

FEERING NEIGHBOURHOOD PLAN CONSULTATION STATEMENT – APPENDICES

Appendices 1 & 2 Housing Needs

Appendix 1 Housing Needs Survey-RCCE report (2016)



Housing Needs Survey Feering April 2016

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Rural Housing Enabler

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

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Contents	Page Number
Background	3
Context & Methodology	3
The Parish	3
Part 1: You and Your Household	
Property type & size	4
Property tenure	5
Years in the parish	6
Number of people living in the property	7
Age & Gender	7
Moved out of parish	8
In housing need	9
Downsizing	10
In favour of a small development of affordable housing?	10
Part 2: Open Market & Affordable Housing Need	
Timescales for moving	11
Current tenure	12
Preferred tenure	12
Local Authority Housing Waiting List	13
Accommodation required	13
Numbers of bedrooms required	13
Special needs & adaptations	14
Reason for requiring alternative accommodation	15
Age & Gender of respondents in housing need	15
Type of Household	16
Current living situation	17
Affordability	18
Part 3:	
Assessment of need	19
Table 1: Achievable Tenure	20
Table 2: Size and Timescales	21
Recommendation	22
Appendix 1.1: Local Housing Stock	23
Appendix 1.2: Deprivation Data	24
Appendix 2: Site suggestions & Comments	Separate document

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 Feering 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 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 28th February 2016. 815 forms were distributed. 220 completed or partially completed forms were returned to the RHE giving the survey a 27% response rate. The response rate is above the county average of 25%.

Of the 220 households who completed Part 1 of the survey, 40 households went on to complete or partially complete Part 2 of the survey.

2 blank surveys were returned anonymously which have not been included in any of the data within this report.

Percentages shown are percentages of returned forms (220=100%) unless otherwise stated.

The Parish of Feering

Situated within the Braintree district of the county of Essex, Feering is made up of 815 households with a population of approximately 2,035 people. The parish sits between the towns of Colchester and Witham with close transport links to the city of Chelmsford.

Feering is situated next to the village of Kelvedon and is separated by the River Blackwater, The nearby village of Kelvedon offers many local services for the area including village shops, a post office, and doctor's surgery.

The village lies close to Kelvedon train station which offers a direct transport link to London, making the area highly desirable for commuters working in the city as a place to live. The village also benefits from close transport links to the A12, offering a direct route to the M25.

Feering has three public houses, The Bell Inn, The Sun Inn which serves food, and the Blue Anchor, which now serves primarily as a restaurant.

The spiritual needs of the village are met by All Saints Church in Feering, which has offered a place of worship for local residents for over 850 years, offering a Sunday service as well as toddler and baby groups during school term time.

Children from the village can attend Feering C of E Primary School, which received an OFSTED inspection rating of "Good" in its most recent 2013 inspection. Children looking for high school education upwards must travel outside of the village.

Prested Hall offers a wide range of facilities to the local area including a health club, spa facilities, conference rooms for corporate events and 16 rooms for hire. Prested Hall is also available as a very popular wedding venue.

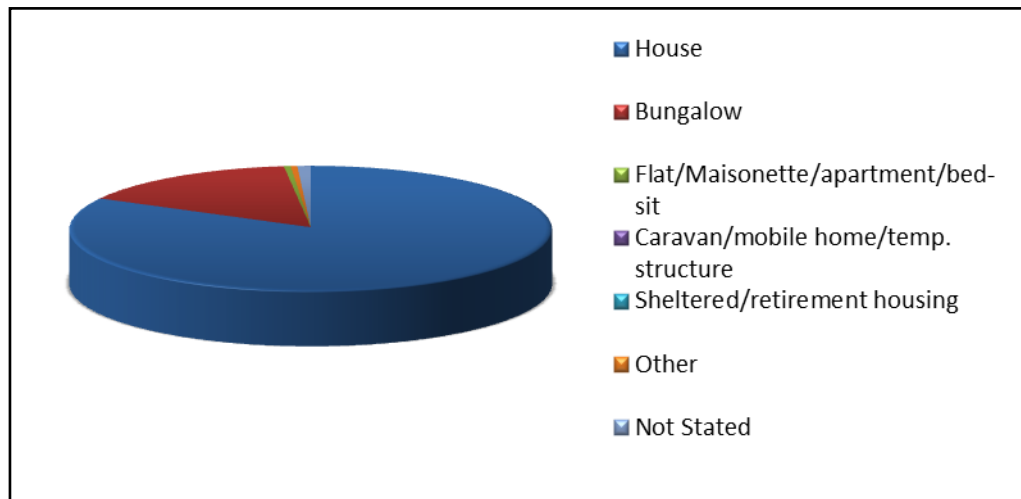
PART 1 – You and Your Household

Property Type & Size

Two hundred and six (95%) respondents indicated that the household the survey was sent to and completed for was their main home, one (<1%) indicated that this was their second home. Thirteen (6%) respondents declined to answer this question.

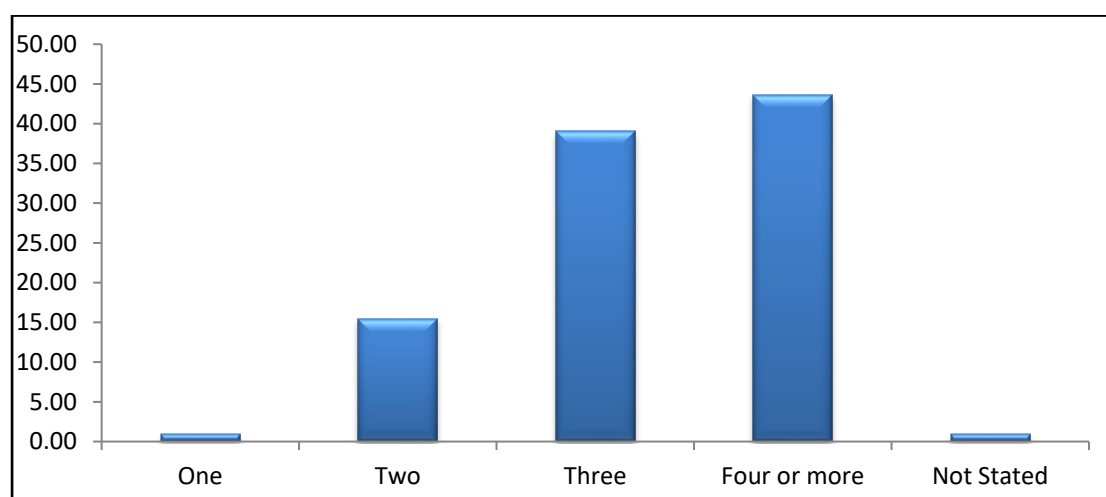
The majority of respondents at one hundred and eighty two (83%) described their home as a house, thirty four (15%) described it as a bungalow, one (<1%) described their home as a flat/maisonette or bedsit and one (<1%) described their home as a chalet under the heading of "Other". Two (1%) respondents declined to answer this question.

Figure 1: Property Type



Two (1%) respondents live in a property with one bedroom, thirty four (15%) live in a property with two bedrooms, eighty six (39%) have three bedrooms and the majority of respondents at ninety six (44%) live in a property with 4 or more bedrooms. Two (1%) respondents declined to answer this question.

Figure 2: Size of property



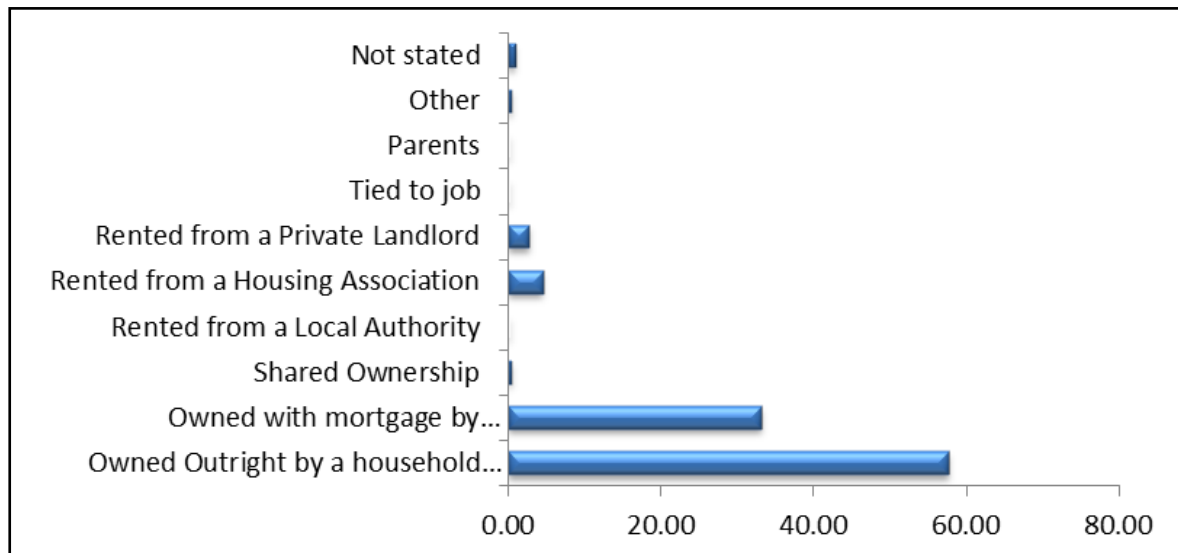
Tenure

The majority of respondents at one hundred and twenty seven (58%) stated that their property was owned outright, seventy three (33%) indicated that they owned their property with a mortgage and one (<1%) respondent indicated that their property was shared ownership.

Ten (5%) respondents indicated that they rent from a housing association and six (3%) respondents indicated that they rent from a private landlord.

One (<1%) respondent stated "Other" but did not elaborate further as to their tenure type. Two (1%) respondents declined to answer this question.

Figure 3: Tenure



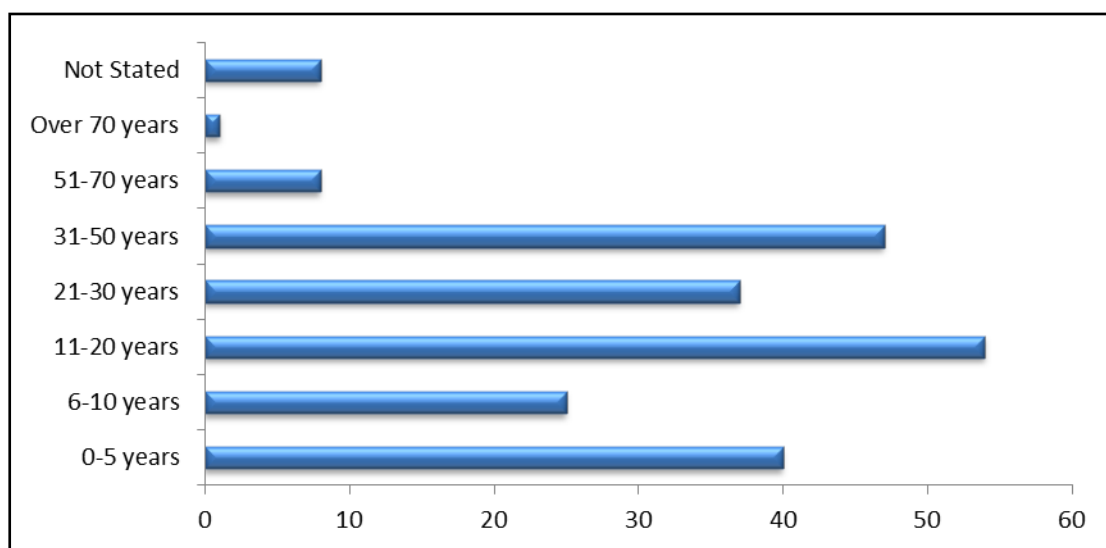
Years in the parish

Forty (18%) respondents have lived in the parish for between 0-5 years, twenty five (11%) between 6-10 years, and the majority of respondents at fifty four (25%) stated that they have lived in the parish for between 11-20 years.

