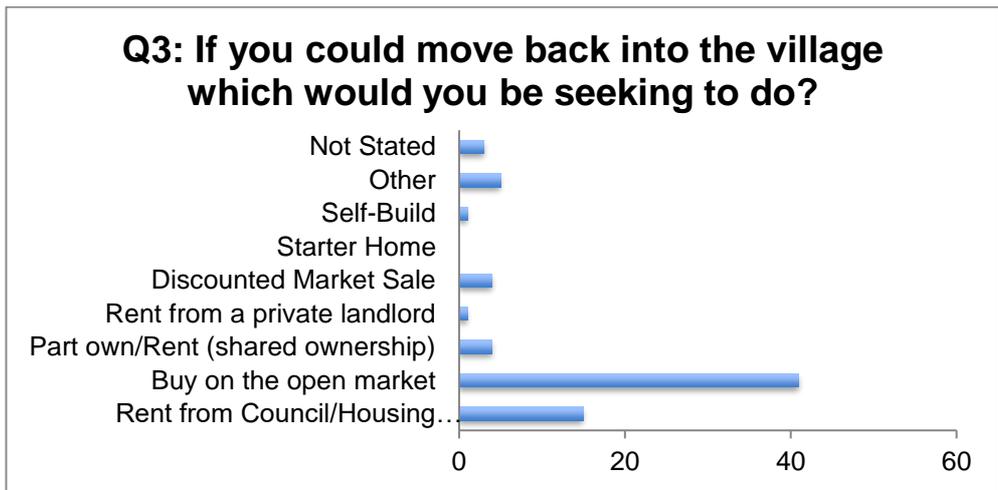


Figure 29: Preferred Tenure

Housing Register

Eleven respondents (15%) confirmed they were on the housing register, sixty respondents (81%) stated they were not on the housing register whilst three (4%) did not answer the question.

Q4: Are you on the Local Authority or Housing Association waiting list?

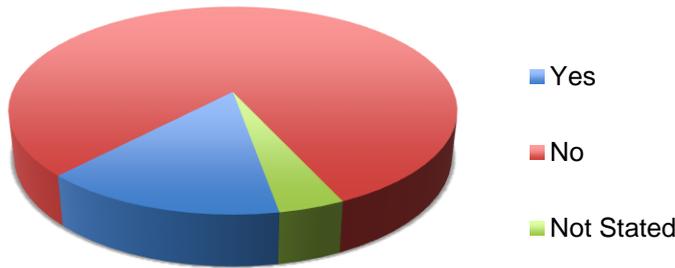


Figure 30: Registered on any housing register waiting list

Accommodation Required

Thirty-three respondents (45%) expressed houses as their preferred choice, seventeen people (23%) requires a bungalow and four respondents (5%) preferred a flat. Four people (5%) would prefer a starter home whilst nine people (12%) stated they would be happy with any type of housing and five people (7%) stated other. Two people (3%) did not answer the question.

Q5: What type of accommodation do you require?

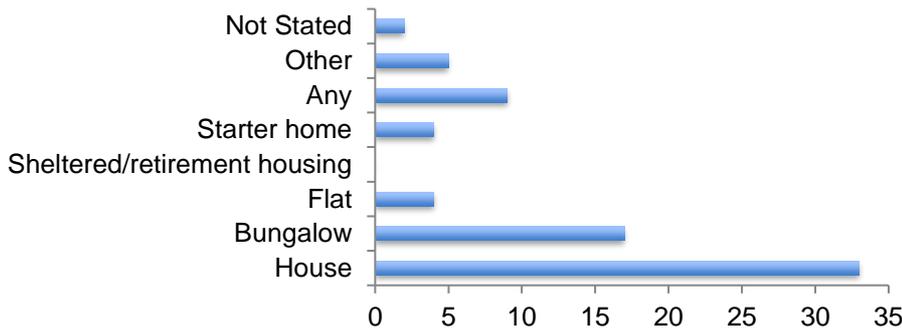


Figure 31: Types of Accommodation Required

Six respondents (8%) wanted a one-bedroom house and thirty-five respondents (47%) wanted a 2 bedroom property. Twenty respondents (27%) wanted a 3-bedroom property and nine (12%) wanted a four or more bedroom property. Four respondents (5%) did not answer the question.

Q6: How many bedrooms do you require?

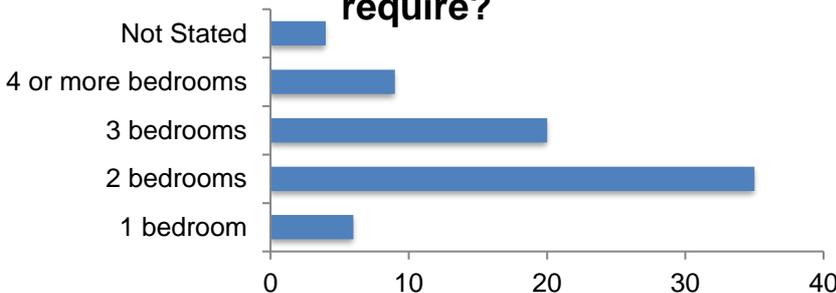


Figure 32: Number of Bedrooms Required

Special Needs and Adaptations

This question looks to identify specific housing needs including requirements for those suffering with a long-term illness or disability, such as layout & design adapted for access e.g. wheelchair access, ground floor etc.

Twelve people (16%) stated they had specific housing needs and fifty-eight (78%) respondents stated that they had no need whilst four (5%) did not answer the question.

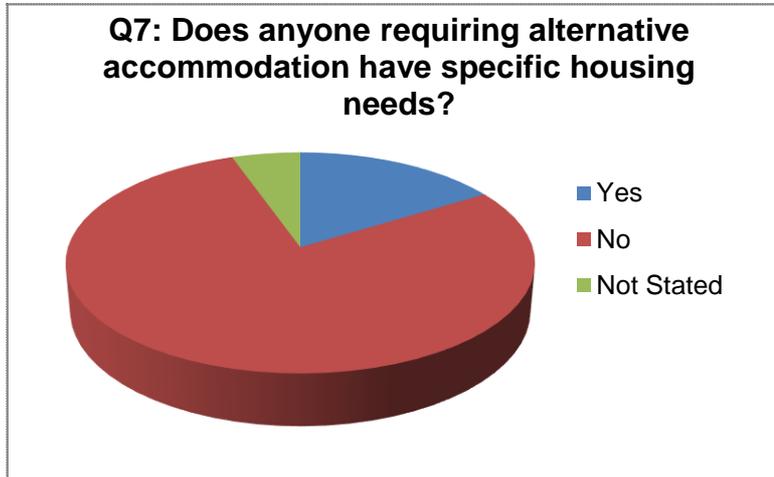


Figure 33: Special Needs & Adaptations

Reason for requiring alternative accommodation

Twenty-three households (31%) needed a smaller home, eleven households (15%) needed a larger home and seven households (9%) need a cheaper home. Three households (4%) need a secure home, eighteen households (24%) said that they needed to set up their first/independent home, one household (1%) needs a physically adapted home, and one other household (1%) needs to be closer to a carer or dependent. Three households (4%) said there was a change in their family circumstances, one (1%) is threatened with homelessness and two (3%) advise their current home is affecting their health. Four (5%) did not answer the question.

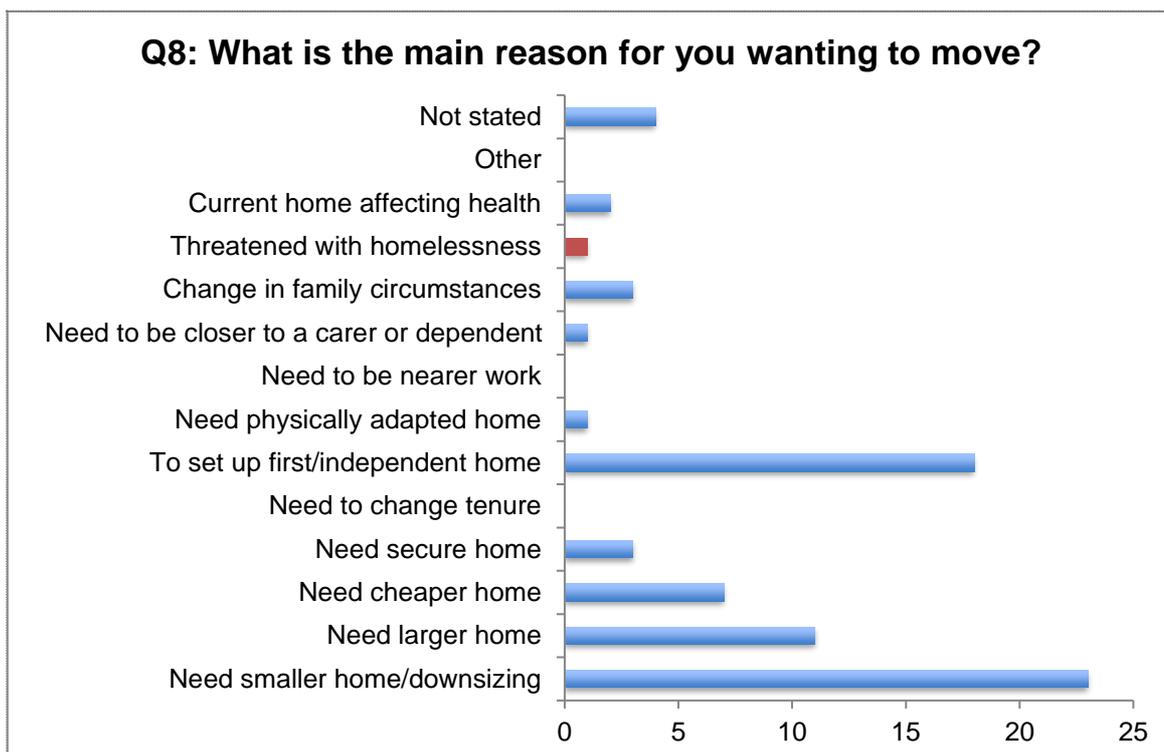


Figure 34: Reason for moving to alternative accommodation

Age and Gender

The total number of people needing to move to a new household from the 74 households was one hundred and fifty-two in the following age groups (percentage figure for age and gender are of total people i.e. 152 = 100%).

Seventeen (11%) children under 10 years old needed to move, eighteen people (12%) needing to move were between 11-18 years old and eighteen people (12%) are aged between 19- 25 years old. Seventeen people (11%) are aged 26-35 years old, fifteen people (10%) needing to move are between 36-44, twelve (8%) people were aged between 45-54 years old and fifteen (10%) people were aged between 55-64 years old. Thirty-three people (22%) aged 65-79 years old, two people (1%) aged eighty and over whilst five (3%) people did not answer the question.

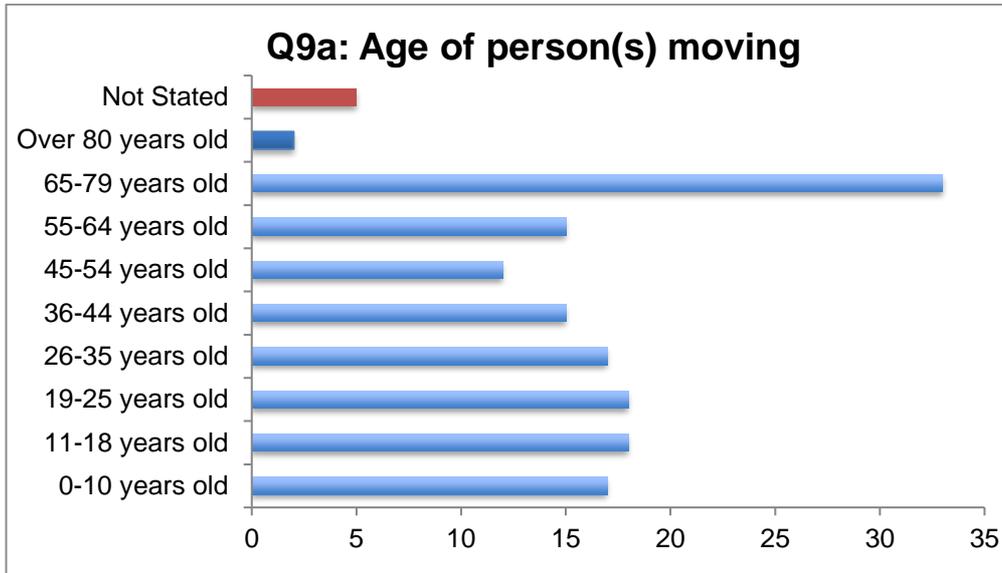


Figure 35: age of respondents in housing need

Seventy-seven (51%) people needing to move were female and seventy (46%) were male. Five people (3%) did not answer the question.

