



Housing Needs Survey

Felsted Parish Council

April 2024

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Rural Affordable Housing Officer

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 whilst providing 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) and Community Led Housing advisor 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 2024, the Felsted Parish Council worked with the RCCE's RHE and Community Led Housing Advisor 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 two sections. Part 1 of the survey form was to be completed by everyone and contained questions on resident's future housing needs, the level of development required, household composition and was to be completed by everyone regardless of need. Households experiencing or expecting to be in housing need in the future were asked to also complete Part 2 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 Friday 5th April 2024. **1305 forms were distributed and 311 forms were returned.** The survey had a 24% response rate which is in line with the county average of 25%.

In Part 1 of the survey, 73 respondents (24%) indicated that there was a need to move to alternative accommodation. However, we only had sufficient information on the completed forms and who wished to remain in the parish, to assess 40 out of those 73. The full table of results can be seen in Appendix 3.

Percentages shown are percentages of returned forms (311=100%) unless otherwise stated. Please note that the percentages have been individually rounded and therefore may not total 100.

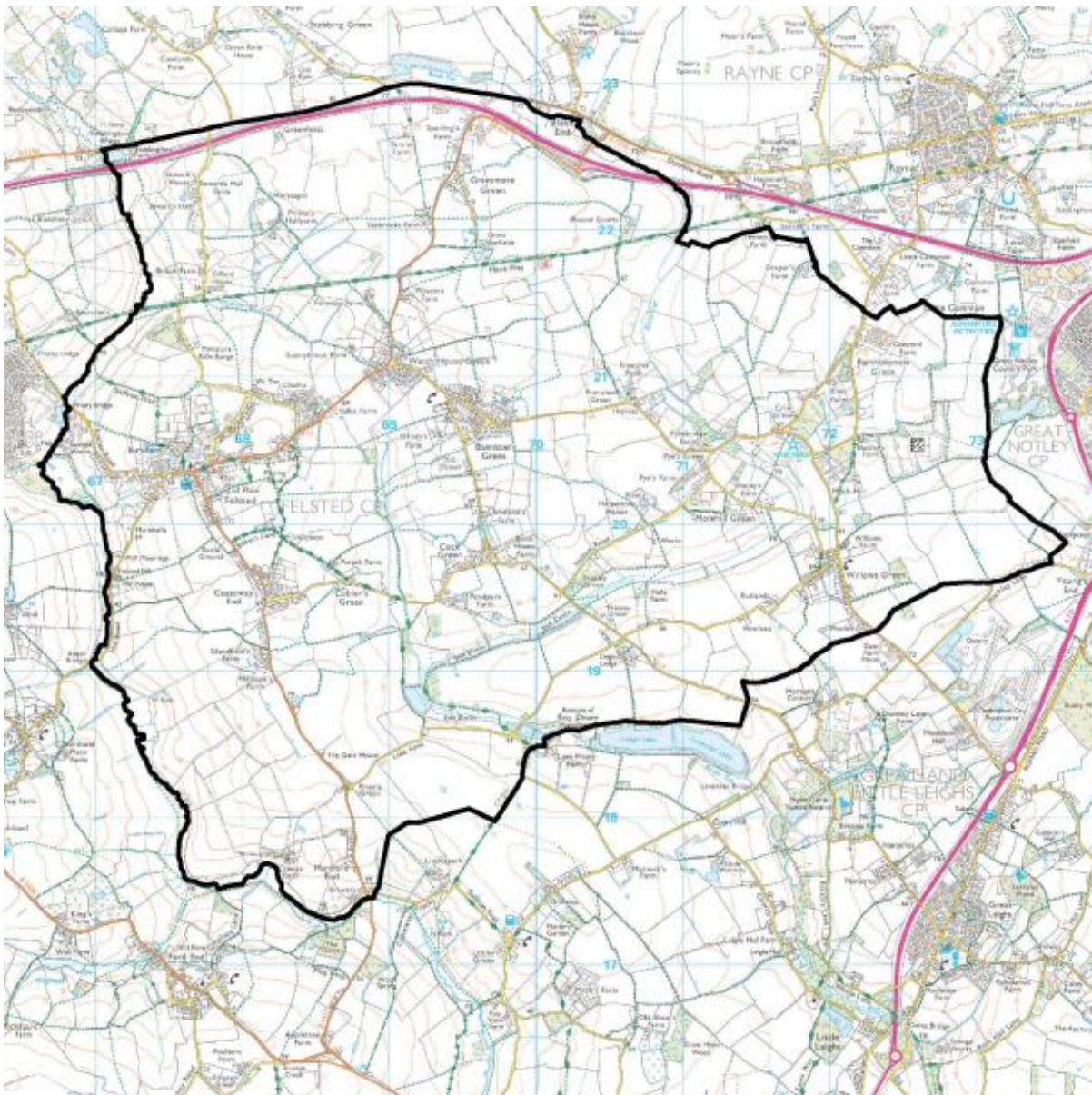
Felsted

Felsted civil parish in the Uttlesford District is situated in Essex on the north bank of the River Chelmer. The parish is approximately 4 miles to the south east of Great Dunmow and 7 miles to the south west of Braintree. Felsted parish includes the hamlets of Bannister Green, Bartholemew Green, Causeway End, Cobblers Green, Cock Green, Frenches Green, Gransmore Green, Hartford End, Molehill Green, Milch Hill, Thistley Green, Watch house and Willows Green.

The area has a very long history with Felsted being recorded in the Domesday Book of 1086. The parish is predominantly rural whilst Felsted village contains the Felsted School which is the largest employer in the area with approximately 600 staff catering for UK and international day and boarding students. In addition there is a Post Office, a village shop and two pubs, The Swan Inn and The Chequers.

The parish contains the Holy Cross and Felsted United Reform church. Children can attend the Felsted Primary School which received an 'Good' rating in an Ofsted report following an inspection in January 2024 or the Felsted School.

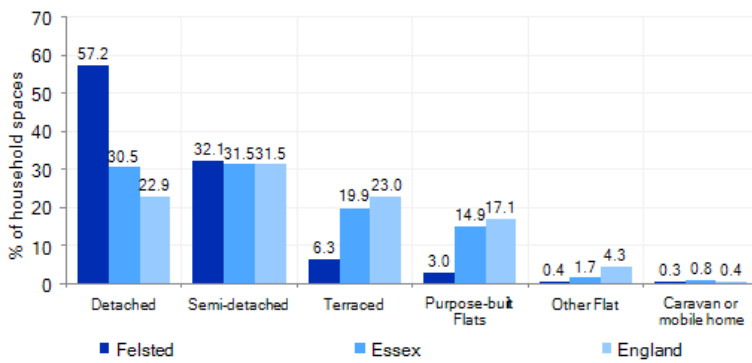
Felsted Parish Map



Housing types in Felsted as of 2021 Census compared to the national average.

Detached	Semi-detached	Terraced	Purpose built flat
679	381	75	36
57.2% (England average = 22.9%)	32.1% (England average = 31.5%)	6.3% (England average = 23.0%)	3.0% (England average = 17.1%)
Flat (in converted house)	Flat (in commercial property)	Caravan or other temporary dwelling	Second addresses
05	00	04	321
0.4% (England average = 3.5%)	0.0% (England average = 0.8%)	0.3% (England average = 0.4%)	10.1% (England average = 5.4%)
Source: Census 2021			

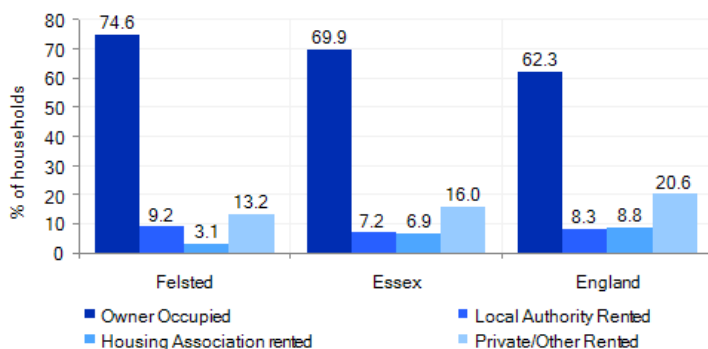
Figure: Dwellings type breakdown
Source: Census 2021



Housing tenure in Felsted as of 2021 Census compared to the national and county averages.

Owner occupied	Owner-occupied: owned outright	Owner-occupied owned: with mortgage or loan
886	500	382
74.6% (England average = 62.3%)	42.1% (England average = 32.5%)	32.2% (England average = 28.8%)
Owner-occupied: shared ownership	Social rented households	Rented from Council
04	146	109
0.3% (England average = 1.0%)	12.3% (England average = 17.1%)	9.2% (England average = 8.3%)
Rented from Housing Association or Social Landlord	Rented from private landlord or letting agency	Other rented dwellings
37	113	44
3.1% (England average = 8.8%)	9.5% (England average = 18.2%)	3.7% (England average = 2.4%)
Source: Census 2021		

Figure: Housing tenure breakdowns
Source: Census 2021



Population of Felsted as of 2021 Census compared to the national average.

Total Population	Aged 0-15	Aged 16-64	Aged 65+	Dependency ratio
3,164	577	1,848	739	0.71
48.9% male; 51.1% female	18.2% (England average = 18.6%)	58.4% (England average = 63.0%)	23.4% (England average = 18.4%)	England average = 0.59
Source: Census 2021				

Figure: Population estimates by 5-year age band
Source: Mid-Year Estimates (ONS) 2020

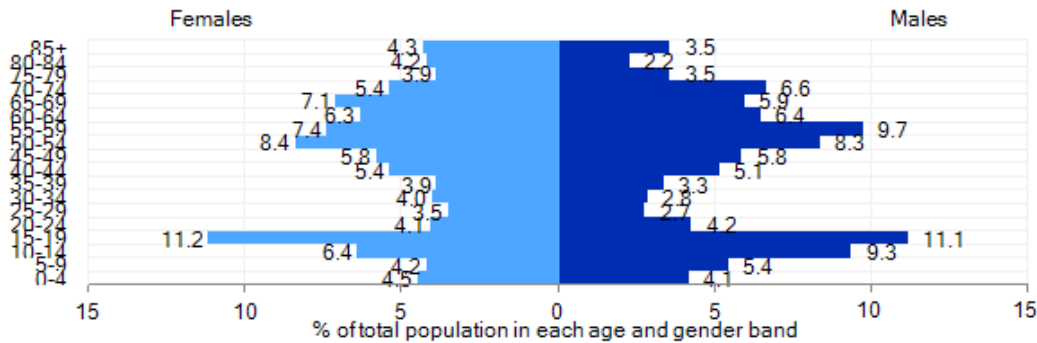


Figure: Population by age
Source: Census 2021

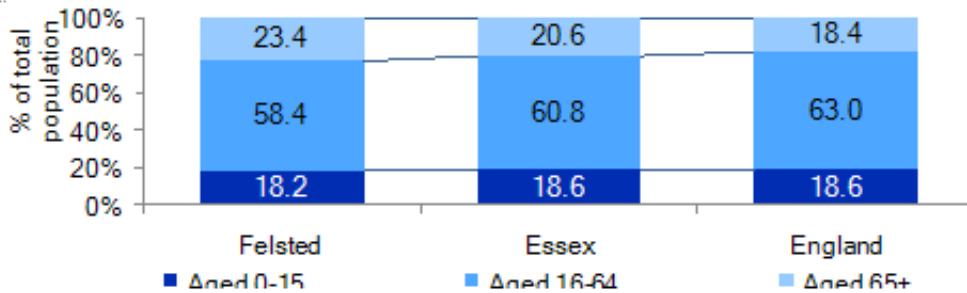
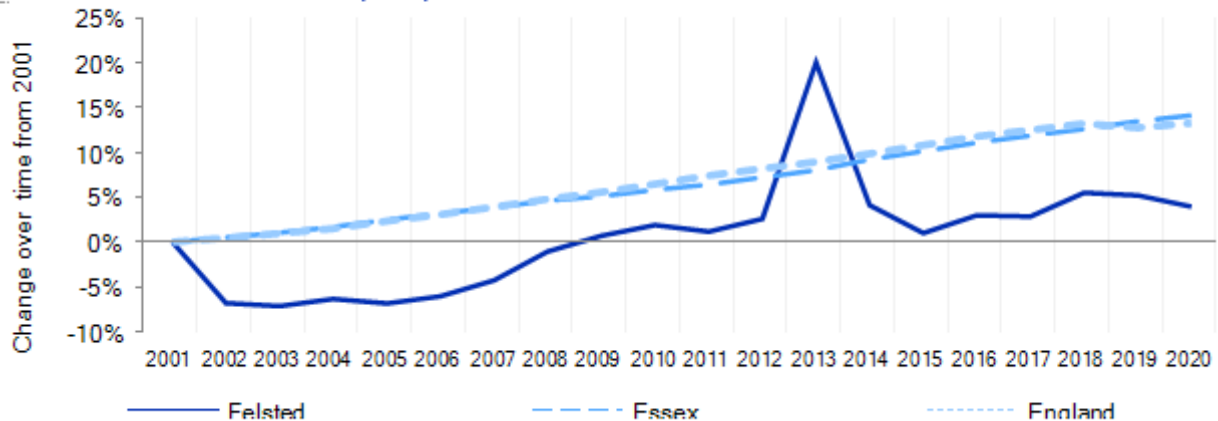


Figure: % change in total population from 2001-2020
Source: Mid-Year Estimates (ONS)



Key Findings and Recommendations

This Housing Needs Survey was carried out in early 2024 by the Felsted Parish Council and the Rural Housing Enabler at RCCE. The Parish Council arranged for the delivery of the forms. The survey had a **24%** response rate (311/1305). There was support for a small development, with **67%** stating they would be supportive of a small development (4 - 8 homes) which is primarily affordable housing for local people. Only **34%** 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 major concerns over the scale of new developments in the parish, the lack of local infrastructure, road network and amenities. 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. There were suggestions for possible development sites which can be referenced in Appendix 4.

In Part 1, 73 households indicated that they had a need to move to alternative accommodation. From those, 40 went onto complete Part 2 and wished to remain in the parish. This therefore leaves the total number of respondents, expressing a housing need and who completed Part 1 and Part 2 at **forty**. There is also evidence of a younger generation coming through, whose needs are hard to identify at this time due to lack of finances. Ten households were considered capable of buying on the open market, seven could purchase under a shared ownership scheme, two could custom build, one could self-build and one could purchase under the new Government First Homes Scheme. One could rent on the private market whilst nine respondents did not provide sufficient information to assess their need. This left nine households seeking some form of affordable rented housing, most of which are required within the next 5 years.

The main reason respondents had a desire to move to alternative accommodation was to either **set up their first/independent home or a need for a smaller home/downsizing**, with thirteen each out of the 40 (33%) households citing this option. Two-bedroom households were the most preferred property size (53%). Five 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 nine units** of mixed size. We would recommend that the Parish Council raise awareness of the need to be on the Uttlesford Housing Register, amongst the residents of Felsted, 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 or shared ownership but the level of finances declared (salary, savings and equity) would not be sufficient, given the house prices in the area. It is worth noting that at the time of writing this report there was an emerging affordable home ownership product called "First Homes" which might help some of the first-time buyer residents of the parish (if the level of discount applied is suitable). Given the levels of support for housing prioritized and appropriate for those already living in the parish, a Community Led Housing project might also be suitable and is worth investigating further, particularly because thirty-nine residents who completed the survey expressed an interest in being personally involved in a project of this type.

Four respondents answered that they have a special housing need for a physically adapted home leading to a recommendation that if any open market 3-bedroomed bungalows come forward, they should be fully wheelchair accessible. One respondent did not provide sufficient information to assess their specific special housing need.

This report provides information on open market and affordable housing. For any affordable housing schemes discussions on finalising 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.

Residency

Three hundred and one respondents (97%) stated that the property to which the survey was delivered and in relation to, was their main home. Ten people (3%) did not answer the question.

