



Housing Needs Survey Felsted March 2016



Edward Rigby
Rural Housing Enabler

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

Registered Charity No. 1097009
Registered Company No. 4609624

Rural Community Council of Essex
Threshelfords Business Park
Inworth Road
Feering
Essex
CO5 9SE
Tel: 01376 574330
Fax: 01376 573524
e-mail: rcce@essexrcc.org.uk
website: www.essexrcc.org.uk

This Document is protected by copyright and no part may be reproduced or used without the express permission of RCCE

Contents	Page Number
Background	5
Context & Methodology	5
The Parish	6
Part One	
Property type & size	7
Property tenure	8
Years in the parish	8
Number of people living in the property	9
Age	9
Gender	10
Location	11
Moved out of parish	11
In housing need	12
Remaining in the parish	13
Downsizing	13
Employment	14
In favour of development	14

Part Two

Timescales for moving	16
Non responses to Part 2	16
Current tenure	17
Preferred tenure	17
Housing Waiting List	18
Accommodation required	18
Size of property	19
Special needs & adaptations	20
Reason for moving	20
Age & Gender	22
Types of Households	23
Number of bedrooms	23
Affordability	24

Part Three

Assessment of need	26
Recommendation	27

Appendix 1	Local Housing Stock
Appendix 2	Deprivation Data
Appendix 3	Housing Needs Survey Form
Appendix 4	Site Suggestions
Appendix 5	Data

Background

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

RCCE's mission is:

To provide local communities with the skills, resources and expertise necessary to achieve a thriving and sustainable future.

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

RCCE employs a Rural Housing Enabler (RHE) to work with rural communities, usually through the parish council or Neighbourhood Plan Steering Group, to identify if there is a need for a development.

Context and Methodology

In January 2016 Felsted Neighbourhood Plan Steering Group worked with the Rural Housing Enabler (RHE) to carry out a Housing Needs Survey in the parish. The aim of this survey was to determine the existing and future levels of housing need of local people.

A Housing Needs Survey was delivered to each dwelling in the parish. 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 form is divided into two sections. Part 1 of the survey form contains questions on household composition & property type and is completed by everyone regardless of housing need. Households who are currently or are expecting to be in housing need in the future are asked to also complete Part 2 of the survey, which gives the opportunity to provide more detailed information. Additional forms were made available on request from the RHE.

The closing date for the survey was 21st February 2016. 1,085 forms were distributed. 347 completed or partially completed forms were returned to the RHE giving the survey a 32% response rate. The response rate is above the county average of 25%.

Of the 347 households who completed Part 1 of the survey, 47 households went on to complete or partially complete Part 2 of the survey.

The full table of results can be seen in Appendix 5. Percentages shown are percentages of returned forms (347=100%) unless otherwise stated.

The Parish of Felsted

Situated within the Uttlesford district in the north west of Essex, Felsted is made up of 1,085 houses with a population of approximately 3,000 people. The parish sits between the towns of Braintree and Bishops Stortford with close transport links to Chelmsford.

The village has a long and well documented history which can be traced back to the Domesday Book of 1086; it is well known for its beautiful architecture and listed buildings within an idyllic rural setting which offers over 40 miles of public walkway through the Essex Countryside.

Felsted Memorial Hall provides a venue for a wide range of local groups & activities and is heavily used, reflecting the active nature of the village; some of the regular users of the hall include adult dance classes, Ninjitsu self-defence classes, Friendship Club, the Women's Institute, children's dance classes, pantomime group, Brownies, Zumba, Pilates and Tai Chi.

The village is well served with two public houses, both of which serve food, The Chequers and The Swan. The village also has two restaurants, The Boote House Chinese and Razza, an Indian restaurant.

Linsells operates as the local shop and post office for Felsted, offering a wide range of goods for local people. The shop is open 7 days a week.

The medical needs of the village are met by Felsted surgery which is open Monday, Tuesday and Friday at standard surgery opening times and Wednesday / Thursday mornings. Additionally, there is John Tasker House surgery in nearby Dunmow.

The spiritual needs of the village are met by Felsted Holy Cross Church which dates back to the twelfth century, when the Norman tower was constructed, the United Reform Church, the Crix mission and the chapel of Felsted School.

Children from the village can attend Little Acorns nursery school, and then move on to Felsted Primary. The latter school received an OFSTED rating of "outstanding" in its most recent inspection.

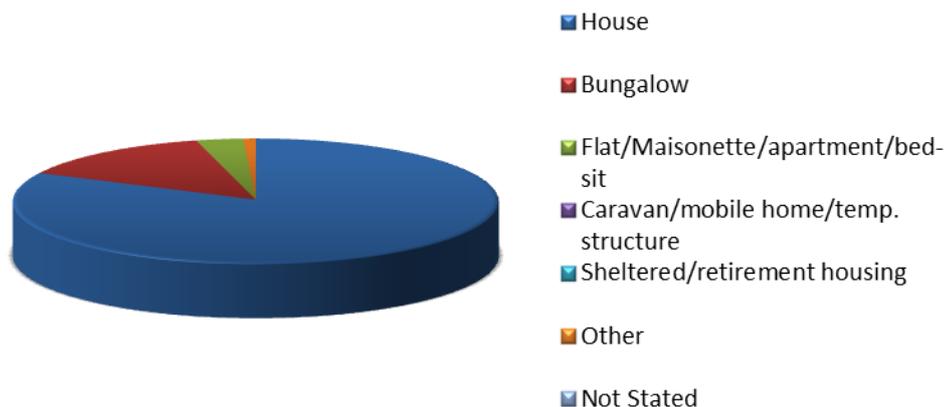
Children can also attend Felsted School, an independent boarding school catering for pupils between the ages of 4-18 which received at its most recent ISI inspection was rated "Excellent in all areas". Children requiring state secondary or college level education must travel outside the parish.

PART 1 – You and Your Household

Property Type and Size

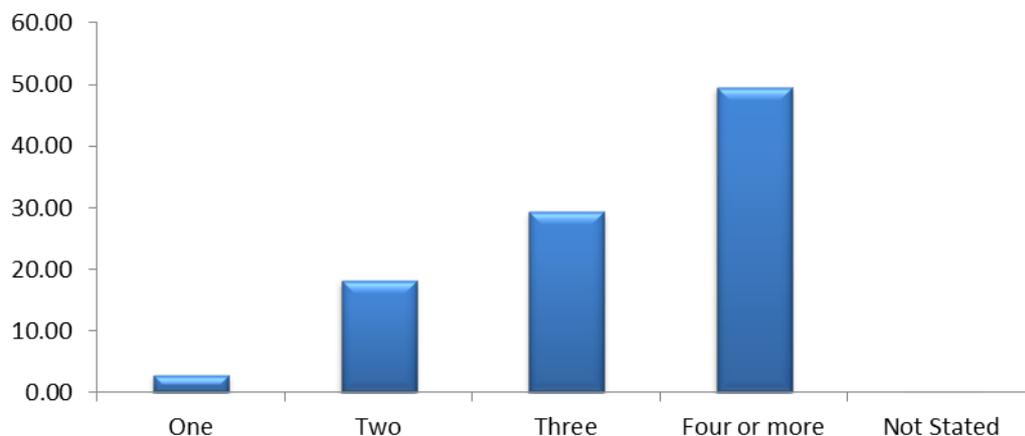
Two hundred and eighty-five respondents (82%) described their home as a house, forty-eight (14%) described it as a bungalow and eleven (3%) as a flat/maisonette/bedsit. The three residents stating “other” described their home as a chalet.

Figure 1: Property type



Ten (3%) respondents live in a property with one bedroom, sixty-three (18%) live in a property with two bedrooms and one hundred and two (29%) respondents have three bedrooms. The majority of respondents - one hundred and seventy-two - (50%) live in a property with four or more bedrooms.

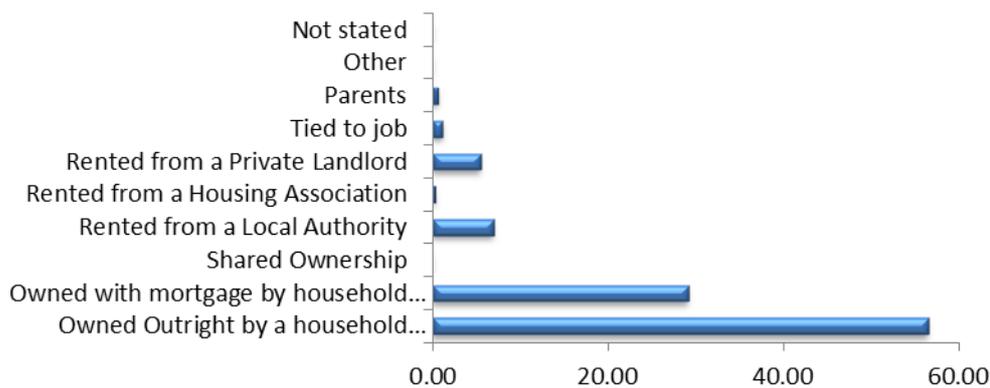
Figure 2: Size of property



Tenure

The majority of respondents - one hundred and ninety six (56%) stated that their property was owned outright by a household member, one hundred and one (29%) owned their property with a mortgage, twenty four (7%) rent their property from the local authority, one (<1%) rented from a housing association, nineteen (5%) from a private landlord and four (1%) respondents' properties were tied to their job.

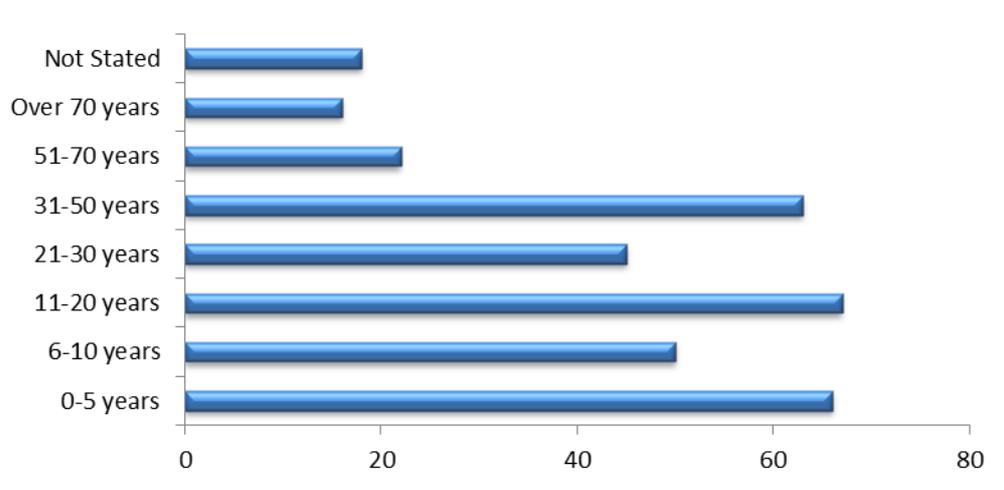
Figure 3: Tenure



Years in the parish

Sixty-six (19%) respondents have lived in the parish between 0-5 years, fifty (14%) between 6-10 years, sixty seven (19%) between 11-20 years, forty five (13%) between 21-30 years, sixty three (18%) between 31-50 years and twenty two (6%) between 51-70 years. Sixteen (5%) respondents have lived in the village for over 70 years and eighteen (5%) respondents declined to answer this question.

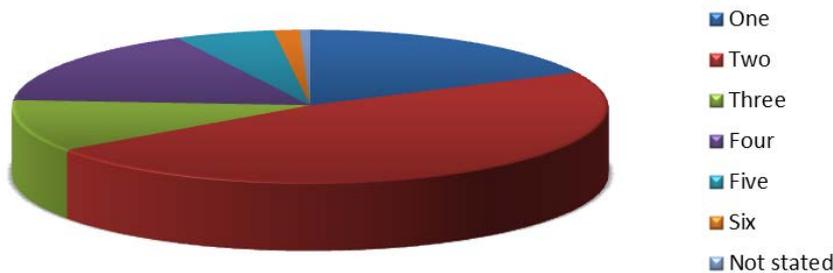
Figure 4: Years of residence in the parish



Number of people living in the property

Sixty-two (18%) respondents live alone, the majority of households at one hundred and sixty four (47%) are two person households, thirty eight (11%) households have three people, fifty seven (16%) have four, nineteen (5%) have five and five households (1%) have six people. Two (<1%) respondents declined to answer this question.