Thirty seven (17%) respondents have lived in the parish between 21-30 years, forty seven (21%) between 31-50 years, eight (4%) between 51-70 years and one (<1%) respondent indicated that they have lived in the parish for over 70 years. Eight (4%) respondents declined to answer this question.

The longest serving resident of Feering indicated that they have lived in the parish for 91 years.

Figure 4: Years in the parish

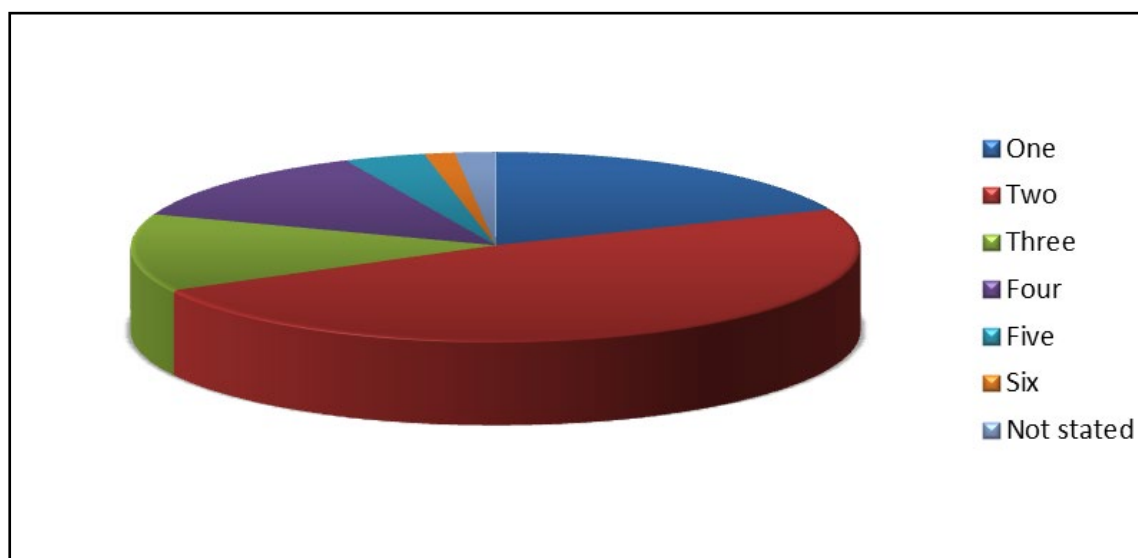


Number of people living in the property

Forty one (19%) respondents live alone, the majority on respondents at one hundred and six (48%) indicated that they live in a two person household and twenty nine (13%) respondents live in a three person household.

Twenty eight (13%) respondents live in a four person household, eight (4%) have 5 people, three (1%) have 6 and one (<1%) have seven. Four (2%) respondents declined to answer this question.

Figure 5: Size of households



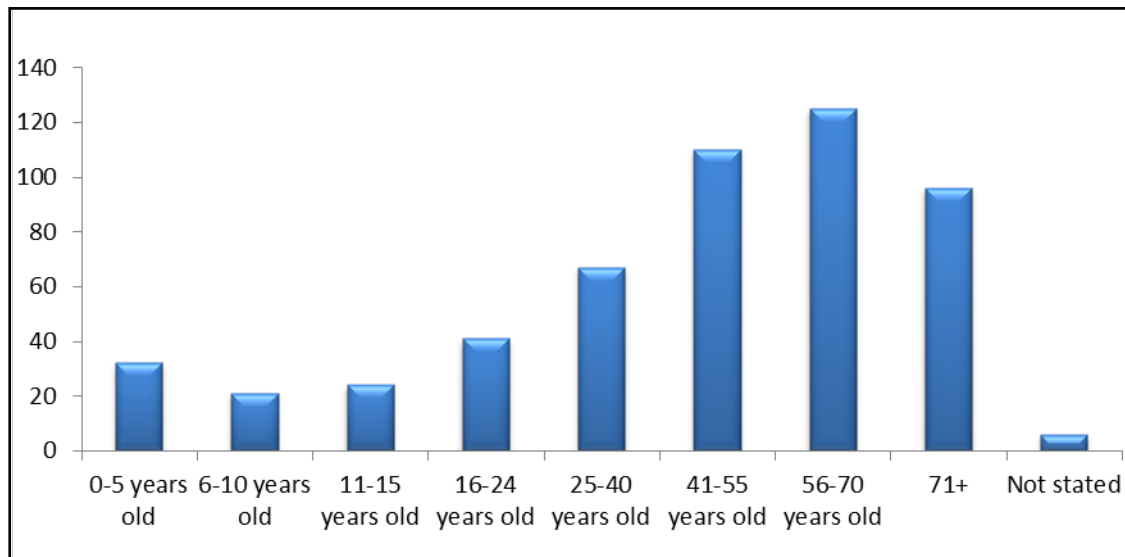
Age and Gender

The total number of people within the households responding to the survey was 522. For the purposes of the question relating to age and gender the percentages used are of 522 i.e. 522=100%.

Thirty two (6%) respondents are aged between 0-5 years old, twenty one (4%) are between the ages of 6-10, twenty four (5%) are between 11-15 years old and forty one (8%) are between 16-24 years old.

Sixty seven (13%) respondents are aged between 25-40, one hundred and ten (21%) are aged between 41-55 and the majority of respondents at one hundred and twenty five (24%) are aged between 56-70 years old. Ninety six (18%) respondents are aged 71 and over. Six (1%) respondents declined to answer this question.

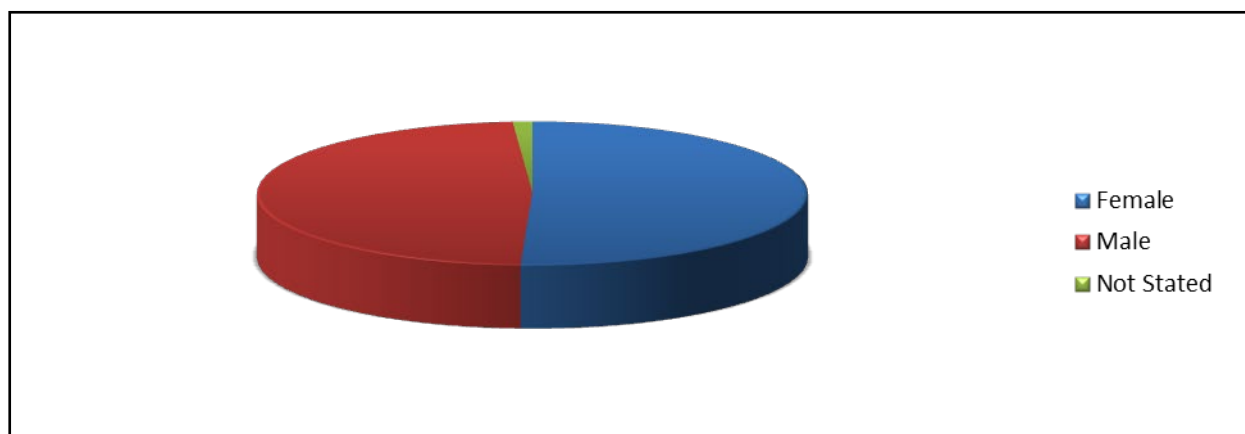
Figure 6: Age of respondents



Gender

The responding population is two hundred and sixty four (51%) female and two hundred and fifty two (48%) male. Six (1%) respondents declined to answer this question.

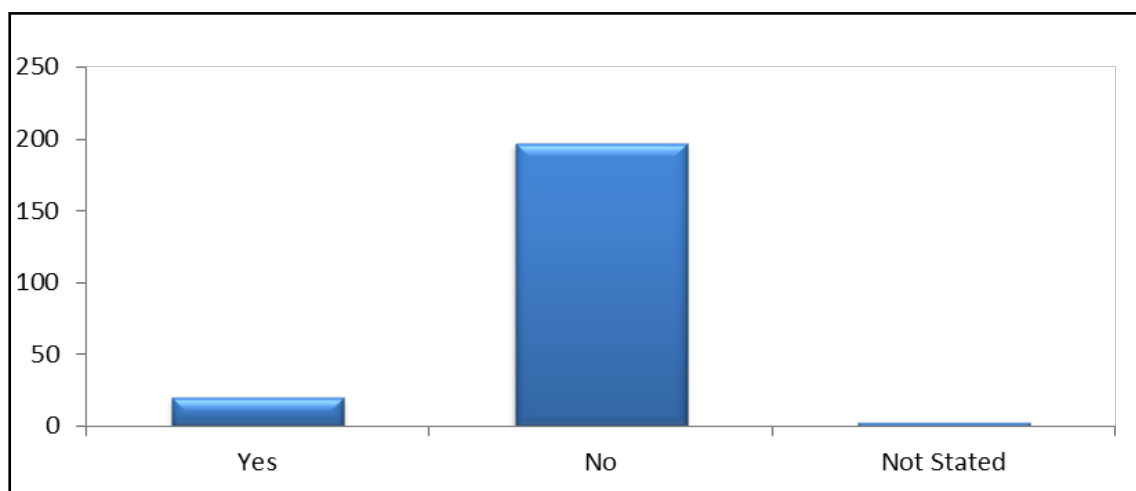
Figure 7: Gender of respondents



Moved out of the parish

Twenty (9%) respondents indicated that they had family members who have moved out of the parish due to difficulties in finding a suitable home locally. One hundred and ninety seven (90%) respondents had not experienced this. Three (1%) respondents declined to answer this question.