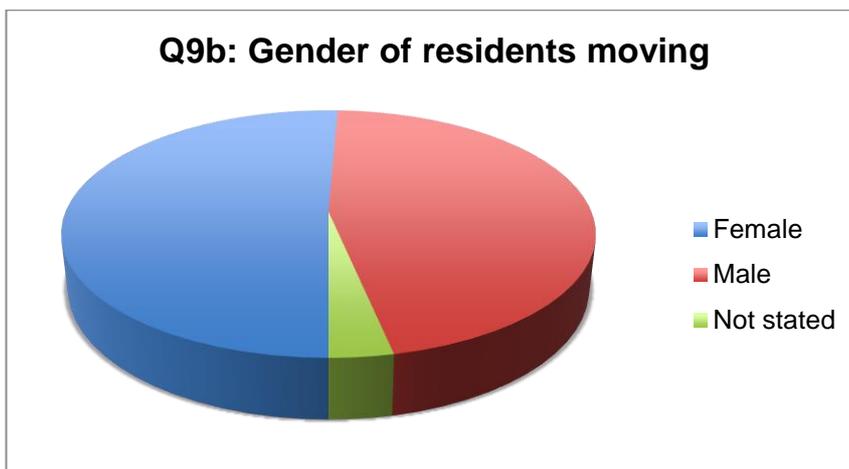


Figure 36: Gender of respondents

Out of the seventy-four people recorded for part three, there were seventy-eight additional people in the households, twenty two (30%) of these people was the spouse of the first person and thirteen (18%) was a partner. Thirty-seven people (50%) were the children of the first person and two people (3%) were parents.

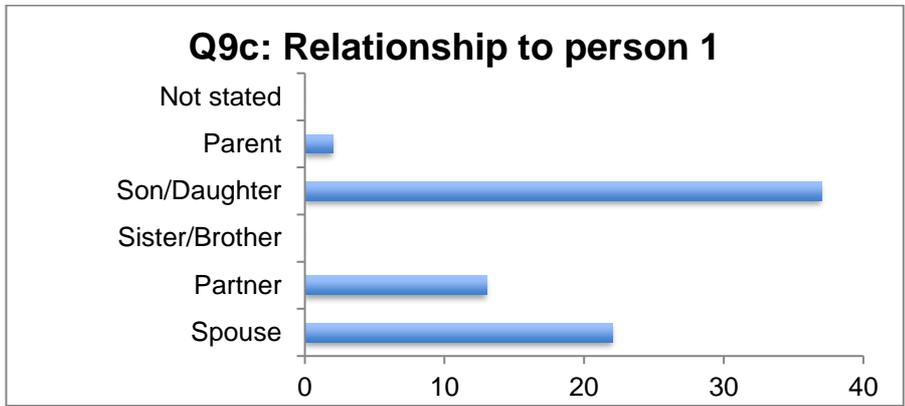


Figure 37: Relationship to person 1 of respondents

Type of household

Fourteen of the new 74 households (19%) would be living alone, fourteen (19%) households stated they were an older person household, and thirteen (18%) households are parents with children. Twenty households (27%) were described as a couple, one household (1%) was a brother/sister sharing and four households (5%) described their household as 'other'. Eight (11%) did not answer the question.

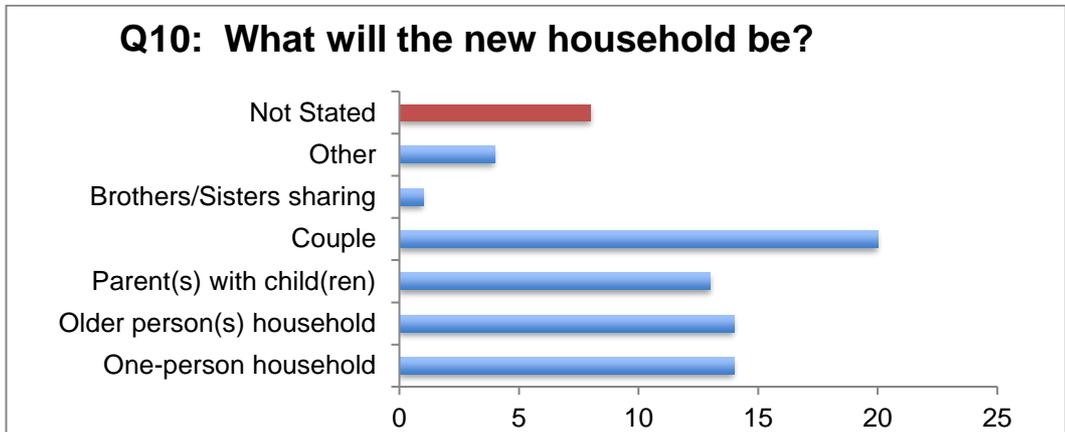


Figure 38: New household composition

Housing benefit

Seven households (9%) would be claiming housing benefit/universal credit, three households (4%) would be claiming partial benefits, forty three of the 74 households (58%) would not be claiming any benefits or credits and fifteen (20%) did not know whilst six (8%) did not answer the question.

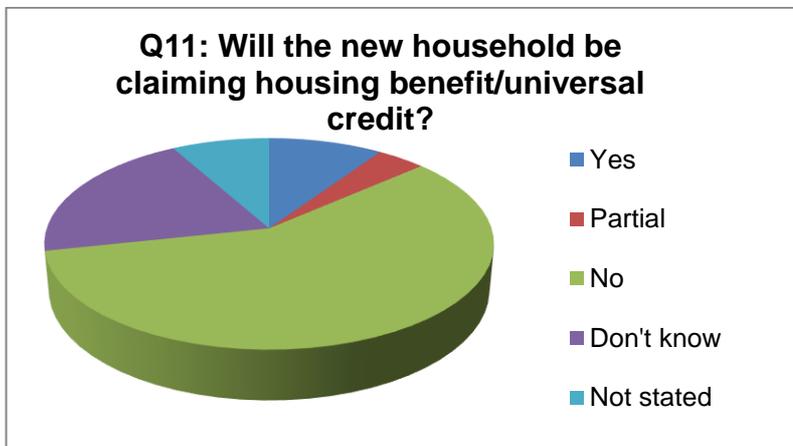


Figure 39: Housing Benefit

Current Situation

Sixty-seven households (91%) live in the parish at present and one household (1%) work in the Parish. One household (1%) described their current situation as other whilst five (7%) did not answer the question.

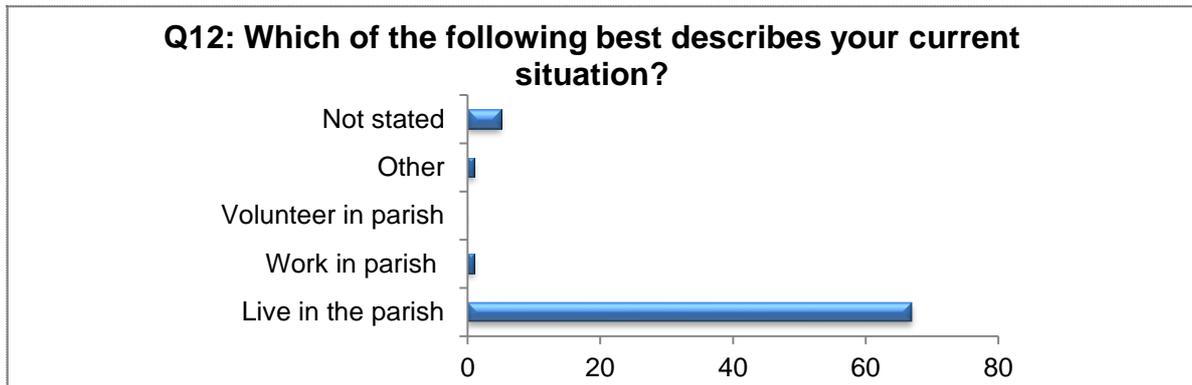


Figure 40: Current situation

Affordability

Income

Respondents were asked to indicate the gross annual income available for the new household living costs excluding housing and council tax benefit.

Nine respondents (12%) stated their income was below £10,000, six respondents (8%) stated their annual income was between £11,000 - £15,000, one respondent (1%) stated their income was between £16,000 - £20,000 and eight (11%) households had an income of £21,000 - £25,000. Seven households (9%) had an income of £26,000 - £30,000, six households (8%) had an income of £31,000 - £35,000, nine households (12%) had an income of £36,000 - £40,000 and two households (3%) had an income of £41,000 - £45,000. Five households (7%) had an income of £46,000 - £50,000, three (4%) had an income of £51,000 - £55,000 whilst two (3%) had an income of £56,000 - £60,000. Two households (3%) had an income of over £61,000 whilst fourteen households (19%) did not answer the question.

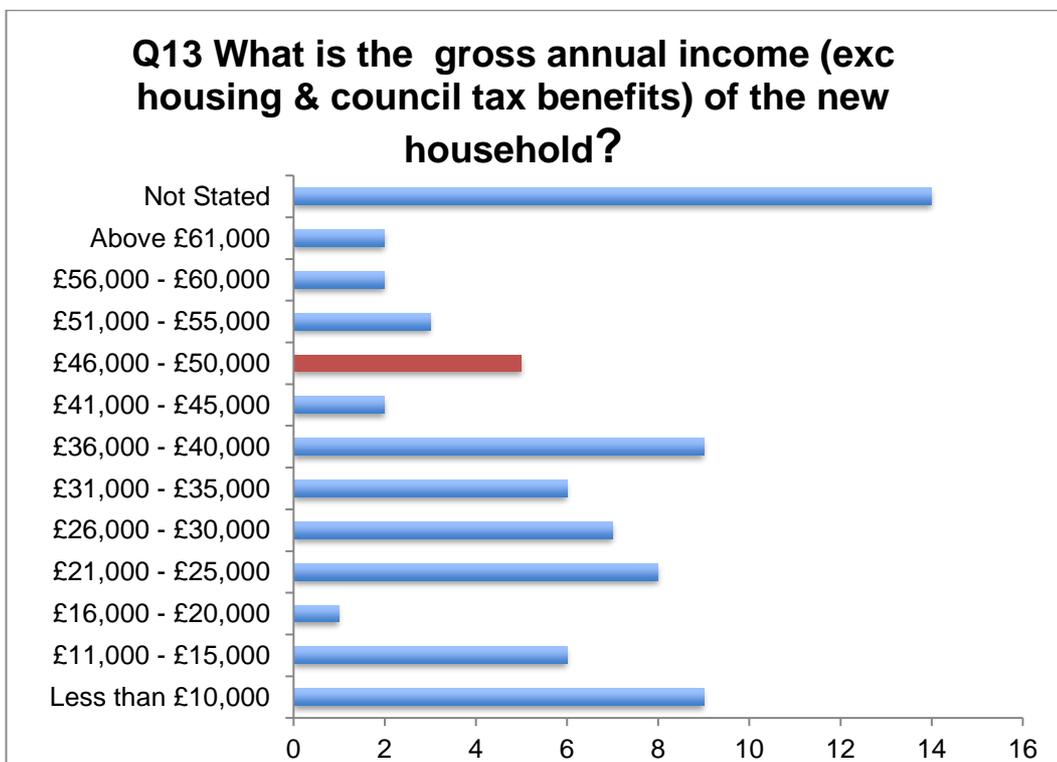


Figure 41: Gross monthly income

Savings

Respondents were asked if they had any savings or equity which could be used towards outgoings for a home. This is particularly relevant to those seeking affordable housing as high levels of savings can, in some cases, prevent an applicant being able to access this type of housing. It is also important for those respondents seeking shared ownership or purchasing their own property on the open market since they will most likely require a mortgage and will need savings to cover the deposit and legal costs.

Thirty-four respondents (46%) indicated that they had no savings, five households (7%) had savings of under £5,000 and eight households (11%) had savings of £5,000 - £10,000. Two households (3%) had savings of between £10,000 - £20,000, three (4%) had between £20,000 - £30,000, one (1%) had between £30,000 - £40,000 and two (3%) had between £40,000 - £50,000. Two (3%) had savings of over £50,000 whilst six (8%) indicated they had savings but were not prepared to indicate the amount and eleven (15%) did not answer the question.