Figure 5: Size of households



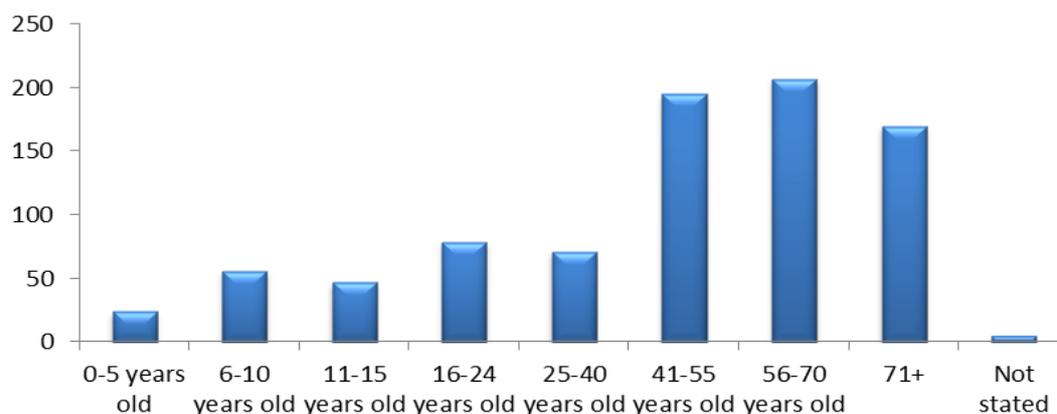
Age and Gender

The total number of people within the households responding to the survey was 854. For the purposes of the question relating to age and gender the percentages used are of 854 i.e. 854=100%.

Twenty four (3%) respondents were aged between 0-5 years old, fifty six (7%) between 6-10 years old, forty seven (6%) between 11-15 years old, seventy nine (9%) between 16-24 years old and seventy one (8%) were aged between 25-40 years old.

One hundred and ninety five (23%) respondents were aged between 41-55 years old, two hundred and seven (24%) between 56-70 years old and one hundred and seventy (20%) were aged 71 and over. Five (<1%) respondents declined to answer this question.

Figure 6: Age of respondents



Gender

The responding population is four hundred and thirty nine (51%) Female and four hundred and ten (48%) Male. Five (<1%) respondents declined to answer this question.

Figure 7: Gender of respondents



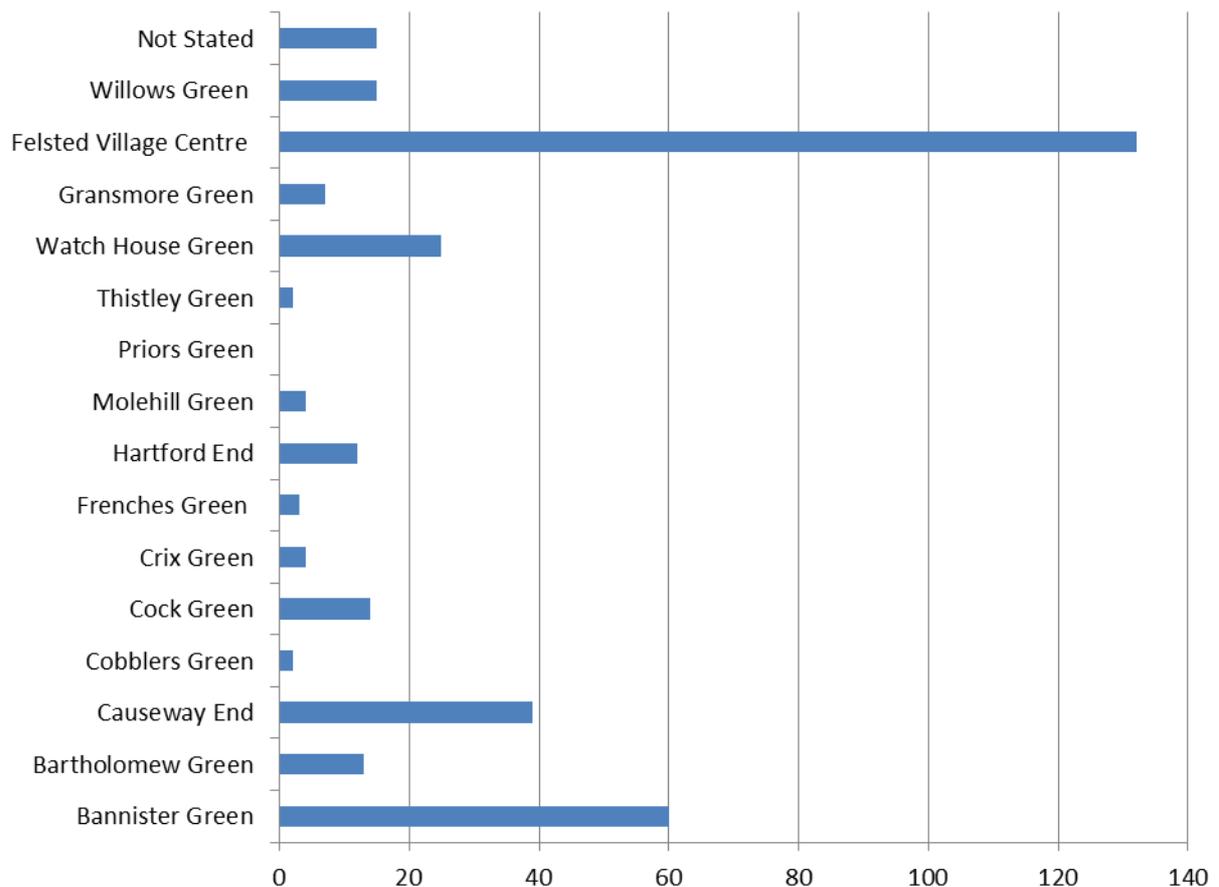
Location

Sixty (17%) respondents stated that they live in Bannister Green, thirteen (4%) in Bartholomew Green, thirty nine (11%) in Causeway End, two (<1%) in Cobblers Green, fourteen (4%) in Cock Green and four (1%) in Crix Green.

Three (<1%) respondents stated that they live in Frenches Green, twelve (3%) in Hartford End, four (1%) in Molehill Green, two (<1%) in Thistley Green and twenty five (7%) in Watch House Green.

Seven (2%) respondents indicated that they live in Gransmore Green and Fifteen (4%) in Willows Green. The majority of respondents - one hundred and thirty two-(38%) stated that they live in the village centre. Fifteen (4%) respondents declined to answer this question.

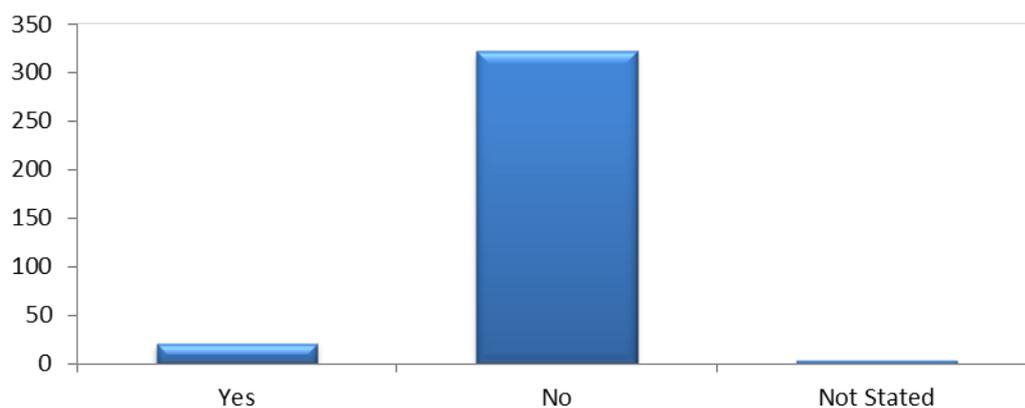
Figure 8: Location of respondents



Moved out of the parish

Twenty one (6%) respondents had family members who had moved away from the parish in the last 5 years due to difficulties in finding a suitable home locally, three hundred and twenty two (93%) had not experienced this. Four (1%) respondents declined to answer this question.

Figure 9: Family members moving out of the parish



In Housing Need

When asked if anyone in the household needed alternative accommodation within the next 5 years, forty eight (14%) respondents said yes and two hundred and ninety four (85%) said no. Five (1%) respondents declined to answer this question.

Thirty (9%) respondents indicated that someone within the household would be in need of alternative accommodation in more than 5 years' time, three hundred and eleven (90%) answered in the negative and six (2%) respondents declined to answer this question.

Figure 10: Need to move within 5 years

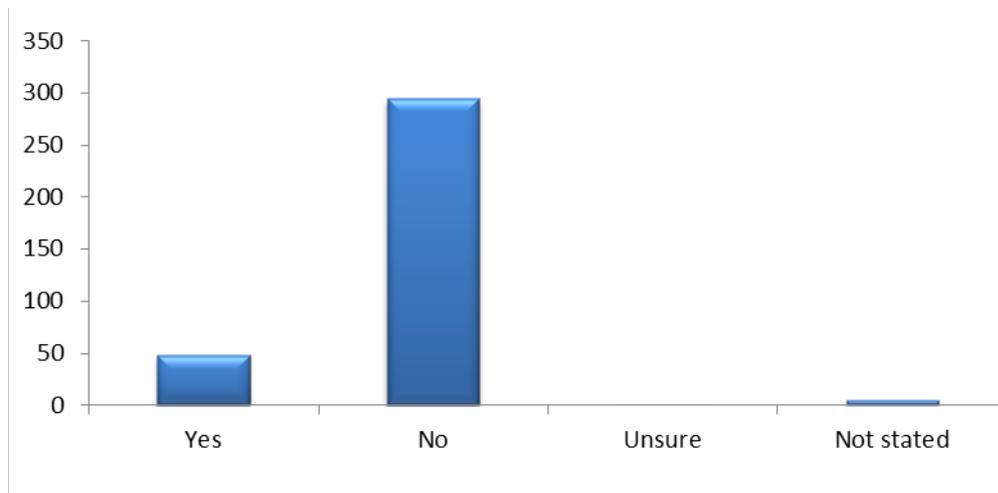
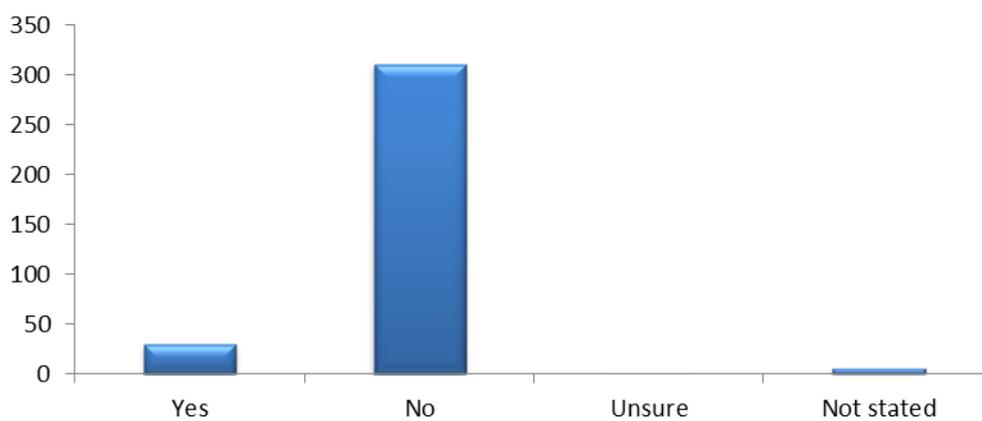


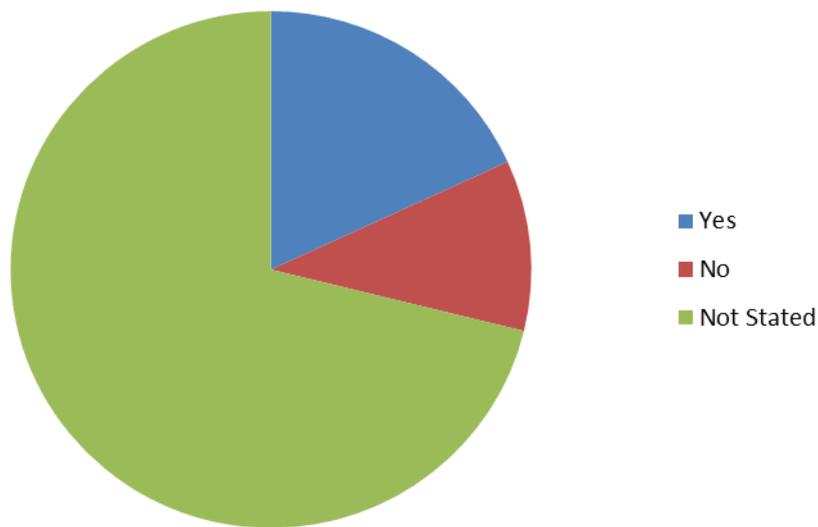
Figure 11: in 5 or more years



Remaining in the parish

Of the respondents stating that they were in housing need, sixty three (18%) stated that they would like to stay in the parish, thirty seven (11%) said they would not and two hundred and forty seven (71%) declined to answer this question.