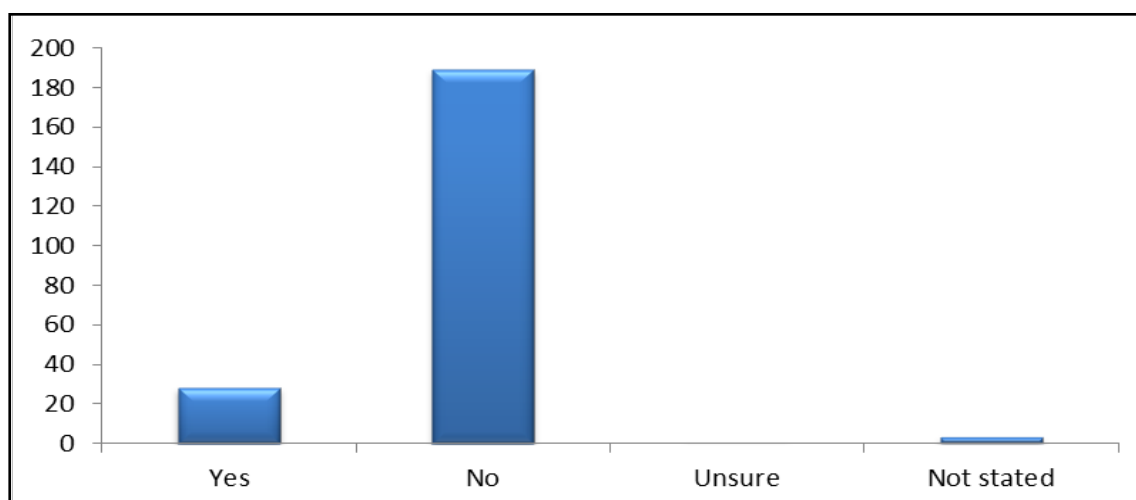
Figure 8: Family members moving out of the parish



In Housing Need

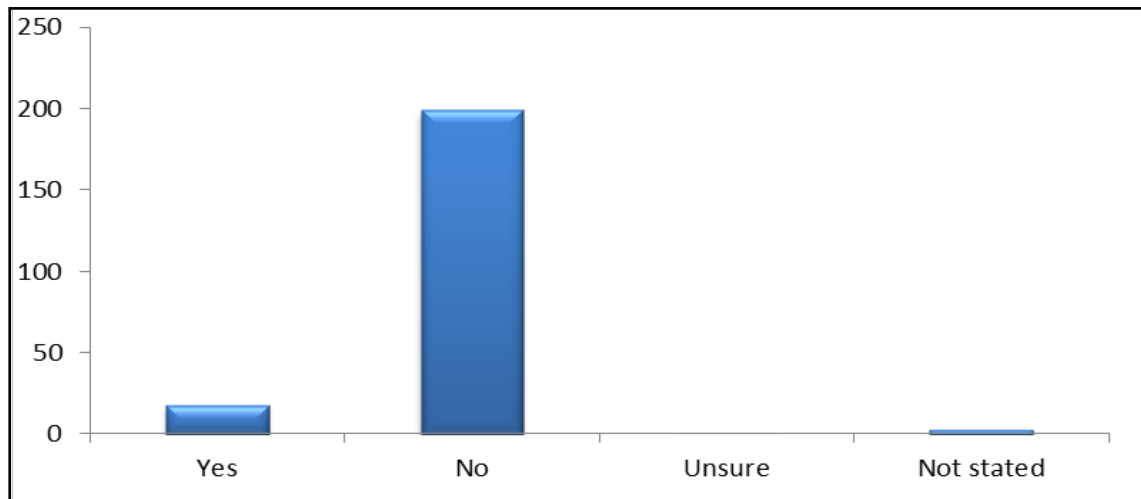
When asked if anybody in the household needed alternative accommodation within the next five years twenty eight (13%) respondents said yes, one hundred and eighty nine (86%) said no and three (1%) respondents declined to answer this question.

Figure 9: Need to move within 5 years



Eighteen (8%) respondents indicated that someone within the household would be in need of alternative accommodation in more than 5 years, one hundred and ninety nine (86%) respondents said no and three (1%) respondents declined to answer this question.

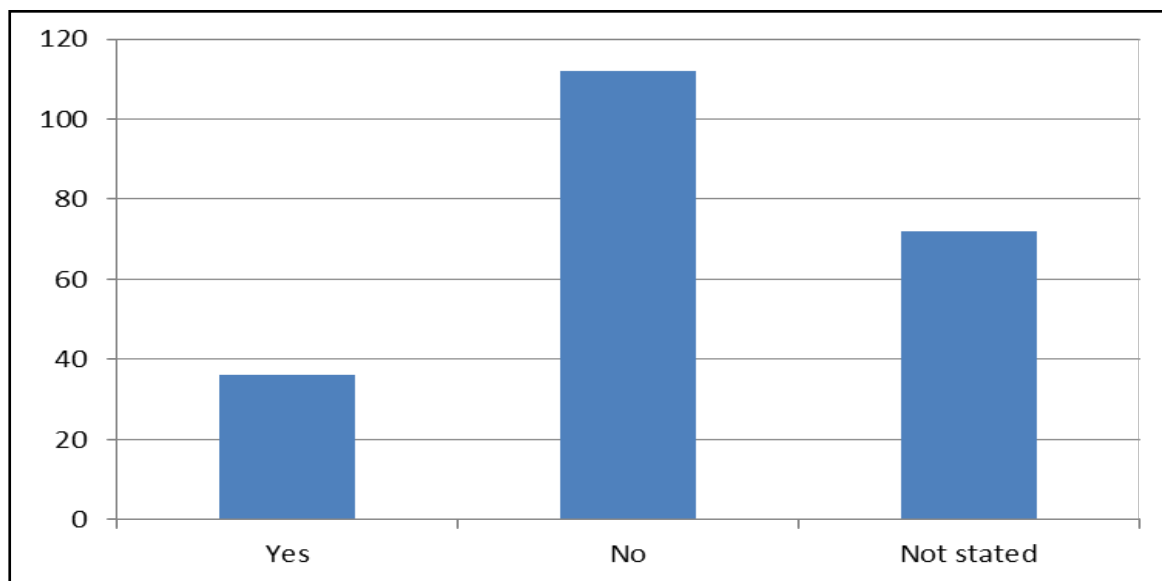
Figure 10: In 5 or more years



Downsizing

When asked if they would be interested in downsizing to a smaller property thirty six (16%) respondents said that they would be interested in downsizing, one hundred and twelve (51%) said no and seventy two (33%) respondents declined to answer this question.

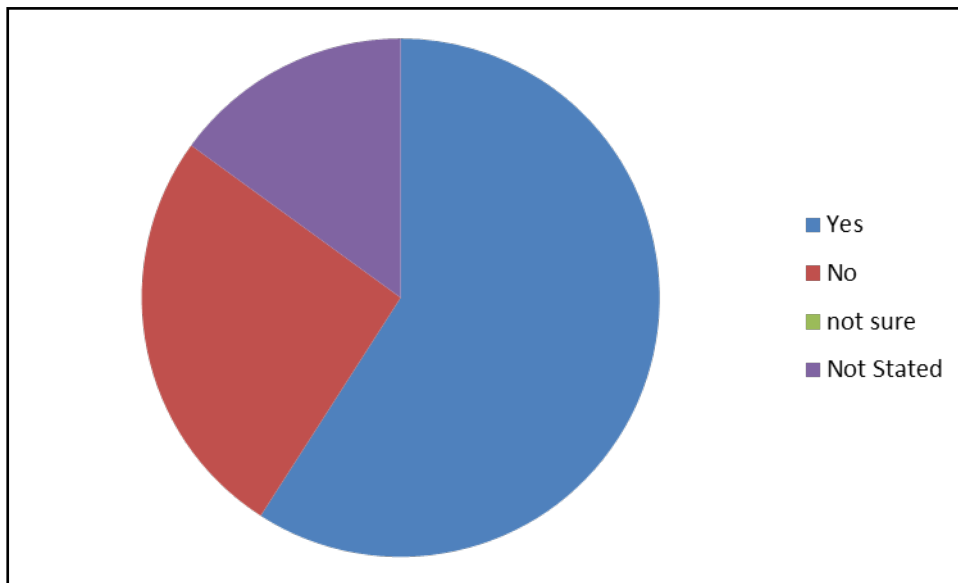
Figure 11: Downsizing



In favour of a small development of affordable housing?

When asked if they would be supportive of a small development (typically 4-10 homes) of affordable housing for local people within the parish if there were a proven need, 130 respondents (59%) stated that they would be supportive, 57 respondents (26%) said no. 33 respondents (15%) did not answer this question.

Figure 12: In favour of development



Comments made suggesting sites and any general comments are listed in a separate appendix.

PART TWO – Open Market and Affordable Housing Need

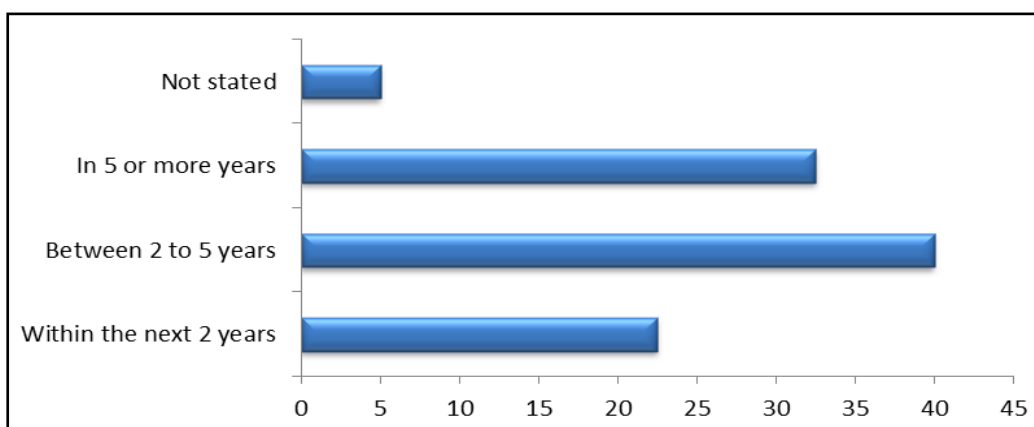
46 Households indicated that they had a need for alternative accommodation by answering positively to question 7 in part 1 of the survey. Of the 46 households who indicated a need in Part 1 of the survey, 6 declined to complete any of Part 2, therefore no data is recorded for these 6 households.

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 (40=100%) unless otherwise stated.

When those requiring accommodation need to move

Nine (23%) respondents stated that they would need to move within the next 2 years, sixteen (40%) would need to move in between 2-5 years and thirteen (33%) in 5 or more years. Two (5%) respondents declined to answer this question.

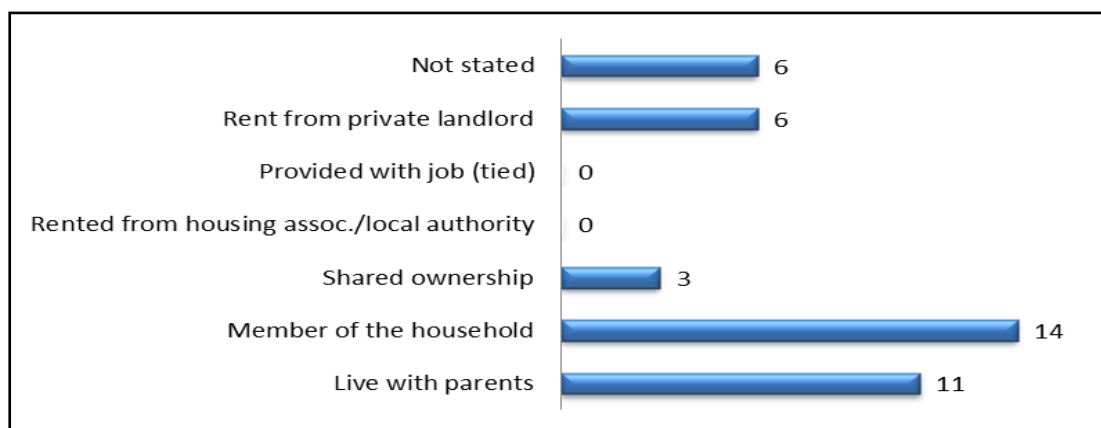
Figure 13: When people need to move



Current Tenure

Eleven (28%) respondents stated that they live with their parents, fourteen (35%) are members of the household, three (8%) live in shared ownership accommodation and six (15%) rent from a private landlord. Six (5%) respondents declined to answer this question.