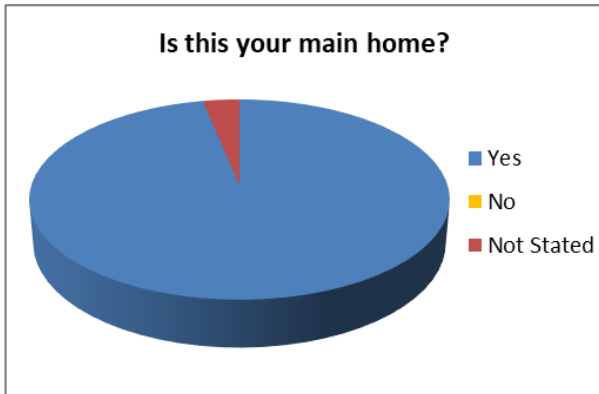


Figure 1: Type of residence

PART 1 – You and Your Household

Property Type and Size

The majority of respondents, two hundred and forty-four people (78%), described their home as a house and forty-nine (16%) described their home as a bungalow. Ten people (3%) described their home as a flat/maisonette/apartment/bed/sit, one person (0%) described it as sheltered/retirement housing whilst four (1%) described it as "other". Three people (1%) did not answer the question.

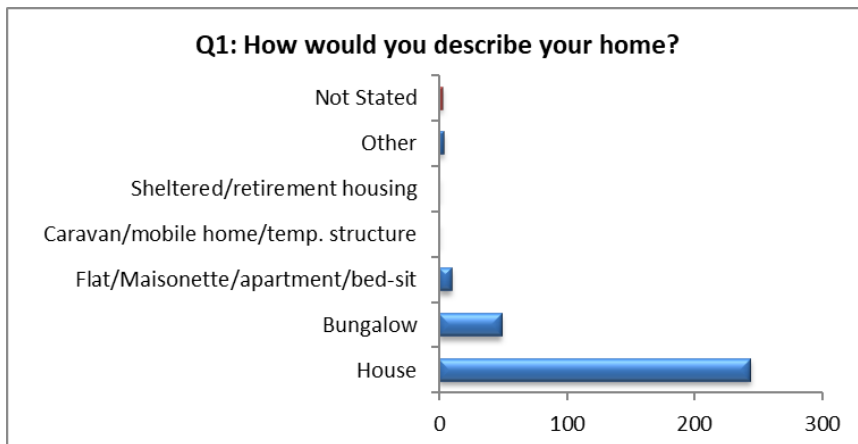


Figure 2: Property type

Two hundred and four respondents (66%) owned a detached home, seventy (23%) had a semi-detached and nineteen (6%) lived in a terraced house. Nine people (3%) described their house type as "other" whilst nine people (3%) did not answer the question.

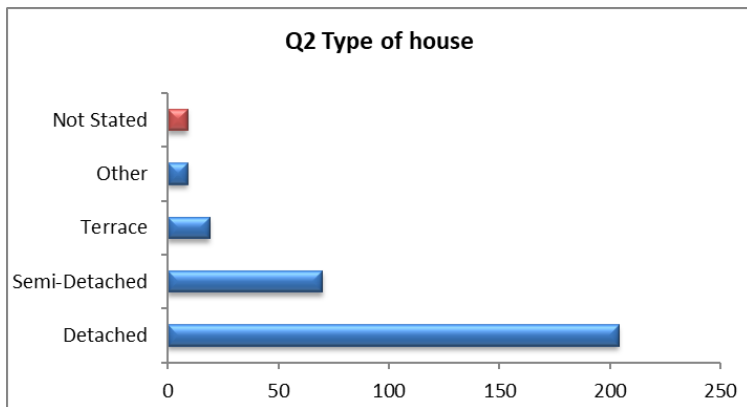


Figure 3: Housing type

Ten respondents (3%) live in a one-bedroom property, sixty-two (20%) live in a two-bedroom property and eighty-seven respondents (28%) live in a property with 3 bedrooms. Seventy-eight (25%) live in a property with 4 bedrooms and seventy-one (23%) people have 5 or more bedrooms. Three people (1%) did not answer the question.

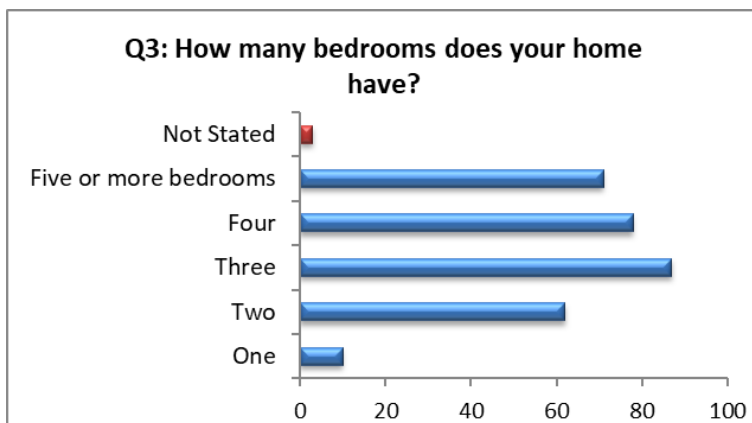


Figure 4: Size of property

Tenure

The majority of respondents, one hundred and ninety-one (61%), stated that their property was owned outright by a household member, sixty-seven (22%) stated that the property was owned with a mortgage and three people (1%) part own/rent (shared ownership). Eighteen (6%) rent from the local council, two (1%) rent from a housing association and nineteen respondents (6%) stated they rented from a private landlord. Three people (1%) had a property tied to their job, three people (1%) stated “other” and five people (2%) did not answer the question.

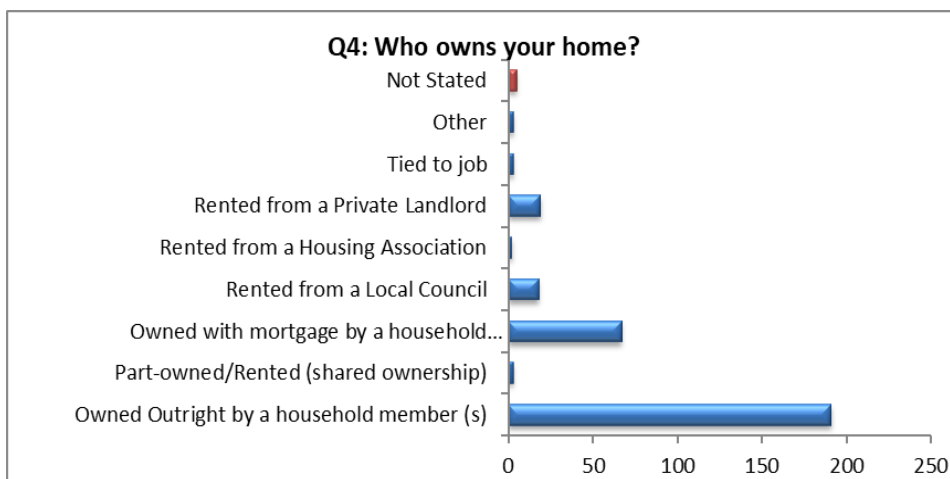


Figure 5: Tenure

Two hundred and eight-two (91%) homes had one family living in them and eleven (4%) homes had two families in them. One (0%) had three families living in the property and seventeen (5%) households did not answer the question.

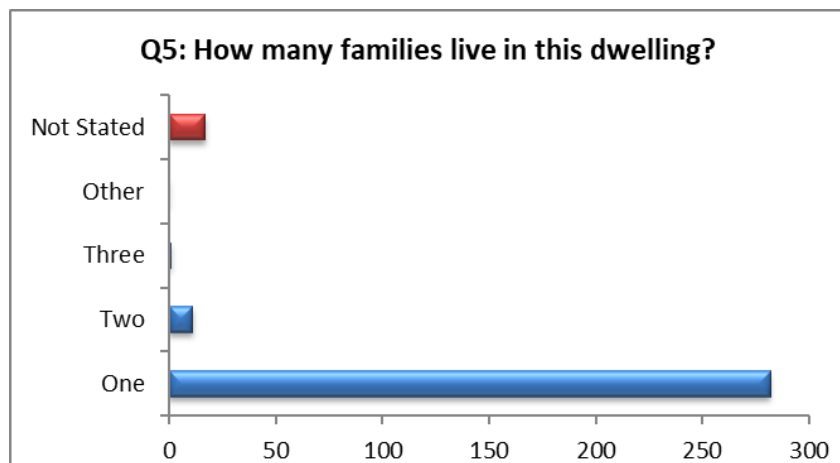


Figure 6: Families in Household

Years in the parish

Forty-seven (15%) had lived in the parish for 0-5 years and forty-four (14%) for 6-10 years. Sixty-five households (21%) had been in the parish for 11-20 years, forty-two (14%) for 21-30 years and fifty-one (16%) for 31-50 years. Twenty-six respondents (8%) lived in the parish for 51-70 years and five households (2%) had lived in the parish for over 70 years. Thirty-one people (10%) did not answer the question.

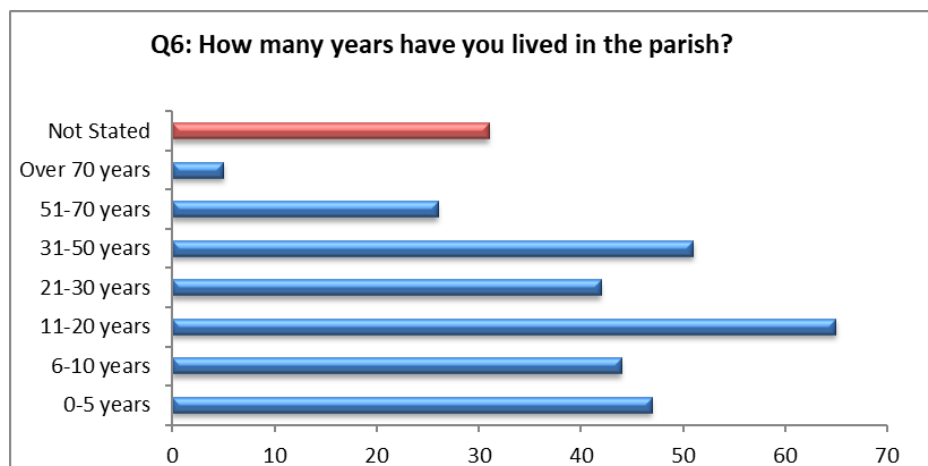


Figure 7: Years of residence in the parish

Number of people living in the property

Eighty-two respondents (26%) live alone but the majority of respondents, one hundred and fifty-four (50%) live with one other person and thirty-four (11%) households have three people. Twenty-six (8%) had four people, ten households (3%) had five people and two households (1%) had six people. Three people (1%) did not answer the question.

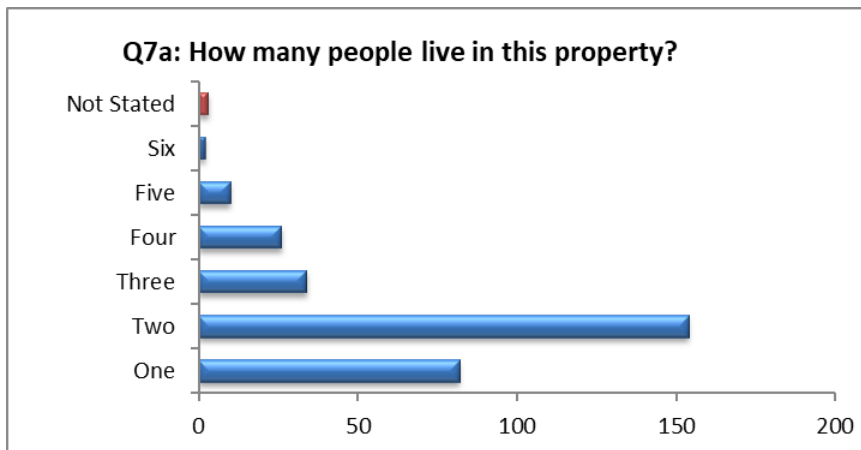


Figure 8: Size of Households

Age and Gender

The total number of people within the households responding to the survey was 661. For the purposes of the question relating to age and gender the percentages used are of 661 i.e. 661=100%.

There were ten recorded children (2%) aged 0-5, twenty-five (4%) 6-10 years old and twenty-four (4%) children were aged between 11-15 years. Fifty-one (8%) were between 16-24 years and twenty-seven people (4%) were between 25-35 years old. Thirty-three people (5%) were aged 36-45, one hundred and twenty-six people (19%) were aged 46-59 and one hundred and fifty-seven people (24%) were between 60-70 years old. One hundred and ninety-six people (30%) were aged 71 and over whilst twelve people (2%) did not declare their age.

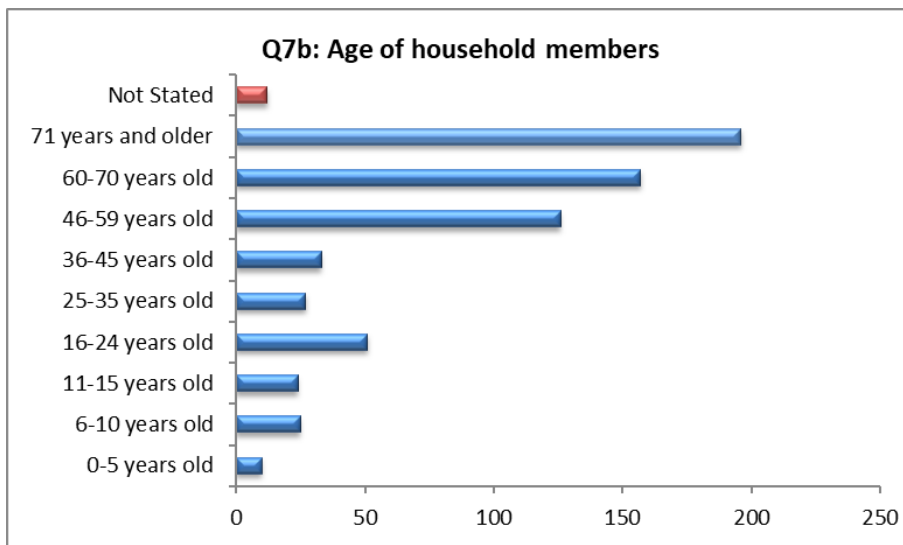


Figure 9: Age of residents

The responding population is made up of three hundred and thirty-two (50%) females and three hundred and four (46%) males. Twenty-five (4%) people did not declare their gender.

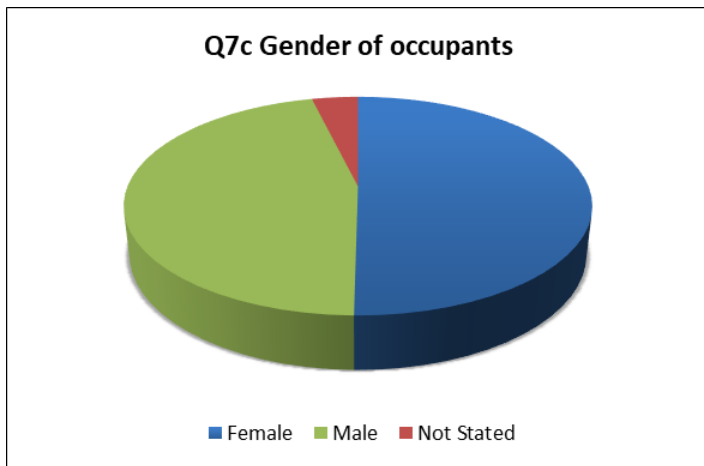


Figure 10: Gender of respondents

Housing and development

There were eighteen respondents (6%) who had family members who have moved away in the last 5 years because they had been unable to find suitable accommodation in the parish however the majority, two hundred and eighty-nine (93%) answered no. Four people (1%) did not answer the question.

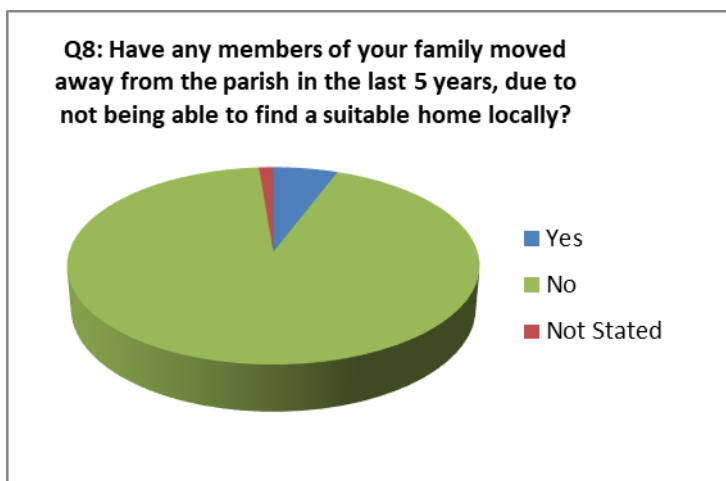


Figure 11: Family moving away

Your own housing need

Forty-nine respondents (16%) said that they or someone in their household needed to move to alternative accommodation within the next 5 years, twenty-four respondents (8%) stated a need to move in 5 years or more and two hundred and thirty-three (75%) said no. Five people (2%) did not answer the question.