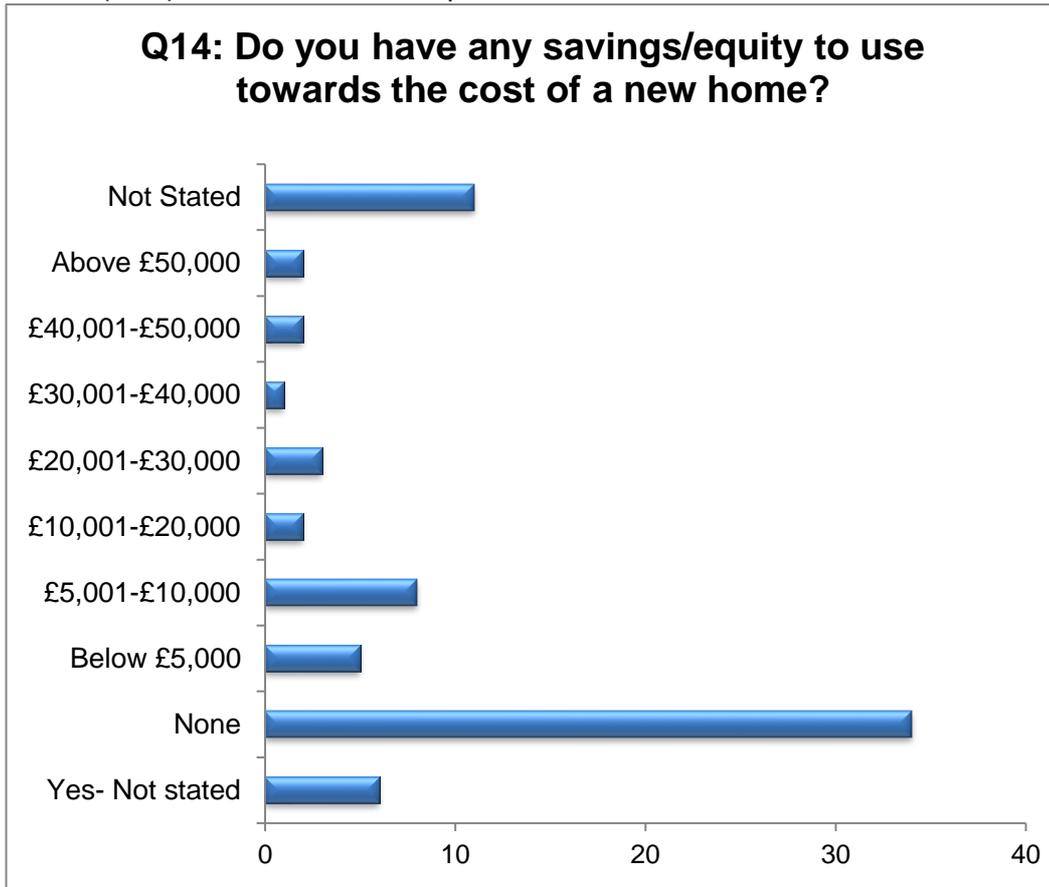


Figure 42: Savings

Four people (5%) did not have any equity, two households (3%) stated they had equity of £80,000 - £100,000 and sixteen households (22%) had equity of over £100,000. Forty-one households (55%) advised they had equity but were not prepared to advise the amount whilst eleven households (15%) did not answer the question.

Q15: Do you have any equity to use towards the cost of a new house?

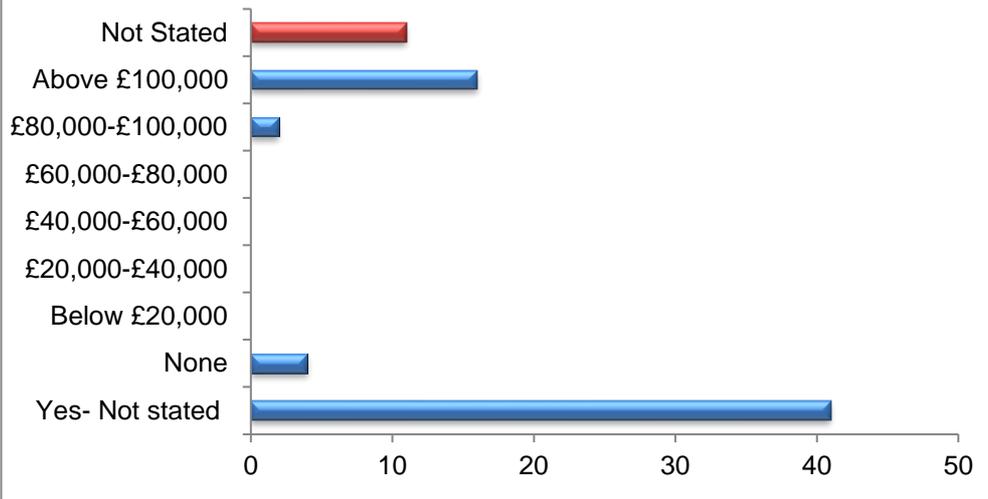


Figure 43: Equity

PART THREE: Assessment of Need

Analysis has been carried out to assess the levels of affordability of open market and affordable housing from the information provided by the respondents. The assessment of need notes the preferred accommodation type and tenure, however, whilst analysing the results to provide a recommendation, practical considerations were also taken into account, such as the current age of respondents and their financial situation.

As previously stated, **74 respondents** stated they had a housing need and went on to complete all or part of Part 3. Therefore, only the need of **74** respondents could be assessed and a recommendation provided.

Some respondents aspire to own a share of their home but, cost may still be prohibitive given their current financial position and this has been taken into account in this analysis. Nearly a third of those respondents in need stated they did not have any equity or savings which will be highly influential in their ability to purchase part or all a property.

The tables below show the preferred tenure type selected by each respondent and the recommendations based on a number of factors including income levels and savings.

Indicated tenure of those stating they have a need (74)	
Type	Number
Open Market	41
Discounted Market Sale	4
Housing Association / Council rented	15
Shared ownership	4
Private Rent	2
Self-build	1
Not Stated	7

Recommended tenure (74)	
Type	Number
Open Market	17
Housing Association / Council rented	32
Shared ownership	2
Private Rent	1
Self-build	1
Not Enough Information	21

Recommendation

The need for **affordable rented** housing units was sixteen 1 bed units, ten 2 bed units and six 3 bed - a recommended need of **up to thirty-two units**. Some of the respondents who wanted affordable housing aspired to more bedrooms than their current needs suggested by the data. With regards to this recommendation, housing associations also tend to think of the long-term sustainability of the scheme, therefore there may be further exploration around the possibility of bringing forward more 2 bed units rather than any 1 bed units. For any affordable housing schemes discussions on finalizing the size, tenure and design should take place with the parish council, the housing association partner and the local authority at an appropriate time should a scheme go ahead, to ensure that the right mix is selected.

Forty-one respondents expressed a desire for **open market properties** with a further one for self-build, four for **shared ownership** and four for **discounted market sale**. Upon a basic financial review of their situation, given the information they provided, we have assessed that seventeen would have the potential to buy on the open market plus one stating a preference for self-build. A further two would be suitable for shared ownership, resulting in a recommendation for two properties of this tenure. We would also recommend one remain as private rent which is a property owned by the respondent's parents.

Twelve respondents answered that they have a **special housing need** for a physically adapted home leading to a recommendation that if any open market properties come forward, five open market and one affordable home bungalow should be fully wheelchair accessible.

Eleven of the households that completed part 2 are currently on either the local authority **housing register** or Housing Association register. We would recommend that the Parish Council raise awareness of the need to be on the register amongst the residents of the parish, in order for them to be considered for affordable housing schemes in the future.

As of January 2021, the Braintree StatNav Key Housing Need Statistics document indicated there are 324 Housing Association homes to rent in the parish of Earls Colne. There were 43 households registered on Braintree District Council's system (Gateway to Homechoice) waiting for housing association homes (households with a current address in the village as at January 2021).

The table overleaf sets out the size of units required based on the Gateway to Homechoice Allocations Policy for affordable homes. Braintree District Council operates under these policy guidelines. These criteria cannot be applied to those whose needs can be met on the open market or respondents under the heading of "Not Enough Information". The number of bedrooms stated is based on current household composition. The timescales provided on the below table are as stated on the completed housing needs survey.

Table 2: Size & Timescales

Total ASPIRATION of the 74 households analysed

SIZE	Open Market	Discounted Market Sale	HA/Council rented	Self-Build	Shared Ownership	Private Rent	Not Stated
Identified No. of units	41	4	15	1	4	2	7
Size Breakdown	4x2 bed flat	1x1 bed bungalow	2x1 bed flat	1x4 bed house	1x1 bed flat	2x2 bed house	
	7x2 bed house	3x2 bed house	3x2 bed flat		1x2 bed house		
	10x3 bed house		1x2 bed house		1x3 bed house		
	4x4 bed house		2x3 bed house		1x2 bed bungalow		
	6x2 bed bungalow		3x4 bed house				
	6x3 bed bungalow		2x1 bed bungalow				
	3x 2 bed sheltered		2x2 bed bungalow				
	1x3 bed sheltered						
Timescale							
Now	1x2 bed flat	1x2 bed house	1x1 bed flat			2x2 bed house	
	1x2 bed house		2x4 bed house				
	2x3 bed house						
	2x4 bed house						
	1x2 bed bungalow						
0-2 years	1x2 bed flat	1x2 bed house	1x1 bed flat	1x4 bed house	1x2 bed house		
	4x3 bed house	1x1 bed bungalow	1x2 bed flat		1x3 bed house		
	1x2 bed bungalow		1x2 bed house				
	3x2 bed bungalow		1x3 bed house				
	1x2 bed sheltered						
2-5 years	1x2 bed flat		2x2 bed flat		1x1 bed flat		
	5x2 bed house		1x1 bed bungalow				
	2x3 bed house		1x2 bed bungalow				
	2x4 bed house						
	1x2 bed bungalow						
	1x3 bed sheltered						
over 5 years	1x2 bed flat	1x2 bed house	1x3 bed house		1x2 bed bungalow		
	1x2 bed house		1x4 bed house				
	2x3 bed house		1x2 bed bungalow				
	3x2 bed bungalow						
	3x3 bed bungalow						
	2x2 bed sheltered						
Not stated			1x1 bed bungalow				

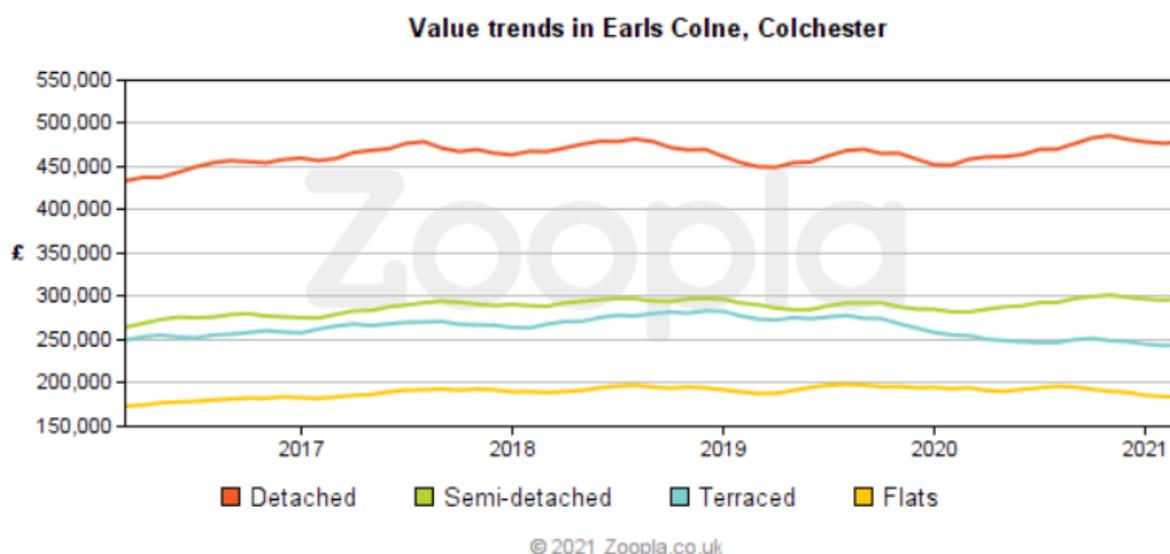
Total NEED of the 74 households analysed

SIZE	Open Market	HA/Council rented	Shared Ownership	Private Rent	Self Biuld	<i>Not enough information</i>
Identified No. of units	1x1 bed house	5x1 bed flat	2x1 bed flat	1x2 bed house	1x4 bed house	21
	2x2 bed house	6x1 bed house				
	4x3 bed house	9x2 bed house				
	1x4 bed house	6x3 bed house				
	1x1 bed bungalow	1x1 bed sheltered				
	3x2 bed bungalow	4x1 bed bungalow				
	3x3 bed bungalow	1x2 bed bungalow				
	2x2 bed sheltered					
Size breakdown	2x1 bed	16x1 bed	2x1 bed flat	1x2 bed house	1x4 bed house	21
	7x2 bed	10x2 bed				
	7x3 bed	6x 3 bed				
	1x4 bed					

Appendix 1

Local Housing Stock

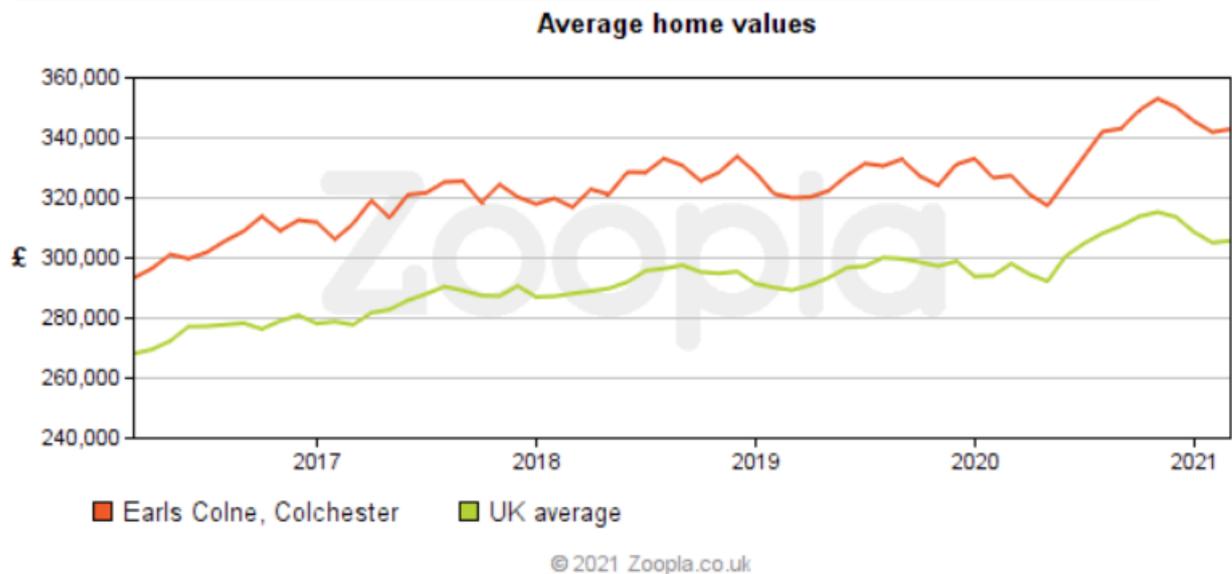
Average property values in Earls Colne over last 5 years



Source: Zoopla

Properties in Earls Colne had an overall average price of £360,256 over the last year. The majority of sales in Earls Colne during the last year were detached properties, selling for an average price of £536,997. Terraced properties sold for an average of £259,091, with semi-detached properties fetching £255,697. Overall, sold prices in Earls Colne over the last year were 7% up on the previous year and 10% up on the 2015 peak of £328,072. (Rightmove)

Average home values in Earls Colne compared to the UK average over the past 5 years



Affordability in Earls Colne

To put the issue of affordability into context it is important to understand the local property market to show the issues families on modest incomes would face whilst seeking housing in Earls Colne, in order to remain living in the parish.