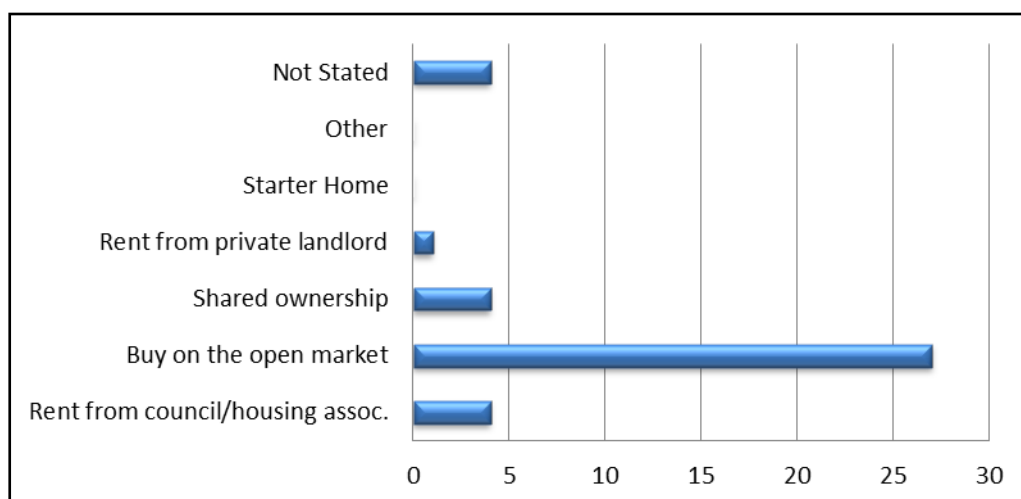
Figure 14: Current Tenure



Preferred Tenure

Four (10%) respondents indicated that renting from the local authority or a housing association would be their preferred tenure type, twenty seven (68%) would prefer to buy on the open market, four (10%) would prefer a shared ownership property and one (4%) respondent indicated private renting would be their preferred tenure type. Four (10%) respondents declined to answer this question.

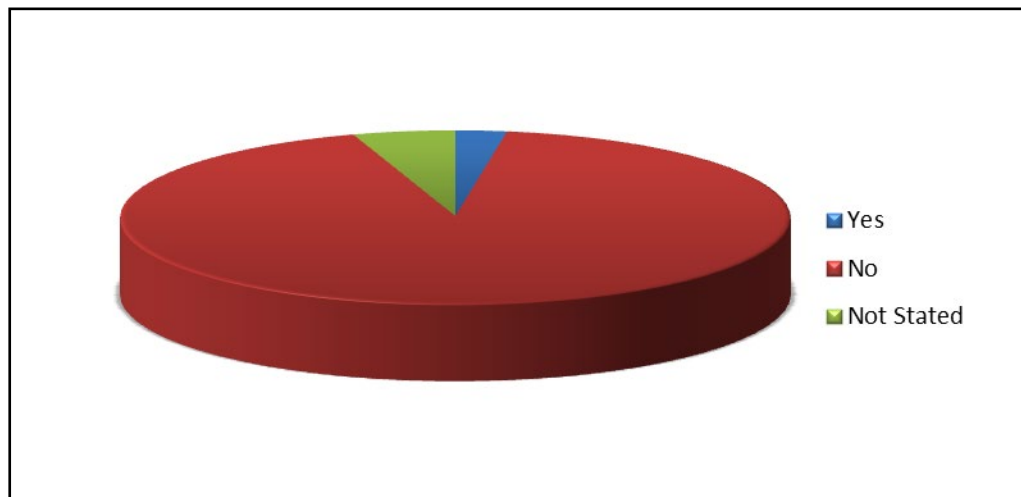
Figure 15: Preferred Tenure



Local authority housing waiting list

When asked if they were currently on the local council or housing association waiting list for a property one (3%) respondent said yes, thirty seven (93%) said no and two (5%) respondents declined to answer this question.

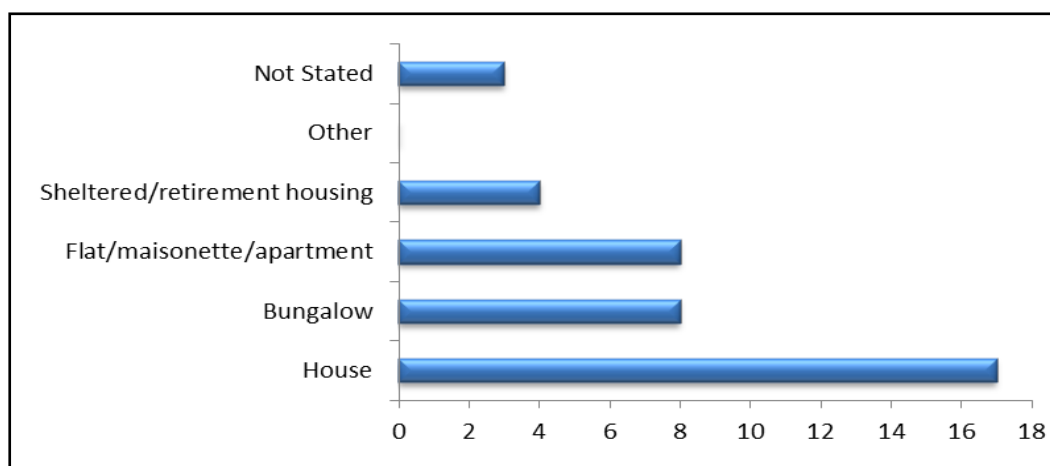
Figure 16: Local authority housing register



Accommodation Required

Seventeen (43%) respondents stated that they require a house, eight (20%) require a bungalow, eight (20%) require a flat/maisonette or bedsit and four (10%) require sheltered/retirement housing. Three (8%) respondents declined to answer this question.

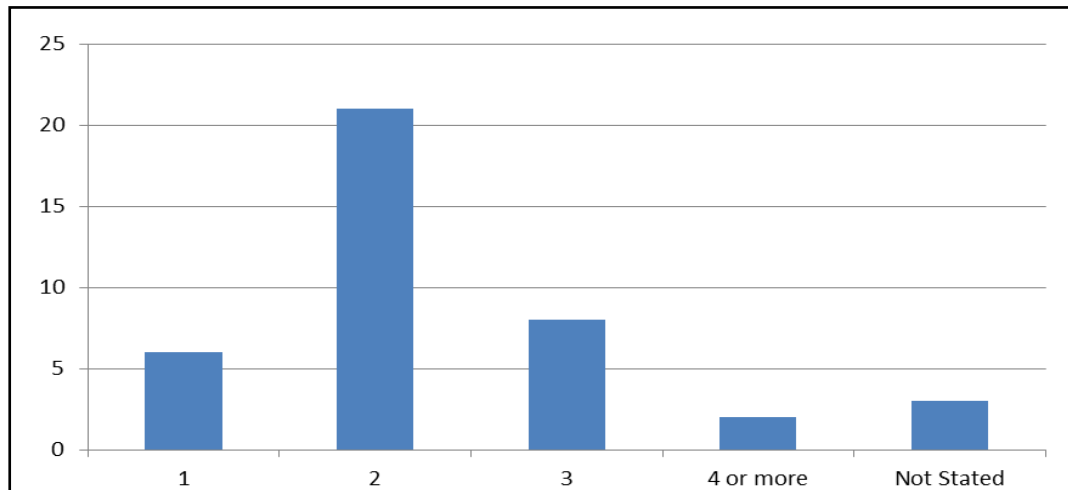
Figure 17: Accommodation Required



Number of bedrooms required

Six (15%) respondents require a 1 bedroom property, twenty one (53%) respondents require a property with two bedrooms, eight (20%) require 3 bedrooms and two (5%) respondents require a property with 4 or more bedrooms. Three (8%) respondents declined to answer this question.

Figure 18: Number of bedrooms required



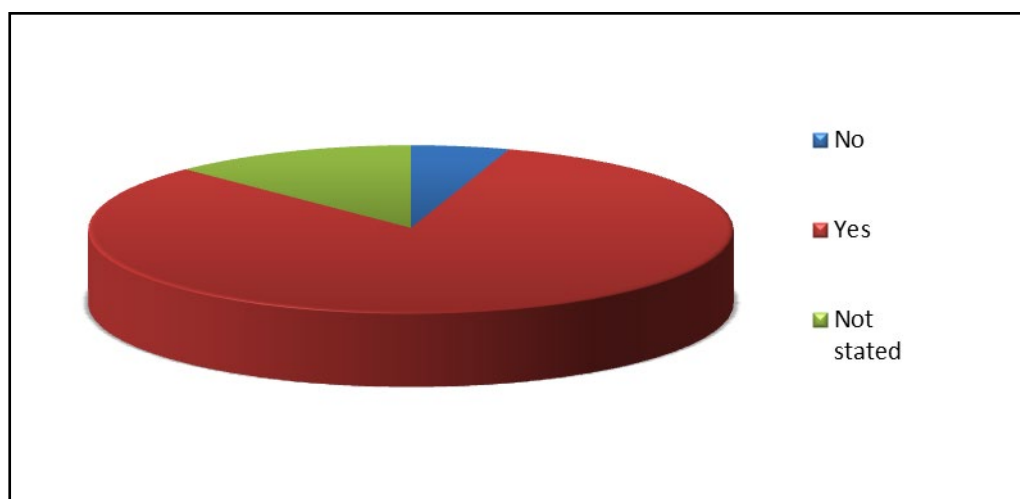
Special needs and Adaptations

When asked if they had any specific housing needs or required adaptations to the property two (5%) respondents said yes, thirty three (83%) said no and five (13%) respondents declined to answer this question.