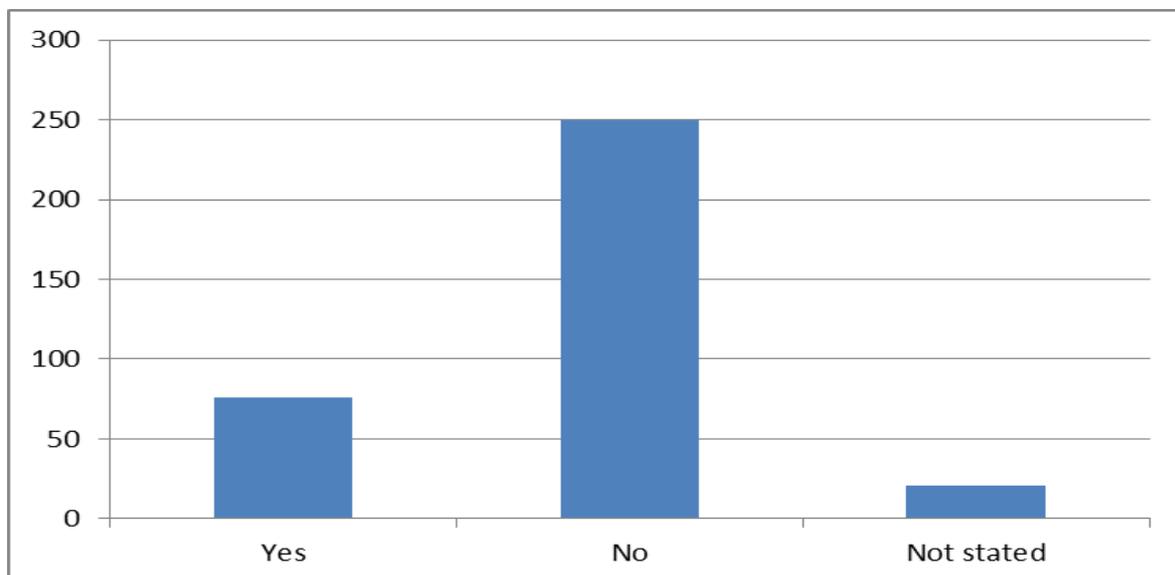
Figure 12: those in housing need wishing to remain in the parish



Downsizing

Seventy-six (22%) respondents indicated that they would be interested in downsizing, two hundred and fifty (72%) said that they would not. Twenty one (6%) respondents declined to answer this question.

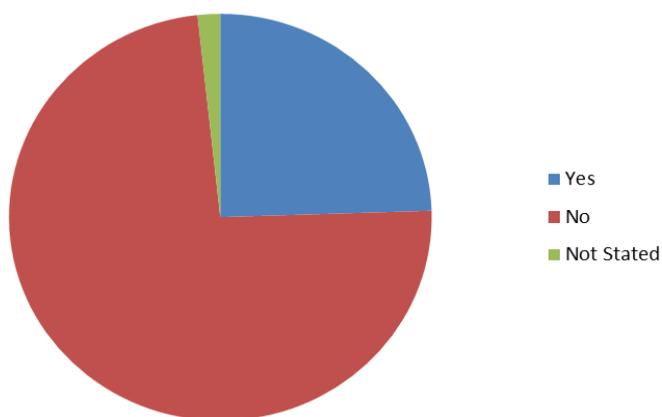
Figure 13: Interested in Downsizing



Residents working in the parish & adjoining parishes

Eighty Five (25%) respondents indicated that they do work in the parish or adjoining parishes, two hundred and fifty six (74%) said they do not. Twenty One (6%) respondents declined to answer this question.

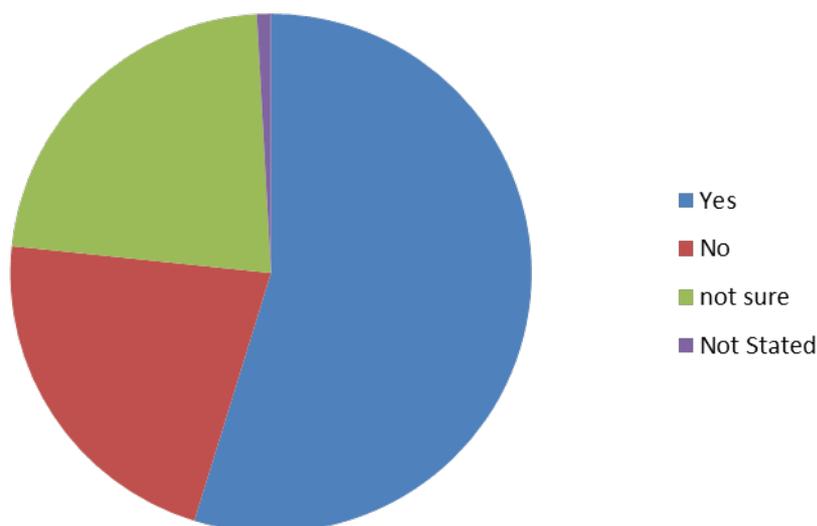
Figure 14: residents working in the parish & adjoining parishes



In favour of development

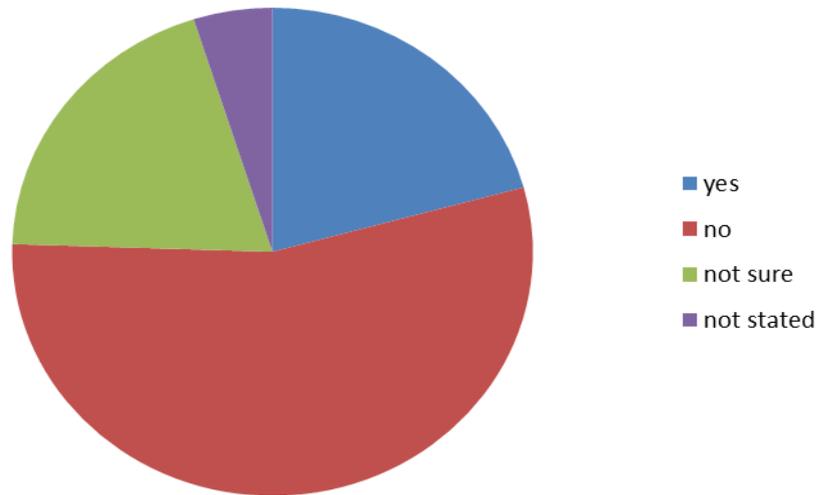
One hundred and ninety (55%) respondents indicated that they would be supportive of a small development of affordable housing for local people, seventy six (22%) were not supportive, seventy eight (22%) were unsure and three (<1%) declined to answer this question.

Figure 15: In favour of affordable housing development



Seventy two (21%) respondents stated that they would be supportive of a development of open market housing, one hundred and ninety (55%) were not supportive, sixty eight (20%) were unsure and seventeen (5%) respondents declined to answer this question.

Figure 16: In favour of open market housing



PART TWO - Housing Need

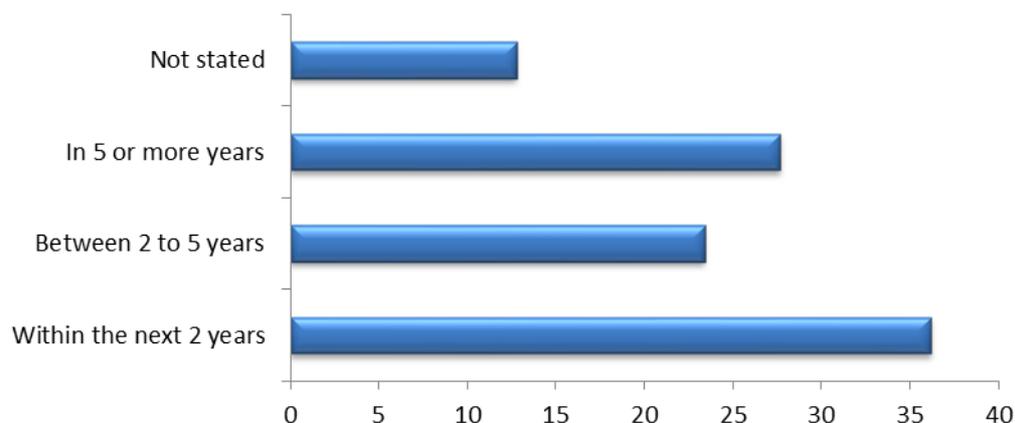
78 Households indicated that they had a need for alternative accommodation by answering question 7 in part 1 of the survey. Of the 78 households who indicated a need in part 1 of the form, 31 declined to complete any of part 2. Therefore, no data is recorded for them.

For the purposes of Part 2, the percentage shown is the percentage of those in housing need who have completed or partially completed Part 2 (47=100%) unless otherwise stated.

When those requiring accommodation need to move

Seventeen (36%) respondents stated that they need to move within the next two years, eleven (23%) in between 2-5 years and thirteen (28%) in 5 or more. Six (13%) respondents declined to answer this question.

Figure 17: When people need to move



Key data for responders who declined to answer part 2 of the survey

When respondents need to move

Of the 31 respondents who declined to answer part 2 of the survey, eighteen (58%) indicated they would need alternative accommodation within the next 5 years and thirteen (42%) indicated they would need alternative accommodation in more than 5 years.

Downsizing

It should also be noted that of the 31 respondents, a high proportion - twenty -(65%) stated that they would be interested in downsizing. Ten (32%) stated they would not be interested and one (3%) declined to answer this question.

In favour of Affordable Housing development?

Twenty (65%) respondents stated that they would be in favour of a development of Affordable Housing, 3 (10%) were not and eight (26%) were not sure.

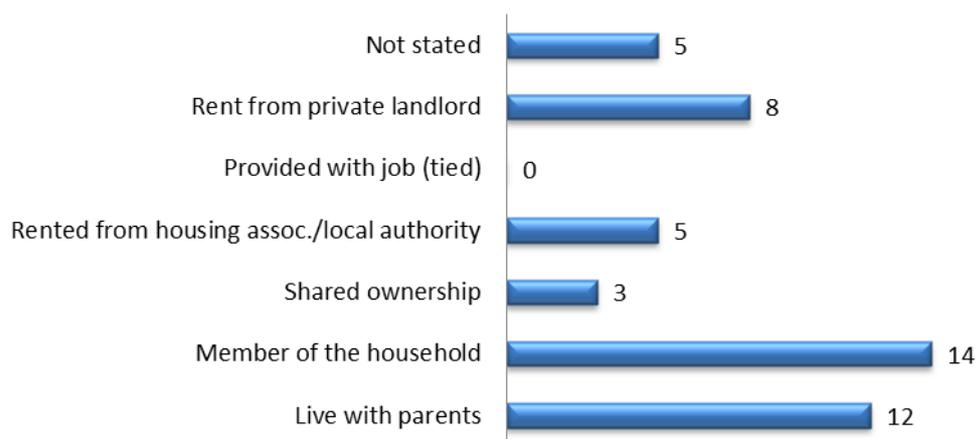
In favour of Open Market development?

Eleven (35%) respondents stated they would be in favour of open market development, nine (29%) said they would not be supportive, nine (29%) were not sure and two (6%) respondents declined to answer this question.

Current Tenure

Twelve (26%) respondents stated that they live with their parents, fourteen (30%) are members of the household, three (6%) are in shared ownership, five (11%) rent from the Council or a housing association and eight (17%) rent from a private landlord. Five (11%) respondents declined to answer this question.

Figure 18: Current Tenure



Preferred Tenure

Thirteen (28%) respondents indicated that they would prefer to rent from the local authority or a housing association, seventeen (36%) would prefer to buy a property on the open market and one (2%) respondent would prefer a shared ownership property.

Five (11%) respondents would prefer to purchase a starter home and two (4%) respondents indicated that they would be looking for a different type of tenure. Nine (19%) respondents declined to answer this question.

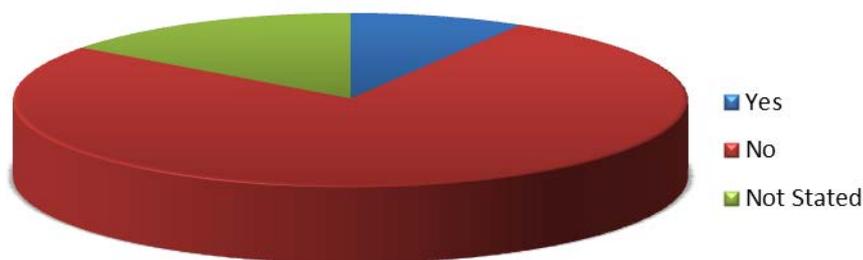
Figure 19: Preferred Tenure



Uttlesford District Councils Housing Register

Four (9%) respondents indicated that they are on the local authority housing register, thirty six (77%) stated that they were not. Seven (15%) respondents declined to answer this question.

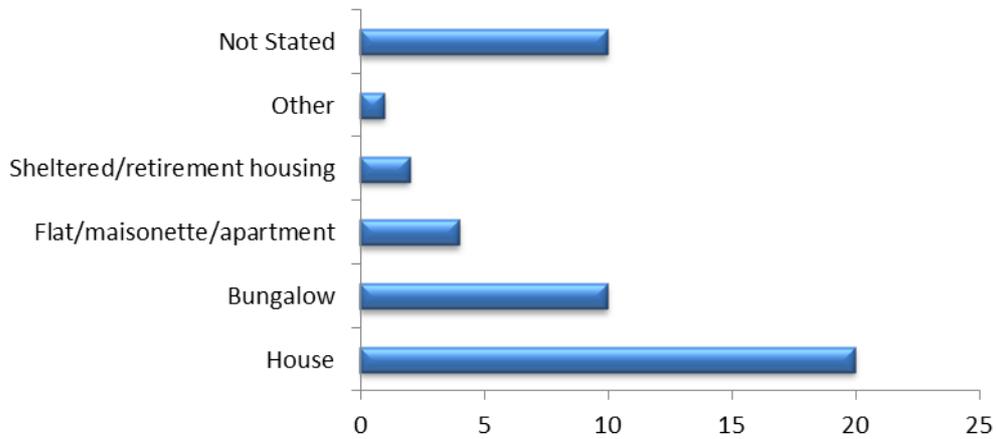
Figure 20: Local Authority Housing Register



Accommodation Required

Twenty (43%) respondents stated that they require a house, ten (21%) require a bungalow, four (9%) require a flat/maisonette or bedsit and two (4%) require sheltered/retirement housing. One (2%) respondent stated “other” and ten (21%) respondents declined to answer this question.