At the time of writing, there were thirty properties on the open market including new builds: three 1 bedroom properties (price £130,000 to £155,000), four 2 bedroom properties (price £225,000 to 285,000), ten 3 bedroom properties (price 250,000 to £825,000), nine 4 bed properties (price £440,000 to £640,000) for sale and four 5 bed properties (price of £425,000 to £650,000).

To fully purchase the cheapest available house (1 bed property at £130,000) assuming the availability of 10% deposit for a first-time buyer and assuming a multiple of 4 x annual salary for a mortgage, the buyer would need a salary of around £29,250. To fully purchase the cheapest 3 bed family home, based on the criteria above, the household would need to earn around £56,000.

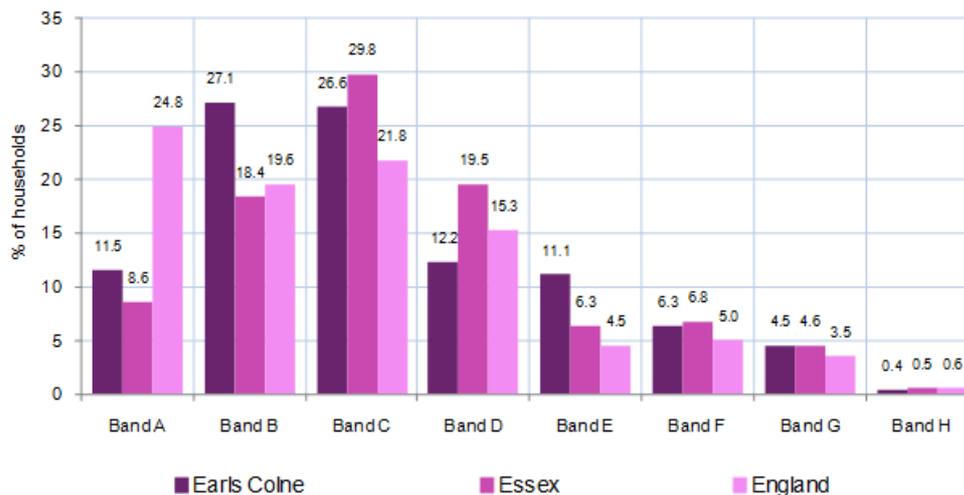
There were two properties advertised for private rent a one-bedroom apartment for £625pcm and a two bedroom house for £795pcm.

(data sources, Zoopla, Rightmove)

Housing affordability, council tax and house prices in Earls Colne compared to the national average.

Affordability ratio (median house prices as ratio of median incomes)	Dwellings in Council Tax Band A	Dwellings in Council Tax Band B	Dwellings in Council Tax Band C
15.0	179	423	416
England average = 15.4	11.5% of dwellings (England average = 24.8%)	27.1% of dwellings (England average = 19.6%)	26.6% of dwellings (England average = 21.8%)
Median house price: Detached houses	Median house price: Semi-detached houses	Median house price: Terraced houses	Median house price: Flats
£245,000	£170,000	£160,000	£121,000
England average = £320,268	England average = £211,043	England average = £174,653	England average = £131,110

Dwelling stock by council tax band



Source: Council Tax Band (Valuation Office Agency 2011), House prices (Land Registry 2009), Affordability Ratio (Land Registry/ONS 2007/08)

Employment sectors in Earls Colne.

Largest employment sector	Second largest employment sector	Third largest employment sector
Retail	Health and social work	Construction
255 employees (15% of 1,725 of people in employment)	225 employees (13% of 1,725 of people in employment)	215 employees (12% of 1,725 of people in employment)

Appendix 1

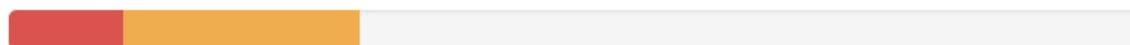
Deprivation data for Earls Colne compared to national average

All 32,844 neighbourhoods in England have been ranked on a range of deprivation topics. The most deprived neighbourhood in England has a rank of 1. Overall Earls Colne (in the Three Colnes Ward, data 006E) was ranked 15,951 out of 32,844 where 1 was the most deprived and 32,844 was the least deprived.

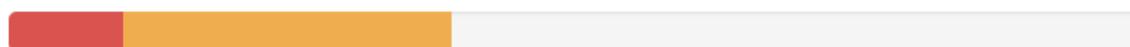
Overall: 48% Better than 48% of areas in England



Income Deprivation: 31% Better than 31% of areas in England



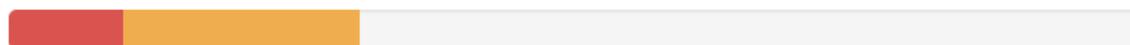
Employment: 39% Better than 39% of areas in England



Health: 54% Better than 54% of areas in England



Education: 31% Better than 31% of areas in England



Barriers to Services: 50% Better than 50% of areas in England



Living Environment: 79% Better than 79% of areas in England



Crime: 93% Better than 93% of areas in England



Full details of the Index of Deprivation are available from the UK Government Website [English indices of deprivation 2015](#).

Income deprivation for Earls Colne compared to county and national average.

Housing and Council Tax Benefit claimants	Income Support claimants	Pension Credit claimants
245	56	178
15.8% of households (England average = 20.6%)	2.5% of working age adults (England average = 3.2%)	22.8% of people aged 65+ (England average = 24.4%)
People living in 'income deprivation' (Economic Deprivation Index)	Households below 60% of the median income, after housing costs (as a % of all households)	Households estimated to be in 'Fuel Poverty'
260	14.9%	170
9.9% of all people (England average = 13.5%)	England Average = 21.5%	11.2% of households (England = 10.9%)

Weekly household earnings (£)



Source: Income Support/Pension Credit (DWP Aug-12), Economic Deprivation Index 2009, Fuel Poverty (Department for Energy and Climate Change 2009), Housing/Council Tax Benefit (DWP 2005), Households below median income (ONS 2008)

Letter to residents

Appendix 2



**Housing Needs Survey for
Earls Colne**
Please use the pre-paid envelope to return the
completed form by **Friday 19th March 2021**



RCCE - Registered Charity No. 1097009. Company registered in England and Wales No. 4609624

Dear Earls Colne Resident

You may already know that we are in the process of creating a Neighbourhood Plan for our village which will allow us to have more influence over the nature of future housing developments.

We are now at a critical stage with this where we need everyone's help so that we can accurately reflect the views of local residents on a number of key issues related to new housing and the future growth of our village.

To help us do this we have developed the attached survey, in conjunction with RCCE, which we urge you to fill out *as fully as possible* and return in the pre-paid envelope provided by **Friday 19th March 2021**. Alternatively, please complete online at <https://www.surveymonkey.co.uk/r/earlscolnnp> or via the QR code below.

If you are unable to get to a post box and/or would prefer, you can email a scan of your completed form back to Laura Atkinson on the email below.

The survey is in 3 parts. **All households are asked to complete Parts 1 & 2.**

Part 3 should only be completed if you or other members of your household would like to move to alternative accommodation within the village.

We hope the questions are clear and easily understood but if you need any help with them or would like to discuss any aspect please do not hesitate to contact me or my colleague. If we're not around when you call please just leave your name and number and we'll get back to you as soon as we can.

Tony Calton 07484 192177

Bob Cook 07812 559596

Alternatively, you can contact us by email at clerk@earlscolne.org with any questions.

If you need any further advice; would like to discuss your response confidentially, require more copies of the survey or experience a problem with the online link, please do not hesitate to contact the Rural Housing Enabler on laura.atkinson@essexrcc.org.uk

The survey is very important so that your views can be considered and that any decision can be taken based on all residents' needs and opinions.

Returned forms will be dealt with by the Rural Housing Enabler at the Rural Community Council of Essex in strict confidence. The Neighbourhood Plan Steering Group will be provided with a summary report but will not see the completed forms, nor be made aware of any personal details.

Thank you for your support.

Tony Calton, Chairman, Earls Colne Neighbourhood Plan, Steering Committee

and

Laura Atkinson, Rural Housing Enabler, RCCE





**Housing Needs Survey for
Earls Colne**
Please use the pre-paid envelope to return the
completed form by **Friday 19th March 2021**



RCCE - Registered Charity No. 1097009. Company registered in England and Wales No. 4609624

Part 1- Your own housing needs (To be completed by all residents)

1. Do you or does anyone living with you need to move to alternative accommodation, either open market or affordable? Please tick one of the boxes below.

Yes, within 5 years..... Yes, in 5 or more years..... No.....

2. If you answered 'Yes' to question 1 above, please specify where you or members of your household would be looking to move to. Please tick one of the boxes below.

Within Earls Colne Parish.....
 Outside of the village but in Braintree District.....
 Outside Braintree District.....

3. Have you or any member of your household already investigated or applied for open market, affordable rent or shared ownership housing in Earls Colne? If so, please summarise below the nature of your enquiry or application and the outcome:



Housing Needs Survey for
Earls Colne
 Please use the pre-paid envelope to return the
 completed form by **Friday 19th March 2021**



Is this your main home?

Yes, main home

No, second home *(If this is your second home do not complete the rest of the form but please do return it)*

PART 2 - You, your household and your personal views on future housing in the village

To be completed by all residents

(A household is one person living alone or a group of people (not necessarily related) living at the same address who share cooking facilities and share a living room or sitting room or dining area)

1. How would you describe your home? *(Tick one box only)*

- | | | | |
|-----------------------------------|--------------------------|---|--------------------------|
| House..... | <input type="checkbox"/> | Bungalow..... | <input type="checkbox"/> |
| Flat/maisonette/bed-sit..... | <input type="checkbox"/> | Caravan/mobile home/temp.structure..... | <input type="checkbox"/> |
| Sheltered/retirement housing..... | <input type="checkbox"/> | Other <i>(please specify)</i> | <input type="checkbox"/> |

2. Please confirm the type of house. *(Tick one box only)*

- | | | | |
|---------------|--------------------------|-------------------------------------|--------------------------|
| Detached..... | <input type="checkbox"/> | Semi-detached..... | <input type="checkbox"/> |
| Terrace..... | <input type="checkbox"/> | Other <i>(please specify)</i> | <input type="checkbox"/> |

3. How many bedrooms does your home have? *(Tick one box only)*

- | | | | |
|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 1 bedroom or bedsit..... | <input type="checkbox"/> | 2 bedrooms..... | <input type="checkbox"/> |
| 3 bedrooms..... | <input type="checkbox"/> | 4 bedrooms..... | <input type="checkbox"/> |
| 5 bedrooms..... | <input type="checkbox"/> | Other <i>(please specify)</i> | <input type="checkbox"/> |

4. Who owns your home? *(Tick one box only)*

- | | | | |
|--|--------------------------|---|--------------------------|
| Outright by a household member(s)... | <input type="checkbox"/> | Shared ownership (part rent, part own)..... | <input type="checkbox"/> |
| Owned with mortgage or loan..... | <input type="checkbox"/> | Rented from the local council..... | <input type="checkbox"/> |
| Rented from a housing association..... | <input type="checkbox"/> | Rented from a private landlord..... | <input type="checkbox"/> |
| Tied to job..... | <input type="checkbox"/> | Other <i>(please specify)</i> | <input type="checkbox"/> |

5. How many families are living in this dwelling?.....

5. How many years have you lived in this parish?.....

6. Please complete the table to show the age and gender of all those living in your home.

	Age	Gender
Person 1		
Person 2		
Person 3		
Person 4		
Person 5		
Person 6		

7. Have any members of your family moved away from the parish in the last 5 years, due to not being able to find a suitable home locally?

Yes..... No.....

8. Please indicate below which of the following potential policies for new housing you would support being included in the Neighbourhood plan (should the results of this survey indicate a need for them). Please answer each one with yes or no by ticking the appropriate box.