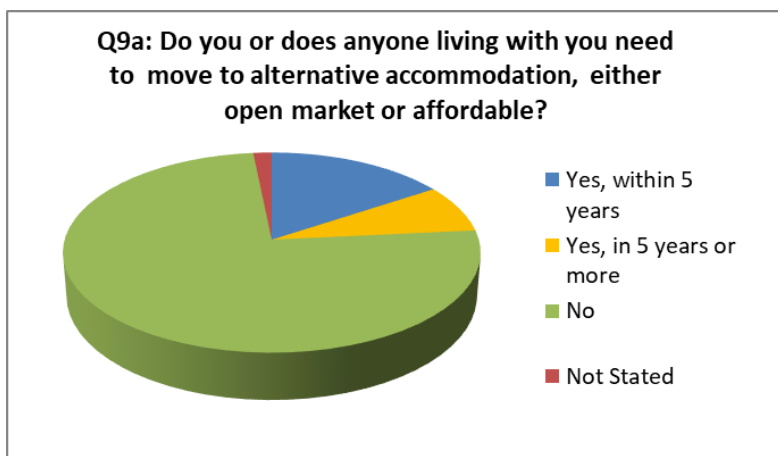


Figure 12: Housing need

Of those expressing a need to move, forty-eight respondents (66%) said they wished to remain within the parish, twelve (16%) said they wish to move outside the parish but remain within Uttlesford District and thirteen (18%) households wished to move outside Uttlesford District.

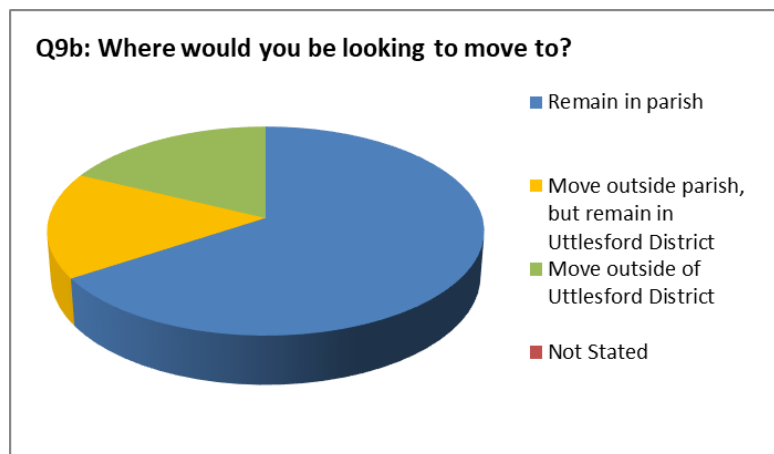


Figure 13: Where to move to

Support for development

Two hundred and eight respondents (67%) would support a small development (typically 4-8 homes) of affordable housing for local people, ninety (29%) would not be supportive, and thirteen respondents (4%) did not answer the question.

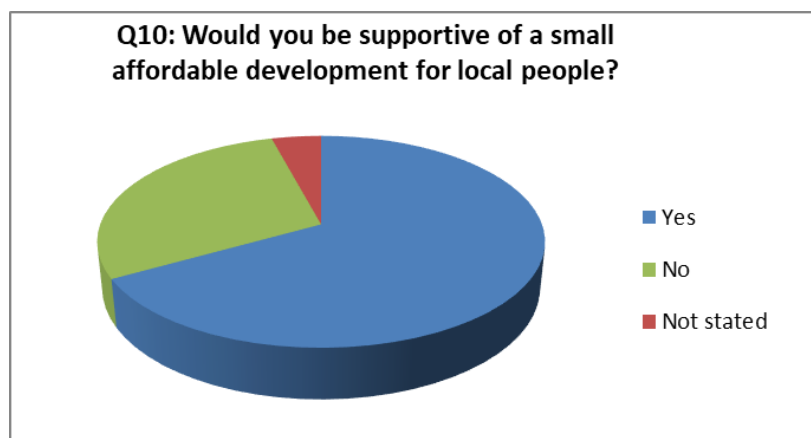


Figure 14: Small affordable development

One hundred and eighty-two respondents (59%) would be supportive of a development of affordable homes which included a small number for sale on the open market, one hundred and sixteen (37%) would not be supportive, and thirteen (4%) respondents did not answer the question.

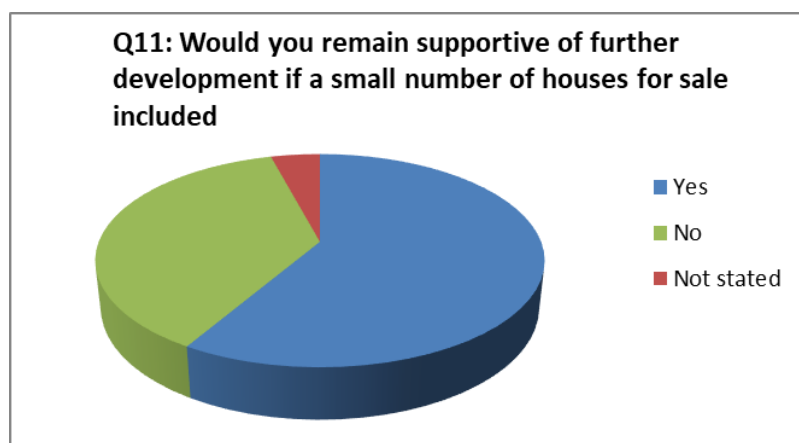


Figure 15: Small affordable development which included a small number of homes for sale

One hundred and five respondents (34%) would support further developments of housing for sale on the open market whilst the majority, one hundred and ninety-two respondents (62%), would not be supportive. Fourteen respondents (5%) did not answer the question.

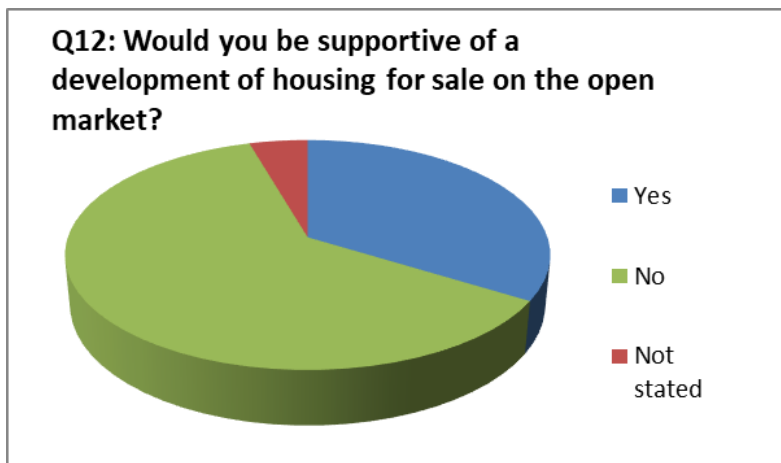


Figure 16: Further developments of open market housing

One hundred and eighty-nine (61%) respondents were supportive of a Community Led Housing Scheme (not for profit). One hundred (32%) were not supportive whilst twenty-two (7%) people did not answer the question.

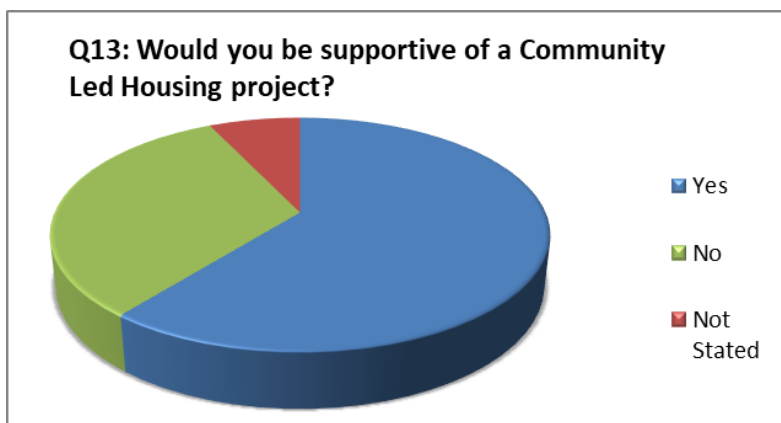


Figure 17: Community Led Housing Scheme (not for profit)

Thirty-nine respondents (13%) would be interested in being personally involved in a community-led housing scheme whilst two hundred and fifty-eight (83%) would not be interested. Fourteen people (5%) did not answer the question.



Figure 18: Personally involved in a Community Led Housing scheme

For Question 15 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; housing for younger people had the most support at one hundred and sixty-nine (21%), next was houses for older/retired people which had one hundred and forty-eight (19%) support followed by family housing which had ninety-five (12%) support. Housing for affordable/social rent had ninety-two (12%) support, housing for shared ownership had sixty-two (8%) support and Self-build plots all had forty-two (5%) support. New Government First Homes had thirty-four (4%) support, housing for private rent had twenty-seven (3%), discounted market sale housing had twenty-four (3%) whilst Housing for outright open market sale and live/work units both had eighteen (2%) support. Thirty-three households (4%) felt the Parish wouldn't benefit from any housing and thirty-seven (4%) did not answer the question.

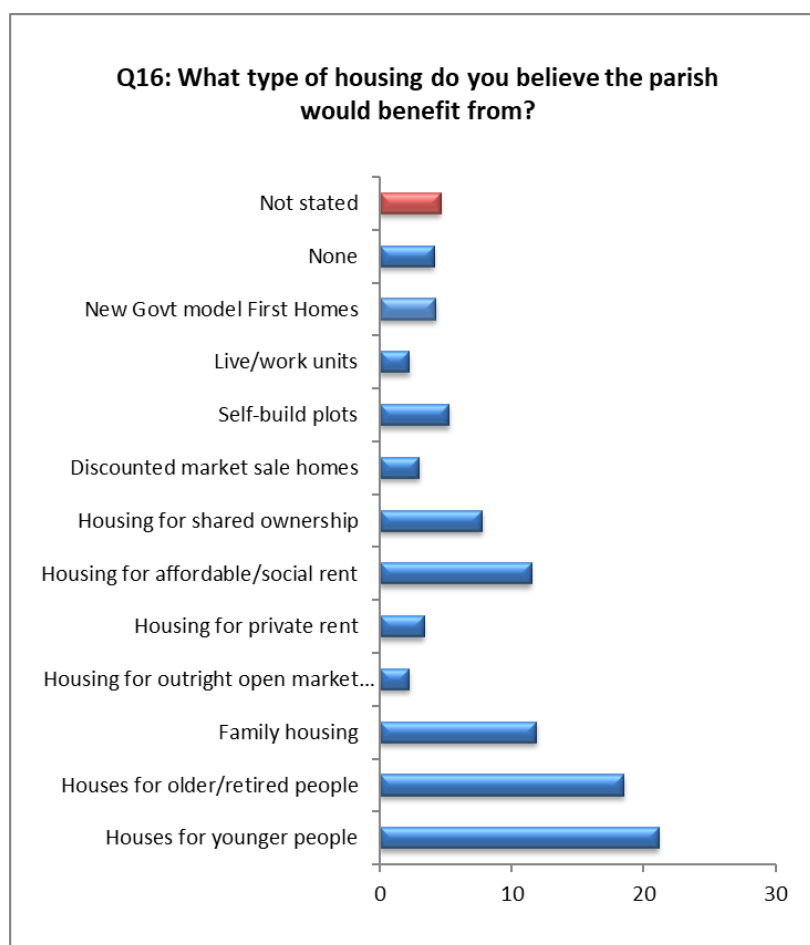


Figure 19: Housing for the Parish

For Question 17 please see Appendix 5: Comments

PART Two – Housing Need

Seventy-three households indicated they had a need for alternative accommodation by answering “Yes” to question 9a in part 1 of the form. From the seventy-three households who indicated a need in Part 1 of the form, forty went on to complete Part 2 and wished to remain in the parish and this section will focus on the responses of those forty households.

For the purposes of Part 2 of this report therefore, the percentage shown is the percentage of the **forty** respondents who expressed and filled in a housing need (10=100%) unless otherwise stated.

Timescale for moving

Seven people (18%) wanted to move now and ten people (25%) wished to move within 2 years. Eleven (28%) wished to move in 2-5 years and ten (25%) wished to move in over 5 years’ time. Two (5%) did not answer the question.

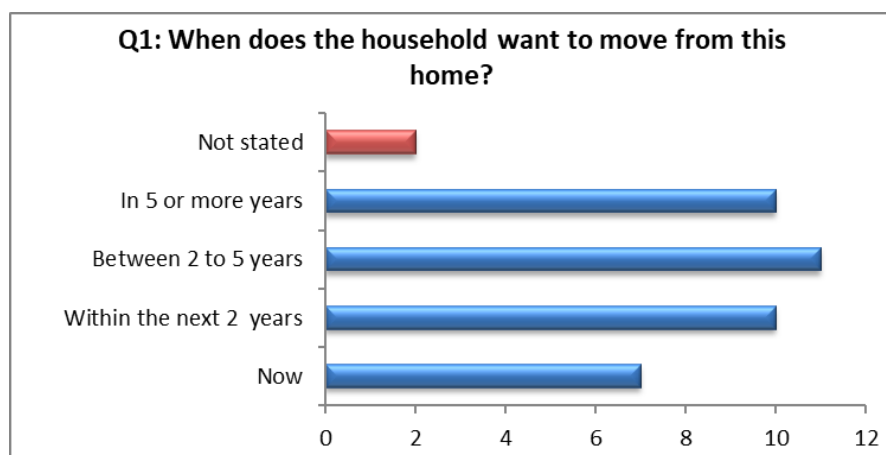


Figure 20: Timeframe for moving

Current Tenure

Ten respondents (25%) stated that they lived with their parents, one (3%) part-owned/rented (shared ownership) and eighteen (45%) are members of a household. One (3%) rented from the council/housing association and ten (25%) stated that they rented from a private landlord.

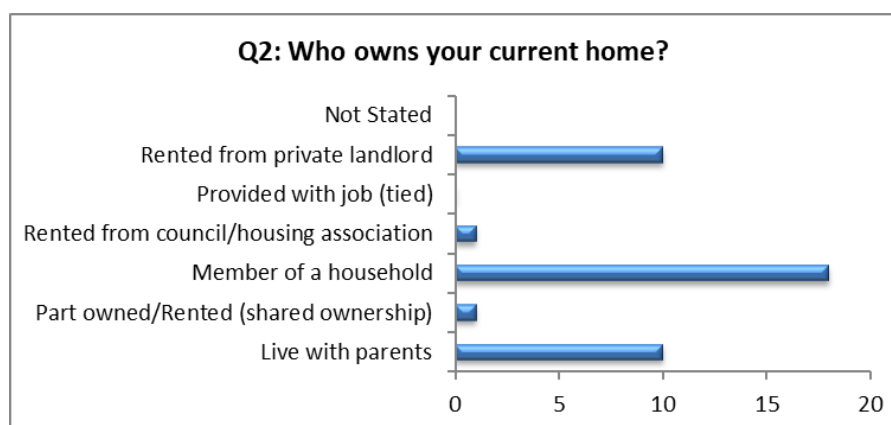


Figure 21: Current Tenure

Preferred Tenure

Seven (18%) respondents wanted to rent from a council/housing association, eighteen respondents (45%) indicated that they would prefer to purchase a property on the open market and two (5%) would prefer to part own/rent (shared ownership). Five (13%) wished to purchase under a Discounted Market scheme and one (3%) would prefer to rent from a private landlord. Two (5%) would prefer a custom build, one (3%) a self-build and four (10%) to purchase under the new Government First Homes scheme.