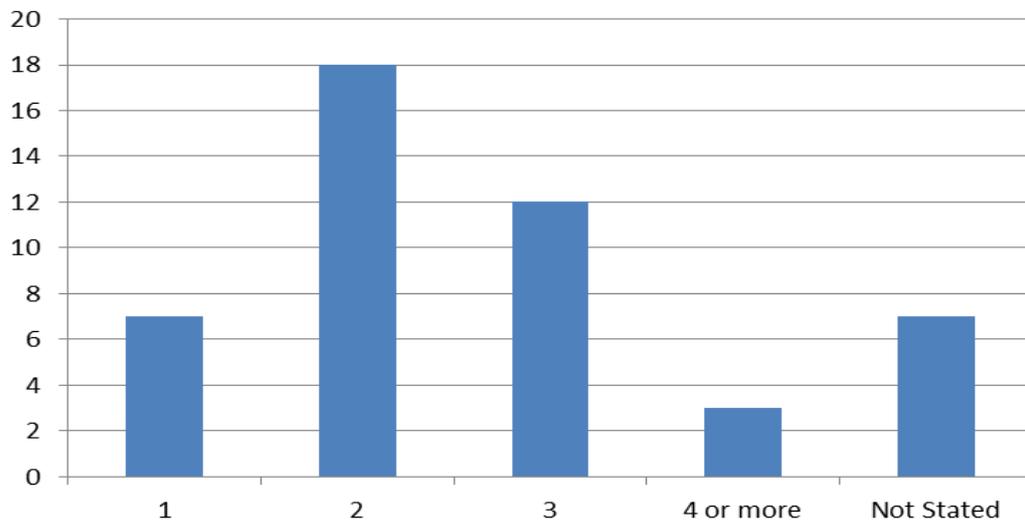
Figure 21: Accommodation Required



Number of Bedrooms Required

Seven (15%) respondents require a 1 bedroom property, eighteen (38%) require two bedrooms, twelve (26%) require three bedrooms and three (6%) require four or more bedrooms. Seven (15%) respondents declined to answer this question.

Figure 22: Bedrooms Required



Special Needs and Adaptations

When asked if they had any specific special needs or required adaptations to the property four (9%) respondents said yes, thirty five (74%) said no and eight (17%) respondents declined to answer this question.

The comments below were made by households indicating that they would require adaptations to the property. Comments are written as they appear on the completed survey.

- “Ground floor, wheelchair access, storage space”.
- “Wheelchair Access”.
- “Wet room, no steps due to health problems”.

Figure 23: Special Needs & Adaptations



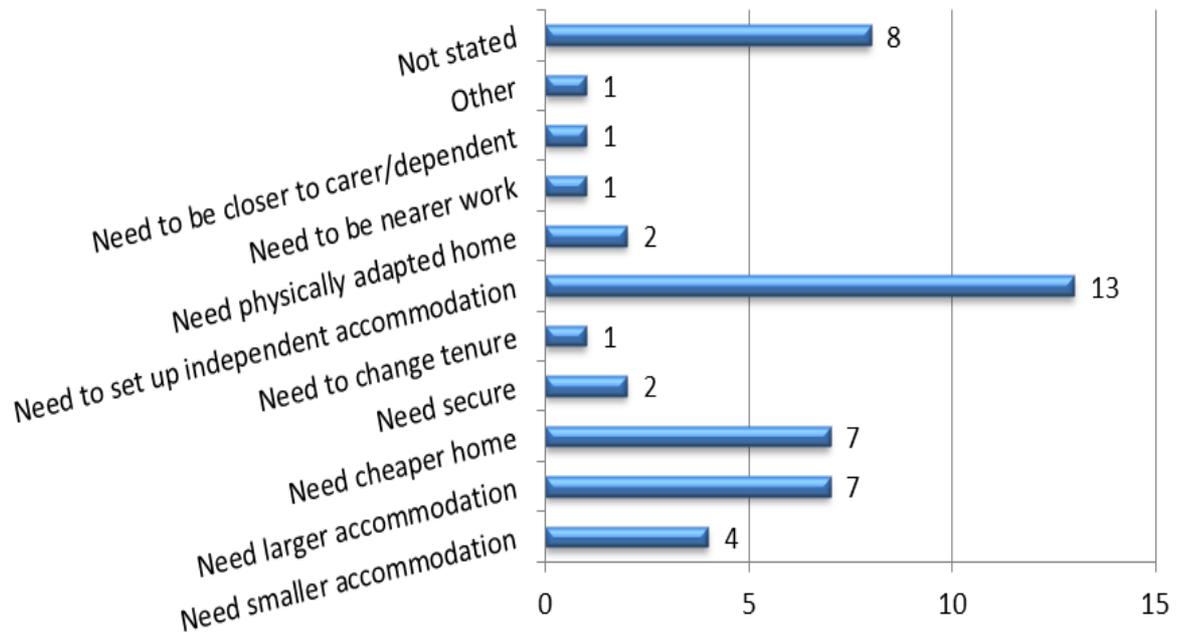
Reason for requiring alternative accommodation

Four (9%) respondents stated that they need smaller accommodation, seven (15%) need larger accommodation, seven (15%) need a cheaper home and two (4%) need secure accommodation.

One (2%) respondent stated they need to change tenure, thirteen (28%) need to set up an independent home, two (4%) require physically adapted accommodation and one (2%) respondent needs to be nearer to work.

One (2%) respondent needs to be closer to a carer or dependant to give/receive support, one (2%) respondent stated “other” and eight (17%) respondents declined to answer this question.

Figure 24: Reason for requiring alternative accommodation

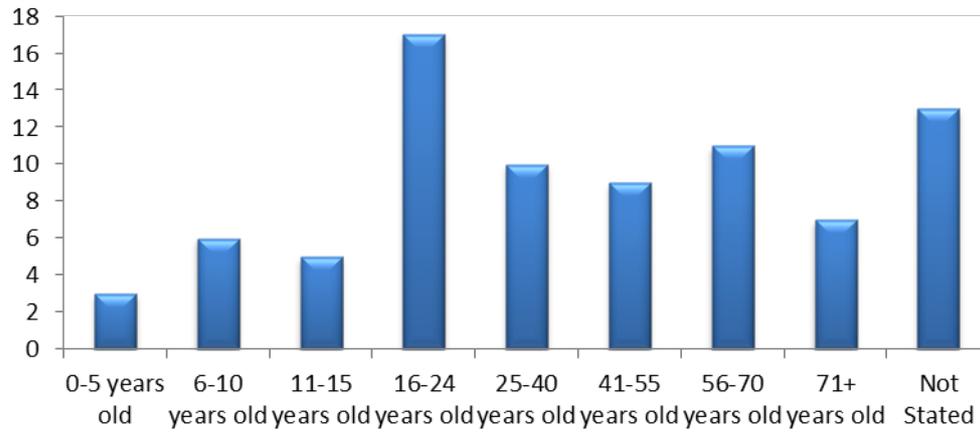


Responding households are made up of a total of 81 people in the following age groups (percentage figure for age and gender are of total people i.e. 81=100%).

Three (4%) respondents are aged between 0-5 years old, six (7%) between 6-10 years, five (6%) between 11-15 years, seventeen (21%) between 16-24 years and ten (12%) between the ages of 25-40.

Nine (11%) respondents are aged between 41-55, eleven (14%) between 56-70 and seven (9%) are aged 71 and over. Thirteen (16%) respondents declined to answer this question.

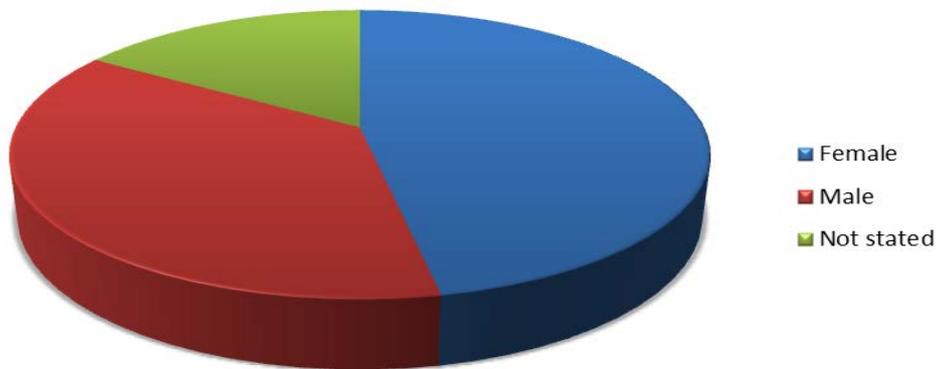
Figure 25: Age of respondents in housing need



Gender of respondents in housing need

Thirty eight (47%) respondents were female, thirty (37%) were male and thirteen (16%) respondents declined to answer this question.

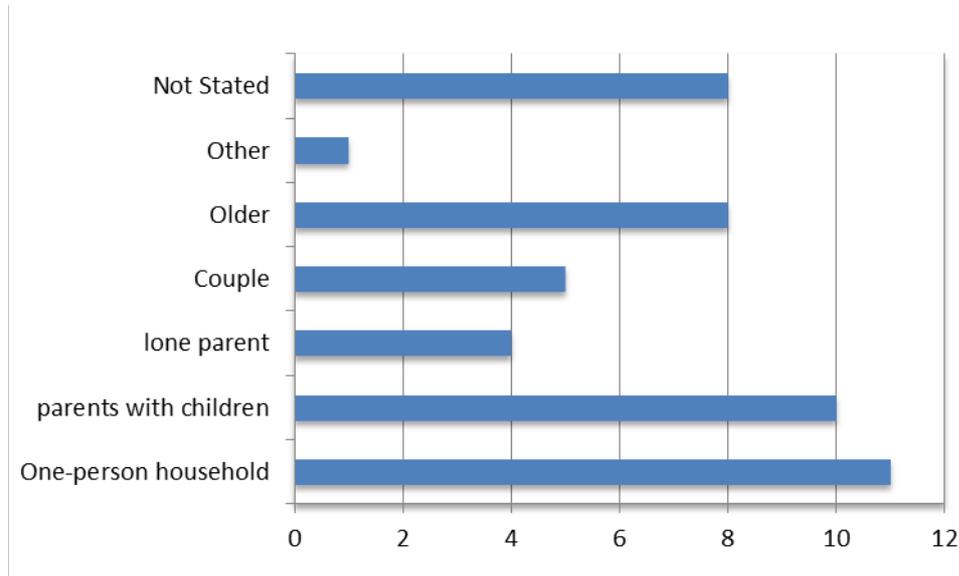
Figure 26: Gender of respondents



Type of Household

Eleven (23%) respondents indicated that the new household will be a one person household, ten (21%) will be parent(s) with children, four (9%) will be lone parent households, five (11%) will be couples, eight (17%) will be older persons' households and one (2%) respondent indicated "other". Eight (17%) respondents declined to answer this question.

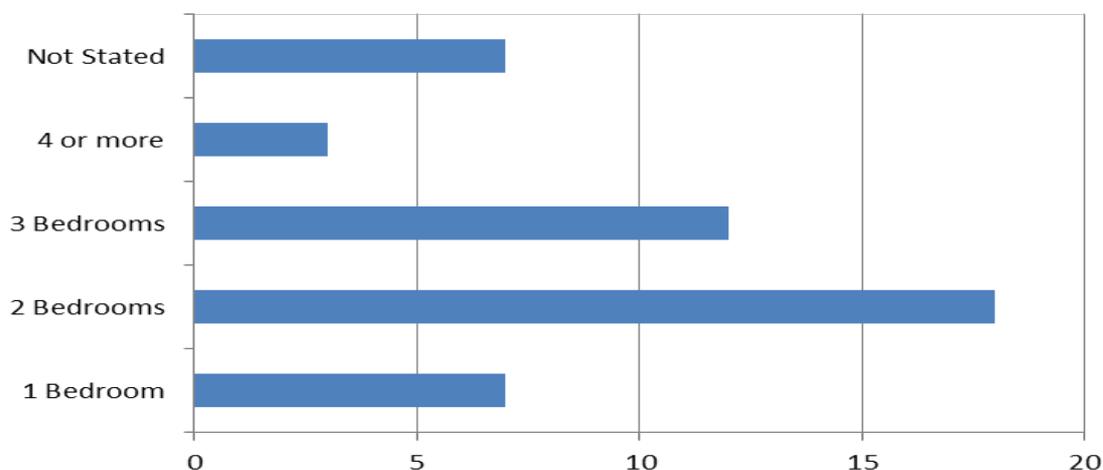
Figure 27: Type of household



Number of Bedrooms Required

Seven (15%) respondents indicated that they would need 1 bedroom, eighteen (38%) require two bedrooms, twelve (26%) require three bedrooms and three (6%) require four or more bedrooms. Seven (15%) respondents declined to answer this question.