Type of Housing	Yes	No
a) A development of affordable homes for local people (Information on the different tenures can be found in the "Key Terms" section at the end of survey)	<input type="checkbox"/>	<input type="checkbox"/>
b) Further developments of housing for sale on the open market	<input type="checkbox"/>	<input type="checkbox"/>
c) A development of sheltered/warden assisted homes for older local people	<input type="checkbox"/>	<input type="checkbox"/>
d) A Community Led Housing Scheme (not for profit), as per Community Led Housing information at the end of the survey.	<input type="checkbox"/>	<input type="checkbox"/>
e) Would you or a member of your household be interested in being personally involved in a community led housing scheme?	<input type="checkbox"/>	<input type="checkbox"/>
f) A site for self-build plots with the necessary access and infrastructure in place.	<input type="checkbox"/>	<input type="checkbox"/>
g) A policy which would require all future housing developments in the village to incorporate enhanced eco credentials in their design to reduce emissions and energy consumption (in excess of statutory requirements)	<input type="checkbox"/>	<input type="checkbox"/>
h) A "Co-Housing" scheme (a further explanation of this type of development can be found in the "Community Led Housing" section at the end of survey)	<input type="checkbox"/>	<input type="checkbox"/>

9. Can you suggest a site where any such a development could be built?

10. In general, what type of housing do you believe the parish would benefit from?

(Please tick all that apply)

- | | | | |
|-----------------------------------|--------------------------|---|--------------------------|
| Houses for younger people..... | <input type="checkbox"/> | Houses for older/retired people..... | <input type="checkbox"/> |
| Family housing..... | <input type="checkbox"/> | Housing for outright open market sale | <input type="checkbox"/> |
| Housing for private rent..... | <input type="checkbox"/> | Housing for affordable/social rent..... | <input type="checkbox"/> |
| Housing for shared ownership..... | <input type="checkbox"/> | Discounted Market Sale homes | <input type="checkbox"/> |
| Self-build plots..... | <input type="checkbox"/> | Live / work units | <input type="checkbox"/> |

Other, please specify.....

11. Various issues with parking in the village have been highlighted by many residents. In order for us to understand the scale of this problem we would ask you to also provide the following information:

a) Number of each type of the following vehicles normally parked at your home:



Off Street On Street

Small / medium sized cars

Larger vehicles (e.g. SUV', transit vans, minibuses)

Other vehicles (e.g. trucks, lorries)

b) Do you have a garage at your property or within the village?

- | | | | |
|--------------|--------------------------|--|------------------------------|
| Yes (single) | <input type="checkbox"/> | If Yes, do you regularly park your car in your garage? | Yes <input type="checkbox"/> |
| Yes (double) | <input type="checkbox"/> | | No <input type="checkbox"/> |
| No | <input type="checkbox"/> | | |

12. Any comments. (these will be recorded anonymously in the report)

THANK YOU FOR TAKING THE TIME TO COMPLETE PART 2 OF THIS SURVEY

Only complete Part 3 of the questionnaire if you answered "Yes" to Part 1 Question 1 and you answered "Remain in the Parish" to Part 1 Question 2.



**Housing Needs Survey for
Earls Colne**
Please use the pre-paid envelope to return the
completed form by **Friday 19th March 2021**



RCCE - Registered Charity No. 1097009. Company registered in England and Wales No. 4609624

Part 3 – Future housing needs specifically related to you or other members of your household

Note: Only complete Part 3 of the questionnaire if you answered “Yes” to Part 1 Question 1 and you answered “Remain in Earls Colne Parish” to Part 1 Question 2. A separate form will be required for each new home needed (e.g. if there are two people living with you who need to move to alternative accommodation and would be seeking a home each, they should complete separate forms) or complete the survey online <https://www.surveymonkey.co.uk/r/earlscolnnp>

1. When do those requiring accommodation need to move from this home?

Now..... Within the next 2 years..... Within 2 – 5 years..... Over 5 years.....

2. Who owns your current home? *(Tick one box only)*

- Live with parents..... Member of the household.....
- Shared ownership (part own, part rent) Rented from council/housing association
- Provided with job (tied)..... Rented from private landlord.....

3. If you could stay in/move back to the village which option would you choose?

(Tick one box only)

- Rent from council/housing assoc..... Buy on the open market.....
- Shared ownership (part own, part rent) Rent from a private landlord.....
- Discounted Market Sale..... Custom Build.....
- Self-Build.....

Other, (e.g. an extension / annexe to existing home) please specify

4. Are you on the local council housing register or waiting list?

Yes..... No.....

To be considered for affordable housing you must also register on Braintree District Council’s Housing register. If you would like to register please go to; <http://www.gatewaytohomechoice.org.uk> or phone the council on 01376 552525 for further advice.

5. What type of accommodation would meet your needs? *(Tick one box only)*

- House..... Bungalow
 Flat..... Sheltered/retirement housing.....
 Any..... Other, please specify.....

6. How many bedrooms do you require?

*Please note that for affordable housing bedroom allocation is decided by need and set by the local authority's allocations policy. This is available on their website. **(Tick one box only)***

- 1..... 2..... 3..... 4 5 or more.....

7. Does anyone requiring alternative accommodation have specific* housing needs?

** including specific housing needs for those suffering with a long term illness or disability, such as layout & design adapted for access e.g. wheelchair access, ground floor etc.*

- No..... Yes.....

If yes, please give brief details;

8. What is your main reason for needing to move? *(Tick one box only)*



- Need smaller home/downsizing..... Need larger home.....
 Need cheaper home..... Need secure home.....
 Need to change tenure..... Need to set-up first/independent home
 Need physically-adapted home..... Need to be nearer work.....
 Need to be closer to a carer / dependant... Change in family circumstances.....
(i.e. widowed/divorce/separation)
 I am homeless/ threatened with homelessness---- Current home affecting health.....

9. Please indicate the age, gender and relationship of each person needing to move.

(i.e. Those who will make up the new household) If more than one house is needed please request extra forms



	Age	Gender	Relationship to person 1 (e.g. son, daughter, partner, husband etc.)
Person 1			
Person 2			
Person 3			
Person 4			
Person 5			
Person 6			

10. What type of household will the new household be? (Tick one box only)

- One-person household..... Older person(s) household.....
Parent(s)/ Carers with child(ren)..... Couple.....
Brothers/sisters sharing..... Other (please specify).....

11. Will the new household be claiming Housing Benefit / Universal Credit?

- Yes..... Partial..... No..... Don't know.....

12. Which of the following best describes your current situation? (Tick one box only)

- Live in the parish now.....
 Work in parish now
 Work and live in the parish now.....
 Other, please specify.....

To enable a basic financial assessment to be carried out on those in housing need and suitability of tenure it would be very useful if you could complete the following questions on the financial situation of the new household. Those seeking shared ownership or open market housing will require enough savings to cover costs such as deposit, legal fees, etc.

13. Please indicate the total gross (before tax) average annual income of the household in housing need (joint if a couple). Do not include housing benefit or council tax benefit. (Tick one box only)

- | | |
|---|---|
| <input type="checkbox"/> £10,000 or less..... | <input type="checkbox"/> £36,000 - £40,000..... |
| <input type="checkbox"/> £11,000 - £15,000..... | <input type="checkbox"/> £41,000 - £45,000..... |
| <input type="checkbox"/> £16,000 - £20,000..... | <input type="checkbox"/> £46,000 - £50,000..... |
| <input type="checkbox"/> £21,000 - £25,000..... | <input type="checkbox"/> £51,000 - £55,000..... |
| <input type="checkbox"/> £26,000 - £30,000..... | <input type="checkbox"/> £56,000 - £60,000..... |
| <input type="checkbox"/> £31,000 - £35,000..... | <input type="checkbox"/> More than £61,000..... |

14. Do you have SAVINGS which may be used to contribute towards the cost of a new home? (Please provide an estimated figure)

- YES £.....
NO

15. Would you expect to have any EQUITY from your current home(s) which may be used to contribute towards the cost of a new home? (Please provide an estimated figure)

- YES £.....
NO

If you would like us to pass your personal details to the relevant Housing Association in the event that an affordable housing scheme goes ahead, please provide your contact details in the boxes provided below. This will help make sure your household's needs are considered. We will not share other details and there is no commitment. Whilst completing the analysis, RCCE might also contact you to provide advice or clarification on the information you have provided in the survey.

By completing this section, you are giving consent to RCCE to securely store your personal details and to provide this information to our partnering Housing Association ONLY for use in connection with this survey. RCCE will not pass your data to any other third parties and the information you provide to us is protected under the GDPR regulations 2018. For further information, please see the Privacy Notice on RCCE website www.essexrcc.org.uk

Name	
Address	
Postcode	
Tel. no.	
E-mail	

I give permission for you to share my contact details

Contact Details for Rural Housing Enabler:

Rural Community Council of Essex

Threshelfords Business Park

Inworth Road, Feering

Essex CO5 9SE

Telephone: 01376 574330

Email: laura.atkinson@essexrcc.org.uk

As well as the advice available from Braintree District Council,

(<http://www.gatewaytohomechoice.org.uk> or 01376 552525)

if you would like any guidance in applying for affordable housing, please do get in touch with the Parish Council who are also available to support you in this matter (clerk@earlscolne.org)

Key Terms

Affordable Housing

The following tenures come under the current government definition of Affordable Housing in the National Planning Policy Framework (NPPF).

Tenure	Definition
Rented - Housing Association / Council	Housing rented through a Housing Association that is lower than local market rents. This can be “affordable” rent (80% of market rent) or “social” rent (40-60% of market rent) depending on viability of the scheme and grant funding available. This type of housing is much more secure than private rented housing.
Shared ownership – Housing Association	Part rent/part buy. This allows first time buyers/non-home owners who cannot afford 100% ownership of a home to buy a percentage of it; rent is also paid to the Housing Association for the part they do not own. A smaller deposit is required than buying a full market cost home. It is necessary to be able to obtain and afford a mortgage, if required, on the share that is bought. (NB The maximum share a buyer can own on a Rural Exception Site scheme would be 80%; this prevents the home being sold onto the open market and keeps it available for local people in perpetuity)
Discounted market sale	The property is sold at least 20% lower than local open market values. When the homes are sold on, the discount remains in place for new buyers in perpetuity. For eligibility you must not already own a home and your income should not exceed 45% of the discounted sale price of the property. It is necessary to be able to obtain and afford the mortgage on the property.
<i>First Homes</i>	<i>The government’s new flagship discounted affordable sale model which is just about to come into the market; strictly for first time buyers only. Minimum discount of open market value will be 30% (Local Authority discretion to increase discount to 40% or 50%).</i>

Other Housing Tenures



Open market housing	Housing that is open for anyone to purchase at the full market value for the area.
Private Rented	Property owned by a landlord and leased to a tenant. The landlord could be an individual, a property company or an institutional investor. Market renters occupy the properties under a tenancy agreement and pay market rents.
Self-build / Custom Build	There are various types of self-build. Most commonly, the buyer acquires a serviced plot of land on which to either build their home themselves or use a contractor. Custom build is access to a serviced plot where a home is built and is then finished off by the purchaser using a menu of options.

Community Led Housing

Community led housing is a growing movement of normal people taking action within their communities and managing housing projects that build the decent and affordable homes.

Anyone can start, volunteer and deliver a community led housing project. You don't need to work in housing, you don't need a degree in architecture, you don't need to be a builder. If you think a change is needed in your community, you can lead that change.

Community led housing offers something for everyone

- For people on a range of different incomes
- For specific groups of people
- For people who want to rent or buy
- For groups wanting to build new homes or refurbish existing buildings

Community led housing is where:

1. Open and meaningful community participation and consent takes place throughout the process.
2. The community group or organisation owns, manages or stewards the homes in whichever way they decide to.
3. The housing development is of true benefit for the local community, a specific group of people (an intentional community), or both. These benefits should also be legally protected in perpetuity.

There are **six main types of community led housing**: cohousing, community land trusts (CLTs), community self-build, development trusts, housing co-operatives and self-help housing.

<p>Co-housing</p>	<p>Cohousing is when a community works together to build a neighbourhood based on certain values. These values are often linked to one agreed way of living.</p> <ul style="list-style-type: none"> • Cohousing communities are created and run by <u>mindful</u> residents. Each household has a private home as well as a shared community space. Residents come together to manage their community, share activities, and eat together. • It is a way of tackling the loneliness <u>many experience</u> today and provides them with a community spirit. • These groups can welcome people or families of all ages and backgrounds.
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Eastern Community Homes has been established to provide essential support for communities across the East of England wishing to pursue successful community led housing projects. <https://easterncommunityhomes.com/>

Its aim is to increase the supply of community led housing, primarily affordable homes, to meet local needs in the areas covered by the partners in the Hub.

This is achieved through advice, support and guidance – increasing knowledge, developing skills and building capacity to realise development opportunities.

Our advisors can provide a range of services to community-led housing groups. Whether you have already started your journey or you are taking the first steps to establishing a community-led group, we can help.

Examples of a selection of successful projects can be found here; <https://easterncommunityhomes.com/projects/>

Appendix 3

PART 1

Question 1

Do you or does anyone living with you need to move to alternative accommodation, either open market or affordable?