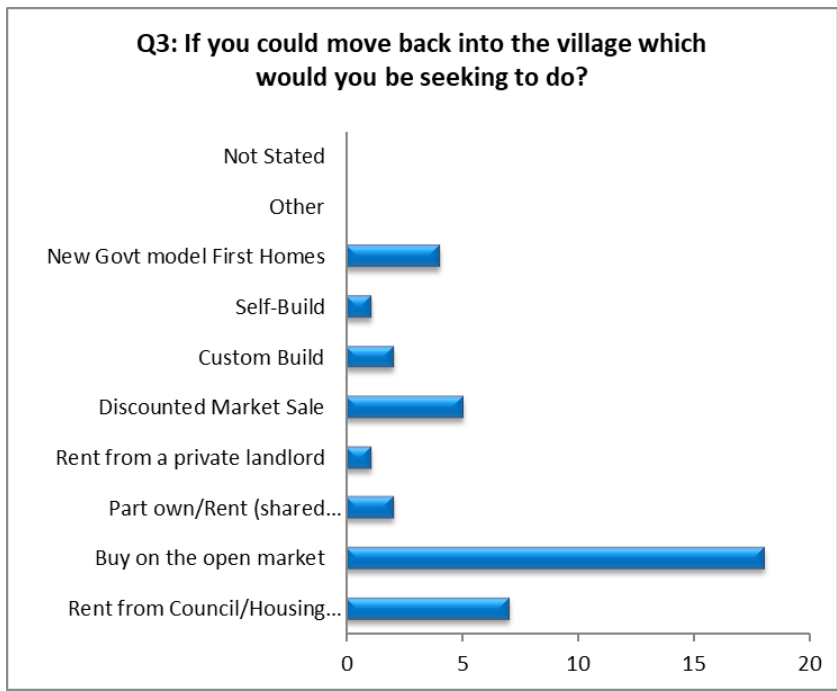


Figure 22: Preferred Tenure

Housing Register

five respondents (13%) confirmed they were on the housing register whilst thirty-five respondents (88%) stated they were not on the housing register.



Figure 23: Registered on any housing register waiting list

Accommodation Required

Eighteen respondents (45%) expressed houses as their preferred choice, thirteen people (33%) required a bungalow and two people (5%) stated they would prefer a flat. One person (3%) would prefer sheltered/retirement housing, five people (13%) stated “any” and one person (3%) did not answer the question.

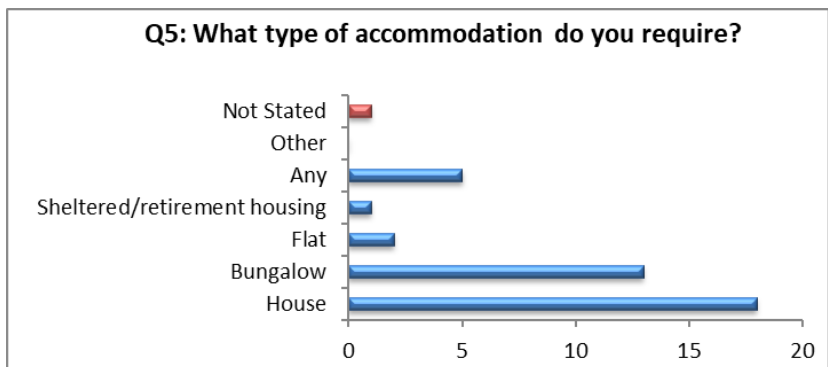


Figure 24: Types of Accommodation Required

Two respondents (5%) wanted a one-bedroom property, twenty-one respondents (53%) wanted a two-bedroom property and thirteen (33%) wanted a three-bedroomed property. Three respondents (8%) wanted a four-bedroomed property and one person (3%) did not answer the question.

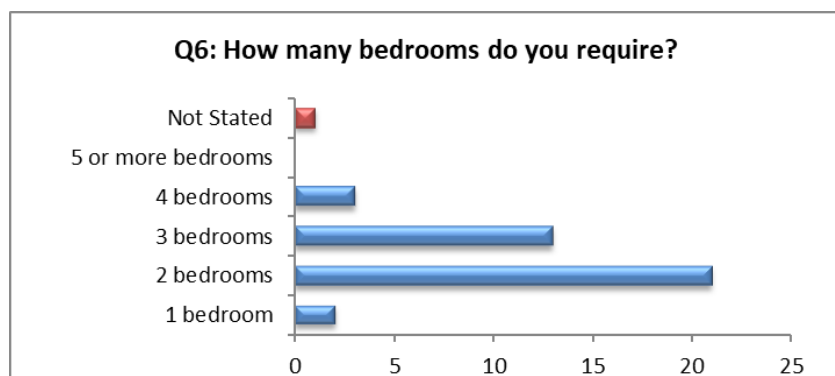


Figure 25: Number of Bedrooms Required

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.

Four respondents (10%) stated they had specific housing needs and thirty-four (85%) respondents stated that they had no need. Two respondents (5%) did not answer the question.

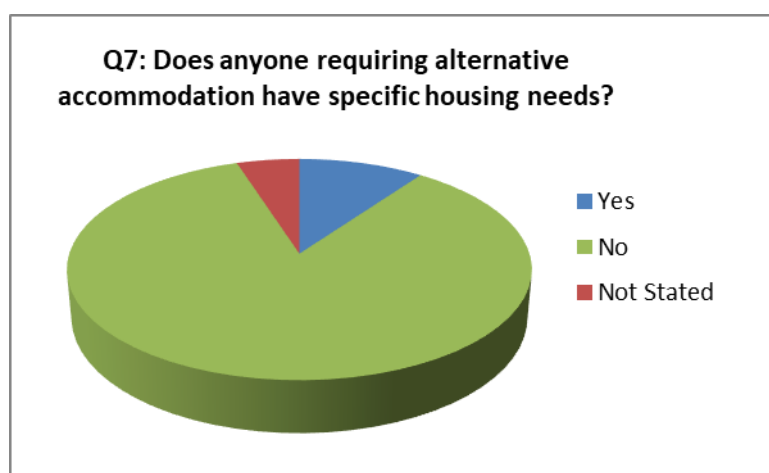


Figure 26: Special Needs & Adaptations

Reason for requiring alternative accommodation

Thirteen households (33%) said that they needed a smaller home/downsizing, two (5%) needed a larger home whilst three (8%) needed a cheaper home. Four (10%) needed a secure home, thirteen (33%) needed to set up their first/independent home, two (5%) needed a physically adapted home whilst one (3%) needed to be closer to a carer or dependent. One household (3%) is threatened with homelessness whilst one household (3%) did not answer the question.

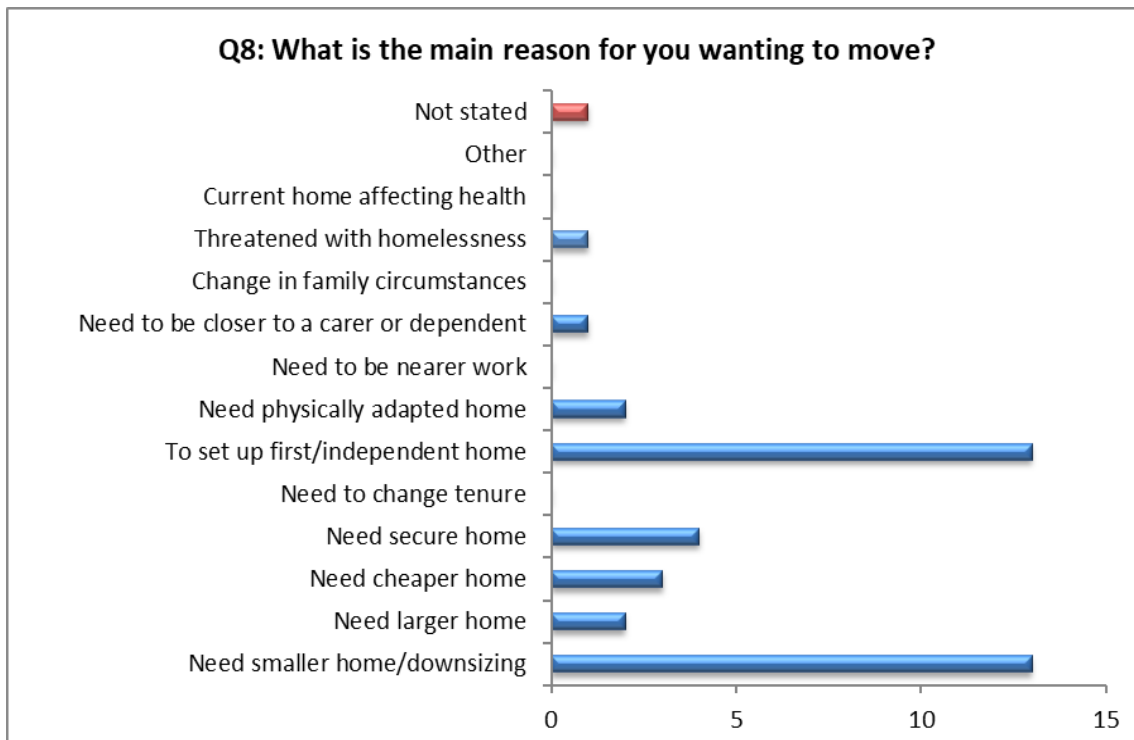


Figure 27: Reason for moving to alternative accommodation

Age and Gender

The total number of people needing to move to a new household from the 40 households was eighty in the following age groups (percentage figure for age and gender are of total people i.e. 80= 100%).

Three children (4%) needing to move were between 0-5 years old, seven (9%) were aged 6-10 years old and one (1%) was aged between 11-15 years old. Five people (6%) were aged 16-19 years old, eleven (14%) were aged between 20-30 years old, nine people (11%) were aged 31-40 years old and six people (8%) needing to move are between 41-50. Five people (6%) are aged between 51-60 years old, twenty-two people (28%) are aged 61-74 years old whilst ten people (13%) are aged 75+. One person (1%) did not answer the question.

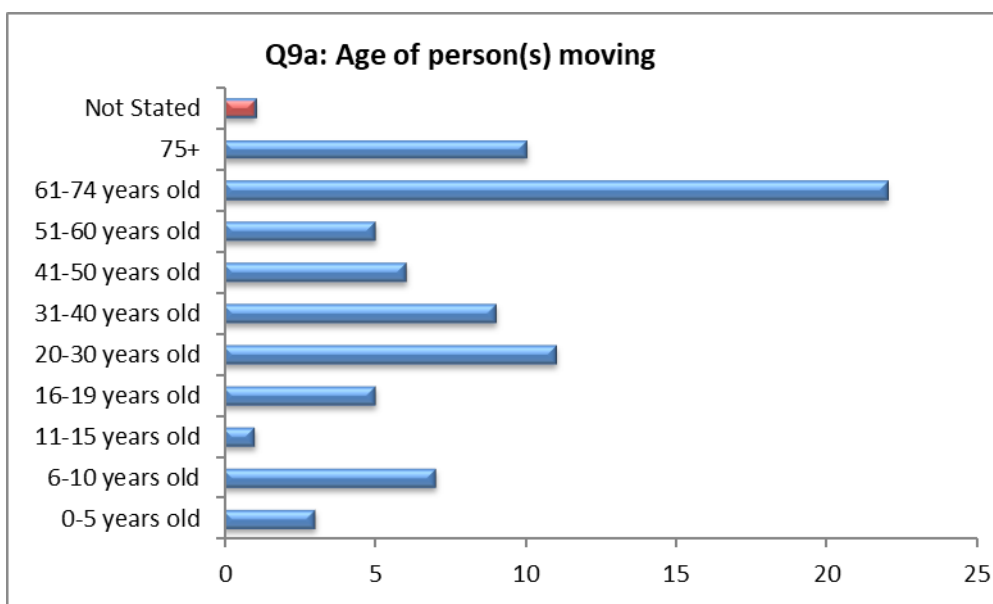


Figure 28: age of respondents in housing need

Thirty-nine (49%) people needing to move were female and forty (50%) were male. One person (1%) did not answer the question.

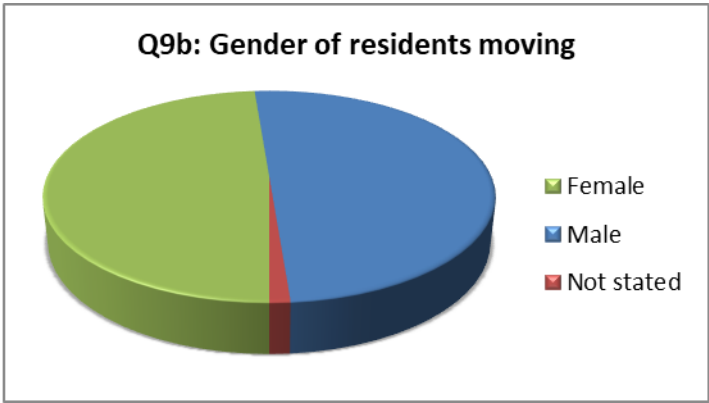


Figure 29: Gender of respondents

Out of the forty people recorded for part two, there were forty additional people in the households, sixteen (40%) of these people were the spouse of the first person and five (13%) were a partner whilst eleven people (28%) were the son/daughter. Four people (10%) were a sister/brother whilst four (10%) did not answer the question.

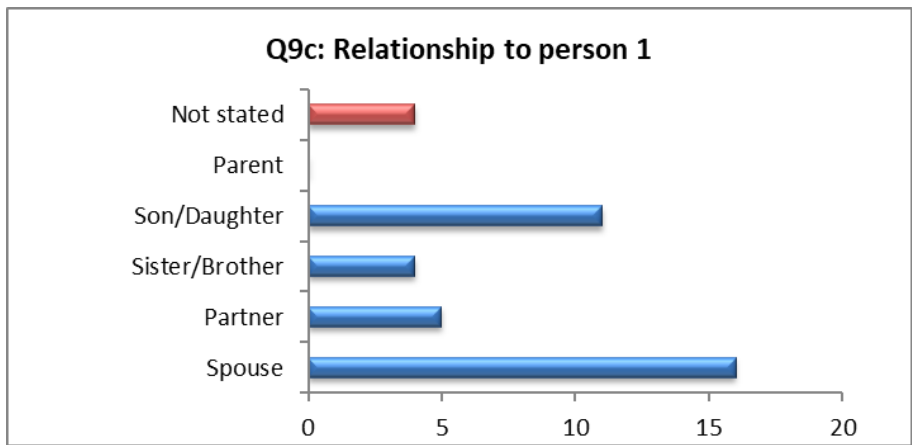


Figure 30: Relationship to person 1 of respondents

Type of household

Three (8%) of the new forty households would be living alone, twelve (30%) were older person(s) households and five (13%) were parent(s) with children. Fifteen households (38%) were described as a couple, three (8%) were brothers/sisters sharing whilst one household (3%) was described as “other”. One household (3%) did not answer the question.

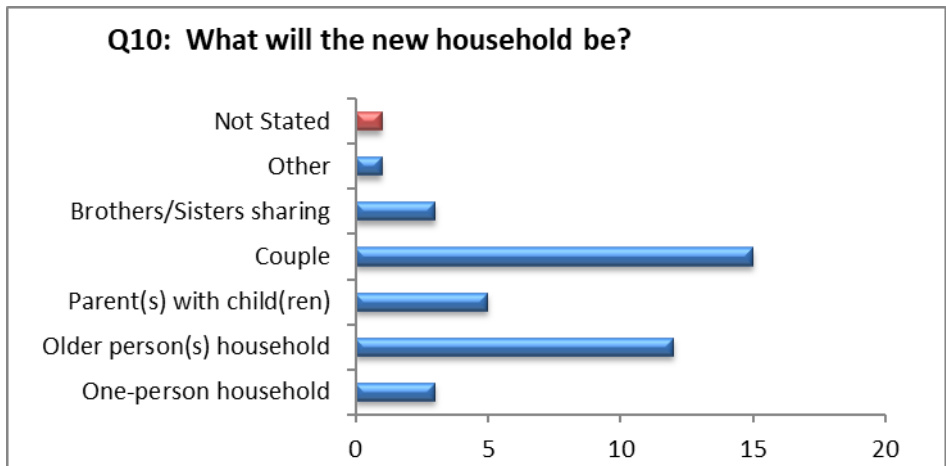


Figure 31: New household composition

Housing benefit

One of the ten households (3%) would be claiming housing benefit/universal credit, thirty-four (85%) would not be claiming any benefits or credits whilst four households (10%) did not know. One household (3%) did not answer the question.