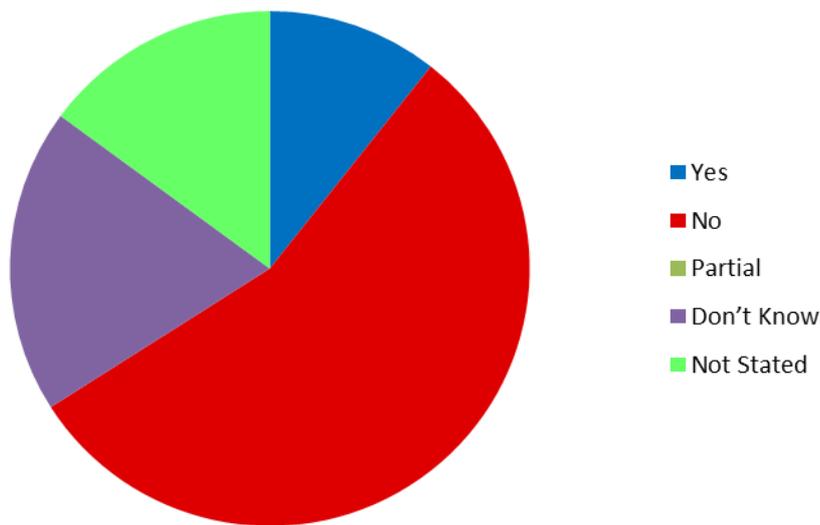
Figure 28: Number of Bedrooms



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

When asked if the new household will be claiming Housing Benefit / Universal Credit five respondents (11%) said yes, twenty six (55%) said no, nine (19%) said they do not know. Seven (15%) respondents declined to answer this question.

Figure 29: Will the new household be claiming Housing Benefit/Universal Credit



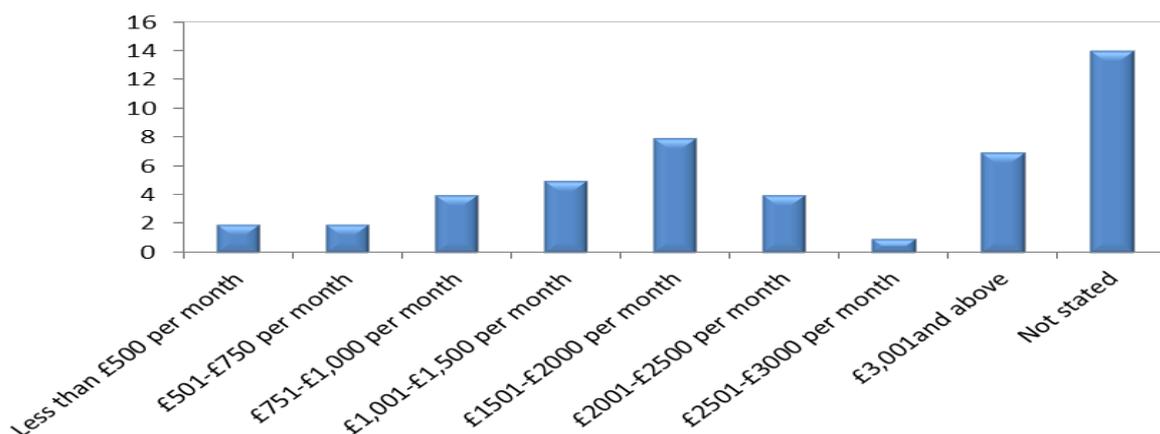
Affordability

Income

Respondents were asked to indicate the gross monthly income available for the new household's living costs.

Two (4%) respondents indicated that they have a gross monthly income of less than £500, two (4%) have an income of between £501-£750, four (9%) have an income of between £751-£1,000, five (11%) between £1,001-£1,500, eight (17%) between £1,501-£2,000, four (9%) between £2,001-£2,500, one (2%) between £2,501-£3,000 and seven (15%) have a gross monthly income of £3,001 and above. Fourteen (30%) respondents declined to answer this question.

Figure 30: Gross monthly income



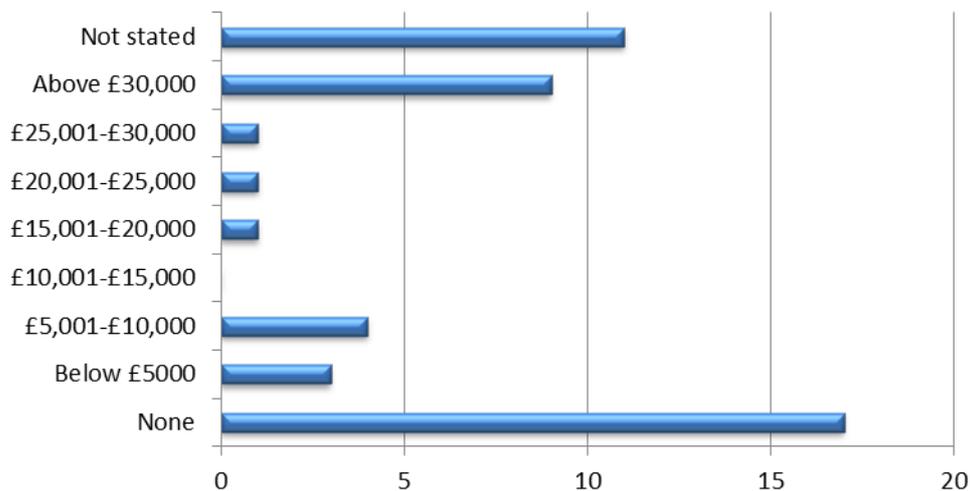
Savings

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 savings can prevent a potential applicant from being able to access this type of tenure.

It is also an important point of consideration for respondents seeking shared ownership or open market housing since they will be likely to require a mortgage and will need savings to cover the deposit and legal costs.

Seventeen (36%) respondents indicated that they have no savings, three (6%) respondents have savings below £5,000, four (9%) have savings between £5,001-£10,000, one (2%) between £15,001-£20,000, one (2%) between £20,000-£25,000, one (2%) between £25,000-£30,000 and nine (19%) indicated that they have savings of £30,000 and above. Eleven (23%) respondents declined to answer this question.

Figure 31: Savings



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 taken into account, such as income, savings levels and the age of respondents compared to their desired tenure.

Some respondents aspire to own a share of their home but, in reality, cost may still be prohibitive and renting is likely to be the only available option. In some instances income levels were not high enough to support a household on any form of tenure within Felsted in current market conditions.

Table 1 shows the preferred tenure type selected by each respondent. The individual information has been analysed to determine the achievable tenure in realistic terms for each respondent. This is based on a number of factors including income levels and savings.

Indicated Tenure		Achievable Tenure							Totals
		Open Market	Private Rent	Shared Ownership	HA Rented	Starter Home	Insufficient Income	Not Enough Information	
Open Market	17	9	0	2	2	0	1	3	17
Shared Ownership	1	0	0	1	0	0	0	0	1
HA Rented	13	3	0	0	7	0	1	2	13
Private Rented	0	0	0	0	0	0	0	0	0
Starter Home	5	0	0	0	1	1	1	2	5
Other	2	0	0	0	2	0	0	0	2
Not Stated	9	0	0	0	2	0	0	7	9
Totals	47	12	0	3	14	1	3	14	47

Table 1 shows that the most desirable form of tenure amongst respondents was to purchase a property on the open market with seventeen respondents indicating this as their preferred tenure. Based on income levels and savings this appears to be achievable for nine of the seventeen respondents.

Table 2: Size & Timescales

	Open Market	Shared Ownership	HA Rented	Starter Home	Insufficient Income	Not Enough Information
Identified No. of units	12	3	14	1	3	14
Size Breakdown	1 x 1 Bed Flat 2 x 2 Bed Bung 3 x 2 Bed House 2 x 3 Bed Bung 3 x 3 Bed House 1 x 4 Bed House	1 x 2 Bed Flat 2 x 2 Bed House	1 x 1 Bed Flat 3 x 2 Bed Bung (PA) 4 X 2 Bed Bung 1 x 2 Bed House 4 x 3 Bed House 1 x 4 Bed House	1 x 2 Bed House	2 x 2 Bed House 1 x 3 Bed House	1 x 2 Bed Flat 2 x 2 Bed Bung 6 x ? Bed ? 2 x 3 Bed House 1 x ? Bed ? 1 x 1 Bed ? 1 x 4 Bed House
Time Range						
0-2 Years	1 x 1 Bed Flat 1 x 2 Bed Bung 1 x 2 Bed House	2 x 2 Bed House	2 x 2 Bed Bung (PA) 1 x 2 Bed House 2 x 3 Bed House 1 x 4 Bed House	1 x 2 Bed House	1 x 2 Bed House	2 x 3 Bed House 1 x ? Bed ?
2-5 Years	1 x 2 Bed Bung 1 x 2 Bed House 1 x 3 Bed House 1 x 4 Bed House	1 x 2 Bed Flat	2 X 2 Bed Bung 1 x 1 Bed Flat 1 x 3 Bed House		1 x 2 Bed House 1 x 3 Bed House	1 x 4 Bed House
Over 5 Years	2 x 3 Bed Bung 2 x 3 Bed House		1 X 2 Bed Bung (PA) 2 x 2 Bed Bung			3 x ? Bed ? 1 x 1 Bed ? 1 x 2 Bed Flat 1 x 2 Bed Bung
Not Stated	1 x 2 Bed House		1 x 3 Bed House			3 x ? Bed ? 1 x 2 Bed Bung

Recommendation

Forty-seven forms were completed indicating a need for some form of housing. Of these forty-seven forms, seventeen have been discarded due to a lack of information or because respondents did not meet the necessary income threshold.

The identified need is for:

- 12 units for Open Market
- 3 Units for Shared Ownership
- 14 Units for Affordable Housing
- 1 Starter Home

Following general planning guidance this would lead to a recommendation of 14 units broken down as follows:

- 2 x 2 Bedroom Bungalows on the open market
- 2 x 2 Bedroom Houses on the open market
- 1 x 3 Bedroom Bungalow on the open market
- 1 x 3 Bedroom House on the open market

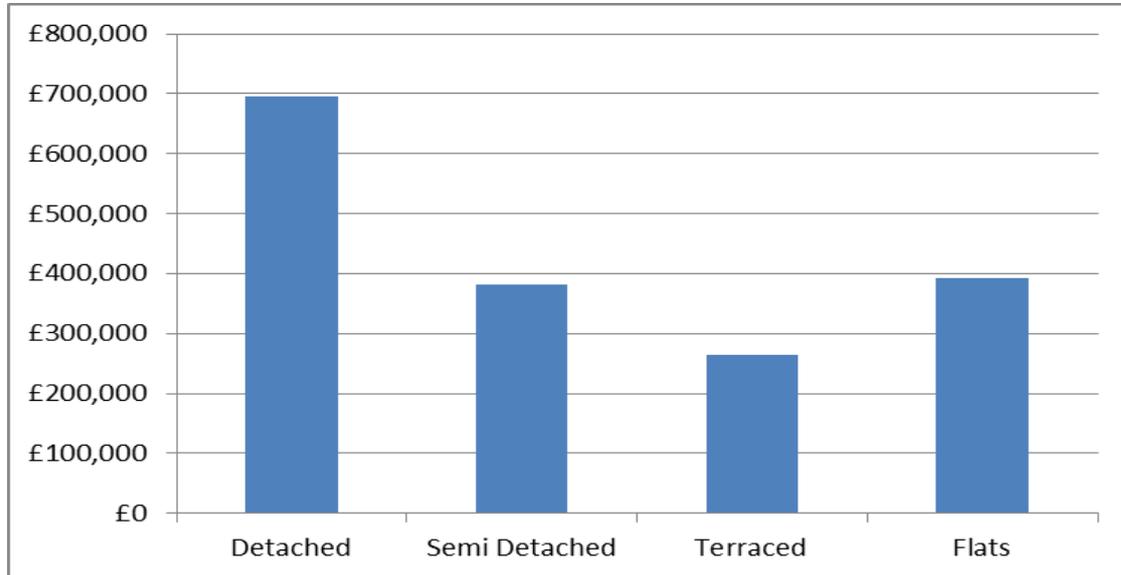
- 1 x 2 Bedroom House for shared ownership

- 1 x 2 Bedroom physically adapted bungalow at affordable rent
- 2 x 2 bedroom bungalows at affordable rent
- 2 x 2 Bedroom houses at affordable rent
- 2 x 3 Bedroom houses at affordable rent

Of the thirty responses identified in the above recommendation, eleven (37%) respondents identified a need for bungalows. This shows that there is a significant need for downsizing accommodation for older residents within the Parish, something which should be considered for future development.