	Frequency	Valid Percentage
Yes, within 5 years	94	18
Yes, in 5 years or more	21	4
No	392	74
Not Stated	20	4
Total	527	100

Question 2

Where would you be looking to move to?

	Frequency	Valid Percentage
Within Earls Colne Parish	78	67
Move outside the village, but remain in Braintree District	6	5
Move outside of Braintree District	26	22
Not Stated	6	5
Total	116	100

Question 3

Have you or a member of your household already investigated or applied for open market, affordable rent or shared ownership housing in Earls Colne? If so, please summarise the nature or your enquiry or application and the outcome.

	Frequency	Valid Percentage
Comments (as per Appendix 3)	35	30
No & N/A	42	37
Not Stated	38	33
Total	115	100

Is this your main home?

	Frequency	Valid Percentage
Yes	501	95
No	1	0
Not Stated	25	5
Total	527	100

PART 2**Question 1****How would you describe your home?**

	Frequency	Valid Percentage
House	392	74
Bungalow	97	18
Flat/Maisonette/apartment/bed-sit	16	3
Caravan/mobile home/temp. structure	0	0
Sheltered/retirement housing	1	0
Cottage	2	0
Other	1	0
Not Stated	18	3
Total	527	100

Question 2**Please confirm the type of house.**

	Frequency	Valid Percentage
Detached	227	43
Semi-detached	169	32
Terrace	97	18
Other	13	2
Not Stated	21	4
Total	527	100

Question 3**How many bedrooms does your home have?**

	Frequency	Valid Percentage
One	12	2
Two	125	24
Three	205	39
Four	136	26
Five or more bedrooms	34	6
Not Stated	15	3
Total	527	100

Question 4**Who owns your home?**

	Frequency	Valid Percentage
Owned Outright by a household member (s)	282	54
Part-owned/Rented (shared ownership)	7	1
Owned with mortgage by a household member (s)	144	27
Rented from a Local Council	7	1
Rented from a Housing Association	41	8
Rented from a Private Landlord	26	5
Tied to job	1	0
Other	4	1
Not Stated	15	3
Total	527	100

Question 5a**How many families are living in this dwelling?**

	Frequency	Valid Percentage
One	483	92
Two	13	2
Three	1	0
Other	8	2
Not Stated	22	4
Total	527	100

Question 5b**How many years have you and your household lived in the parish?**

	Frequency	Valid Percentage
0-5 years	101	19
6-10 years	70	13
11-20 years	117	22
21-30 years	74	14
31-50 years	97	18
51-70 years	39	7
Over 70 years	12	2
Not Stated	17	3
Total	527	100

Question 6a**How many people live in this property?**

	Frequency	Valid Percentage
One	104	20
Two	240	46
Three	72	14
Four	65	12
Five	20	4
Six	3	1
Not Stated	23	4
Total	527	100

Question 6b**Age of household members**

	Frequency	Valid Percentage
0-5 years old	45	4
6-10 years old	60	5
11-15 years old	74	6
16-24 years old	89	8
25-35 years old	83	7
36-45 years old	98	8
46-59 years old	221	19
60-70 years old	235	20
71 years and older	254	22
Prefer not to answer	7	1
Total	1166	100

Question 6c**Gender of occupants**

	Frequency	Valid Percentage
Female	632	52
Male	542	45
Not Stated	30	2
Total	1204	100

Question 7**Have any members of your family moved away from the parish in the last 5 years, due to not being able to find a suitable home locally?**

	Frequency	Valid Percentage
Yes	45	9
No	456	87
Not Stated	26	5
Total	527	100

Question 8a**Would you be supportive of a development of affordable homes for local people?**

	Frequency	Valid Percentage
Yes	339	64
No	147	28
Not stated	41	8
Total	527	100

Question 8b**Would you be supportive of further developments of housing for sale on the open market?**

	Frequency	Valid Percentage
Yes	79	15
No	376	71
Not stated	72	14
Total	527	100

Question 8c**Would you be supportive of a development of sheltered/warden assisted homes?**

	Frequency	Valid Percentage
Yes	358	68
No	120	23
Not stated	49	9
Total	527	100

Question 8d**Would you be supportive of a community led housing scheme?**

	Frequency	Valid Percentage
Yes	252	48
No	201	38
Not stated	74	14
Total	527	100

Question 8e**Would you or a member of your household be interested in being personally involved in a community led housing scheme?**

	Frequency	Valid Percentage
Yes	46	9
No	420	80
Not stated	61	12
Total	527	100

Question 8f**Would you be supportive of a site for self-build plots?**

	Frequency	Valid Percentage
Yes	151	29
No	313	59
Not stated	63	12
Total	527	100

Question 8g**Would you be supportive of a policy which would require all future housing developments in the village to incorporate enhanced eco credentials in their design to reduce emissions and energy consumption?**

	Frequency	Valid Percentage
Yes	388	74
No	89	17
Not stated	50	9
Total	527	100

Question 8h**Would you be supportive of a co-housing scheme?**

	Frequency	Valid Percentage
Yes	179	34
No	256	49
Not stated	92	17
Total	527	100

Question 10a**What type of housing do you believe the parish would benefit from?**

	Frequency	Valid Percentage
Houses for younger people	270	18
Houses for older/retired people	275	19
Family housing	211	14
Housing for outright open market sale	56	4
Housing for private rent	55	4
Housing for affordable/social rent	183	13
Housing for shared ownership	101	7
Discounted market sale homes	61	4
Self-build plots	116	8
Live/work units	57	4
None	45	3
Not stated	34	2
Total	1464	100

Question 11a

Various issues with parking in the village have been highlighted by many residents. In order for us to understand the scale of this problem we would ask you to also provide the following information:

A: Number of each type of following vehicles normally parked at your home

	Frequency	Valid Percentage
Small/Medium sized cars (Off Street)	710	65
Small/Medium sized cars (On Street)	162	15
Larger vehicles (Off Street)	174	16
Larger vehicles (On Street)	33	3
Other vehicles (Off Street)	11	1
Other vehicles (On Street)	5	0
Total	1095	100

11b: Do you have a garage at your property or within the village?

	Frequency	Valid Percentage
Yes (Single)	197	37
Yes (Double)	89	17
No	216	41
Not stated	25	5
Total	527	100

If yes, do you regularly park your car in your garage?

	Frequency	Valid Percentage
Yes	92	32
No	157	54
Not stated	42	14
Total	291	100

Part 3: Households in housing need

Question 1

When do those requiring accommodation need to move from this home?

	Frequency	Valid Percentage
Now	13	18
Within the next 2 years	21	28
Between 2 to 5 years	18	24
In 5 or more years	18	24
Not stated	4	5
Total	74	100

Question 2

Who owns your current home?

	Frequency	Valid Percentage
Live with parents	17	23
Part owned/Rented (shared ownership)	2	3
Member of a household	34	46
Rented from council/housing association	4	5
Provided with job (tied)	1	1
Rented from private landlord	14	19
Not Stated	2	3
Total	74	100

Question 3

If you could move back/stay in the village which would you be seeking to do?

	Frequency	Valid Percentage
Rent from Council/Housing Association	15	20
Buy on the open market	41	55
Part own/Rent (shared ownership)	4	5
Rent from a private landlord	1	1
Discounted Market Sale	4	5
Starter Home	0	0
Self-Build	1	1
Other	5	7
Not Stated	3	4
Total	74	100

Question 4**Are you on the local council or Housing Association register or waiting list?**

	Frequency	Valid Percentage
Yes	11	15
No	60	81
Not Stated	3	4
Total	74	100

Question 5**What type of accommodation would meet your needs?**

	Frequency	Valid Percentage
House	33	45
Bungalow	17	23
Flat	4	5
Sheltered/retirement housing	0	0
Starter home	4	5
Any	9	12
Other	5	7
Not Stated	2	3
Total	74	100

Question 6**How many bedrooms do you require?**

	Frequency	Valid Percentage
1 bedroom	6	8
2 bedrooms	35	47
3 bedrooms	20	27
4 or more bedrooms	9	12
Not Stated	4	5
Total	74	100

Question 7**Does anyone requiring alternative accommodation have specific housing needs?**

	Frequency	Valid Percentage
Yes	12	16
No	58	78
Not Stated	4	5
Total	74	100

Question 8**What is your main reason for needing to move?**

	Frequency	Valid Percentage
Need smaller home/downsizing	23	31
Need larger home	11	15
Need cheaper home	7	9
Need secure home	3	4
Need to change tenure	0	0
To set up first/independent home	18	24
Need physically adapted home	1	1
Need to be nearer work	0	0
Need to be closer to a carer or dependent	1	1
Change in family circumstances	3	4
Threatened with homelessness	1	1
Current home affecting health	2	3
Other	0	0
Not stated	4	5
Total	74	100

Question 9a**Age of each person moving (cummulatively)**

	Frequency	Valid Percentage
0-10 years old	17	11
11-18 years old	18	12
19-25 years old	18	12
26-35 years old	17	11
36-44 years old	15	10
45-54 years old	12	8
55-64 years old	15	10
65-79 years old	33	22
Over 80 years old	2	1
Not Stated	5	3
Total	152	100

Question 9b**Gender of each person moving**

	Frequency	Valid Percentage
Female	77	51
Male	70	46
Not stated	5	3
Total	152	100

Question 9c**Relationship to person 1**

	Frequency	Valid Percentage
Spouse	22	30
Partner	13	18
Sister/Brother	0	0
Son/Daughter	37	50
Parent	2	3
Not stated	0	0
Total	74	100

Question 10**What type of household will the new household become?**

	Frequency	Valid Percentage
One-person household	14	19
Older person(s) household	14	19
Parent(s) with child(ren)	13	18
Couple	20	27
Brothers/Sisters sharing	1	1
Other	4	5
Not Stated	8	11
Total	74	100

Question 11**Will the new household be claiming Housing Benefit/universal Credit?**

	Frequency	Valid Percentage
Yes	7	9
Partial	3	4
No	43	58
Don't know	15	20
Not stated	6	8
Total	74	100

Question 12**Which of the following best describes your current situation?**

	Frequency	Valid Percentage
Live in the parish	67	91
Work in parish	1	1
Volunteer in parish	0	0
Other	1	1
Not stated	5	7
Total	74	100

Question 13**What is the gross annual income, not including benefits, of those in the new household?**

	Frequency	Valid Percentage
Less than £10,000	9	12
£11,000 - £15,000	6	8
£16,000 - £20,000	1	1
£21,000 - £25,000	8	11
£26,000 - £30,000	7	9
£31,000 - £35,000	6	8
£36,000 - £40,000	9	12
£41,000 - £45,000	2	3
£46,000 - £50,000	5	7
£51,000 - £55,000	3	4
£56,000 - £60,000	2	3
Above £61,000	2	3
Not Stated	14	19
Total	74	100

Question 14**Do you have savings which may be used to contribute towards your outgoings for a home?**

	Frequency	Valid Percentage
None	34	46
Yes- Not stated	6	8
Below £5,000	5	7
£5,001-£10,000	8	11
£10,001-£20,000	2	3
£20,001-£30,000	3	4
£30,001-£40,000	1	1
£40,001-£50,000	2	3
Above £50,000	2	3
Not Stated	11	15
Total	74	100

Question 15**Do you have equity which may be used to contribute towards your outgoings for a home?**

	Frequency	Valid Percentage
Yes- Not stated	41	55
None	4	5
Below £20,000	0	0
£20,000-£40,000	0	0
£40,000-£60,000	0	0
£60,000-£80,000	0	0
£80,000-£100,000	2	3
Above £100,000	16	22
Not Stated	11	15
Total	74	45

Nature of Enquiry Verbatim.**Appendix 4**

- Yes - within 5 years
- House valuation
- Outside Braintree District
- Yes - in 5 or more yearst Stated
- Monitoring the market for open market homes
- We have applied for housing and go on the gateway but currently in Band E - my husband has health issues but we never get changed have applied for an Eastlight home in Earls Colne as we have a local connection but still no luck. My husband has heart issues, diabetes and hemochromofosis. I feel the whole local connection homes mean nothing, we live work and go to school in village and still not considered so building for community doesnt or isnt working as homes were let to people not in the village.
- Eldest son applied for shared ownership in 2000 but was unsuccessful as too many applicants for too few houses. Now has Shared Ownership property in Halstead.
- Watch Right Move
- I am on the gateway to housing scheme although I would think it's very unlikely a 1 bed property will become available by social housing.
- Prices as such that my son's ability to own his own home is out of reach
- Have 2 sons who when decided to move out could not find anywhere in village in their price range so moved to cheaper area. Daughter still at home as nowhere in village in her price range and works in village
- Our daughter will be moving out of our family home in Earls Colne to rent a house in Earls Colne owned by us (her parents) in September
- Have looked to buy a bungalow but it was leasehold & the leaseholder wanted £25k & us to pay all legal expenses to extend lease from 68yrs to 100 yrs. I would prefer to buy freehold unless there were controls on any annual charges from the leaseholder.
- Whichever option is expolred is either too expensive or not available.