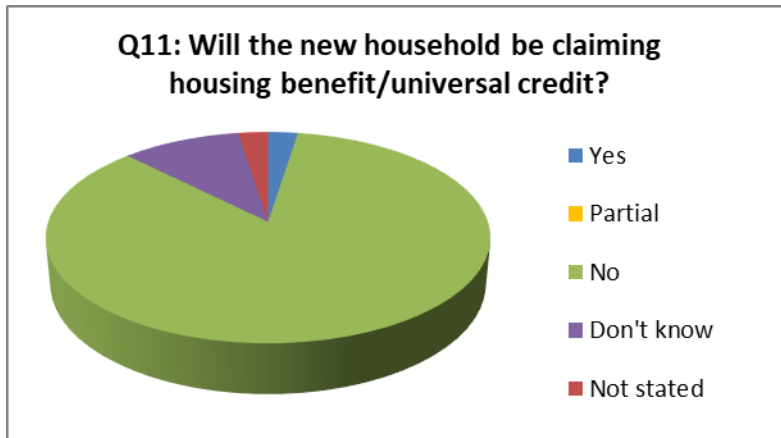


Figure 32: Housing Benefit

Current Situation

Thirty-nine households (98%) who completed part 2 live in the parish at present whilst one (3%) live outside the parish now but lived in the parish in the last 5 years.

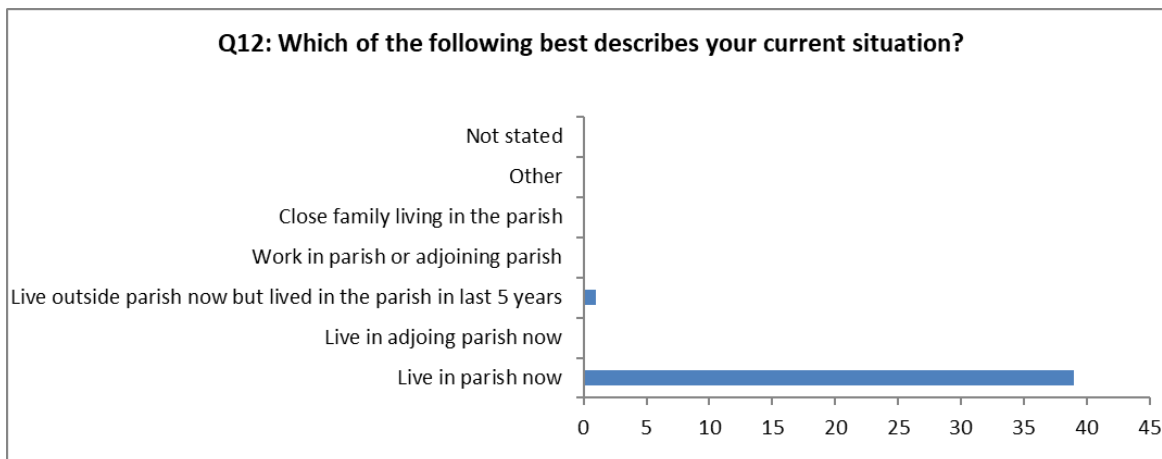


Figure 33: Current situation

Affordability

Income

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

One respondent (3%) stated their income was below £10,000, one respondent (3%) stated their annual income was between £11,000 - £15,000, seven respondents (18%) stated their income was between £16,000 - £20,000 and six (15%) households had an income of £21,000 - £25,000. Seven households (18%) had an income of £31,000 - £35,000, four households (10%) had an income of £36,000 - £40,000 and one household (3%) had an income of £41,000 - £45,000. Two households (5%) had an income of £46,000 - £50,000 whilst three (8%) had an income of £56,000 - £60,000. Six households (15%) had an income of over £61,000 whilst two households (5%) did not answer the question.

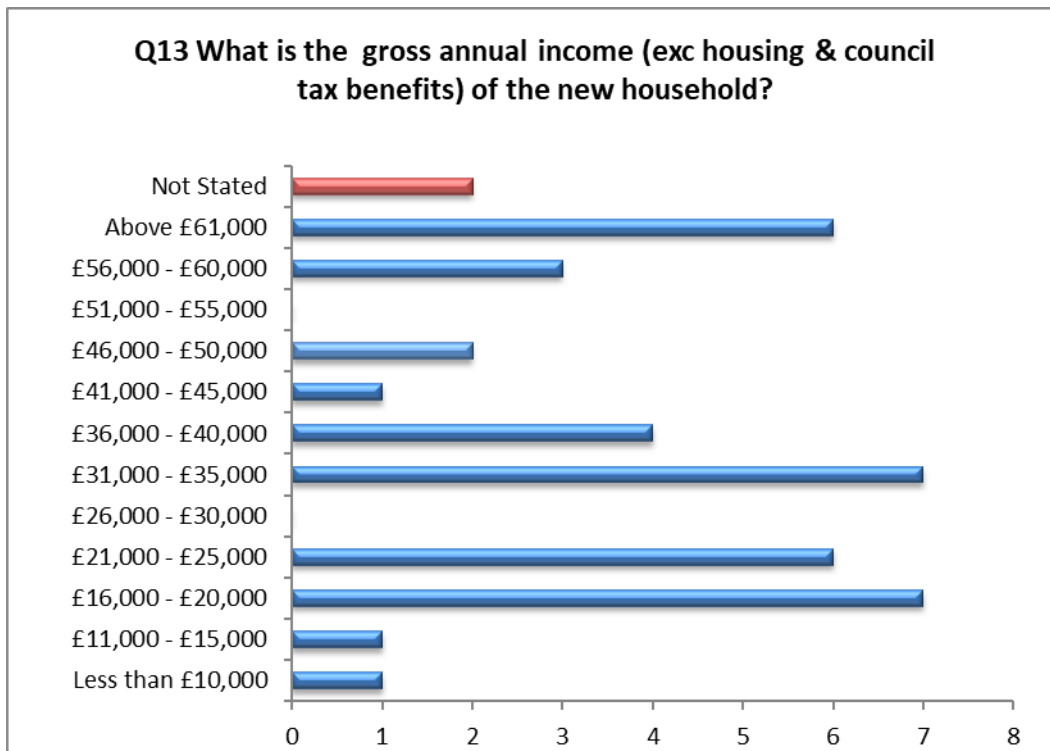


Figure 34: Gross monthly income

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.

Fourteen respondents (35%) indicated that they had no savings, five households (13%) had savings of under £5,000 and three households (8%) had savings of £5,001 - £10,000. One household (3%) had savings of between £10,001 - £20,000, one (3%) had between £20,001 - £30,000, two (5%) had between £40,001 - £50,000 and eight (20%) had savings of over £50,000. Four (10%) indicated they had savings but were not prepared to indicate the amount and two (5%) did not answer the question.

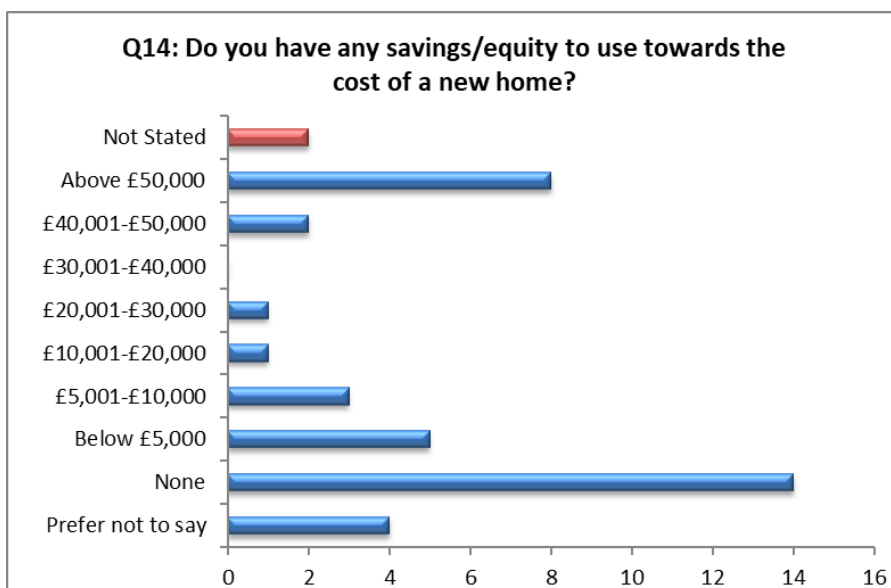


Figure 35: Savings

Twenty-five people (63%) did not have any equity towards the cost of a new house whilst one person (3%) had below £20,000. One person (3%) had £40,000 - £60,000, nine people (23%) had equity above £100,000, three people (8%) would prefer not to say whilst one person (3%) did not answer the question.

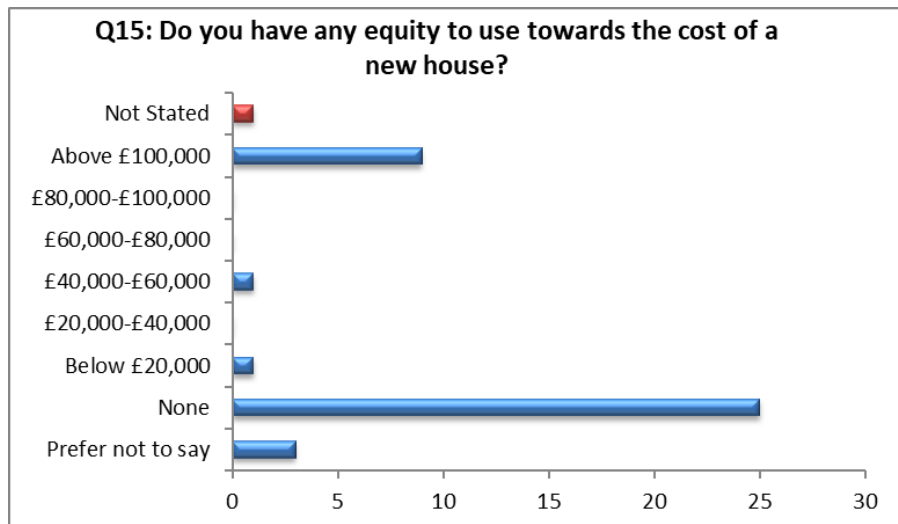


Figure 36: Equity

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, **40 respondents** stated they had a housing need, went on to complete all or part of Part 2 and wished to remain in the parish. Therefore, only the need of **40** 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. Over 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 of 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 (40)	
Type	Number
Open Market	18
Housing Association / Council rented	7
Shared Ownership	3
Discounted Market Sale	4
Custom Build	2
Rent from Private Landlord	1
New Govt First Homes	4
Self Build	1

Recommended tenure (40)	
Type	Number
Open Market	10
Housing Association / Council rented	9
Shared Ownership	7
Custom Build	2
Rent from Private Landlord	1
New Govt First Homes	1
Self Build	1
Not enough Information	9

Recommendation

The need for **affordable rented** housing units was four 1-bed units, three 2-bed units and two 3-bed units - a recommended need of **up to nine units**. Some of the respondents who wanted affordable housing aspired to have 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.

Eighteen respondents expressed a desire for **open market properties** with a further three for **shared ownership** and four for **discounted market sale**. Two expressed a desire for custom build, four to purchase under the new Government First Homes scheme, one to self-build and one to rent from a private landlord. Upon a basic financial review of their situation, given the information they provided, we have assessed ten would have the potential to buy on the open market and a further seven for shared ownership based on the new shared ownership scheme guidelines. Two would have the potential to custom build, one to self-build, one to purchase under the new Government First Homes Scheme and one to rent from a private landlord.

Four respondents answered that they have a **special housing need** for a physically adapted home leading to a recommendation that if any open market 3-bedroomed bungalows come forward, they should be fully wheelchair accessible. One respondent did not provide sufficient information to assess their specific special housing need.

Five 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 April 2024, there are currently 33 applicants on the housing register who are residents or have possible connection to the villages with a further 197 with no local connection; further investigation on local connection would be undertaken once a vacancy arises.

Felsted with a local connection	Felsted with a local connection	Felsted no local connection	Felsted no local connection
Band	Number	Band	Number
A	1	A	11
B	1	B	12
C	6	C	37
D	0	D	0
E	25	E	137
Total	33	Total	197

The table below sets out the size of units required based on the Choice Based Lettings Scheme called Home Option Allocations Policy for affordable homes. Uttlesford 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 40 households analysed

Size	Open Market	HA/Council rented	Shared Ownership	Discounted Market Sale	Custom Build	Rent from Private landlord	New Govt First Homes	Self Build
Identified No of units	18	7	3	4	2	1	4	1
Size Breakdown	2 x 2 bed flat 1 x 2 bed house 3 x 2 bed bungalow 6 x 3 bed house 3 x 3 bed bungalow 2 x 4 bed house 1 x Not stated	1 x 1 bed any 1 x 2 bed any 1 x 2 bed house 3 x 2 bed bungalow 1 x 4 bed house	1 x 2 bed any 1 x 2 bed house 1 x 3 bed house	2 x 2 bed any 1 x 2 bed house 1 x 3 bed bungalow	1 x 1 bed sheltered 1 x 2 bed house	1 x 2 bed bungalow	2 x 2 bed house 1 x 2 bed bungalow 1 x 3 bed house	1 x 3 bed bungalow
Timescale								
Now	1 x 3 bed house 1 x 3 bed bungalow	1 x 1 bed any 1 x 2 bed house 1 x 4 bed house	1 x 3 bed house					1 x 3 bed bungalow
0-2 years	1 x 2 bed flat 2 x 3 bed house 1 x 4 bed house	1 x 2 bed any 1 x 2 bed bungalow	1 x 2 bed any 1 x 2 bed house	1 x 2 bed house			1 x 2 bed house	
2-5 years	2 x 3 bed house 1 x 3 bed bungalow 1 x not stated	1 x 2 bed bungalow		2 x 2 bed any	1 x 2 bed sheltered 1 x 2 bed house		1 x 2 bed house 1 x 3 bed house	
over 5 years	1 x 2 bed flat 1 x 2 bed house 2 x 2 bed bungalow 1 x 3 bed house 1 x 3 bed bungalow 1 x 4 bed house	1 x 2 bed bungalow		1 x 3 bed bungalow			1 x 2 bed bungalow	
Not Stated	1 x 2 bed bungalow					1 x 2 bed bungalow		

Total NEED of the 40 households

Size	Open Market	HA/Council Rented	Shared Ownership	Custom Build	Rent from Private Landlord	New Govt First Homes	Self Build	Not enough Information
Identified No. of units	1 x 2 bed house 2 x 2 bed bungalow 2 x 3 bed house 4 x 3 bed bungalow 1 x 4 bed house	3 x 1 bed any 1 x 1 bed bungalow 2 x 2 bed any 1 x 2 bed bungalow 2 x 3 bed house	1 x 1 bed any 2 x 2 bed any 1 x 2 bed house 3 x 3 bed house	1 x 1 bed sheltered 1 x 2 bed house	1 x 2 bed bungalow	1 x 2 bed house	1 x 3 bed bungalow	9
Size breakdown	3 x 2 bed 6 x 3 bed 1 x 4 bed	4 x 1 bed 3 x 2 bed 2 x 3 bed	1 x 1 bed 3 x 2 bed 3 x 3 bed	1 x 1 bed 1 x 2 bed	1 x 2 bed	1 x 2 bed	1 x 3 bed	9

Appendix 1
Local Housing Stock

Average property values in Felsted over last 5 years



The line chart above shows a time series of property price changes over time for the four key dwelling types. In the 12 months from March 2023 to February 2024, the most recent figures for Felsted, the average property price was £630,281. This is an increase from the average amount in the 12 months from June 2018 to May 2019 (£578,289).

For comparison, over the same 12 months from March 2023 to February 2024 for England, the average property price was £357,874. This is an increase from the average amount in England in the 12 months from June 2018 to May 2019 (£299,125).

(Data sources: Land Registry)

Affordability in Felsted

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 Felsted in order to remain living in the parish.

At the time of writing, there was sixty-nine properties on the open market including new builds: one 1-bedroom property (£200,000), three 2-bedroom properties (£365,000-£450,000), sixteen 3-bedroom properties (375,000-£850,000), thirty-one 4-bed properties (425,000-£1.35m) and eighteen 5-bedroomed properties (£635,000- £1.725m). Note, there are several new build schemes in the Felsted parish and it is possible not all properties are listed individually.