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

- *"Blind adult, so a bungalow would be better but not essential. Also will have another child by then but need extra room for office as well".*
- *"Wheelchair".*

Figure 19: Special needs and Adaptations

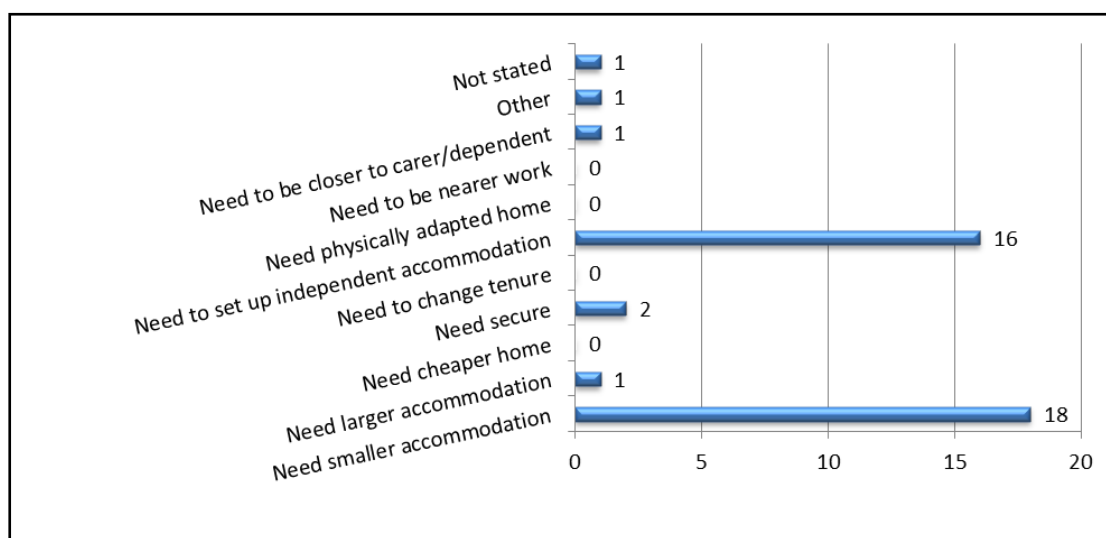


Reason for requiring alternative accommodation

Eighteen (45%) respondents indicated that they required smaller accommodation, one (3%) respondent required larger accommodation, two (5%) respondents required secure accommodation and sixteen (40%) respondents stated that they needed to set up independent accommodation.

One (3%) respondent stated that they need to be closer to a carer or dependant and one (3%) respondent stated "Other" but did not elaborate further. One (3%) respondent declined to answer this question.

Figure 20: Reason for requiring alternative accommodation



From this data there is a clear indication that the two key forms of housing required in the parish are for accommodation for older residents to downsize and for first time buyers to get onto the property ladder.

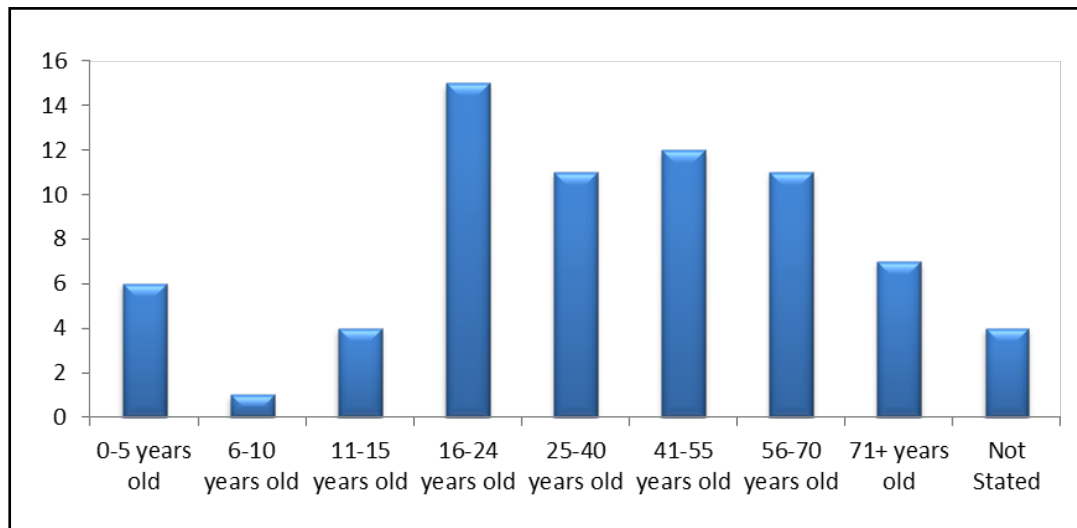
Age and Gender of respondents in housing need

Responding households are made up of a total of 71 people, for the question relating to age and gender in Part Two of the survey totals are of the 71 responding individuals i.e. 71=100%.

Six (8%) respondents are aged between 0-5, one (1%) respondent is aged between 6-10, four (6%) respondents are aged between 11-15, fifteen (21%) are between 16-24, eleven (15%) are between 25-40 and twelve (17%) are aged between 41-55.

Eleven (15%) respondents are aged between 56-70 years old and seven (10%) respondents are aged 71 and over. Four (6%) respondents declined to answer this question.

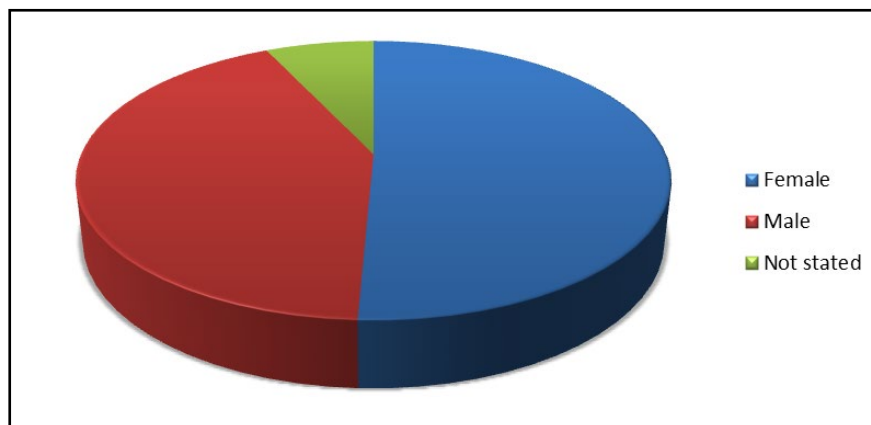
Figure 21: Age of respondents in housing need



Gender of respondents in housing need

Thirty six (51%) respondents were female, thirty (42%) were male and five (7%) respondents declined to answer this question.

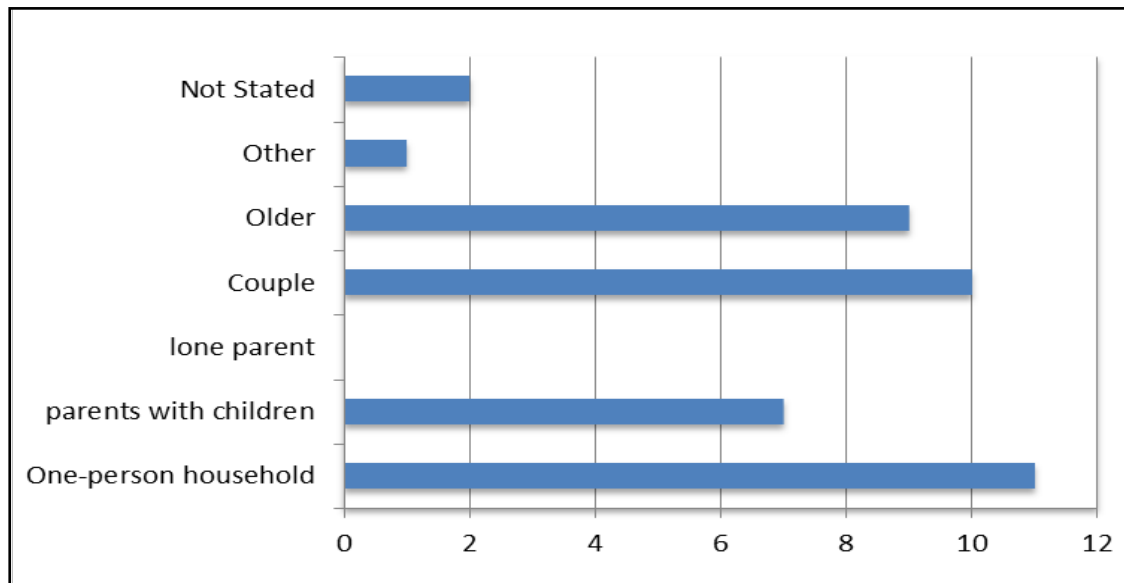
Figure 22: Gender of respondents in housing need



Type of Household

Eleven (28%) respondents indicated that the new household will be a one person household, seven (18%) will be parent(s) with children, ten (25%) will be couples, nine (23%) will be older persons and one (3%) household stated "Other" but failed to elaborate further. Two (5%) respondents declined to answer this question.

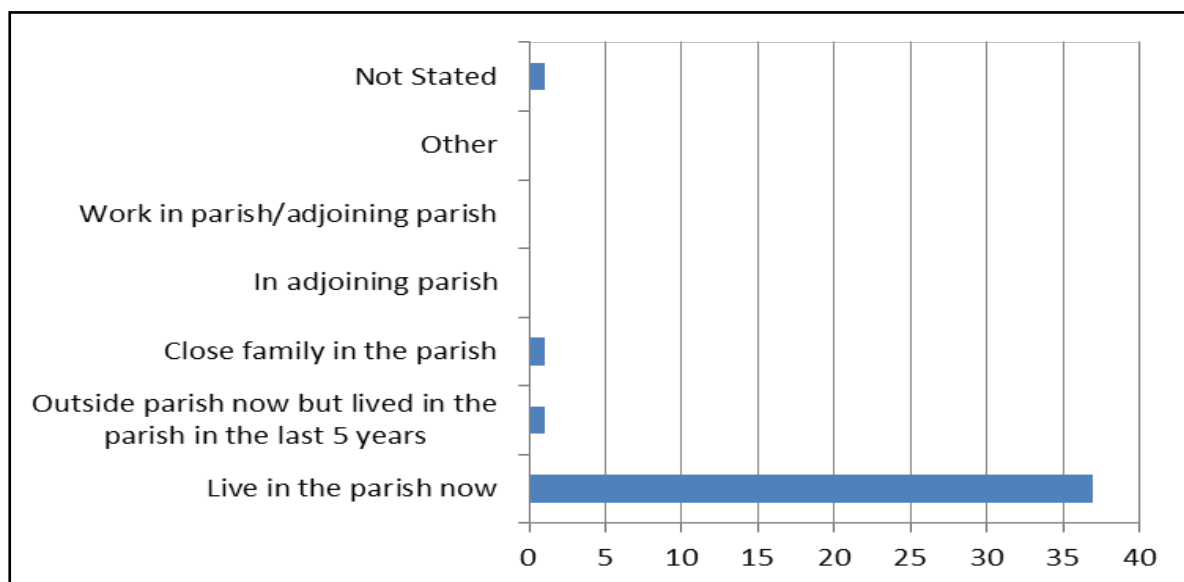
Figure 23: Type of household



Current living situation

Thirty seven (93%) respondents indicated that they are currently living in the parish, one (3%) respondent indicated that they are currently living outside of the parish but have lived in the parish in the last 5 years, one (3%) respondent has close family living in the parish and one (3%) respondent declined to answer this question.