- I need to move from 2 bed flat to 2 bed house or bungalow due to disability asap but I own my own flat & have a mortgage & new builds are completely out of my price range.
- Yes on open market - looking for 3 bed bungalow with garage. We have attended all planning schemes within the boundaries of EC over the past few years & are disappointed that no bungalows are being built.
- Yes - new housing off station Rd was supposed to have affordable housing with priority for EC residents. This did not happen you had to be with Greenfields to apply - not what was agreed at original meeting. Also houses way too expensive for our children to get on the ladder.
- Waiting on land south of Halstead Rd construction access before considering putting property on market. This development is a major concern & could reduce the value of my property by half with the construction traffic using Thomas Bell Rd. BDC is allowing development to ruin the village of EC. It will become an inadequately supported town without facilities & roadways for the population increase.
- I am registered on the Homechoice site & always looking for properties in the village. I haven't been successful yet in obtaining a property as we are a family of 5 & 4 bedroom properties with affordable rent are rare.
- We are both approaching 80, where we will be in 5 or more years time we do not know, we are quite content to live out the rest of our years in EC.
- My daughter was hoping to move out but buying or renting is too expensive in EC for 1 person. I personally moved here because I love the village feel. I don't want that ruined by lots more house building.
- I'm on the housing list - have been for 4 years
- Have tried to downsize but can't afford new builds even though much smaller than we have.
- I am looking to down size from 3 bed to 2 bed. There is not enough housing affordable or social housing in EC
- No-just a brief look
- I currently rent a 3 bed house in the village. I have been on the list at Homechoice to downsize for nearly 2 yrs, the reason I have not moved yet is the price of all new build houses in the village is so expensive in comparison to what I pay now. Although I don't need 3 beds, a huge garden & double drive, I actually can't afford to downsize as the rents are so expensive. If new build houses had a social rent rate I'm sure there would be more people moving to appropriate sized properties.
- We tried to purchase a bungalow, it was l/hold with less than 70yrs left & we tried to extend to 99 yrs. The f/holder wanted an extortionate amount of money to comply, could have gone down the statutory route but would have taken months & fees would be high. Will only now consider F/hold property.

Site Suggestions

Appendix 5

- Hay house Road
- Coggeshall Road
- Anywhere but not in Earls Colne
- Anywhere but not in Earls Colne
- An extension of built up areas should be considered, not small roads with very established residential homes.
- There are 2 new housing developments within spitting distance of our home already. Much more development would stop Earls Colne from being a rural village
- Not specifically however any new development should be on "in-fill" plots, brown field land or any sites within the village envelope not agricultural land.
- Village has expanded in unplanned way - piecemeal development with complete disregard to infrastructure (including road access & impact on public services (doctors & schools) No, too many new builds EC is no longer a village.
- A brownfield site where local wildlife sites won't be ruined by more building
- As far away from Earls Colne as possible
- Making use of any land around the 4 colnes if it does not really affect any one on a negative way. Creating new cycle paths and footpaths possibly linking areas together.
- Too late as everywhere has been built on.
- The area behind the bottom of Coggeshall Road and behind Tey Road.
- No, I would currently suggest Earls Colne has had more than it's full of poorly developed sites.
- Not sure
- No further development? What effect PC and NP had on previous developments despite several objections. NONE.
- Earls Colne has its share of new developments. The infrastructure and services for the village are already overloaded.
- Halstead Road, Station Road, Curds Road, Coggeshall Road
- Sadly not, but I would like any housing to be kept within the village envelope.
- I don't know the area well enough yet.
- Not in Earls Colne
- No more in Earls Colne
- None - too many people, cars, straining on water, electricity wildlife etc. already (we need to put animals and environment on an equal footing / importance with humans. Not on meadowland or anywhere animals can flourish! Brownfield sites only.
- Morleys Road Fields
- Near to river?
- The most obvious sites have already been 'bagged' by developers building the wrong size of houses.
- No - all taken
- No. The village already has five substantial developments under way. No extra housing needed and infrastructure already overburdened.
- Station Road seems an obvious choice

- Don't know.
- I am against further development until the infrastructure can support it (school & GP surgery)
- No - most of the green space within the village has been or in process of being built
- No - we have over development already with no extra facilities
- All spare land seems to be being developed. We don't have any disused farms or industrial units locality. There is a pub that is unlikely to reopen.
- Nowhere - we have run out of space
- On the edge of the Bikfields Rd or the field behind the doctors surgery
- No - stop building in our village
- Off Tey rd
- No because all sites that would have been suitable have been used already for inappropriate housing.
- I would have been able to a few years ago but every possible site in EC is being built already or in the pipeline for free market housing. I'm not sure there's anything left within village envelope.
- Most sites eg back of care home have sadly been taken up by private builders eg Cala, Bellway etc. This survey should have been conducted several years ago.
- Hayhouse lane area
- Unfortunately planning permission has been given & houses are being built on 4 major sites that would have been of great benefit to the local residents & close to all amenities especially for the elderly.
- Every piece of land has been used by big companies that never complete & never give back.
- Not without investigating local area
- Only on brownfield sites. Please keep our green spaces green.
- Too much development already
- Nowhere/ no room
- Think most spaces are already earmarked for building already
- Needs to be in village centre -not sure any spare land is available after so much development recently.
- No -too much recent housing development has used most sites
- All potential sites have been or are being developed
- Causeway Field, Foundry
- None we do not require urban sprawl in a village
- This is a difficult question because we moved to this village because we like its character & size. Development will detract this & so ruin the village nature.
- Park Lane close comer plots large enough for bungalows. Corner plot near Syms Close.
- EC is over developed
- Sorry no. Excess of building around E.C. already extending beyond village boundary. There isn't anywhere.
- No not at this moment
- Don't think there are any left not already taken up for market value housing in the village
- Station Road

- Off Park Lane
- At the back of Park lane or land either end. This is only used currently as a dogs toilet. Not a good play or walking area.
- It would need to be an area that is currently of no use for farming i.e. wasteland but once utilised would be beneficial to the village.
- No, amenities are already struggling so we do not need any more residents.
- Anywhere but EC
- We do not want any more developments in the village. Enough is enough
- There are already too many houses than village infrastructure can support
- Yes East Essex Hunt grounds
- Off Station Rd
- EC is already full -no more housebuilding
- Hay House Farm
- Station Rd - North, East
- Out of EC
- No more already too many
- Colne Engaine Coggeshall
- No, the village does not have adequate parking for the residents it currently houses. Until that is sorted, no more houses should be built.
- Since even unsuitable sites have been built on already, I regret that I am unable to suggest any suitable ones.
- Earls clone airfield
- Behind Baptist church
- Nowhere
- In general, I believe the village is already being saturated by new builds either just complete, in progress or just about to be built. My family and I moved to the area 11 years ago and we chose Earls Colne because of the environment that is slowly being eroded by these developments. The infrastructure of the village is suffering as a result. If we are to have further development, we feel that they should be affordable and support the community - local housing for older people of the area, or young people wanting to set up homes in the area that they have grown up, or families who have outgrown their current homes, rather than developments that are far too expensive for the average villager.
- I don't know the area well enough yet.
- Old Wakes Hall. Behind Earls Colne Priory, Waste Ground in front of GP surgery
- Earls Colne has too many houses now, the infrastructure can't cope. No more building houses please
- already too many houses for the services available
- Definitely not
- Where building permission has already been granted. There is nowhere else
- Halsted Rd between EC & Halsted
- Near Gabrielle Sprays property
- Somewhere in Scotland
- Fields beside doctors surgery
- Coggeshall Rd between village& Essex Golf Club. Halstead Rd between village & Halstead.

- Coggeshall Rd (behind properties off roundabout bottom Church Hall. Land backing onto Pump House surgery. Land off Halstead Rd, land off Tey Rd, Newhouse Rd, Nightingale Hall Rd, Colne Park Rd, Elm Park Rd, America Rd, Curds Rd, Hayhouse Rd & Thorpe Bell Rd.
- Large field behind Coggeshall Rd with access on the bend by the farm house
- Land by pump house surgery
- Castle pub site
- Halstead Rd
- Strongly opposed to further extension of housing development in our village
- No we are getting overcrowded in this village
- Land behind Colne Place, land in front of Greenfields, land between wood burners & stone bridge.
- Curds Rd area behind doctors
- No - village is over developed

Additional Comments

Appendix 6

- No more houses please
- None, we need infrastructure first
- None - stop building houses in our village
- No space available
- None. Improving the infrastructure might change the demographic locally but I don't believe the parish needs new housing developments.
- New builds have provided for needs of wider Essex & London commuters rather than local people.
- Need more bungalows - affordable ones
- We do not need more housing as the roads are not able to cope with more traffic end of.
- Concerned by many developments in village - worried re infrastructure
- Architecture of place - creating beauty and reflecting local character and identity. Integrated affordable housing - throughout the development and indistinguishable from private housing. Mixed use - homes, public
- No more housing for at least 10-15 years too much development already for village
- The village has enough new housing now
- Above we have ticked for LOCAL people!
- No - This is the issue... there isn't the space without removing the green spaces that are left - which gives the village its rural character.
- no there should be no further development in the village
- Homes for people with local connection - all tenures
- People should park on their own property, not on the road.
- We have a purpose built car park at the site of our terrace to park our car and visitor cars.
- Pavement parking should be banned and parking in residential roads should always permit emergency vehicle access (e.g. not both sides of narrow roads)

- The reason I have ticked no to 8A is that local people on their salaries and wages can never afford them. Just people from London. It's a bit of a con. The older generation need to downsize and free up bigger properties.
- We purchased a small piece of land adjacent to our property where we can park 4 vehicles
- Another QUANGO-RCCE body waste of time. Not in the interests of the village or community. Still keeps you in a job with expenses!!!
- The infrastructure ie GP surgery, school, roads cannot sustain more development without first addressing the problems.
- See comments at (a) above. Try to encourage people with drives to use them and park off the street.
- BUNGALOWS! When the original plans for the Audley Court were shown at the first meet the plans had detached and semidetached bungalows but when build 4–5-bedroom houses at £750,000 and £650,000 FAMILY HOMES!!!
- Mix for all. I have never struggled with parking.
- Sheltered / warden assisted homes particularly with communal areas for increased socialization. If any homes are built, I believe there should always be parking available, and enough for 2 cars per household as many have at least 2.
- No more housing required. If more housing is built in the village it will lose its identity. If the village becomes any larger we as a family will consider moving away.
- Too many people already. Save the environment. We can't keep destroying the fields, animals etc We don't want to be packed in on each other.
- Please can you arrange for the following - I would rather have a questionnaire re hunting and shooting and animal cruelty. We don't want shooting / hunting here but can't do anything about it. The majority don't want it here but are intimidated / powerless.
- Paid for parking permits might encourage people with off road parking spaces to use these spaces. Parking permits for a specified road would also discourage the weekend parking of commercial vehicles in roads where the driver does not live.
- More garages to rent.
- Too much development already.
- Larger driveways might help
- Some families have 4 cars and 3 parking spaces which means 1 car is always parked on the highway not necessarily in front of their house. This does not give the resident of the other house the opportunity to have visitors.
- We would park 1 car in the garage if parking became an issue. Our garage is used for storage.
- Many cars parked in road, it is an issue.
- Think there has been enough building in area - no more please
- At present too many unfinished/unsold new houses
- Far too much building going on in and around the village
- Enough houses here already
- Affordable 1st time buyers
- We don't want anymore build in the village
- Too much new housing already

- All future housing should be properly affordable (i.e. not what the developer thinks is affordable) & strictly eco-friendly.
- Affordable housing full stop!
- None, there has been so many developments already.
- There is no requirement for any more housing
- Please stop allowing homes to be built in our tiny village. So many have been approved & EC has more than its bit, now its only for profit.
- No more
- No more houses
- Would not support any further housing if school & Dr Surgery capacity are not increased.
- No more, EC is already being vastly over developed
- None. Enough have been built in EC. The services eg doctors, school, roads can't cope with any more.
- No more development
- With the number of recent development e.g. 2 in Station Rd, how much more do we actually need?
- Too many houses in village already
- Retirement bungalows -This would free up family homes for purchase.
- We have too many new builds going up in the village
- All villages need a mixture of housing
- None - Village is getting too big.
- None, we moved to a small village to live in the country away from housing estates!
- None, no more developments are needed or wanted
- Ideally the village should not expand
- All the above with limited number
- Eco friendly, self-build houses to blend into the environment
- None as it appears to be in imminent danger of swallowing Colne Engine if the current rate of building is continued.
- No more housing
- Houses with proper gardens.
- No more housing as village does not have the infrastructure
- In general I think there is a lack of affordable housing
- Unless absolutely necessary I don't think we need any more housing. We already have problems parking in the village such that I go to Coggeshall for shopping now!
- No more houses
- Would prefer none
- No more houses need to be built in EC
- Tasteful flats that can accommodate more people per square metre
- I do not want to see any more housing states in EC
- No support for family houses
- Nothing further - we are already inundated with developments
- There has been enough development in EC already
- The Parish would benefit from a rest from new building
- The village could do without any more development. There has been too much now.