To fully purchase the cheapest property for sale on the open market (2-bed house at £200,000) 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 £45,000.

There was one property advertised for private rent in the parish, a 3-bedroom semi-detached house at £1,600 pcm.

(Data sources: Rightmove)

Council tax and house prices in Felsted compared to the national average.

Average house prices			
Indicator	Felsted	England	Essex
<u>Average house price (12 months)_(Mar-2023 to Feb-2024).</u>	£630,281	£357,874	£401,291
<u>Average house price for detached houses (12 months)_(Mar-2023 to Feb-2024).</u>	£810,389	£540,100	£589,603
<u>Average house price for flats (12 months)_(Mar-2023 to Feb-2024).</u>	£380,000	£309,602	£224,195
<u>Average house price for semi-detached houses (12 months)_(Mar-2023 to Feb-2024).</u>	£401,833	£321,534	£392,736
<u>Average house price for terraced houses (12 months)_(Mar-2023 to Feb-2024).</u>		£291,990	£329,603

Source: Land Registry

Indicator	Felsted		England		Essex	
	Count	Rate	Count	Rate	Count	Rate
<u>Dwelling Stock by Council Tax Band - Band A (2023).</u>	52	3.94%	6,056,360	23.90%	57,210	8.58%
<u>Dwelling Stock by Council Tax Band - Band B (2023).</u>	62	4.70%	4,943,860	19.51%	120,170	18.01%
<u>Dwelling Stock by Council Tax Band - Band C (2023).</u>	235	17.77%	5,550,370	21.90%	191,930	28.77%
<u>Dwelling Stock by Council Tax Band - Band D (2023).</u>	184	13.94%	3,960,220	15.63%	131,830	19.76%
<u>Dwelling Stock by Council Tax Band - Band E (2023).</u>	257	19.45%	2,473,200	9.76%	82,810	12.41%
<u>Dwelling Stock by Council Tax Band - Band F (2023).</u>	215	16.27%	1,314,120	5.18%	47,750	7.16%
<u>Dwelling Stock by Council Tax Band - Band G (2023).</u>	294	22.21%	896,040	3.54%	31,710	4.75%
<u>Dwelling Stock by Council Tax Band - Band H (2023).</u>	33	2.49%	151,180	0.60%	3,770	0.57%

Source: Valuation Office Agency (VOA)

Employment sectors in Felsted

Indicator	Felsted		England		Essex	
	Count	Rate	Count	Rate	Count	Rate
<u>Jobs in wholesale (2022)</u>	51	3.61%	1,034,130	3.81%	26,800	4.43%
<u>Jobs in transport and storage (inc postal) (2022)</u>	0	0.00%	1,377,395	5.07%	33,235	5.49%
<u>Jobs in retail (2022)</u>	100	7.01%	2,294,010	8.45%	56,965	9.41%
<u>Jobs in public administration and defence (2022)</u>	0	0.00%	1,174,140	4.32%	20,775	3.43%
<u>Jobs in property (2022)</u>	25	1.75%	510,295	1.88%	11,940	1.97%
<u>Jobs in professional, scientific and technical (2022)</u>	45	3.13%	2,539,940	9.35%	39,565	6.54%
<u>Jobs in motor trades (2022)</u>	15	1.05%	460,090	1.69%	14,185	2.34%
<u>Jobs in mining, quarrying and utilities (2022)</u>	5	0.35%	302,330	1.11%	7,195	1.19%
<u>Jobs in manufacturing (2022)</u>	106	7.46%	2,024,680	7.46%	40,625	6.71%
<u>Jobs in information and communication (2022)</u>	8	0.58%	1,280,650	4.72%	16,395	2.71%
<u>Jobs in health (2022)</u>	138	9.67%	3,584,935	13.20%	77,590	12.82%
<u>Jobs in financial and insurance (2022)</u>	30	2.10%	896,475	3.30%	24,795	4.10%
<u>Jobs in education (2022)</u>	435	30.52%	2,321,790	8.55%	49,270	8.14%
<u>Jobs in construction (2022)</u>	93	6.53%	1,294,975	4.77%	52,960	8.75%
<u>Jobs in business administration and support services (2022)</u>	103	7.24%	2,485,040	9.15%	50,595	8.36%
<u>Jobs in arts, entertainment, recreation and other services (2022)</u>	63	4.41%	1,172,245	4.32%	23,845	3.94%
<u>Jobs in agriculture, forestry and fishing (2022)</u>	10	0.70%	26,165	0.10%	1,350	0.22%
<u>Jobs in accommodation and food services (hospitality) (2022)</u>	82	5.76%	2,142,550	7.89%	49,435	8.17%

Deprivation data for Felsted 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 Felsted (in the Uttlesford 008B ward) were ranked 24,177 out of 32,844 where 1 was the most deprived and 32,844 was the least deprived.

Overall: 73% Better than 73% of areas in England



Income Deprivation: 91% Better than 91% of areas in England



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



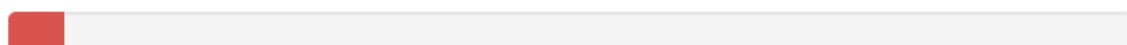
Health: 98% Better than 98% of areas in England



Education: 69% Better than 69% of areas in England



Barriers to Services: 5% Better than 5% of areas in England



Living Environment: 44% Better than 44% of areas in England



Crime: 71% Better than 71% of areas in England



Income deprivation in Felsted compared to county and national average.

People receiving DWP benefits						
Indicator	Felsted		England		Essex	
	Count	Rate	Count	Rate	Count	Rate
<u>DWP Benefit claimants (aged 16 - 64) (Aug-2023)</u>	187	9.99%	7,967,969	22.19%	172,911	18.81%
<u>DWP Benefit claimants (aged 16 - 24) (Aug-2023)</u>	21	5.01%	831,307	13.71%	18,416	13.18%
<u>People aged 65+ claiming DWP Benefits (Benefit Combinations) (May-2023)</u>	143	18.57%	3,210,918	30.21%	85,441	27.01%

Source: Department for Work and Pensions (DWP)

The table above shows the count and proportion within the area of people receiving DWP benefits. The data is provided for three age groups: 16-64, 16-24 and 65+.

DWP Benefits are payable to eligible people who need additional financial support due to low income, worklessness, poor health, caring responsibilities, bereavement or disability. The following benefits are included: Universal Credit, Bereavement Benefit, Carers Allowance, Incapacity Benefit/Severe Disablement Allowance, Income Support, Jobseekers Allowance, Pension Credit and Widows Benefit. The aim of these is to provide statistics on the number of individuals claiming a DWP benefit in total (i.e. only counting each individual claimant once).

In Felsted 9.99% of people aged 16-64 are claiming DWP benefits. This is lower than the proportion in England (22.19%) and lower than the proportion in Essex (18.81%).

18.57% of people aged 65+ are also claiming DWP benefits in Felsted. This is lower than the proportion in England (30.21%) and lower than the proportion in Essex (27.01%). To clarify, this does not include those that claim state pension only.



**FELSTED
PARISH COUNCIL**
clerk@felsted-pc.gov.uk



February 2024

Dear Resident,

Housing that is affordable for those with a strong local connection to Felsted

It is widely recognised that people living in rural communities sometimes face real difficulties when trying to find a home of their own within the village that they grew up in (or work in). That is why the Rural Housing Enabler from the Rural Community Council of Essex (RCCE) works with parish councils, local authorities, registered providers (usually Housing Associations) and local people to understand what the local need is and how local people can be supported in staying close to their support networks, place of employment, or education.

Felsted Neighbourhood Plan Steering Group, a group of community focussed volunteers, are in the process of conducting a review of the hugely successful parish Neighbourhood Development Plan which was formally made by the Uttlesford District Council in early 2020. As we are sure you will remember, within the limits of National and District strategic planning policy, a Neighbourhood Plan allows residents to highlight local challenges and aspirations, decide on a community vision and objectives and determine a range of planning policies or actions to take.

As part of this review, the Steering Group has decided to work with RCCE to undertake a Housing Needs Survey, to establish if there is a need for alternative housing within the parish. This exercise was last done in 2015 and this data now needs updating. This will be particularly relevant for those wishing to make their first step onto the housing ladder or for those now in a position to downsize. It will also be important that this new survey reaches all those currently working in the parish or those who have had to move out of the parish because they cannot find a suitable property but would like to move back, so do feel free to pass a copy of the survey on to them.

All personal details will remain strictly confidential to the RCCE and will not be shared with the Steering Group or Felsted Parish Council.

Surveys form a vital part of the engagement and evidence gathering process, so it is important we receive as many responses as possible. We would therefore ask you to fill out the survey yourselves and encourage or help your friends and neighbours to do so as well. After the survey is analysed, there will be further opportunities for residents to provide input through discussion group, information drop-ins and a residents' referendum as we progress.

Affordable Housing is defined by the government as housing for sale or rent provided to eligible households whose needs are not met by the open market. This survey is

designed to see if there are households in the village or people with a strong local connection who are in need of affordable housing.

We would ask you all, whether or not you have a need for alternative accommodation, to take a few minutes to complete the attached Housing Needs form as fully as possible and return it in the Freepost envelope provided, by **29th March 2024** at the latest. Alternatively, you can complete the survey online using this link:

www.surveymonkey.com/r/FNP24

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

This survey will be analysed by the Rural Community Council of Essex (RCCE). They are an independent charity that helps communities throughout rural Essex and have a great deal of experience in administering Housing Needs surveys for local authorities.

The purpose of these questions is to help establish if there is any need for alternative or affordable housing within the parishes. **Again we assure you that responses are confidential and only aggregated results will be included in the final report to the Neighbourhood Plan team.**

If you have any questions about completing the form or would like additional forms please contact Laura Atkinson, Rural Housing Enabler on 01376 574330 or by email at laura.atkinson@essexrcc.org.uk

Thank you for your participation in OUR Neighbourhood Plan.
Yours sincerely,

Roy Ramm
Chairman
Felsted Neighbourhood Plan Review Group

Laura Atkinson
Rural Housing Enabler
Rural Community Council of Essex



Housing Needs Survey for
FELSTED
Please read the accompanying letter before
completing this form and use the pre-paid
envelope to **return the completed form by**
29th March 2024



YOU CAN ALSO COMPLETE THIS SURVEY ONLINE AT www.surveymonkey.com/r/FNP24

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

Part 1 – You and Your Household

(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)

**To be completed by
all respondents**



**Housing Needs Survey for
FELSTED**

Please read the accompanying letter before
completing this form and use the pre-paid
envelope to **return the completed form by**
29th March 2024



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

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 1 - You and Your Household

(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..... Bungalow.....
- Flat/maisonette/bed-sit..... Caravan/mobile home/temp.structure.....
- Sheltered/retirement housing Other *(please specify)*.....

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

- Detached..... Semi-detached.....
- Terrace Other *(please specify)*.....

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

- 1 bedroom or bedsit..... 2 bedrooms.....
- 3 bedrooms..... 4 bedrooms.....
- 5 bedrooms..... Other (please state).....

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

- Outright by a household member(s)... Shared ownership (part rent, part own).....
- Owned with mortgage or loan..... Rented from the local council.....
- Rented from a housing association.... Rented from a private landlord.....
- Tied to job..... Other (please state).....

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

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

7. 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		

8. 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.....

If you answered 'Yes' and the family members wish to move back to parish, please contact the Rural Housing Enabler for an additional survey form (contact details at the end of this form) or complete the survey online- www.surveymonkey.com/r/FNP24

9a. Do you or does anyone living with you need to move to alternative accommodation, either open market or affordable?

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

9b. If you answered 'Yes' to question 9a, please specify where you would be looking to move to;

Remain in the parish.....

Move outside the parish but in Uttlesford District.....

Move outside Uttlesford District.....

If you answered 'Yes' to Question 9a and you wish to remain within the parish then please complete Part 2 of this questionnaire (about your housing needs). A separate form will be required for each new home needed. (e.g. if two people living with you need to move to alternative accommodation and would be seeking a home each they should complete separate forms).

10. If a need should be identified, would you be supportive of a small development (typically 4-8 homes) of affordable homes for local people? ***Information on the different tenures can be found at the end of survey.**

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

11. Would you remain supportive (in principle, if this survey identifies such a need), for a development (typically 4-8 homes) that is primarily affordable housing for local people, or those with connections to the parish, but also includes a small number of houses for sale if a need was proven?

(Previously government grants supported the cost of building affordable housing, such funding is now greatly reduced, therefore a small proportion of open market housing would cross subsidise the costs of the affordable homes and provide a mix of housing – in small numbers)

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

12. Would you be supportive for a small development of housing for sale on the open market?

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

13. Would you be supportive of a Community Led Housing project (not for profit)?
(as per Community Led Housing information at the end of the survey)

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

14. Would you or a member of your household be interested in being personally involved in a community led housing scheme?

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

15. Can you suggest a site/location where any such a development could be built?

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

(Please tick all that apply) * see Key Terms document at end of survey for more detail

- | | | | |
|--|--------------------------|---|--------------------------|
| 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"/> |
| New Government model "First Homes" | <input type="checkbox"/> | | |

Other, please specify.....

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

THANK YOU FOR TAKING THE TIME TO COMPLETE PART 1 OF THIS SURVEY

If no-one in your household is in need of alternative accommodation (i.e. indicated 'No' in question 9a) you do not have to complete Part 2 of this form. Please return in the freepost envelope provided.



Housing Needs Survey for
FELSTED

Please read the accompanying letter before completing this form and use the pre-paid envelope to return the completed form by
29th March 2024



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

Part 2 – Open Market and Affordable Housing Needs

Only to be completed by respondents who have indicated a housing need by answering 'Yes' to question 9a in Part 1

PART 2 - Open market & affordable housing needs

EITHER: If you have no housing need, DO NOT COMPLETE THIS SECTION.

Please return Part 1 in the Freepost envelope provided. Thank you.

OR: If you indicated a housing need by answering 'Yes' to question 9a in Part 1 PLEASE COMPLETE THIS PART. Please provide more detailed information only for those who need to move, i.e. the new household. If more than one house is needed please request extra form(s)

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?

** see Key Terms document at end of survey for more detail on each*

(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..... New Government model "First Homes".....

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 Uttlesford District Council Housing register. If you would like to register please go to; <https://www.Homeoption.org/default.aspx> 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..... | <input type="checkbox"/> | Need larger home..... | <input type="checkbox"/> |
| Need cheaper home..... | <input type="checkbox"/> | Need secure home..... | <input type="checkbox"/> |
| Need to change tenure..... | <input type="checkbox"/> | Need to set-up first/independent home | <input type="checkbox"/> |
| Need physically-adapted home..... | <input type="checkbox"/> | Need to be nearer work..... | <input type="checkbox"/> |
| Need to be closer to a carer / dependant... | <input type="checkbox"/> | Change in family circumstances.....
<i>(i.e. widowed/divorce/separation)</i> | <input type="checkbox"/> |
| I am homeless/ threatened with
homelessness----- | <input type="checkbox"/> | Current home affecting health..... | <input type="checkbox"/> |
| Other, please specify..... | | | |

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..... | <input type="checkbox"/> | Older person(s) household..... | <input type="checkbox"/> |
| Parent(s)/ Carers with child(ren)..... | <input type="checkbox"/> | Couple without children..... | <input type="checkbox"/> |
| Brothers/sisters sharing..... | <input type="checkbox"/> | Other <i>(please specify)</i> | <input type="checkbox"/> |

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..... Live in an adjoining parish.....
Outside the parish now but have lived in the parish in last 5 years..... Work in parish or adjoining parish.....
Have close family living in the parish..... 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)*

- | | | | |
|------------------------|--------------------------|------------------------|--------------------------|
| £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..... | <input type="checkbox"/> |

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

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-homeowners 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.
First Homes	The government's new flagship discounted affordable sale model which has just been launched. Minimum discount of open market value will be 30%, although Local Authorities have discretion to increase discount to 40% or 50% should there be evidence to support this. The percentage discount is kept in perpetuity. Strictly for first time buyers only, with a household income of no more than £80,000 outside London. Buyers must have a mortgage / home purchase plan covering at least 50% of the discounted purchase value. The First Home must be the buyer's main residence, and restrictions on lettings apply. The value of First Homes, after the discount has been applied, will be capped at £250,000 outside London. Price caps only apply on the initial sale.