Figure 24: Current living situation



Affordability

Income

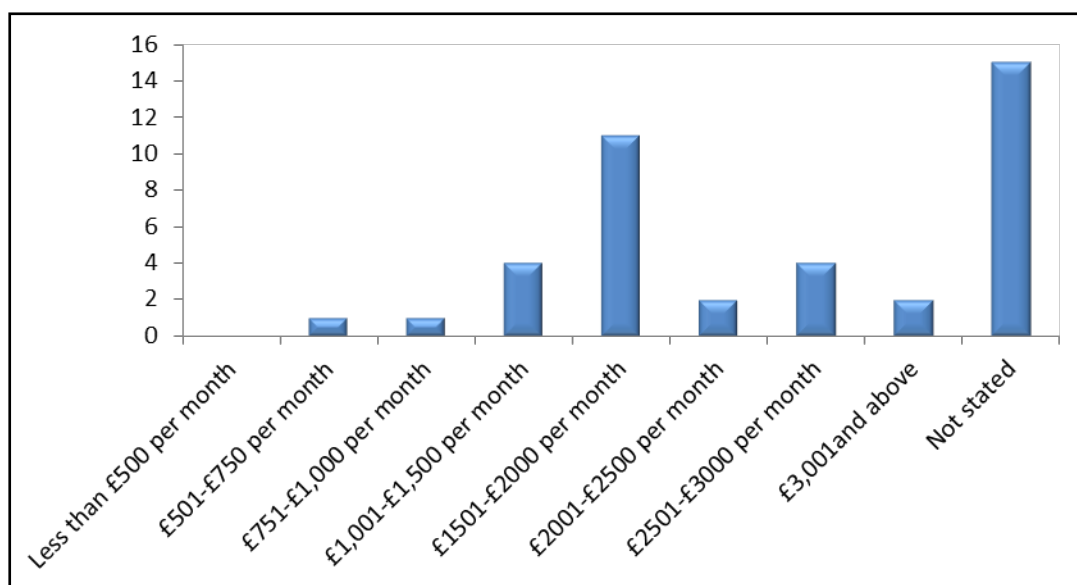
Respondents were asked to indicate the gross monthly income available for the new households living costs.

One (3%) respondent indicated that they have a gross monthly income of between £501-£750, one (3%) indicate an income of between £751-£1,000 and four (10%) respondents indicated an income of between £1,001-£1,500.

Eleven (28%) respondents indicated an income of between £1,501-£2,000, two (5%) between £2,001-£2,500 and four (10%) respondents indicated a gross monthly income of between £2,501-£3,000.

Two (5%) respondents indicated an income of over £3,001 and fifteen (38%) respondents declined to answer this question.

Figure 25: 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 act as a barrier to accessing this form of tenure.

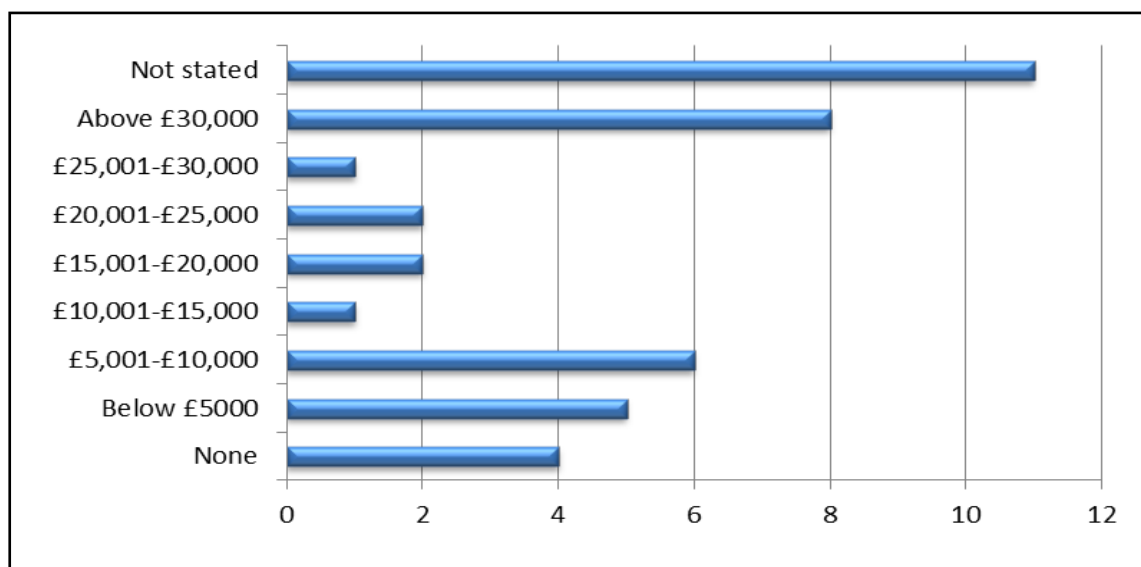
It is also important to consider savings levels for those looking to purchase a property on the open market or via a shared ownership scheme since they will most likely require a mortgage and therefore a deposit as well as savings to cover other expenses such as legal fees.

Four (10%) respondents indicated that they had no saving available, five (13%) respondents had savings of below £5,000, six (15%) had savings of between £5,001-£10,000, one (3%)

had saving of between £10,001-£15,000, two (5%) between £15,001-£20,000 and two (5%) between £20,001-£25,000.

One (3%) respondent indicated saving levels of between £25,001-£30,000 and eight (20%) respondents indicated savings levels of £30,000 and above. Eleven (28%) respondents declined to answer this question.

Figure 26: 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 Feering in the current market.

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.

Table 1: Achievable Tenure

Indicated Tenure	Achievable Tenure				
	Affordable Housing	Open Market Housing	Shared Ownership	Private Rented	Not Enough Information
Affordable Housing	2	-	-	-	2
Open Market Housing	3	15	1	-	8
Shared Ownership	2	-	2	-	-
Private Rented	-	-	-	1	-
Not Stated	-	-	-	-	4
Totals	7	15	3	1	14

Table 2: Size and Timescales

	Affordable Housing	Open Market	Shared Ownership	Private Rented	Not Enough Information
Identified No. of units	7	15	3	1	14
Size Breakdown	3 x 2 Bed Flat 2 x 2 Bed House 1 x 3 Bed Bung. 1 x 3 Bed House	6 x 2 Bed Bung. 5 x 2 Bed House 1 x 3 Bed Bung. 2 x 3 Bed House 1 x 4 Bed House	1 x 2 Bed Flat 2 x 2 Bed House	1 X 2 Bed Bung.	4 x 2 Bed Flat 1 x 3 Bed House 3 x 2 Bed Bung 2 x 2 Bed House 1 x 3 Bed Bung. 3 x ?
Time Range					
0-2 Years	1 x 2 Bed Flat 1 x 2 Bed House 1 x 3 Bed Bung.	1 x 2 Bed Bung. 1 x 2 Bed House			1 X 2 Bed Flat 1 x 3 Bed House 1 x 2 Bed Bung.
2-5 Years	2 x 2 Bed Flat 1 x 3 Bed House	1 x 2 Bed Bung. 1 x 3 Bed Bung. 2 x 2 Bed House 1 x 3 Bed House 1 x 4 Bed House	1 x 2 Bed Flat 1 x 2 Bed House		3 x 2 Bed Flat 2 x 2 Bed House 1 x 2 Bed Bung. 1 x ?
Over 5 Years	1 x 2 Bed House	2 x 2 Bed House 1 x 3 Bed House 4 x 2 Bed Bung.	1 x 2 Bed House	1 x 2 Bed Bung.	1 x 3 Bed Bung. 1 x ?
Not Enough Information					1 x ? Bed 1 x 2 Bed Bung.

Recommendation

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

The identified Need is for:

- 6 x 2 Bed Bungalows (Open Market)
- 1 x 3 Bed Bungalow (Open Market)
- 5 x 2 Bed Houses (Open Market)
- 2 x 3 Bed Houses (Open Market)
- 1 x 4 Bed House (Open Market)

- 3 x 2 Bed Flats (Affordable Rent)
- 2 x 2 Bed Houses (Affordable Rent)
- 1 x 3 Bed House (Affordable Rent)
- 1 x 3 Bed Bungalow (Affordable Rent)

- 1 x 2 Bed Flat (Shared Ownership)
- 2 x 2 Bed House (Shared Ownership)

Following general planning guidance this would lead to a recommendation of 12 units broken down as follows:

- 3 x 2 Bed Bungalows (Open Market)
- 2 x 2 Bed Houses (Open Market)
- 1 x 3 Bed House (Open Market)

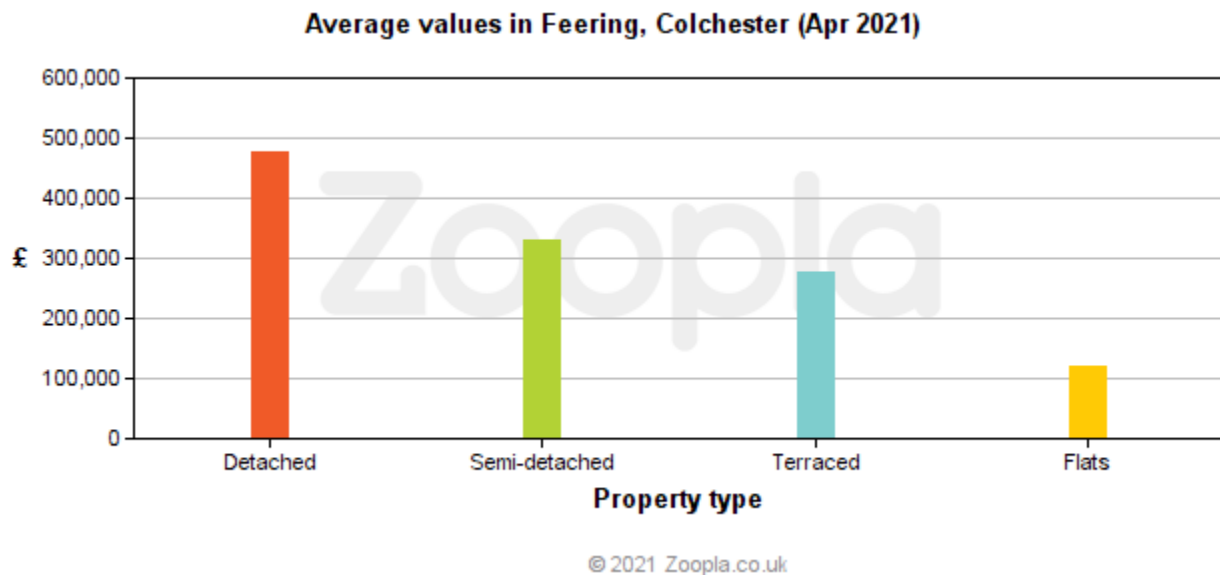
- 2 x 2 Bed Flats (Affordable Rent)
- 2 x 2 Bed House (Affordable Rent)
- 1 x 3 Bed Bungalow (Affordable Rent)

- 1 x 2 Bed House (Shared Ownership)