- I think EC has already expanded enormously over the years. It is verging on becoming too big to be a village.
- Too built up
- Cala homes development homes have poor quality construction and crammed in. Disappointing to see this as the new option in the village
- It is essential that any future developments require a financial contribution from the developer to enhance existing services such as surgery, school, library, village hall and pavements.
- Reduce traffic along high street would be good!
- On street estate taking is cramped. Need red line routes
- build surgeries, schools, road planning, etc. first.
- I would love to have permit parking outside my home we are one of 4 houses in our road (Tey Rd) that doesn't have a driveway etc and it's so upsetting when you can't park outside your own home.
- We need to expand/improve opportunities to walk/cycle safely around the village & local area, not increase parking - the latter isn't sustainable.
- All new houses have at least two parking spaces off road.
- With 320 new homes being built the village can't cope with any more. The school, surgery, car parking are full to capacity
- Earls Cone is slowly being split by developers building on open fields destroying beautiful views of long standing residents, affecting house values. In some instances planning is being sought on very small roads that would not accommodate more traffic or provide safe access as on a bend. EC is a village known for its beauty – let's try to preserve it.
- No more large developments or building on the rural fringe of the village.
- Make housing affordable for everyone not just council housing for private rent
- We are looking to move next year outside of the village as we cannot afford the houses in the village as the next step up for us i.e. 4 bed home
- The roads can't cope as it is with traffic and all these houses are built without parking
- Garages on Hunt Rd are too narrow for modern cars so everyone parks on the road.
- The parking at the school is disgusting since the yellow lines have been put in it has improved but still not great
- Some residents appear to have garages that have been converted into habitable accommodation behind the door. Others have a garage and never put a car into it. Some residents choose to always park in the road regardless of the off road facilities their property provides.
- In my experience, live/work units don't work! I would not support this type of development
- We should protect the village from further development. The infrastructure has already been surpassed. Rural construction should be confined to brown field sites or we'll lose the unique village feel. Additionally the countryside is becoming so restricted that we're seeing the decimation of wildlife and their habitat.
- The village has seen enough new properties for the foreseeable future and I do not believe there should be any more large scale developments. Too much green open

space is being developed and the village will grow too big to sustain its excellent community feel.

- Very little affordable small homes for first time buyers
- Before any new housing is passed - first roads, schools, surgeries need upgrading!
- We are concerned about the growth of the village and the loss of green space. If there is to be development we want it to be by local people for local people - not by developers for the highest bidder. Personally, we have no parking and as the village gets busier, parking becomes more and more of an issue. Notwithstanding the parking issues, we would still like to see the empty commercial units on the high street filled, ideally to support local people/businesses.
- The village has now seen many new developments and has substantially changed since we first moved here. Any further development for housing will ruin what is left of this village as there is not the infrastructure to clearly cope. The Parish Council are run by old men who you cannot talk to with any concerns as I tried this at the village fete a few years ago. These surveys are a waste of time as clearly the Parish Council will just continue to roll over as they seem to do. I recall struggling to get approval for a conservatory as my house was too small and was forced to use an expensive glass roof. However my neighbour can build a gazebo over his hot tub above regulations in a conservation area and this is fine. People clearly can build what they want when they want. If I had wanted to live in a town I would have moved to one! This survey is just lip service you don't care about this village!
- New garages not big enough for current cars
- There is far too much development in the village, most of which is outside the budget of local people
- Parking is an issue everywhere, not just in Earls Colne, so this isn't a reason to stop development
- Any future development must include eco utilities – i.e recycled water-solar panels etc. Also new road layouts to avoid high street blockages.
- Tired of vehicles parked on pavement outside my front window
- Apologies - I have no idea what type of housing is needed but I would be concerned if too much new housing is added.
- Few garages are big enough for a car. Few houses have enough parking. In future will we not need charging points for electric cars? If so we will need to be able to park on our own property.
- I think Earls Colne has reached Capacity in terms of development. The youngsters in my household want to live somewhere they can walk to shops, train station & more facilities so are not looking to live in Earls Colne
- People of Hibernia cottages & Bellevue Cottages park at front of their houses when they could park round back which has a concrete road for them.
- Housing Association refuse to put driveways on older properties - they want OT report to do so - yet they did this 10+ yrs ago & asked residents who got a driveway for free.
- I believe we have enough houses under development in this village unless its purely for young or older - no more permission should be given.
- I live in a road where I am 1 of 4 houses without parking in the road & we always have cars parked outside who do not live here & it's beyond annoying.

- Parking in Park Lane & Massingham Drive (& the rds off it) are terrible. Often an emergency vehicle would be unable to pass due to overcrowding & inconsiderate parking.
- New houses & developments must include adequate parking off street for the number of cars likely to be parked there, 2,3,4 parking spaces.
- Years ago BDC should have taken these ideas on board & built housing for older generation near High St/bus stops/other facilities which would keep people in the village but free up family homes. The moment has now been lost sadly. No more building.
- In the close where we live there is a small carport that is not adequate for the amount of houses its meant to accommodate. Also the garages available to the right of our house are all taken but not by members of the close- these are reserved /used by people either who have previously lived here or elsewhere. The green near the car port could easily be adapted to extend the car park saving lots of parking issues.
- There is far too much market-led housing being built in the village. The housing crisis nationally is really more an affordability crisis. The extortionate prices being charged by developers for their executive homes will only serve to push prices out of reach. The village is already fast becoming a town & most residents will not work here. The very things that make it an attractive place to live will be lost.
- The parking in Hunt Rd, Devere & Atlas Rd is terrible. Maybe permits would help? The parking in the village really needs another car park.
- Our cul de sac is near the primary school. It's an absolute nightmare with parents parking at school times, they show no respect when they park. Getting off our drive we have to mount the path opposite. Parking across path on corners.
- EC is a very pleasant place to live but I believe large scale residential development is much more sustainable as part of a town with a broad range of facilities. This reduces the distances you need to travel on a regular basis, usually by car.
- Building is needed but village infrastructure is full so very limited increase is appropriate. Clean air will be a problem due to standing traffic at choke junctions.
- Garages on new housing should be large enough for purpose.
- Stop building houses in EC
- Cars should not park on and around the ramp in Kemsley Rd - ambulance, fire engine would not get through to residents further down the road. Kemsley Rd has also fallen into decline – dirty road, broken wall.
- I have never found parking in EC a problem.
- We have loved living in the village but the proposed surgery development & all the other building may well force us to move.
- Dangerous parking on Queens Rd very close to High street is main problem- almost all connected with Co-op
- We feel the village is being over developed too quickly, over 300 new homes in 2/3 years for a village is far too much with more to come!
- We have lived in EC for 36yrs & don't feel it should get any more housing developments as it is taking away so much green space & the school, doctors will find it hard to cope.
- Any housing developments need to be in conjunction with local infrastructure ie schools doctors etc

- People seem to park wherever & however they want no thought for anyone else & making it difficult for driving meaning larger vehicles mount the pavement ruining them & kerbs sometimes damaging water meters when they continuously go over them.
- I came here to live in a village - now it is fast developing into a town but without the necessary support e.g. we have one through road, getting out of a side road is often dangerous.
- Parking space at rear for each apartment provided but have no car
- No more housing
- I do think consideration should be given to parking arrangements especially on new build properties. We do live in a village & car transport is key to accessing work for many people. I'm also surprised that people with multiple cars buy/rent properties without adequate parking.
- All property needs to have off street parking for one vehicle more than the number of bedrooms i.e. 3 beds = 4 parking places on own land.
- We live in a cold de sac which becomes very cramped with vehicles & can often be very difficult to fit through & turn. There is also no guest parking.
- Parking is a nightmare in EC. Cars parked both sides of roadway rendering access difficult.
- Why people buy houses that are unsuitable for their parking needs I cannot understand
- People in Foundry Lane mostly are not using the rear of their house for parking hence parked cars either side of the road. Emergency services have had problems recently.
- No one has been able to answer the question of when does a village stop being a village. With the number of new developments in the past 5 years the village has more than doubled. And the new developments are not being taken up by the majority of locals, many have come from at least 20 miles away! So the adage of recent developers that they are re building for locals is far from true as many locals are unable to afford what is being built.
- Garages are no longer bigger to accommodate modern cars
- We have a private car parking place that we bought with the property.
- We live in Holden Way off Monks Rd. The area around the pond is not part of development & is massively overgrown & unsightly. Please could you advise what action the parish council are taking to address this.
- Would like to see a focus on sustainable development & habitat restoration as part of any new development. Congestion in High St /by school is a bigger problem than parked cars - why so many temporary traffic lights?
- Cannot use garage as does accommodate either car
- I think it is important to provide a mix of housing tenure to meet multiple demands of various residents.
- We don't park in our garage but always park on our own driveway
- Housing developments must recognise reality of car ownership, not based on an ideal, pretend situation.
- We would love for more speed bumps added to our road as so many speed down it and it's a 20 only area

- Any properties with a garage do not fit a car in.
- On street parking around village not helped by building inappropriate housing with limited access to main roads.
- There are already too many developments in the village. Any additional developments would spoil the village.
- I think the Neighborhood Plan should support all existing residents for all their housing needs both young & old.
- At present at least 7 vehicles parked in our close belonging to building site blocking access to & from properties.
- Too many properties have been given drop kerb & cannot park as most of the road is made up with drop kerbs as a lot of houses are very old & we are terrace & cars were only for the rich so it is hard to park.
- All new developments should have garage/off road parking
- Too many cars using roads not designed to take level of traffic they do now as houses built with no thought to infrastructure & roads
- Car parking spots outside your home - permit parking for the street you live in
- To be left as a village
- I live on Station Rd it should be 30mph instead of 40mph as its too fast, its quite frightening when you walk down that Rd
- As everyone on this development mostly have a garage and a parking space, they choose to park outside their homes & on pavements causing difficulties with prams, w/chairs
- Many of the roads in the village are like race tracks and too many large lorries. They park on the pavement in Lowefield.
- we need more social housing rented for local people to afford to come back to stay in their village
- I think that before more housing or housing options become available, there needs to be some thought about the future of the high street. Residents are unable to park near their homes or have priority over short stay parking. If I were to return home around school rush or a busy Saturday I can't get parked remotely near my house, some days have seen me drive away from the village for an extra hour - just so I don't get ticketed or to even park somewhere vaguely close. I do think that if the village were to expand further with more housing and more housing options, more parking should be available.
- Please consider residents parking to allow better parking along the high street. It causes more stress than recognised.
- Infrastructure cannot support any more housing
- There is not enough parking places in the village bearing in mind the number of older properties that were built for people who worked at Hunts and cars were not an option and certainly were not planned for
- I've just moved to the area and have benefited from being able to purchase a shared ownership property. As a single person buying on the open market is extremely difficult so affordable homes is something I think is a positive especially to encourage younger people to stay in their local area.
- 100% mortgage or deposit loans would help

- The developments built recently alongside us and in Station Road do not have enough parking facilities at all.
- Roads and footpaths in particular are appalling so no more building until roads/traffic and parking are managed adequately
- I think the provision for parking is reasonable/very good
- Too much building going on! Keep EC a village ignore Boris & his "build, build, build"
- England is known for having beautiful "villages" so please keep us the same.
- There are lots of parked vehicles in Devere Rd making parking of visitors to my home difficult particularly if I want something picked up or dropped off.
- Garage too narrow to fit car
- The environmental degradation of the area has been considerable from 1980 onwards. Traffic levels have spoilt the village. We are overcrowded & over populated.
- We believe the village is being over developed housing wise for the infrastructure. Needed - better park facilities. Somewhere to kick a ball casually, look at Colne Eugaine & Coggeshall
- Modern housing developments provide too little off street parking for families and roads are too narrow for the on street parking required.
- I live on the High St & the parking is a real issue. Currently parking at the Castle Pub is helping but long term there needs to be a solution.
- Retirement Village for independent living with facilities i.e. hair salon, gym, coffee shop that can also serve small meals, snacks & communal area (bungalows & apartments with balconies, 1 or 2 bedroom & a hobby room)
- There is insufficient parking for the number of vehicles belonging to home owner living on the High St. Exacerbated by the available spaces being used by local businesses & their customers.
- I can appreciate housing needs - we need infrastructure in place also better roads, more doctors, policing - think of the major incident plan for EC
- As you indicate parking is a problem. Many times we have tried to park behind Coop but when its full we carry on to other shopping areas
- Many of the Eastlight properties in my Rd have no off street parking. When there is more than one car in each property this causes a problem. Many times the fire brigade has struggled to get to the end of Dudley Rd.
- Parking is very much an issue down Tey Rd. To be exacerbated by the ongoing development there but nobody listens when objections are raised to planning applications.
- I find it hard to fill in a form about housing when our village has been over built already & more to come!
- Garage is too small for modern cars
- We need wardens to stop people parking on pavements. This tops access for wheelchair/motorised chairs. Breaks kerbs.
- Parking permits
- The rural character of our village is being radically transformed into small town. We are opposed to any further development whereby the remaining village characteristics are further eroded.

- Parking on the walkways is inconsiderate. Too many people not parking off road even if they have room not to do so. Lazy people who must park close and won't walk.
- Most garages are now too small to get modern cars in, we have one car that fits.
- Our road Park Lane is very narrow & we already have many large lorries up & down from the flower farm. School times are very busy with cars
- Parking - residents near school suffer from inconsiderate & sometimes dangerous parking on occasions all day. This has been exacerbated since expansion of the school. Doctor's surgery inadequate. Policing minimal. These 3 items need addressing before any further expansion of the village.
- Worried about the amount of traffic with planning permission for more commercial units at the airfield adding to the congestion.