

Profile

How long have you lived in the village?

Were you born in the village or did you move here?

Do you live alone?

If you do not live alone how many people live in your house?

Do you own your own property?

Your Property

Do you live in a house or bungalow?

Is it detached, semi detached or terraced?

How many bedrooms does your property have?

Is your property now too big or too small for you?

Why did you move to the village?

Would you consider moving?

Why?

If you wanted to move would you want to stay in the village?

Why?

The Village

Are there enough shops for your needs?

Do you use the Post Office?

If yes do you have to cross the "Street"?

If yes do you feel safe crossing the "Street"?

If you do not shop in the village where do you shop?

If you shop outside the village how do you get there?

Are there enough social facilities for you: clubs, meetings, events?

If not how could they be improved?

Local Transport?

Do you use the local bus service?

If yes does it pick-up/drop off close enough to your house?

Wickham Bishops NHP

Available Data Summary and Analysis

Housing Needs (point in time survey)

The RCCE Survey dated January 2017 recorded the following:

Survey forms distributed; 875

Responses; 322

Respondents wanting to move; 67

Respondents wanting to move away; 15

Respondents wanting to stay or showing no preference; 52

Housing Count

Count taken in June 2017 within the Parish Boundary identified as the white area within the red line on the plan published in the Parish Plan of 2011.

Total residential properties 743 (commercial properties and apartments excluded)

Houses 551 (74.2%)

Bungalows 192 (25.8%)

See road by road survey.

NB. The count may not be 100% accurate due to the methods used for the survey but they should provide a directional assessment of the housing stock within the Parish of Wickham Bishops.

Population

Wickham Bishops population; 2055 (Parish Plan 2011)

MDC 15 year population projection(2012 to 2029) published in June 2014

2012 - 61,918

2029 - 67,548

The above indicates a population increase of 9% over a 15 year period or an annual increase of 0.6%

From the above it can reasonably be assumed that the population of Wickham Bishops, around 2012, represented approx 3.3% of the MDC total and that Wickham Bishops could expect an increase in population of around 185 people in the 15 year timeframe to 2029.

Housing Requirement

Using the period 2012 to 2017 (5 years) and the above assumptions the population of Wickham Bishops could have been expected to rise by around 61 people. With the known housing stock of 746 properties and the resultant estimated population of 2240 persons the average occupation rate per property could reasonably be expected to be 3 persons per property.

Since 2012 the housing stock in Wickham Bishops has increased by some 30 properties considering only the new developments at Snows Corner and in Kelvedon Road. A

conclusion can therefore be made that there has already been adequate housing provision in Wickham Bishops to cover the population requirements forecast by MDC through 2022 i.e. 90 persons and no more housing is required to meet population growth with the village until that date.

It should also be noted that the MDC's Development Plan does not include any new housing in Wickham Bishops and that any further development must be considered opportunistic.

With regards to the assertion that more smaller affordable properties are required to enable older people to downsize, this must be viewed with some caution. Firstly, if people are downsizing within Wickham Bishops it can be reasonably assumed that the sale of a larger property would be sufficient to finance the purchase of an existing smaller property. This together with the current ratio of 1 bungalow to every 3 houses would suggest there is sufficient smaller properties to satisfy any demand. Availability at a specific time may be an issue but this would be the same with any new builds.

Another fact that should be considered is the tendency for owners/developers to buy bungalows and extend them into houses. A tendency that should be resisted by the Parish Council. If they continue to support this trend it could, in the longer term, reduce the proportion of smaller lower cost properties available in the village.

Analysis/Opinion

At current population projections (2012 to 2029) and the current small to larger property ratio any major development in the village in this time frame does not stand up to critical analysis. However, it should be acknowledged that the village will, in the foreseeable future, remain a popular place to live so the question that should be addressed is; do we want to encourage new residents into our village with new developments?

If a data driven recommendation is required any proposed expansion of the housing stock would demand an alternative justification than the need for smaller houses. The smaller/affordable housing argument was supported by only 52% of the respondents to the previous survey contained in the 2010 Village Design Statement with 61% suggesting they be built on the edge of the village and/or Brown Field sites. Access to Witham and Hatfield Peverel railway stations has already been acknowledged, in the MDC Development Plan, as a significant concern and will deteriorate further when MDC's plans for Heybridge are realised. The provision of medical and education services are also ongoing problems for the area. A commitment to improve the local infrastructure should be the prime objective of the Parish Council before any village expansion is considered.

The evidence suggests that any expansion without added service provision will place further strain on the existing infrastructure whilst adding pollution to our environment.

Following this logic and evidence based analysis the questions that must be answered are: should the adoption of a policy which makes it easier for first time buyers to purchase a property in the Village be encouraged and do we have any obligations in this respect?

A question asking "do you want to see an expansion of the Village" was not included in the RCCE survey. Should it have been or was it intentionally excluded to avoid a conflict between a perceived NIMBY wish/desire and the respondents social conscience?

DISCUSS