Appendix 1.1

Local Housing Stock

Average property values in Feering as of April 2016

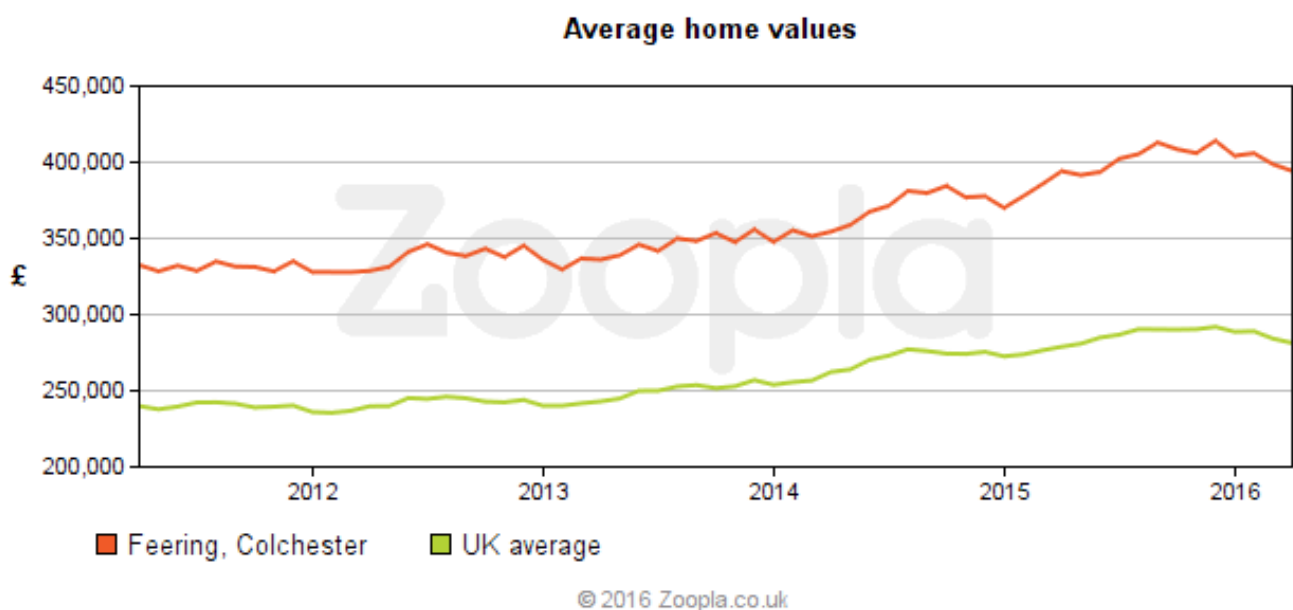


Over the past 12 months there have been 21 properties sold in Feering, the average price paid was £366,024.

Currently the average asking price for an open market property in Feering is £393,596.

Over the past 5 years property values in Feering have increased by 18.6% leading to an average increase in value of £61,722.

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

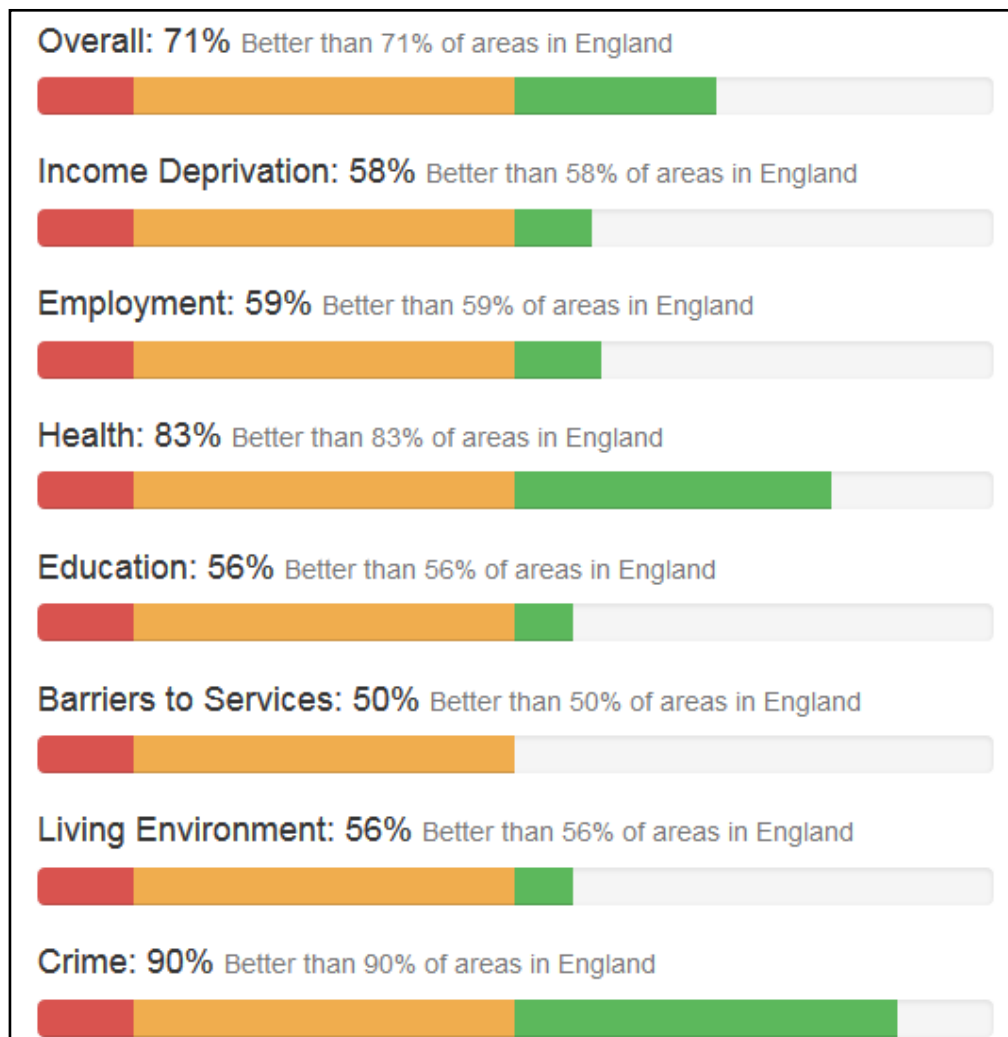


Appendix 1.2

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 Feering received a ranking of 23,612.

These markers show the overall deprivation and environmental deprivation ranking for Feering. The lower the marker, more deprived your area is.



FEERING NEIGHBOURHOOD PLAN CONSULTATION STATEMENT – APPENDICES

Appendices 1 & 2

Appendix 2 Housing Needs Survey-Site suggestions & comments RCCE (2016)

Your comments in Question 8 do not accord with pending planning application for 190+ homes off Inworth Road plus further potential residential development. Government housing policy for affordable homes is to direct developers to offer for sale houses at 20% reduction to market value but possible 25% of total homes development, Not a small proportion.
Absolutely essential that people are able to live near their families and work. Affordable housing must be made available. We need people with all different skills in our community or the lack of affordable housing will mean we will lose people whose salary is not well above average. we will also become an ageing population.
Increased housing in the area will put further strain on the already overloaded local road network, schools and medical services - thus unless these matters are addressed, the increased housing is not viable.
Feering needs more affordable housing for local people. It also needs housing for commuters. The market price houses should fund a slip road for Tiptree on Crown estate land which should be sought from Crown Estate. The school and community facilities desperately need developer funding.
Feering is a small community - there is already a good variety of homes. As this is primarily a commuter town there is no industry for new residence. There would be no point in building affordable homes for people who will be working elsewhere.
Main concern is the need for better infrastructure i.e. junction, better roads.
Only yes if this is instead of any other developments on a grander scale and properties of one/two bedrooms and limited in number. Only sold to be lived in - Not buy to let.
Providing the village does not lose its identity. It is well documented that there is no infrastructure in place and problems already exist with the roads, particularly to Tiptree and also through Kelvedon
We agree to a small amount of new houses in the right area.
My sister & I own a property in Spa Road which has a very large garden. In order for me to stay in the family home, we are looking to sell off most of the garden (Which is in the village envelope). However highways are the only obstacle. We did have the houses to the left willing to help with visual splay issue, Feering Hill to the right is the stumbling block. We originally wanted to put 3 large houses on the plot, but would be open to discussion for other alternatives, like bungalows.
I am in support of affordable housing for local people so long as that is rigorously enforced. Otherwise, my suspicion is these will simply be purchased by London boroughs and used to meet their shortfall.
There is a problem of traffic congestion in Feering due to the expansion of Tiptree. However, some expansion of Feering would not add much traffic congestion, as many of the new inhabitants would be train users - and during peak traffic periods would walk or cycle to the station. In the long term the A12 must be increased from 2 to at least 3 lanes and the Inworth Road connected directly to the A12.
At present do not anticipate moving - But future requirements may change as we get older.
A small development
The parish is successful precisely because of its current infrastructure, albeit at the limits, can support the current population. By adding affordable or other developments we would materially affect the desirability of the parish.
Leave the area alone we moved here because of how it is.
Any development should be small because of traffic issues, current sizes of doctors and schools.
The concern is how much development is anticipated. Feering needs to keep its village status for present community and for future generations otherwise Essex will lose village ways of living forever
I don't understand how you can ensure only local people will get accommodated. By building more houses one community will grow which would be detrimental to the existing residents. The village

already has too much traffic, drs surgery's are overrun + the schools can't take more children. Leave the village as it is.
There is currently no infrastructure in place to cope with the extra traffic development would bring. Facilities locally would also need to be addressed: EG, Schools, GP Surgeries, recreational areas & so on. Roads leading into new estates need to be accessed via london road not inworth road, as this is very congested at peak times.
At the moment I do not believe there is the infrastructure to support any further development. Increase in traffic would be a major concern.
For Q.8 if done on a small scale and sympathetic to the local environment and local amenities.
As long as it wasn't a large development & spoilt the village.
Even though my sons will eventually need housing at age 7 & 8 it is too soon to know if that will be here or not. Hence section 2 not completed.
Feering is a lovely rural village and has a great sense of freedom in terms of space around it. A housing development would spoil the tranquility, put excessive pressure on roads, train services, schools, doctors etc. Feering does not have the infrastructure to cope.
The implication in Q8 is that the 'affordable' housing would only be available for "local people". Although I have answered yes to the question I do not see how you could ensure that only 'local' people are considered. This must contravene european human rights and probably other regulations. If so I would change my answer to NO
No infrastructure or road size (width) No shops at all or bus in Feering for elderly who don't drive
Transport overflow problems - Gore pit/ Tiptree flow / A12 Lack of Feering Amenities. 1 primary school - full every year - last 5+ years.
Planning to move out of the parish within 2-5 yrs due to ever increasing traffic, influx of commuters from london area looking for cheaper places to live - unfortunately Feering is at risk of losing what is nice about it - a pleasant village away from suburbia.
Affordable being the key word and provided there are sufficient schools and infrastructure in place.
No more houses as one of the main reasons for moving to the area was the tranquility and nice surroundings. We don't want urbanisation that can lead to increased traffic, increased construction work and a growing population to a sufficently sized school.
"Affordable" needs to be properly affordable, including housing for 'social' rent to allow local families to remain in the area.
Yes more affordable housing is needed BUT the infrastructure needs also have to be put in place, Feering + Kelvedon already suffer traffic jams, large lorries, difficult access to doctors + schools etc.
Affordable housing never goes to local residents it goes to people who do not live in the area.
We support the concept in principal as long as any development was small in size and also came with the necessary infrastructure to support that community and not overrun existing local services.
There is NO room for anymore housing in Feering. Station car park is full, roads in rush hour are grid locked, the village will turn into a town, spend money on repairing what is there. Stop putting up needless road signs , fill in pot holes immediately , sweep the roads, stop using surface dressing which creates chipped paint on cars, scattered gravel on pavements for months afterwards, put in a slip road to the A12.
Just building affordable homes is not a sustainable option, developments should include other types of properties & a sensible mix of affordable & market properties. It is likely we will have one member of the household who may wish to move locally but , at such an early stage in their career (just leaving school) it is impossible to complete part 2 questions.
We have answered yes to more development, but only if it really is for local people. There is a concern that this would be difficult to police.
I am opposed to any further development in Feering, in particular that proposed at Gore Pit, due to already excessive traffic in the village to and from the A12, the lack of parking at the station and overcrowding of trains to london.