Local Housing Stock

Average property values in Felsted as of March 2016



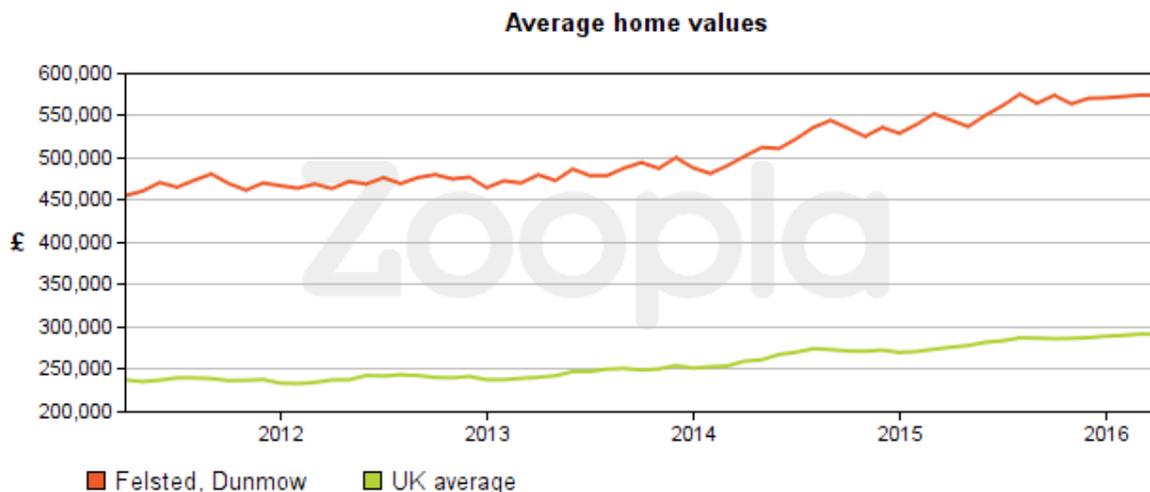
In the past 12 months there 29 properties have been sold in Felsted. The average price paid was £462,534.

Currently the average asking price for a property in Felsted is £800,293.

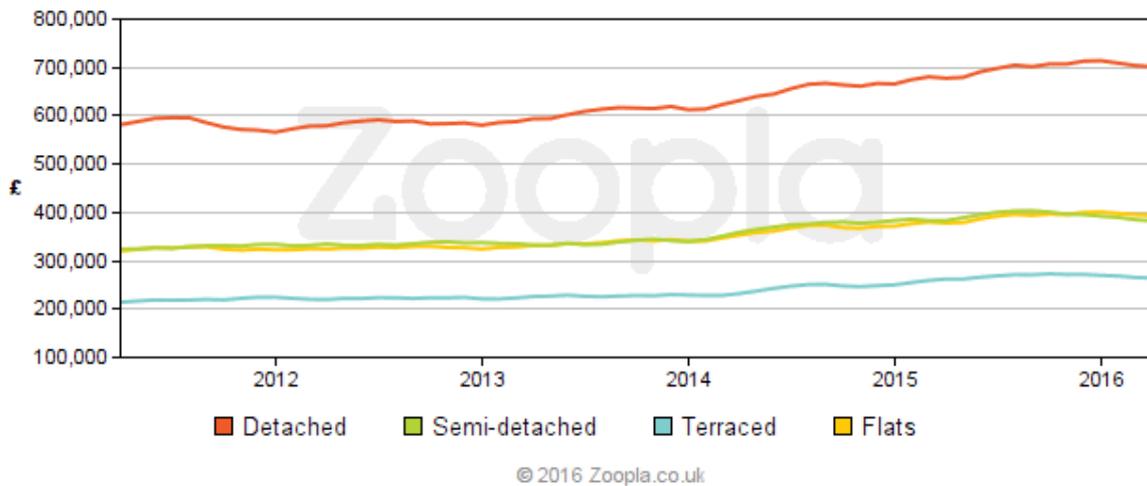
Over the past 12 months house prices in Felsted have increased by 6.33%, leading to an average increase in property value of £34,139 annually.

The highest value area of Felsted is Mill Road, where property values are in excess of £1,000,000.

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



Value trends in Felsted, Dunmow



Over the past 5 years 145 properties have been sold in Felsted. The above table shows a steady increase in property values over the past 5 years. Since 2011 house prices have increased by 24.8% (£114,000 on an average property within the Parish).

Affordability

To put the issue of affordability into context, it is important to understand the local property market to assess the issues families on modest incomes may face whilst looking to set up a home.

As of March 2016 the lowest priced property on the market available in Felsted was a 2 bedroom flat with a guide price of £275,000.

Based on current interest rates a mortgage on this property over a 25 year period with a 10% deposit would cost around £1,250pcm based on current interest rates (3.92%).

The average income in Uttlesford is £38,900 per annum, which is far above the national average of £25,361, and above the Essex average of £27,295.

A couple earning the Uttlesford district average wage of £38,900 per annum would be able to obtain a mortgage for this property comfortably. However a couple earning the UK average, which would be more likely to reflect a couple on a modest rural income, would not be accepted for a mortgage on a property of this value.

For a couple earning a shared income of approximately £50,000 per year the maximum potential mortgage offer would be £237,500 with an additional 10% deposit and approximately 1% to cover the cost of legal fees. - (Source: Nationwide)

Deprivation Data

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 received a ranking of 24,177.

These markers show the overall deprivation and environmental deprivation ranking for your area. The lower the marker, the greater the level of deprivation in your area.

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



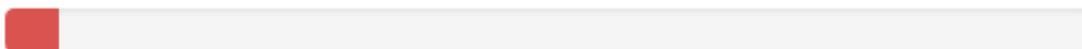
Health: 98% Better than 98% of areas in England



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



Source: Office for National Statistics; Department for Communities and Local Government;

Homes & Communities Agency



Housing Needs Survey for

Felsted Neighbourhood Plan Thank you for taking the time to complete this questionnaire. Please use the pre-paid envelope to return this questionnaire by **21/02/2016**



The responses to this questionnaire may be anonymous. If you wish to provide your name and address, however, for the Rural Housing Enabler (RHE) to correspond with you, then your details will remain confidential to the RHE and will NOT be shared with the Felsted Neighbourhood Plan Steering Group.

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

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

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

- | | | | |
|--------------------------|--------------------------|-------------------------|--------------------------|
| 1 bedroom or bedsit..... | <input type="checkbox"/> | 2 bedrooms..... | <input type="checkbox"/> |
| 3 bedrooms..... | <input type="checkbox"/> | 4 or more bedrooms..... | <input type="checkbox"/> |

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

- | | | | |
|---|--------------------------|--|--------------------------|
| Owned outright by a household member (s)..... | <input type="checkbox"/> | Shared ownership (part owned/part rented)..... | <input type="checkbox"/> |
| Owned with mortgage..... | <input type="checkbox"/> | Rented from the local council..... | <input type="checkbox"/> |
| Rented from a housing association..... | <input type="checkbox"/> | Rented from a private landlord..... | <input type="checkbox"/> |
| Tied to job..... | <input type="checkbox"/> | Other..... | <input type="checkbox"/> |
| Within parents' household..... | <input type="checkbox"/> | | |

4. How many years have you and your household lived in this parish?
.....

5. Please complete the table below to show the age and gender of all those living in your home at present.

	Age	Gender
You		
Other person 1		
Other person 2		
Other person 3		
Other person 4		
Other person 5		

6. It would be particularly useful to know which part of the parish you live in, this information will be provided to the parish council in the overall summary of results, but your individual response will be kept anonymous.

Bannister Green.....

Harlford End.....

Bartholomew Green.....

Molehill Green.....

Causeway End.....

Priors Green.....

Cobblers Green.....

Thistley Green.....

Cock Green.....

Watch House Green.....

Crix Green.....

Gransmore Green.....

Frenches Green.....

Felsted Village Centre.....

** Willows Green was accidentally omitted from the survey, however residents of Willows Green still specified that this was their location within the survey, therefore although Willows Green does not appear on the survey it is included in the results.*

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

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

8. Do you or does anyone living with you need to move to alternative accommodation?

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

9. If 'Yes' would they wish to move back to / stay in the parish?

Yes No

10. It would be particularly useful to know if there is a need for homes which would be suitable for local people to purchase to enable them to downsize (i.e. move to a smaller home because their current property is too large for their needs) If there were a supply of such properties would you be interested in downsizing?

Yes, I would be interested in downsizing..... No, I would not be interested.....

11. Do you work in the parish or any of the adjoining parishes?

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

12. Has any adult member of your household been offered a job in the parish but was unable to take up the offer due to a lack of affordable housing?

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

13. Would you be in favour of a small development of affordable housing specifically for people with a local connection to your parish?

Yes..... No..... Not sure.....

14. Would you be in favour of a development of housing for sale on the open market?

Yes..... No..... Not sure.....

15. Can you suggest a potential site(s) where small development(s) could be built?

PART 2 - Housing needs

Please **do not** complete this section if you have answered “No” to question 7 and have no housing need, but please return Part 1 in the Freepost envelope provided.

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

Within the next 2 years... Between 2 and 5 years... 5 or more years.....

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

Live with parents..... <input type="checkbox"/>	Member of the household..... <input type="checkbox"/>
Shared ownership..... <input type="checkbox"/>	Rented from council/housing.... <input type="checkbox"/> association
Provided with job (tied)..... <input type="checkbox"/>	Rented from private landlord..... <input type="checkbox"/>

3. If you could move back / stay in the parish which would you be seeking to

Rent from council/housing assoc.... <input type="checkbox"/>	Shared Ownership..... <input type="checkbox"/>
Buy on the Open Market..... <input type="checkbox"/>	Rent from a private landlord..... <input type="checkbox"/>
Starter home <input type="checkbox"/>	Other..... <input type="checkbox"/>

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

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

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

House..... <input type="checkbox"/>	Bungalow..... <input type="checkbox"/>
Flat/maisonette/bed-sit..... <input type="checkbox"/>	Other..... <input type="checkbox"/>
Sheltered/retirement housing <input type="checkbox"/>	(please specify)..... <input type="checkbox"/>

6. Please indicate the age, gender and relationship of each person requiring to move. (i.e. Those who will make up the NEW household)

If more than one house is needed please request extra form(s) from the Rural Housing Enabler – contact details at the end of this form

	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			

7. What is the main reason for needing to move? (Please tick one box only)

- | | | | |
|--|--------------------------|--------------------------------------|--------------------------|
| Need smaller home..... | <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 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 or dependent, to give or receive support..... | | | <input type="checkbox"/> |
| Other, please specify..... | | | <input type="checkbox"/> |

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

- | | | | |
|-----------------------------|--------------------------|-----------------------------------|--------------------------|
| One-person household..... | <input type="checkbox"/> | Parents with child(ren)..... | <input type="checkbox"/> |
| Lone-parent family..... | <input type="checkbox"/> | Couple or Two people sharing..... | <input type="checkbox"/> |
| Older person household..... | <input type="checkbox"/> | Other..... | <input type="checkbox"/> |

10. 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.

1..... 2 3..... 4 or more.....

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

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

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

*Layout & design adapted for access e.g. wheelchair access, ground floor etc

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

If yes please give brief details

13. What is the gross monthly income, including benefits, of those in the NEW household responsible for the cost of housing (rent or mortgage)? (Tick one box only)

Less than £500.....	<input type="checkbox"/>	£501 - £750.....	<input type="checkbox"/>
£751- £1,000.....	<input type="checkbox"/>	£1,001 - £1,500.....	<input type="checkbox"/>
£1,501 - £2,000.....	<input type="checkbox"/>	£2,001 - £2,500.....	<input type="checkbox"/>
£2,501 - £3,000.....	<input type="checkbox"/>	£3,001 and above.....	<input type="checkbox"/>

14. Do you have savings/equity which may be used to contribute towards the cost of a new home?

None	<input type="checkbox"/>	Below £5,000	<input type="checkbox"/>
£5,001 - £10,000	<input type="checkbox"/>	£10,001 - £15,000.....	<input type="checkbox"/>
£15,001 - £20,000.....	<input type="checkbox"/>	£20,001 - £25,000.....	<input type="checkbox"/>
£25,001 - £30,000.....	<input type="checkbox"/>	Above£30,000.....	<input type="checkbox"/>

If this survey shows that there is a need for affordable housing for local people in the parish, we may need to get back in contact with you as we work with the local authority and housing association(s) to try and develop the homes needed. It would therefore be helpful to us if you were to include your name and address below.

PLEASE NOTE your personal details will NOT be shared with the Neighborhood Plan Steering Group.