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.
Rural Exception Site	A plot of land abutting the development boundary, well connected to services & facilities with the aim of providing affordable local needs housing in the village. This land will only receive planning permission for affordable housing with a local connection in perpetuity. It is an "exception" to the development sites detailed in the local plan. A small amount of open market may be permitted, only if required for cross subsidy.

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.



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/>

Q

Appendix 3

<u>Is this your main home?</u>		
	Frequency	Valid Percentage
Yes	301	97
No	0	0
Not Stated	10	3
Total	311	100
PART 1		
Question 1		
<u>How would you describe your home?</u>		
	Frequency	Valid Percentage
House	244	78
Bungalow	49	16
Flat/Maisonette/apartment/bed-sit	10	3
Caravan/mobile home/temp. structure	0	0
Sheltered/retirement housing	1	0
Other	4	1
Not Stated	3	1
Total	311	100
Question 2		
<u>Please confirm the type of house.</u>		
	Frequency	Valid Percentage
Detached	204	66
Semi-detached	70	23
Terrace	19	6
Other	9	3
Not Stated	9	3
Total	311	100
Question 3		
<u>How many bedrooms does your home have?</u>		
	Frequency	Valid Percentage
One	10	3
Two	62	20
Three	87	28
Four	78	25
Five or more bedrooms	71	23
Not Stated	3	1
Total	311	100

Question 4		
Who owns your home?		
	Frequency	Valid Percentage
Owned Outright by a household member (s)	191	61
Part-owned/Rented (shared ownership)	3	1
Owned with mortgage by a household member (s)	67	22
Rented from a Local Council	18	6
Rented from a Housing Association	2	1
Rented from a Private Landlord	19	6
Tied to job	3	1
Other	3	1
Not Stated	5	2
Total	311	100
Question 5		
How many families are living in this dwelling?		
	Frequency	Valid Percentage
One	282	91
Two	11	4
Three	1	0
Other	0	0
Not Stated	17	5
Total	311	100
Question 6		
How many years have you and your household lived in the parish?		
	Frequency	Valid Percentage
0-5 years	47	15
6-10 years	44	14
11-20 years	65	21
21-30 years	42	14
31-50 years	51	16
51-70 years	26	8
Over 70 years	5	2
Not Stated	31	10
Total	311	100
Question 7a		
How many people live in this property?		
	Frequency	Valid Percentage
One	82	26
Two	154	50
Three	34	11
Four	26	8
Five	10	3
Six	2	1
Not Stated	3	1
Total	311	100

Question 7b		
<u>Age of household members</u>		
	Frequency	Valid Percentage
0-5 years old	10	2
6-10 years old	25	4
11-15 years old	24	4
16-24 years old	51	8
25-35 years old	27	4
36-45 years old	33	5
46-59 years old	126	19
60-70 years old	157	24
71 years and older	196	30
Not Stated	12	2
Total	661	100
Question 7c		
<u>Gender of occupants</u>		
	Frequency	Valid Percentage
Female	332	50
Male	304	46
Not Stated	25	4
Total	661	100
Question 8		
<u>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?</u>		
	Frequency	Valid Percentage
Yes	18	6
No	289	93
Not Stated	4	1
Total	311	100
Question 9a		
<u>Do you or does anyone living with you need to move to alternative accommodation, either open</u>		
	Frequency	Valid Percentage
Yes, within 5 years	49	16
Yes, in 5 years or more	24	8
No	233	75
Not Stated	5	2
Total	311	100
Question 9b		
<u>If you answered "Yes" to question 9a, please specify where you would be looking to move to</u>		
	Frequency	Valid Percentage
Remain in parish	48	66
Move outside parish, but remain in Uttlesford District	12	16
Move outside of Uttlesford District	13	18
Not Stated	0	0
Total	73	100

Question 10		
<u>Would you be supportive of a small development of affordable homes for local people?</u>		
	Frequency	Valid Percentage
Yes	208	67
No	90	29
Not stated	13	4
Total	311	100
Question 11		
<u>Would you remain supportive of a development if a small number of houses for sale included?</u>		
	Frequency	Valid Percentage
Yes	182	59
No	116	37
Not stated	13	4
Total	311	100
Question 12		
<u>Would you be supportive of a development of homes for sale on the open market?</u>		
	Frequency	Valid Percentage
Yes	105	34
No	192	62
Not stated	14	5
Total	311	100
Question 13		
<u>Would you be supportive of a Community Led Housing project?</u>		
	Frequency	Valid Percentage
Yes	189	61
No	100	32
Not stated	22	7
Total	311	100
Question 14		
<u>Would you be interested in being involved in a Community Led Housing project?</u>		
	Frequency	Valid Percentage
Yes	39	13
No	258	83
Not stated	14	5
Total	311	100

Question 16		
What type of housing do you believe the parish would benefit from?		
	Frequency	Valid Percentage
Houses for younger people	169	21
Houses for older/retired people	148	19
Family housing	95	12
Housing for outright open market sale	18	2
Housing for private rent	27	3
Housing for affordable/social rent	92	12
Housing for shared ownership	62	8
Discounted market sale homes	24	3
Self-build plots	42	5
Live/work units	18	2
New Govt model First Homes	34	4
None	33	4
Not stated	37	5
Total	799	100

Part 2		
Question 1		
<u>When do those requiring accommodation need to move from this home?</u>		
	Frequency	Valid Percentage
Now	7	18
Within the next 2 years	10	25
Between 2 to 5 years	11	28
In 5 or more years	10	25
Not stated	2	5
Total	40	100
Question 2		
<u>Who owns your current home?</u>		
	Frequency	Valid Percentage
Live with parents	10	25
Part owned/Rented (shared ownership)	1	3
Member of a household	18	45
Rented from council/housing association	1	3
Provided with job (tied)	0	0
Rented from private landlord	10	25
Not Stated	0	0
Total	40	100
Question 3		
<u>If you could move back/stay in the village which would you be seeking to do?</u>		
	Frequency	Valid Percentage
Rent from Council/Housing Association	7	18
Buy on the open market	18	45
Part own/Rent (shared ownership)	2	5
Rent from a private landlord	1	3
Discounted Market Sale	5	13
Custom Build	2	5
Self-Build	1	3
New Govt model First Homes	4	10
Other	0	0
Not Stated	0	0
Total	40	100
Question 4		
<u>Are you on the local council or Housing Association register or waiting list?</u>		
	Frequency	Valid Percentage
Yes	5	13
No	35	88
Not Stated	0	0
Total	40	100
Question 5		
<u>What type of accommodation would meet your needs?</u>		
	Frequency	Valid Percentage
House	18	45
Bungalow	13	33
Flat	2	5
Sheltered/retirement housing	1	3
Any	5	13
Other	0	0
Not Stated	1	3
Total	40	100

Question 6		
<u>How many bedrooms do you require?</u>		
	Frequency	Valid Percentage
1 bedroom	2	5
2 bedrooms	21	53
3 bedrooms	13	33
4 bedrooms	3	8
5 or more	0	0
Not Stated	1	3
Total	40	100

Question 7		
<u>Does anyone requiring alternative accommodation have specific housing needs?</u>		
	Frequency	Valid Percentage
Yes	4	10
No	34	85
Not Stated	2	5
Total	40	100

Question 8		
<u>What is your main reason for needing to move?</u>		
	Frequency	Valid Percentage
Need smaller home/downsizing	13	33
Need larger home	2	5
Need cheaper home	3	8
Need secure home	4	10
Need to change tenure	0	0
To set up first/independent home	13	33
Need physically adapted home	2	5
Need to be nearer work	0	0
Need to be closer to a carer or dependent	1	3
Change in family circumstances	0	0
Threatened with homelessness	1	3
Current home affecting health	0	0
Other	0	0
Not stated	1	3
Total	40	100

Question 9a		
<u>Age of each person moving (cummulatively)</u>		
	Frequency	Valid Percentage
0-5 years old	3	4
6-10 years old	7	9
11-15 years old	1	1
16-19 years old	5	6
20-30 years old	11	14
31-40 years old	9	11
41-50 years old	6	8
51-60 years old	5	6
61-74 years old	22	28
75+	10	13
Not Stated	1	1
Total	80	100

Question 9b		
<u>Gender of each person moving</u>		
	Frequency	Valid Percentage
Female	39	49
Male	40	50
Not stated	1	1
Total	80	100

Question 9c		
<u>Relationship to person 1</u>		
	Frequency	Valid Percentage
Spouse	16	40
Partner	5	13
Sister/Brother	4	10
Son/Daughter	11	28
Parent	0	0
Not stated	4	10
Total	40	100

Question 10		
<u>What type of household will the new household become?</u>		
	Frequency	Valid Percentage
One-person household	3	8
Older person(s) household	12	30
Parent(s) with child(ren)	5	13
Couple	15	38
Brothers/Sisters sharing	3	8
Other	1	3
Not Stated	1	3
Total	40	100

Question 11		
<u>Will the new household be claiming Housing Benefit/universal Credit?</u>		
	Frequency	Valid Percentage
Yes	1	3
Partial	0	0
No	34	85
Don't know	4	10
Not stated	1	3
Total	40	100

Question 12		
<u>Which of the following best describes your current situation?</u>		
	Frequency	Valid Percentage
Live in parish now	39	98
Live in adjoining parish now	0	0
Live outside parish now but lived in the parish in last 5 years	1	3
Work in parish or adjoining parish	0	0
Close family living in the parish	0	0
Other	0	0
Not stated	0	0
Total	40	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	1	3
£11,000 - £15,000	1	3
£16,000 - £20,000	7	18
£21,000 - £25,000	6	15
£26,000 - £30,000	0	0
£31,000 - £35,000	7	18
£36,000 - £40,000	4	10
£41,000 - £45,000	1	3
£46,000 - £50,000	2	5
£51,000 - £55,000	0	0
£56,000 - £60,000	3	8
Above £61,000	6	15
Not Stated	2	5
Total	40	100

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

	Frequency	Valid Percentage
None	14	35
Prefer not to say	4	10
Below £5,000	5	13
£5,001-£10,000	3	8
£10,001-£20,000	1	3
£20,001-£30,000	1	3
£30,001-£40,000	0	0
£40,001-£50,000	2	5
Above £50,000	8	20
Not Stated	2	5
Total	40	100

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

	Frequency	Valid Percentage
Prefer not to say	3	8
None	25	63
Below £20,000	1	3
£20,000-£40,000	0	0
£40,000-£60,000	1	3
£60,000-£80,000	0	0
£80,000-£100,000	0	0
Above £100,000	9	23
Not Stated	1	3
Total	40	100

- No
- Not specifically but somewhere between the village centre and the Watch House Green area would be ideal
- Too many new houses being built - not enough facilities for existing residents. If affordable housing is needed it should have been considered for land being built on now
- No. Far too much development in this area already so cannot see any need for more
- Opposite the burial ground & adjacent to the old telecom building in Chelmsford Rd, Felsted
- No
- Sunnybrook Farm
- No
- No
- Felsted is too built up already with all the houses currently going up
- Bannister Green
- It would seem that every available space/land in Felsted has already been built on or in the process of being built on already
- No more houses
- No
- On brown field land not on agricultural land
- No
- Stebbing Road behind the water tower.
- Not many sites left in Felsted. So many fields being built on with large luxury houses for Londoners
- No. I would be surprised if there is any land available around the village due the extreme number of existing development sites.
- No
- No - there has been so many new developments in the is area that I do not feel we can refer to parish as rural anymore.
- Adjacent to current Felsted Gate development
- No. Stop building in Felsted and Hartford End. You're ruining the village, hamlet and countryside
- No
- No
- Must be near facilities eg GP Shop School.
- No all suitable sites have already been built on and some very unsuitable sites too. No regard to any speed limits & access just walk houses up. Example please look at the access to the development at Watch House Green not even proper junction so still the same traffic issue with the nursery traffic (illegible) out onto wghat in rush hours is a very busy raod
- No more building or developments are needed. The village is already too busy. Most of the new houses are not selling & there is lots on the market for a variety of budgets
- No
- Land reaching out, towards Chelmsford to build on the farmland, close to the Flich Green estate

- There is enough developments going ahead within this area. We have lived here for 22 years & the local area has dramatically changed with the addition of further housing being built
- Not in Felsted. We have more than enough new housing developments going up here. Too many houses & not enough amenities. I do not support anymore housing developments
- Opposite the URL grave yard in Felsted/ Causeway End
- Should be part of the ongoing developments in the parish
- Should have been built on new sites currently being built on by companies building housing unaffordable by local people & entirely not built with any sustainable environmentally
- Close to village hub
- Most sites in Felsted are being built on
- No more in Felsted
- No
- Outside the parish
- Chelmsford Rd currently least developed in the village
- Corner of Crix Green Rd & Hollow Rd
- No
- Build outside the village curtilage as its very busy & congested with no proper roads to support the increase in traffic
- Felsted will be ruined by the excessive number of dwellings already being built for astronomical amounts of money. Crime levels will continue to rise & Felsted is a place people will not choose to stay in the future
- Whilst I would be supportive of this form of development in principle, Felsted & the surrounding area is already being developed beyond the capacity of the infrastructure & local amenities
- No knowledge of a suitable site
- At present there are at least 5/6 developments that are currently underway in & around Felsted, within time the village will be gridlocked, the roads are falling apart without the extra traffic & do not need anymore developments
- Willows Green: not much there to spoil
- There's nowhere left to build on
- Not really as Felsted is no longer a village it is only for the rich who can afford to live here
- Very little space left as developers have bought up most of available land
- On land north of Felsted between the village & the "new" A120 as this is where current new development is taking place
- No
- Chelmsford Rd currently least developed in the village
- No
- By the telephone exchange
- Existing landowners who have sold a lot of land in & around Felsted should be approached
- No - there are way too many houses being built in this area yet the infrastructure & facilities are not being improved one little bit. The only people who benefit are in the construction industry
- Can't think of any as lots of the sites in the parish are being built on
- No
- None. Sufficient sites are already in development in the parish. Suggest one of these be reappraised

- No. Enough houses in a small village disgusting how its not a village anymore
- Anywhere but Felsted
- Sorry no I can't
- Along the A120 to Marks Tey
- Not around here
- No
- Not in Felsted. We have more then enough new housing developments going up here. Too many houses & not enough amenities. I do not support anymore housing developments
- Not at moment
- The field behind Abbeyfield
- No - seems anywhere around with space can take a small development
- Due to the traffic snarl ups in the vallage (particularly during school term time) I feel that any housing would need to be between the village & Flitch Green
- Stop development there is already far too much in Felsted. The houses that been allowed are not affordable homes. We do not have the infrastructure to cope (doctors/school). Local nature & wildlife are being erroded away & damaged. Town people don't respect country life too much traffic, too much rubbish over the roads. Ruining our village & our way of life
- Braintree, Chelmsford, somewhere that needs improving as currently run down, somewhere that has a train station & is already suburban
- Sparlings Farm. By Hertford End Brewery development
- Sorry no
- No
- Why not continue building in Watch House Green? It has become a building site anyway
- No
- No
- Mill Rd, Felsted, Causeway End, Felsted
- No
- No
- Felsted or Dunmow
- North of Garnets Lane
- By the water tower
- If possible, use brownfield or disused commercial/office space
- There are currently hundreds of houses being built in Felsted, there's no more room
- On the site currently being developed in Watch House Green next to the school
- An area that already has some development of new/modern houses. Small plots
- No - Felsted is saturated
- Infill but not on green land
- There appears to still be some potential plots in Chelmsford Rd, Felsted, either side of the burial ground. Or will the BT exchange become redundant once the change to fibre network is complete, supposedly in 2025
- There are very few locations within the parish where such a project could be built, with most areas covered by & within the village plan. Any additional development would completely change the very sole of the village which has seen the effect on it's centre & roads by the multiple developments on the boundaries of the parish
- The best place for them would be next to the Clowns on the nonexistent, housing plan or preferably in there back garden. Instead the unending 3-4-5 bed mansions currently being built on every spare piece of land. Affrodable house Felsted Gate starting at £795k