any such housing must be accompanied by key infrastructure, eg: medical, school, small retail, road networks. Without these facilities any new development would stress already stretched resources and create social tensions.
Affordable for whom? First time buyers cannot afford them. Too many are snapped up by "Buy to Let" Landlords. Not any improvement to infrastructure. Doctors surgeries full now cannot get appointments. Schools full. Roads locally through the village causing congestion and pollution. Road surfaces wearing away, vibration caused by traffic particularly felt in older properties.
I would be supportive of a development for affordable housing for local people only on the basis that such building does not overwhelm local services and road congestion both of which are already stretched enough.
Any development in Feering should be small in size so as not to lose the village character of the area. There must also be improvements to the local infrastructure - Healthcare provision, schooling, & especially road improvements like a separate access to / from the A12 road to cater for increased traffic to/from Tiptree A Road as London road & Feering will become congested at peak times.
Any development should be proportional to the current size of village! New towns with their own identity are preferable, rather than destroying existing communities with excessive development.
The infra-structures is not fit to accommodate further homes. The queues at the Gore Pit/ Blue Anchor T junction is evidence of this together with the A12, both and north and south bound is running at capacity at peak times.
Any affordable housing made available should be for local people only. The existing infrastructure should also be significantly improved in relation to traffic flow, schooling and medical centre.
We could not support development on the scale currently proposed by crown estates in the absence of 'real' improvements to current traffic problems. A new road from A12 to Tiptree is essential and improvements to Kelvedon / Feering A12 slip roads would be welcome. We also have concerns regarding school capacity. If these problems were addressed we may support some development proposals in the future.
If at any time in the future I could not do the stairs a small (2 bed) Bungalow would cover my needs. I also Feel this would free up more 3 & 4 bed houses for families & ease the pressure on facilities. Because bungalows are so scarce they are very expensive.
I'd like to see the village retained and 3 bedroom family homes available.
I would like to see village maintained as is. 3/4 bedroom houses. Negligible social housing
Can't answer question 8 until we know the development plans
Downsize to 2 bed home req.
However my support for such a development would only be upon the provision of additional school / doctors places. Additionally the increased traffic should be taken into account i.e provisions made.
Affordable housing is required for first time buyers. We need more infrastructure for more homes, schools doctors, roads. Access to the A12 at inworth would stop a lot of congestion in Kelvedon.
We moved from colchester to feering as we wanted to escape the numerous new build estates in colchester. We chose Feering due to its semi-rural nature and small village feel. We are not opposed to a small development however we feel large developments would spoil the village.
Insufficient infrastructure and travel too costly for low cost housing development. Colchester is cheaper and no travel required. This is a village to raise families and does not cater for entertaining the younger generation.
If this survey showed a need for affordable housing for local people we would support a small development of a maximum of 50 houses. Due to the amount of through traffic from Tiptree, Coggeshall and Kelvedon the village cannot cope with anymore cars. We also strongly believe that Feering should remain a village and not be subject to over development as transport links and local amenities are already under strain.

There is currently limited availability of "starter homes" + retirement homes (e.g. warden aided apartments / homes) In future we may be interested in these types of properties or for parents to move into area to be close by. May need "retirement affordable homes"
Building large estates to subsidise affordable homes will still cause infrastructure problems to the village. Until our schools , roads, doctors, trains etc can cope with more people we will all live in gridlock.
We have recently moved into the parish as we were unable to find similar accommodation in Suffolk. We were able to accept this property as it was rejected by 13 other applicants who had preference over us. We were quite lucky!
In my humble opinion, the local infrastructure (schools, dentist, doctors etc) does not have the available capacity to meet the increased housing proposals currently being put forward. Be it for social or private developments.
Affordable housing needs to be available to local people + young families wanting to stay in the village. If it were rented accommodation this would not necessarily be the case, they would be allocated to people from outside of the village. We need small affordable cottages for young people to buy + properties for older folk to downsize to.
Before building any more housing in Feering, there surely needs to be much infrastructure in place - an access road for instance to and from the A12 to take Tiptree traffic, traffic lights at the Gore pit junction.
If new housing is for local people only , I would support it. I would not want to see the area radically changed as has happened in and around Colchester, which has been ruined by accepting unsuitable people from outside the area.
We would support the development of a small number of properties provided they were for the use of local families and did not set a precedent for a number of small developments subsequently being built turning our villages into suburbs of colchester and chelmsford.
I pay a premium to live in Feering. Living near social housing would never be my choice & I would oppose any planning applications
I agree that there should be affordable houses to let local people live near friends & relatives. Also houses that they can afford.
The infrastructure is not in place for such a development - e.g A12 access from both ends of the village , school places, NHS etc. I'm concerned about losing a village & rural life as Feering & Kelvedon changed into a town. I'm not opposed in principle to affordable housing for local people but there would be additional open market housing needed to subsidise this therefore the no of houses would be much greater than I feel the village could cope with. Kelvedon high st would be a traffic jam.
In my experience working for the biggest building company in the UK, most of the Affordable houses being built were purchased by private landlords from overseas, which in my opinion defeats the idea of providing affordable housing to genuine buyers - I would not object to the council building houses as they used to for people waiting on their lists for a home, however, I do object to a private company i.e. crown estates building around the villages as the infrastructure cannot cope already with the amount of traffic using the roads as it is & I strongly oppose this idea of more houses there for private purchases + landlords for the "commuter customer"
Any additional housing in the village must come hand in hand with better GP access, more school places and better road access.
To question 8. Housing should be limited so that local amenities ; roads & schools are not overly impaired.
We are a young married couple who are struggling to afford an appropriate family house that is affordable and of a decent size. We do not want to leave the village but may be forced to in the future due to limited family housing.
We are a small village with no doctors, spare school places or other amenities. The roads are overused as it is and can be dangerous. So small developments of 10 to 40 houses would be ok if done gradually.

I am torn on this argument, as I agree that more housing is needed , however as I have a young child I do worry that more houses will cause more congestion when most houses (families) in the Feering and Kelvedon have more than one vehicle which block up the main roads at most times let alone the congestion on the school run every week day - safety is my main concern with the above.
The village does not have the infrastructure for more houses, the roads are already extremely busy , the school is full and the trains busy too.
Points: - 1) What determines 'local people' criteria is crucial. 2) until transport/schools/health provision to accommodate increased population is addressed, this will create wider problems 3) Central government targets for this area should be challenged 4) unfortunately 'London Wealth' is having an impact on affordable housing.
We strongly support the need for affordable housing particularly for younger people , possibly shared equity as we have at Wisdoms Green , to maintain the broad age range needed to sustain normal village life.
Although not strictly relevant to this questionnaire, infrastructure has got to be improved , and put in place, BEFORE any further multi-house planning schemes are accepted by the planning authorities. Eg road access to the A12: Schools : surgeries : and rail enhancements.
The proposed housing development at Gore Pit is much too large and will put a strain on roads, local amenities and especially medical services and schools. A smaller development could be acceptable.
Affordable needs to be carefully defined and its intended market clarified. In November 2012 Feering Parish Council gathered information from residents about the village. A comprehensive parish plan was compiled and published. It concluded : - retain our identity as a support village.....with a pride in the village and its heritage....and that a very small amount of development over the next 20 years may be acceptable....Meanwhile the opinions of Feering residents have not changed on these issues.
I would agree with a small development of affordable housing but only if the adequate infrastructure was in place I.e Drs surgery , school places, and roads upgraded to avoid too much traffic needing to pass through the village , and suitable transport for elderly and people without cars.
<i>Illegible</i>
Whilst we recognise some development is necessary we really do not support extensive development IE 50+ as the current infrastructure is not appropriate and will radically alter the community of Feering.
<i>not stated</i>
For local people not londoners or immigrants!! Feering cannot support any large scale building projects , it's a village and needs to stay a village!!!
From prior experience (our own and many families at school) there are plenty of small/medium sized houses available with Feering / Kelvedon. From experience , there is a shortage of larger houses , which forces people to leave the area to find larger family sized accommodation. The mkt is already saturated with the small/medium sized houses.
The village has enough 4+ Bedroom houses, what is needed is 3 bedroom average family homes, we also need more bungalows. I do object to bungalows being allowed to extend above/into houses.
We have 3 sons, all of whom need local AFFORDABLE homes. Our middle son wants a house with his girlfriend but will probably have to move away - Nor ideal for work.
The Feering & Kelvedon infrastructure is already overstretched. Any new development needs roads/schools GP surgery etc improvement before the development starts
It isnt a yes/no answer as there are so many variables as to whether the development would be appropriate - including infrastructure particularly access out to A12
Supportive of affordable (that is less than £200,000) housing for local people on provision that the development also has appropriate infrastructure to integrate it into the area rather than draining existing resources & making travel even more congested.

I would support a small development of 100% affordable homes.
Downsize to reduce garden size. Move away from potential building site for Crown Estates development and A12 widening
Local housing is unaffordable for most young people, homes need to be built that would enable young people to get on the housing ladder, also smaller homes for older people to downsize.
I do not see why I, as a taxpayer, should subsidise somebody else's housing. The local councils (BDC Included) have capital assets which they could usefully sell as funds for development (both residential and commercial) Chelmsford Council is doing this, as is Basildon
Only if local facilities and infrastructure was developed also
The transportation and public services infrastructure in Feering and Kelvedon are insufficient to support additional housing development
I have two daughters in their 20's who currently are unlikely to ever afford to buy in Feering despite being born and raised here. My twin sons of 17 could well want to stay locally once they finish their education.
We do need homes for young members of families. But not a lot of houses as there won't be enough school places or doctors to cope and there are many traffic issues.
I have 4 children from 23 to 17. I have already filled in one of these forms for my 23 year old daughter who would like to buy locally now and am filling this one in for my 21 year old daughter who is completing her degree and wants to buy in the next 5 years.
I am supportive of affordable housing for local people but; I believe that current benefits system of giving preference to anybody except working, married, stable families makes the whole system a waste of time. 'affordable housing' areas just become estates full of single mums, benefit spongers and immigrants seeking asylum. The allocation of affordable needs to be addressed as fully as the planning consent.
Affordable housing is a must 2 children can rent only 1 child can't afford rent.
Previously lived in Kelvedon for 30 years so know the area very well.
Any new housing must come after improvements to infrastructure schools, doctors etc etc must be considered.
Affordable housing should not be allowed to be purchased and then sold for profit. Must be for use of people to remain in parish (locals) and not for use of people coming in to the parish.
There should be a system in place where these new homes can only be bought by local people and not purchase by letting agencies / outside investors who would profit from local people's needs also when these houses are sold on local people considered first.
Starter homes & flats are needed