Name	
Address	
Postcode	
Tel. number	
E-mail	

Details of the Rural Housing Enabler:
 Edward Rigby
 Rural Community Council of Essex
 Threshelfords Business Park
 Inworth Road
 Feering
 Essex CO5 9SE
 Telephone No. 0844 4773938
 E- Mail Edward.Rigby@essexrcc.org.uk

Thank you for taking the time to
complete this survey

Site Suggestions

<p>If you try to build on small developments in the 'greens' you will ruin this area totally - there is plenty of affordable housing in this and surrounding area - why would anyone want to move back to an area that has been spoilt by new housing - the whole point of living in a rural area is because it is rural - once it has been developed the beauty and integrity will be lost forever - it is your duty to protect not make it so unattractive that you ruin it- try finding affordable housing in Mayfair, Knightsbridge other areas that have more sense than to spoil it. Think carefully about what you are doing.</p>
<p>No</p>
<p>No there are enough sites in this area already</p>
<p>No</p>
<p>Not in Bannister Green</p>
<p>Not in Felsted</p>
<p>Not in Watch House Green! Enough is enough</p>
<p>No, Felsted is a collection of hamlets with Green Field areas in between, these green field areas should not be built upon. The parish plan results confirmed the above - Listen to the residents of the parish.</p>
<p>The greens should be kept separate and any development should not link Felsted to surrounding greens.</p>
<p>There are none if we wish to remain a rural village. There are a number of developments already and they should have been legislated to build affordable housing. There is also affordable housing + council housing in the village and surrounding areas.</p>
<p>Felsted is already beginning to lost its character!</p>
<p>Small developments by local builders definitely preferable to "Developers"</p>
<p>We have a lovely village, which has remained in the whole unspoilt, gradually more and more houses are being built on land, infill which is starting to make the village and surrounding greens feel overcrowded. Why do we want to increase residents, traffic, waste, building contractors. No I can't suggest a potential site</p>
<p>Land owned by Felsted school next to charity court / Land at back of car park by Bury farm.</p>
<p>I would allow building on all land provided that there were no objections from near neighbours. All listed building which we now aim to preserve were built without planning committees who come and go</p>
<p>? Chelmsford road Felsted, as already building work going on?</p>
<p>1) Adjacent to burial ground in Chelmsford Road 2) South of B1417 / East of Jolly Boys Lane 3) Opposite burial ground - next to bakers lane. Only for local housing concerns not just to make more money for already wealthy landowners/ builders.</p>
<p>Outside the village - Continue development in little Dunmow and road between Felsted primary school and Rayne. Chelmsford Road outside village boundary.</p>
<p>Felsted School fields / Farmland between Felsted and Flich Green</p>

<p>I suggest the local authority keeps an eye on property/land which at the moment is being snapped up by property developers , an ideal site which has been built on recently (more or less at the junction of Chelmsford road Felsted and causeway end) would have been a perfect spot for 5+ affordable housing properties. We have some good council housing in this area; it should not be sold off. More property of this type should be built.</p>
<p>No. Surely there has been enough development in the area - Parking is terrible, congestion in the village at times and round the schools cause hold ups every day.</p>
<p>Whilst I cannot suggest any sites I would like to comment on the traffic that circles around Felsted village. Let anybody try to get through the village when Felsted school (private) has an event or even just dropping off / picking up. Braintree Rd comes to a complete standstill at these times with bog 4x4 vehicles stopping and parking anywhere with no thought to the through traffic whatsoever. They even park illegally on solid white lines. This traffic makes the village a bottleneck so I would wonder about anymore traffic going thru. I am sure I am not the only one with these thoughts.</p>
<p>Near ravens crescent / area around Watch House Green school / Note - expansion of local school required to accommodate extra residents.</p>
<p>Whilst not keen to see any further development around Felsted I accept that some may be necessary to fund affordable housing. On balance, I think that the proposed site suggested by capesbury is a reasonable location but the number and density should be reduced.</p>
<p>No knowledge of suitable sites in Felsted Village. We are against the development of green field sites that result in a significant increase in the villages area i.e. Catesby estates' proposal for land at Braintree road for up to 80 houses, as this type/size of development will fundamentally change the character of Felsted and not for the better</p>
<p>The vicarage garden! FKS House (near memorial Hall) FKS near the Boote (side) All these small houses or apartments.</p>
<p>No</p>
<p>No</p>
<p>Jolly Boys Lane (North & South) Causeway End to Jolly Boys Lane. Land currently overgrown and redundant. Felsted has been developed over the last 20 years with infill housing. The old sugar beet factory site has a large impact on Felsted & a bigger number of homes built there than originally planned for. While cheaper housing is desirable it is not possible, since land value & build cost due to new laws, makes homes very expensive. This is not new. The problem can only be solved by central government making investment in the midlands & the north, where housing is cheaper, & encouraging new economic activity there. It's tough but we don't need more housing in Felsted, we need focused economic activity in the less developed regions in UK, so people can make lives for themselves there. This was always so. I could not afford to buy a home in Felsted 40 years ago, so i left, made good & returned to buy later.</p>
<p>No/ There are enough around Bannister Green's Green</p>
<p>Land to left of Garnets lane on the Braintree Road both side of road leading to Felsted Junior School. Land next to telephone exchange on Chelmsford Road. Chaffix Farm.</p>

<p>There is a neighbourhood plan proposal for about 85 houses off Braintree Road Felsted, which seems to be totally out of proportion to the projected future needs of Felsted, by Uttlesford D.C. which classifies it as a type "A" village. It will probably be unnecessary considering the possible massive proposal around the Felsted, Little Dunmow and Stebbing areas + Rayne. However the best site for any future housing would be immediately west of the Felsted Water Tower (See sketch) In fact all future housing need, including rural housing could be put there as there is an adequate sized sewer nearby, surface water drainage , and water supply., and little likelihood of substantial impact on the existing residents. However, Rural Housing might be more appropriate in other parts of the parish.</p>
No
Chelmsford Road Felsted, Behind Abbeyfield, 1/4 - 1/2 mile from village centre
Not to use agricultural / horticultural land
Felsted has already had it fair share of developments
No
Opposite Cock green mill - behind the spinney. However this is private land. Also the traffic congestion in the village caused by the shop and the schools is also a big problem. The only other suitable sites are already nominated in the Felsted local plan, or already started as building sites on the Braintree road.
Added to Hatch Green development
Anywhere that maintains the green space between hamlets. I do not like linear developments down main roads
Not really because every available space seems to have either been built on or have buildings being erected. This is a village why the need to try and turn into a town? The area has already been overbuilt on with the sprawling metropolis / eyesore called "Flich Green"
No - But there should not be any more developments outside the established housing areas.
A spur off the Old A120 (Dunmow - Blake End) would be practical because this road is relatively unused, but, services should be provided so the "Felsted" community is not affected.
Chelmsford Rd between tel. exchange and Bakers Lane
"Small"? Sites: Max 24 in village area 8 in outlying greens.
Land on left hand side, going towards Chelmsford, on Chelmsford road between telephone exchange and bakers lane. NB smaller 2/3 bedroom terrace/semi detached houses with a lower price tag are needed rather than large executive style houses.
No, I've not researched it.
Social Housing could be built as a natural infill on main road willows green between the former council houses and willows farm.
Generally on the outskirts of the various greens but only small developments.
At the rear of the cottage Cock Green.
No! This village is already too crowded with too much development + no increased infrastructure it's impossible to see a doctor if you are unwell.

Near Gypsy Camp
No
We are against any further development in Felsted or the surrounding hamlets as there is already too much development going on in flitch Green, Dunmow & the proposed development in Braintree all of which contains both social & affordable housing. So leave our villages and hamlets alone.
No
Opposite the telephone exchange / behind the telephone exchange, but still keeping the gap between main village and causeway end.
No
Near the water tower. By telephone exchange. Land behind Station road
How about keeping our village a village and not building any more houses, The constant building of dwellings is not really welcomed by many of the residents!!
Causeway End on the southern boundary of the village on the Chelmsford side avoiding congestion of traffic.
Already sufficient sites allocated this is a village and as such needs to avoid continuous building programs. Most people living in nearby Flitch Green do not work in the area. New developments are not built to meet local needs but to attract outsiders.
I don't think any developments should be considered until the current traffic problems in Felsted Village Centre have been addressed, particularly outside Felsted prep school at the start and end of each school day.
No - We need a few gaps + not plan to fill every bit of space. We will have a look around!
I would like to suggest that any development includes accommodation for elderly and single people & not necessarily entirely made up of homes for families. Also, "affordable homes" are only so for the initial house-sale and not the long term life of the property. I would also like to see more local authority properties available for rent, rather than built for profit properties.
Between village centre and school (Felsted Primary)
Lower mill road (for 3/4 bedroom housing dev.)
If you can't afford to live here then live somewhere else. Don't ruin the area I choose to live in.
North of Scotland
Thanks, but we've already had enough development in Watch House Green. No More!
We support small integrated developments that do not threaten the integrity of the boundary of the village.
Not sure what is meant by "small" development. Possibly up to 10 houses could be sited between Causeway End and at the village centre opposite the cemetery in Chelmsford rd. Another location could be on the open land going from the village toward Little Dunmow. Small clusters of houses would be preferable and more easily absorbed into the existing village structure than a large estate which would be more acceptable to everyone but the developers.
(Illegible)

Behind Abbeyfields
No there is already too much development going on at the present time without due regard for infrastructure - too much traffic, pollution from heavy lorries/cars, too much pressure on doctors surgery , school places etc. The village and hamlets of Felsted should remain.
Small development near the Stebbing road i.e. where the bottle bank + water tower are. More in the manner of chestnut walk.
Where the current FKS building site on Braintree Rd , Next to the memorial hall.
The site between the phone exchange on Chelmsford road & bakers lane. There would also be room for a larger doctors surgery + larger shop if required. Homes are needed for the younger generation 2-3 bedroom houses + those who want to downsize - 2-3 bed bungalows.
No
Overgrown land half way down Stevens lane Bannister Green
Between the existing parts of the parish , for example between Bannister & Frenches or between Frenches & Crix, etc. Not in existing villages.
Filling in spaces behind & alongside existing properties, to reduce the "ribbon development" of single houses along the main roads.
Not in Felsted parish
No we like this area because it is rural and beautiful. We do not like built up areas and housing estates.
No Felsted is plagued by traffic in the village centre + watch house green at starting and finishing times of the school. The authorities have given the go ahead for many more houses which will overload the infrastructure even more.
no more
Any of the parish greens could sustain small developments of five to ten small houses without it impacting heavily on each of them and providing they were sympathetically designed and built in keeping with the area unlike the unfortunate build in Watch house green.
Back of Jolly Boys Lane
Braintree
I don't think it would be appropriate to develop within Felsted at all. It would change the village permanently & would have a detrimental effect on a village of historic importance.
In the village centre, houses have been bought, pulled down and rebuilt by developers to maximise profit. Such opportunities need to be identified specifically to build smaller affordable houses, before fields are bought for larger developments which are out of proportion with the character of the village.
Infill sites only
Near the centre of Felsted Village
The parish has no more room for any type of new houses. The roads are busier, the schools are full and local services cannot serve the demands of more housing, cars are already being parked on pavements etc.
No

No- 65 houses being built now!
None - There are enough around here. It is ludicrous to build anything in the village centre. The village infrastructure just cannot put up with further residents in the village. 4 or 5 affordable houses is quite different to a new housing development. The Dunmow skip site has houses being built on it. Stop whilst we still have a village we are proud of and our children can feel safe in.
Yes at my own address as we have 3/4 acre and could fit 4-6 bungalows or houses on it. We were told that we would not get it, why?
Hartford end brewery site. Part of allotment site
Already building around the corner of 25+ houses
1. North/East of Jollyboys lane north 2. Adjacent to Bakers lane north side & south side. But there must be facilities such as schools, Doctors, Shops to support these developments.
Allow infill in all the greens surrounding Felsted including cock green where I live
Chatham Green
Land beyond the telephone exchange for SMALL Houses
There are NO suitable sites in Felsted for any development without a major change to the village infrastructure.
NO MORE DEVELOPMENT!
In order not to encroach on other people's property areas can be found on the road - i.e. between Watch House Green
Yes, where they keep building massive houses for maximum profit that young families and first time buyers cannot afford. Only other place without building on green sites being the traveler site at the back of Flich Green. I remain against the urbanisation of these beautiful villages.
Developments should be done in a controlled gradual basis, to be able to determine the effect of a completely occupied development on the local environment. I see further development is happening at Flich way, so I would be against further additional development around Felsted until the latest is completed and can be judged.
Yes but its Greenbelt!
One of the ones already identified in the plan, it would be best to see restrictive covenants on the properties (much as they do in the national parks) to ensure that the limited new housing is used for local working people.
1) There has been a lot of infill in Felsted with home owners selling off their gardens for profit. I would welcome a change in the law which said that this is only possible if Affordable housing is built there, not large expensive houses. 2) Dunmow ships site. Before the parish council + UDC gave the go ahead for the current plans
No! Felsted is unsuitable for further development. We lost water x4 summer 2015 due to the boosters being overworked. The doctors surgery is swamped & now offers a poor service to the chronically ill. The local schools are oversubscribed. Why would anyone think Felsted is suitable when taking these points into account? Plus why do people have to live where they work? Besides there are not enough jobs in the parish to warrant more houses. Felsted is such a beautiful parish, should we continue to overdevelop it it will become spoilt. Why cannot towns grow & villages keep the character that makes them so special & popular.