- No
- Part of the many sites already going up in Felsted
- Felsted
- There is currently a lot of housing developments in progress currently & also to be confirmed
- The parish has been bombarded with a huge amount of development over the past 2 years. This is also damaging to the people currently living & working here, plus the impact on the natural environment
- None, so many fields are being used for building now we are destroying the environment & there is no infrastructure for more people i.e. doctors, water -at the moment in the summer we run out of water, with large amounts of current building that is happening it will be a big enough struggle without more
- Felsted village - or part of one of the large private developments being built in or near Felsted
- The areas of Watch House Green & Bannister Green have been squeezed with further development, outside the village of Felsted. Any further development should be elsewhere: best area is around Sparlings Farm, which is on bus route & not far from primary school
- No
- No
- 2.5 acre site at The Bower CM6 3LS. Propose Dan Wood prefab housing for ownership, rental, community using existing house for warden, care services. £200k to £250k houses & lower cost terraces for staff, local people
- There is so much building already going on in Felsted, I don't believe we need another development as it's a huge strain on local services
- There are far too many houses being built in the village at present
- No as many things to take into account
- You are already building 2 new estates in Felsted as part of the original well thought out neighbourhood plan
- Near the Sunnymead development
- No
- Anywhere not visible from the main road through the village or the playing fields
- On the main road in Willows Green between Willows farm & Bentalls (former council houses)
- No
- All suitable sites seem to have been taken
- No just moved in
- Near the new GP surgery - in this day & age everything else can be delivered or got to by taxi or bus, haha) for eg dentists, hospitals. GP is the most essential service as you age
- This is the problem
- Anywhere but Felsted. We already have too much development & don't need any more
- No specific sites suggested, but these need to be small & not close the green gaps between Felsted village & its surroundry "Greens" & "Ends"
- Wouldn't have suggested Sunnybrook Farm previously, but as it has now started to be developed, this would seem an appropriate site. It is on a straight main road, it has a good footpath to the village, access to bus route & does not affect anyone's view or light
- Would it be possible to incorporate "self Build" plots, or affordable housing into every future development of 9+ homes as a condition of the approval to build

- Somewhere near facilities in the village, close enough to walk to a school, Dr etc as people who would benefit from this type of housing may not have access to a car, (if a family the car may have to be used by one parent to get to work, leaving the other member needing access to above & public transport)

- We need more smaller dwellings including bungalows
- Housing where the owner/tenant must respect fully the property of theirs & others environments
- This village was once a small friendly quiet place to live now its overrun with cars, people taking children to school way too much traffic. We left the city to get away from that
- As above, I believe too much building of new homes is currently in progress all around the village. It is ridiculous to suggest we need more
- Seeing the size of the new developments being built around Felsted at the moment it is quite worrying to see how the village nature is being destroyed. I have no objections to small developments but please no more estates
- We have houses. Build more schools, doctors, factories, sports fields, pubs, shops etc. these people need jobs rather than cheap houses
- No more building
- Building of houses in our village has changed the area from good to bad
- There are too many houses already - this should have been thought of before now. All of the houses being built are very expensive. A bit like shutting the gate after the horse has bolted. Pointless
- Bannister Green would then become part of Felsted & would surely then have a bus service for the older residents
- There are already enough housing developments being built in the post code - no more please
- If any houses are built infrastructure, shops, services, roads are never improved to compensate - so we end up with less (and also pay more via Council tax)
- There is currently excessive development in Felsted Parish, including: multiple sites along Station Road, on Braintree Road and along the B147. Such overdevelopment, particularly when properties are sold at inflated levels on the open market, ultimately leads to a different set of affordability issues for local homeowners when they invariably face negative equity in their property.
- Older people can't find bungalow type houses. Younger people are priced out by people moving from London etc
- This seems like a completely ludicrous survey given the amount of development of all types around the village and surrounding area. I am hugely supportive of making affordable housing available - but that should have been done within the existing developments that are cordoned off and being built as of March 1st 2024. There is simply no room for more - in any category. This village has been ruined by multiple developments over the last 5 years and is unrecognisable from when we moved here. It's sad to see such a pretty village lose its identity (and because of the huge development footprint also seemingly lose its ability to find specific housing for local people with needs?!).
- None too many already infrastructure can't cope
- From the old A120, through Little Dunmow, Felsted and to Banister Green there are at least 10 new housing developments. These should be catering for everyone's needs. In addition there is talk of solar panel farms too - there does need to be a limit otherwise this area will lose it's rural community and houses already built will significantly lose their value. We do understand the need for more housing and it needs to include areas such as this, but there are so many new developments, already emerging.
- I fully agree that Felsted Parish Council should plan for the needs of the community as there is too much uncontrolled development around the area.

- I am strongly against any further development in Felsted or Hartford End. Please see ongoing issues and concerns raised in the objections to a recent planning application submitted affecting Hartford End.
- Why are Uttlesford/Felsted trying to saturate the village with housing when it is already dominated by an independent school. Only amenities village shop, pub & two coffee shops
- Most of the larger homes occupied near us, in Felsted, Watch House Green & Bannister Green are inhabited by 2 people usually retired, leaving no room for families in the village - new houses, then, have to be built
- There has been enough housing within this area since we moved here 22 years ago - eg Flitch Green, Jenny Moody Homes in Bannister green, Wimpey Homes in Watchhouse Green, Scholars Close. Further developments due - Mulberry Homes Watchhouse Green, Troy Homes, Aspire Homes. Enough is enough - leave green fields alone
- I do not support any housing developments. Felsted is desirable because it is a small village. It won't be if you keep building here
- Housing for local people. Far too many large houses being built on green field farm land
- Need affordable houses for young people but also need low commercial rents to get businesses (including shops) to open & stay & thrive
- We cannot save enough for a deposit to buy a first-time buyer property, we private rent however our rent has risen yearly & private rent is about 40% of our monthly salary
- Housing is being built with little or no regard for environment social sustainability purely for profit - Uttlesford Council is being led by its wallet not by its conscience
- There is an evident need for smaller 2/3 bedroom houses not the 5/6 bedroom executive homes that appear to be sprouting up all across the parish
- I would like a housing association or council property now I am of pension age if possible. Because private renting is so expensive even an Almshouse if possible
- I feel there are now too many new homes in Felsted
- I feel you should look at the infrastructure of the area before you start building houses
- No more houses, Felsted is becoming saturated & it has ruined the feel of the village
- All houses being built are too large, it would be good to have small houses or bungalows 2 bedroom for retired people to remain living in Felsted
- We already have new houses being built all over Felsted. Why we would need anymore is anyone's guess. I'd like to live in Mayfair but can't afford to. That's life
- It makes no difference what the people say. Surveys like do nothing. Money talks & houses & big oversized developments will continue regardless of what we think
- Private sector rented housing is too expensive. Private developments do not provide social housing
- Social housing would benefit young families & should be encouraged. There should be a minimum occupation time so (illegible) stop people purchasing & then selling the house for a profit
- We desperately need homes for younger families at affordable prices, in addition to smaller homes so that older people can downsize & free up family homes
- How you have the sheer audacity to assume we need more housing when you have built to oblivion already. "Affordable" liars
- Sadly I completed survey in 2015 & since then so much planning has/is taking place but none of the issues have been addressed
- Too many developments currently ongoing

- There are not enough small houses in Felsted. The trend has been for developers buying an old house, demolishing it & building a very large one to maximise profit. We also need to prioritise energy efficiency in new build
- Felsted has allowed significant land to existing housing (illegible). Any remaining should be social housing (illegible)
- Felsted is in danger of being over developed. Not enough amenities i.e. only one shop (food). Extra housing produces too many vehicles, not enough for younger people
- It would be nice to know how much of the larger developments around Felsted are affordable housing
- There is already too much building in Felsted. Roads constantly blocked/jammed due to construction work
- The facilities need to be improved for at present the doctors surgery barely functions - there are 2 shops, 2 pubs & 2 coffee shop/tea rooms - the roads are crumbling away already due to broadband &/or utility companies constantly digging trenches
- Felsted is big enough, with the additional housing already being built, it will create greater pressure on existing facilities
- I think that the development taking place in Felsted & Little Dunmow is already excessive. Why as social housing not already been included in current housing developments
- The parish has expanded significantly & disproportionately in recent years & needs to re-establish as a community before more development
- Make developers provide a better infrastructure & facilities
- Some designed specifically for disabled residents
- Please, as a matter of strategic importance before housing planning is the urgent planning of strategic infrastructure - not as after thought but first. Sewage provision/roads/walkways/amenities/parking/transport/schooling/primary care
- Far too many houses have been built in the last five years
- Felsted is a small village spread across numerous hamlets. It has limited infrastructure & local amenities which may not be suitable for people/families who require affordable housing & would be better located in a larger town such as Dunmow or Braintree which has easier access to : shops, schools, trains & buses, sports facilities, social networks
- Already so many new builds in the last 24 months with more being built currently
- My concerns would be that the infrastructure to support existing housing & those built in the future are not being met. New housing that is being built currently are not affordable
- Way too much already. Depressing, sad, horrible housing estates ruining our way of life. We want nature & farm land. Develop Braintree stay out of Felsted
- There has been far too much construction in Felsted already
- Felsted is a rural village & we want it to remain a village. We do not want it to turn into Bishops Stortford. Development needs to more traffic, destroys our local nature & leads to more littering
- There has already been too much development locally. There is a need for housing for local young people - why has it not been included in these developments. There is no infrastructure for further development in this rural community
- Our small parish has enough new developments going up without adding to it
- Given that the Felsted surgery is to close (with its ease of walking to for many of us) I would hope due to consideration of site of houses near surgery would be given
- The reason I have answered "No" to many questions is because we do not have a doctors surgery fit for purpose. The only school in Felsted is overcrowded. Parking is impossible around the schools. The whole infrastructure thing cannot cope

- Too many housing projects going on in Felsted - can't sell the houses that have recently been built - soon won't be any farm land not enough affordable housing
- I remember the original NP. I know things need to adapt, however, Felsted has been destroyed by the excessive building which is taking place currently. Any further building should be to meet the needs of 1st time buyers or affordable or for older people. We are moving house, we won't be staying in Felsted. Such a shame
- There was a neighbourhood plan approved by local authority a few years ago. This seems to have been totally abandoned. The number of building sites around Felsted has increased beyond all recognition. Felsted will soon be joined to Little Dunmow. Not against affordable housing but how many of the already sites being built include those I don't know
- The construction of exclusive, executive 5+ bedroom houses should be banned
- In the 69 years since I moved to what was a beautiful little village it has been ruined by indiscriminate development & is now bordering on an urban sprawl
- Too many houses in Felsted already
- I believe that the village of Felsted is currently being swamped with new house builds and therefore there is no need for further development.
- Given the number of new developments within the local area and the difficulties in private sales of these homes we would expect that the developers have already increased the number of affordable homes beyond the original planning numbers of affordable homes. Therefore we expect there are a number of affordable homes being brought to market and would question the need for further new build of affordable homes, but would support refurbishment of vacant properties via the CLT route.
- Need downsize bungalows 2/3 beds with gardens
- Too many million pound House developments locally
- We need decent attractive bungalows or small houses for people to downsize to. A lovely retirement village would be ideal. This would free up the larger houses and retain Felsted as being a very special place to live. We do not want it to be flooded with social housing. There is plenty on Fitch Green and in Braintree. Felsted should remain a place to aspire to live in.
- There is a lot of "same" type of housing, mostly family style housing, conventional & boring
- Felsted currently has at least five housing developments being built at present. How will the roads, schools doctors surgeries cope with this. Why does Uttlesford DC not include these affordable homes in the developments which they approve?
- Recently in our village there has been an increase in the building of large 4, 5 bedroom houses with very little thought for the small starter homes
- A lot of houses being built seem excessively big & therefore expensive. Smaller houses/bungalows suitable for single people or retired people would be better. "Affordable housing" still isn't affordable to a single person on an average to low income
- If the council built housing it would be a sustainable source of income for the council & no drain on parish funds
- Affordable homes are not affordable in Felsted
- There appears to be 4 plots reserved for "affordable" homes in the Mulberry development at Felsted gate. It will be interesting to see what these are & how they are priced. All others seem to be £800k+. Felsted seems over-supplied with large, expensive, detached houses.
- It is important that planning for housing should consider "life phases". Thinking about young independent adulthood, through young family then "empty nesters", downsizing & then "easy access" supported living in later life, to maybe care homes.

This would allow for planning a mix of housing to suit needs. Data on numbers in the local demographics might help this.

- This used to be great village/town to live in - not any more. Too many cars/people through traffic from new houses/Fitch Green - when schools are occupied it's worse than rush hour in town - only going to get worse
- As we are getting older, it may be that we shall move to a bungalow or some sort of sheltered housing - retirement village perhaps. But at the moment we are happy to stay in our house
- Any homes being built in Felsted need adequate access for emergency vehicles, parking & garages. The huge numbers of private houses being built already need more sewage facilities and schools. A GP surgery is being built but who is going to staff it? A new shop with good parking is important for low paid residents
- I think over use of green land is a risk, as folk that have lived in the parish for many years are feeling a detachment from the village culture. There is a risk of over developing within & on the outskirts of Felsted
- Parish already overloaded with new developments prices of which are beyond first time buyers or young people
- Rented - housing association/council flats & houses must be mitigated from anymore builds or social inclusion. These offerings have caused crime to increase with despicable social behaviours. Please see police call outs/response reports. No more housing associated/council housing/schemes
- More bungalows for the elderly so larger houses can be freed up for families
- There is an enormous need for housing for older people in order to release family homes onto the market. Many people want to downsize whilst staying in the village but there are limited options. (Talking about active retired)
- Felsted is a beautiful area that will be destroyed & ruined with tons of houses being built
- Any development must be in a suitable location - there has been too much private development already currently there are over 6 sites under development (illegible) I understand over 150 3/5 bed houses at £600k-£1200k
- Hospitals/schools etc to be able to cope - increased demand. Homes people providing local services can afford - help local recruitment
- Many new developments have taken place within Felsted over the last 20 years. I believe the infrastructure & services can no longer support further development. Further development would have a massive negative impact to existing residents
- I believe if smaller houses were built, suitable for older people, they can move from their larger houses
- We need some cheaper option houses as there are far too many huge expensive developments here (Felsted) that are ruining the area & are only for the rich
- We need to keep the number of houses built to the absolute minimum as the parish (and also Little Dunmow) has already had an unhealthy amount of development which is destroying the character of the village
- Other - Warden protected semi care homes. We have interest in this concept from residents within & outside parish. A self owned care community with the ability to move up the care scale as needs rise
- If we have to have housing it should be at the lower end of the market as we already have plenty of housing for those with a million to spend
- There are far too many houses being built in the village at present
- Addition to Q16. Some form of organisation of the housing stock needs to take place. This I appreciate will be very difficult but (for example) some larger houses are only occupied by 1 or 2 people. They need encouragement to downsize

- Development should be demand led. Felsted needs to resolve its highway issues before further development should be contemplated. Chelmsford Rd is effectively single carriageway because of parked cars & there are often long queues in Station rd. It is not just Felsted School that causes the problems
- I have lived in the village for over 50 years & my grandparents before me. In my opinion Felsted has been ruined by over-development mainly by unaffordable housing for the young people
- Smaller affordable housing for any age group etc not just larger houses. No hedges or trees removed. Keep space for a fair sized garden per house
- currently unsold & distorting the local market. Once there were usually 5-10 houses for sale in Felsted parish. There are currently 70 (+those still in legal process) + this is stopping older houses selling. Several local homes have been on the market for more than 18 months - large new houses have stopped them selling, so people needing to move can't. No more large new houses please. We need young people to keep the future viable - Felsted is fast becoming an OAP village
- We already have too many large houses being built. Felsted is no longer a village
- Parish would benefit more if building would stop. Already over developed
- The parish is in bad need of bungalows to be available for older people who wish to trade down but stay within the village. This would free up larger properties for families wishing to trade up
- Our village has seen an inappropriate increase in housing in the last 20 years, sadly in some beautiful rural areas, & affecting residents who purchased their properties for the beauty of the surroundings. Most of these properties built are too expensive for locals, young & old alike, & are bought by families wanting access to our excellent schools
- Whilst supporting the concept of "self build" plots, I believe the sizescale of the plots should be appropriate for starter homes, and not huge mansions
- Yes one comment is that countryside is being destroyed byway same people have 2 housing we will pay for in long run I have seen late changes in my time & not good at all sorry to say