There are lots of sites, however rather than simply accepting development the parish can say no!
Small sites in keeping with local community
No! There are houses going up in Flitch Green , Great Dunmow out village CANT cope with more
Sorry No
Not Needed
Braintree Road alignment between Watch House Green and village centre
Back of Abbeyfields Jolly Boys Lane
No
Not in the area of Bannister Green, As if you don't drive or have a car. As this part of the village is cut off from public transport, although the double decker school bus can come through here, the 133 cannot, therefore depriving us elderly residents of travel, a lot of O.A.P's here cannot walk the 1/2 a mile to bus stop at Watch House Green, local council officers should be fighting for the 133 to pass Bernstie road.
Land adjacent to Maranello Watch House Green + Felmoor Farm as per "call for sites" response
Land was subject to a planning application at Sunnybrook farm / Land past Sparlings farm towards Rayne
Adjacent is Felsted Business park in Cock Green and develop areas close to existing housing behind the mill house in Cock Green. Identify green belt land within the Felsted parish for housing plus further develop the old site of the sugar beet factory.
I moved from what was a village to be totally ruined. I love Felsted but wouldn't like to see it the way my last childhood home of Boreham went. I hate that I will have to move out of the parish but will be unable to buy a house in the parish due to divorce. I have no idea where I will end up but my children have grown up in the village. As for growth the inevitable will happen.
No
Bannister Green area Felsted
No - I think Felsted cannot cope with the traffic as it is. Felsted village is at grid lock at most commute times. Building should take place on the outskirts where there is access to alternative routes. I invested in my property in Felsted because it is a small community and rural. First time buyers cannot afford Felsted and I'm afraid that is how it should remain. Work hard save and aspire to live in a beautiful area. It's no one's god given right. Even if you were born here.
Not sure
I cannot see how any of the Felsted parish could cope with more housing. The infrastructure simply cannot take it anyway. Look elsewhere such as Ranks Green or Fairstead much more space available than Felsted
Sunnybrook farm, Watch House Green
Down Chelmsford Rd. Near Shop. Bungalows for elderly

I was of the understanding a development was being or going to be built in the field opposite my current home along the Braintree Road. If this was the case I think it would be a perfect location
No new to area
No, but it should have good transport links (be accessible to shop/post office etc.
Behind ravens crescent. To the north of the cemetery
Were are unaware of any local sites that could be deemed suitable!
Not round here due to severe traffic congestion around Felsted, Particularly the main part of the village due to the volume of cars collecting children from the private schools who travel from outside the village.
1) Braintree Road, opposite new housing at Watch House Green, between watch house villas + the bridge known as "the holt". Its on a nice straight road, near to the primary school + does not affect a large number of residents, i.e. their outlook, light obstruction etc. 2) Also, the other side of the holt, either side of the main road, but not spreading into Greensmore Green. 3) A very small number, opposite telephone exchange, on Chelm. Road. Again, it would not have huge impact on neighbours, but realise traffic would have impact on village. Whilst realising the need for affordable housing for local people , I also think consideration should be shown for those residents who bought their property because of the outlook + situation. Therefore, as above suggestions are mainly because there are no homes directly affected by loss of outlook, all on main roads, and with minimum impact to neighbours.
All areas mention in 6
Not sure about a site in Felsted as the traffic in Felsted is already very bad.
Near village facilities
No
Land at rear of houses behind Causeway End Rd. Permission in past refused but not sure why
I would oppose any further development as the infrastructure is not adequate and there is a huge issue with people speeding in the village. This is very noticeable in Causeway End and a distinct lack of anything being done to cure this.
Near the primary school
On the FKS school sites

When we moved to Felsted, nearly 31 years ago, we did so because we thought that we were moving to a village environment. At that stage the M11 had just been built and the development at Stansted Airport was also just taking place.

We anticipated that there would be some development in the first few years of our residency, but have been staggered by the housing development that has taken place in the last twenty years.

Whilst the development at the old sugar beet factory site was almost inevitable, we had never dreamed that it would turn into a new village on its own, and most of the other developments that have taken place in the area have also been intrusive on the green space available, not to mention putting a strain on the capacity of the sewage works - I am sure that many of the residents in Station Road find it difficult to sit out in their back gardens in the summer months. Of course, the overall effect of the M11 extension was to encourage a mass migration from Walthamstow and other areas to the east of London, where property prices would enable householders to cash-in on their equity values and buy better quality housing stock on the M11 corridor (and also release some of their equity value to fund an improved lifestyle).

The roads through Felsted from surrounding areas have become much busier, and we now appear to live in a 24/7 society. The Stansted 133 bus route, whilst being an asset for many people without cars, becomes an ever-increasing danger for road traffic, bearing in mind the roads were probably only originally designed for horse and cart traffic, and there are many pinch-points where passing a bus is, quite frankly, dangerous.

Without doubt, the degradation of the village style will continue, as almost inevitably any building developments in the Bishops Stortford, Chelmsford and Colchester triangle will provide alternative (and cheaper) housing for more residents from the Greater London area, who will still commute to London for work (where pay-scales are enhanced).

As a result, if a less stressful and rural lifestyle (and a quiet night's sleep) is to be achieved for our twilight years, then we think it inevitable that we will have to make one further move away from the area and away from the M11 corridor.

Data**Question 1****How would you describe your home?**

	Frequency	Valid Percentage
House	285	82
Bungalow	48	14
Flat/Maisonette/apartment/bed-sit	11	3
Caravan/mobile home/temp. structure	0	0
Sheltered/retirement housing	0	0
Other	3	1
Not Stated	0	0
Total	347	100

Question 2**How many bedrooms does your home have?**

	Frequency	Valid Percentage
One	10	3
Two	63	18
Three	102	29
Four or more	172	50
Not Stated	0	0
Total	347	100

Question 3

Who owns your home?

	Frequency	Valid Percentage
Owned Outright by a household member (s)	196	56
Owned with mortgage by a household member (s)	101	29
Shared Ownership	0	0
Rented from a Local Authority	24	7
Rented from a Housing Association	1	0
Rented from a Private Landlord	19	5
Tied to job	4	1
Other	0	0
Not Stated	0	0
Total	347	99

Question 4

How many years have you and your household lived in the parish?

	Frequency	Valid Percentage
0-5 years	66	19
6-10 years	50	14
11-20 years	67	19
21-30 years	45	13
31-50 years	63	18
51-70 years	22	6
Over 70 years	16	5
Not Stated	18	5
Total	347	100

Question 5**How many people live in this property?**

	Frequency	Valid Percentage
One	62	18
Two	164	47
Three	38	11
Four	57	16
Five	19	5
Six	5	1
Seven	0	0
Not Stated	2	1
Total	347	100

Question 5**Age of household members**

	Frequency	Valid Percentage
0-5 years old	24	3
6-10 years old	56	7
11-15 years old	47	6
16-24 years old	79	9
25-40 years old	71	8
41-55 years old	195	23
56-70 years old	207	24
71+ years old	170	20
Not Stated	5	1
Total	854	100

Question 5 - (converted to categories)**Gender of occupants**

	Frequency	Valid Percentage
Female	439	51
Male	410	48
Not Stated	5	1
Total	854	100

Question 6 - Which part of the parish do you live in?	Frequency	Valid Percentage
Bannister Green	60	17
Bartholomew Green	13	4
Causeway End	39	11
Cobblers Green	2	1
Cock Green	14	4
Crix Green	4	1
Frenches Green	3	1
Hartford End	12	3
Molehill Green	4	1
Priors Green	0	0
Thistley Green	2	1
Watch House Green	25	7
Gransmore Green	7	2
Felsted Village Centre	132	38
Willows Green	15	4
Not Stated	15	4
Total	347	100

Question 7

Have any of your children/parents/brothers/sisters moved away from the parish in the last 5 years, due to difficulties in finding a suitable home locally?

	Frequency	Valid Percentage
Yes	21	6
No	322	93
Not Stated	4	1
Total	347	100

Question 8

Do you or does anyone living with you need to move to alternative accommodation?

Within 5 years

	Frequency	Valid Percentage
Yes	48	14
No	294	85
Unsure	0	0
Not Stated	5	1
Total	347	100

More than 5 years

	Frequency	Valid Percentage
Yes	30	9
No	311	90
Unsure	0	0
Not Stated	6	2
Total	347	100

No Need

	Frequency	Valid Percentage
Yes	264	76
No	77	22
Unsure	0	0
Not Stated	6	2
Total	347	100

Question 9 - If "Yes" would they wish to stay in the parish?

	Frequency	Valid Percentage
Yes	63	18
No	37	11
Not Stated	247	71
Total	347	100

Question 10 - Downsizing

	Frequency	Valid Percentage
Yes	76	22
No	250	72
Not Stated	21	6
Total	347	100

Question 11 - Do you work in the Parish?

	Frequency	Valid Percentage
Yes	85	24
No	256	74
Not Stated	6	2
Total	347	100

Question 12 - Has any adult member of your household been offered a job in the parish but was unable to take up the offer due to a lack of affordable housing?

	Frequency	Valid Percentage
Yes	1	0
No	341	98
Not Stated	5	1
Total	347	100

Question 13

Would you in be favour of a small development of affordable housing for local people within your parish if there were a proven need?

	Frequency	Valid Percentage
Yes	190	55
No	76	22
Maybe	78	22
Not Stated	3	1
Total	347	100

Question 14

Would you in be favour of a development of Open Market housing?

	Frequency	Valid Percentage
Yes	72	21
No	190	55
Maybe	68	20
Not Stated	17	5
Total	347	100

Part 2: Households in housing need

Question 1

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

	Frequency	Valid Percentage
Within the next 2 years	17	36
Between 2 to 5 years	11	23
In 5 or more years	13	28
Not stated	6	13
Total	47	100

Question 2

Who owns your current home?

	Frequency	Valid Percentage
Live with parents	12	26
Member of the household	14	30
Shared ownership	3	6
Rented from council/housing association	5	11
Provided with job	0	0
Rented from private landlord	8	17
Not Stated	5	11
Total	47	100

Question 3

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

	Frequency	Valid Percentage
Renting from Council/Housing Association	13	28
Buy on the open market	17	36
Shared ownership	1	2
Renting from a private landlord	0	0
Starter Home	5	11
Other	2	4
Not Stated	9	19
Total	47	100

Question 4

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

	Frequency	Valid Percentage
Yes	4	9
No	36	77
Not Stated	7	15
Total	47	100

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

	Frequency	Valid Percentage
House	20	43
Bungalow	10	21
Flat/maisonette/apartment	4	9
Sheltered/retirement housing	2	4
Other	1	2
Not Stated	10	21
Total	47	100

Question 6 - (converted into categories)**Age of each person moving**

	Frequency	Valid Percentage
0-5 years old	3	4
6-10 years old	6	7
11-15 years old	5	6
16-24 years old	17	21
25-40 years old	10	12
41-55 years old	9	11
56-70 years old	11	14
71+ years old	7	9
Not Stated	13	16
Total	81	100

Question 6**Gender of each person moving**

	Frequency	Valid Percentage
Female	38	47
Male	30	37
Not stated	13	16
Total	81	100

Question 7**What is your main reason for needing to move?**

	Frequency	Valid Percentage
Need smaller accommodation	4	9
Need larger accommodation	7	15
Need cheaper home	7	15
Need secure accommodation	2	4
Need to change tenure	1	2
Need to set up independent accommodation	13	28
Need physically adapted home	2	4
Need to be nearer work	1	2
Need to be closer to a carer or dependent, to give receive support	1	2
Other	1	2
Not stated	8	17
Total	47	100

Question 8**What type of household will the new household become?**

	Frequency	Valid Percentage
One-person household	11	23
Parent(s) with child(ren)	10	21
Lone Parent	4	9
Couple	5	11
Older	8	17
Other	1	2
Not Stated	8	17
Total	47	100

Question 9**How many bedrooms do you require?**

	Frequency	Valid Percentage
1	7	15
2	18	38
3	12	26
4 or more	3	6
Not Stated	7	15
Total	47	100

Question 10**Will the new household be claiming Housing Benefit/Universal Credit?**

	Frequency	Valid Percentage
Yes	5	11
No	26	55
Partial	0	0
Don't Know	9	19
Not Stated	7	15
Total	47	100

Question 13**What is the gross monthly income, including benefits, of those in the new household?**

	Frequency	Valid Percentage
Less than £500	2	4
£501-£750	2	4
£751-£1,000	4	9
£1,001-£1,500	5	11
£1,501-£2,000	8	17
£2,001-£2,500	4	9
£2,501-£3,000	1	2
£3,001 and above	7	15
Not Stated	14	30
Total	47	100

Question 14

Do you have savings/equity which may be used to contribute towards your outgoings for a home?

	Frequency	Valid Percentage
None	17	36
Below £5,000	3	6
£5,001-£10,000	4	9
£10,001-£15,000	0	0
£15,001-£20,000	1	2
£20,001-£25,000	1	2
£25,001-£30,000	1	2
Above £30,000	9	19
Not Stated	11	23
Total	47	100