



# Housing Needs Survey

## Wendens Ambo Parish Council

**April 2025**

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

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## Background

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

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

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

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

## Context and Methodology

During winter 2024/25 Wendens Ambo Parish Council worked with RCCE's RHE to carry out a Housing Needs Survey. The aim of this survey was to determine the existing and future levels of housing need for local people. The survey pack included a covering letter, a questionnaire and a freepost envelope for forms to be returned directly to the RHE at no cost to the respondent. The survey was also available on Survey Monkey so residents could complete it online.

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

The closing date for the survey was Friday 14<sup>th</sup> March 2025. **255 forms were distributed and 90 forms were returned.** The survey had a 35% response rate which is above the county average of 25%.

In Part 1 of the survey, 27 respondents (30%) indicated that there was a need to move to alternative accommodation. However, we only had sufficient information on the completed forms and who wished to remain in the parish, to assess 9 out of those 14. The full table of results can be seen in Appendix 3.

Percentages shown are percentages of returned forms (90=100%) unless otherwise stated. Please note that the percentages have been individually rounded and therefore may not total 100.

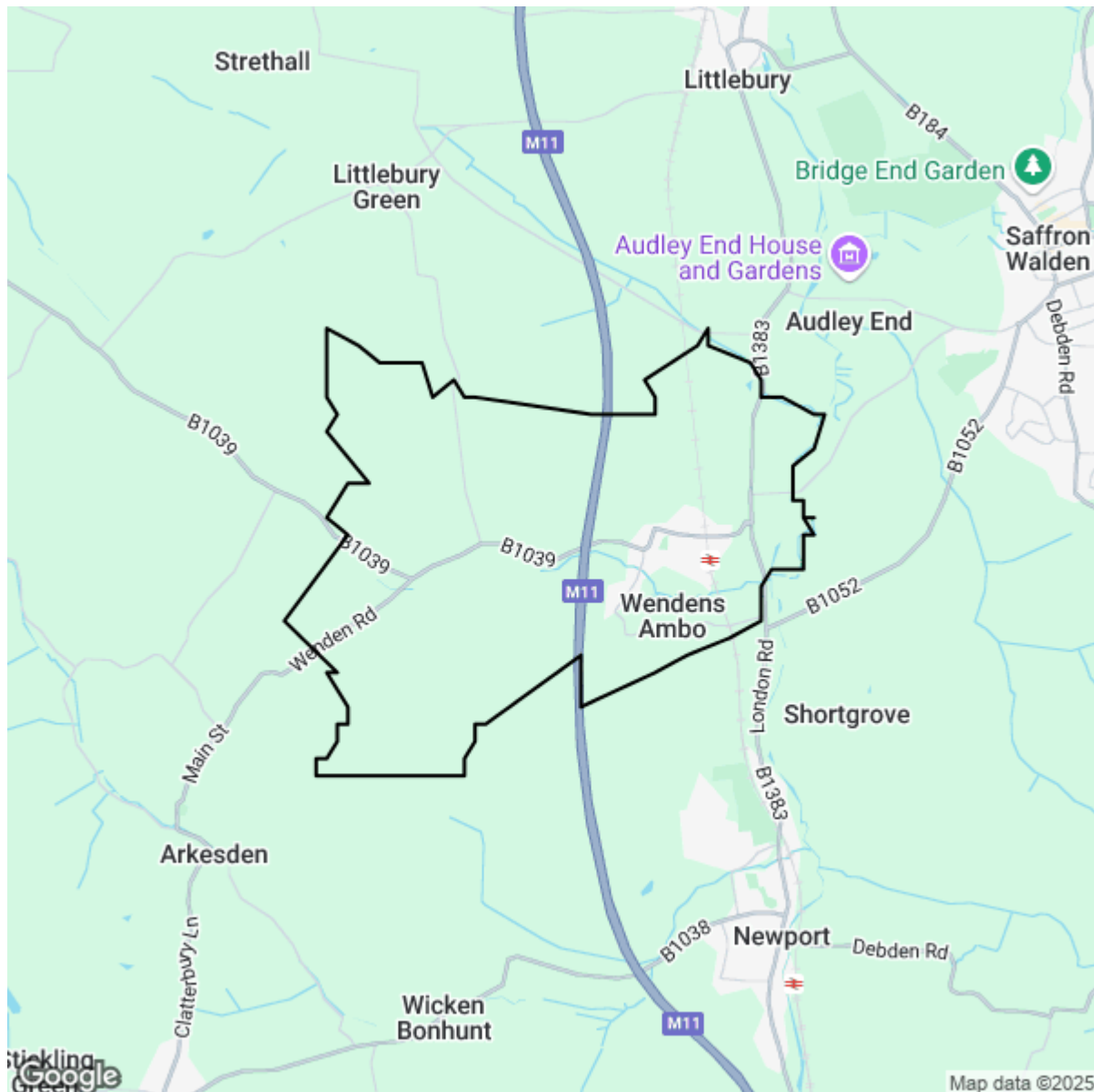
## Wendens Ambo

Wendens Ambo civil parish in the Uttlesford District is situated in North-west Essex approximately 2 miles south west of the market town of Saffron Walden. The population as at 2021 was 452. The village has easy access to the M11, its own mainline railway station at Audley End (Cambridge to London Liverpool Street) and is 11 miles from Stansted airport.

The name originates from the joining of two villages, Great and Little Wenden to form Wendens Ambo meaning "both Wendens" or "Wendens together". The earliest signs of settlement are from the Roman period. Remains of a villa were found during an excavation in 1853 and finds of flint tools from 300-200BC suggest an even earlier settlement.

It is likely that the farming community of Wenden started around the sixth and seventh centuries, taking its name from the valley in which it lies: Wendene. The Domesday Book contains the first written account of Wenden Magna (Great Wenden) and Wenden Parva (Little Wenden). The 18th and 19th centuries brought the industrial revolution and also the railway, providing opportunities for work elsewhere, contributing to Wendens Ambo becoming a commuter village for London and Cambridge.

### Wendens Ambo Parish Map



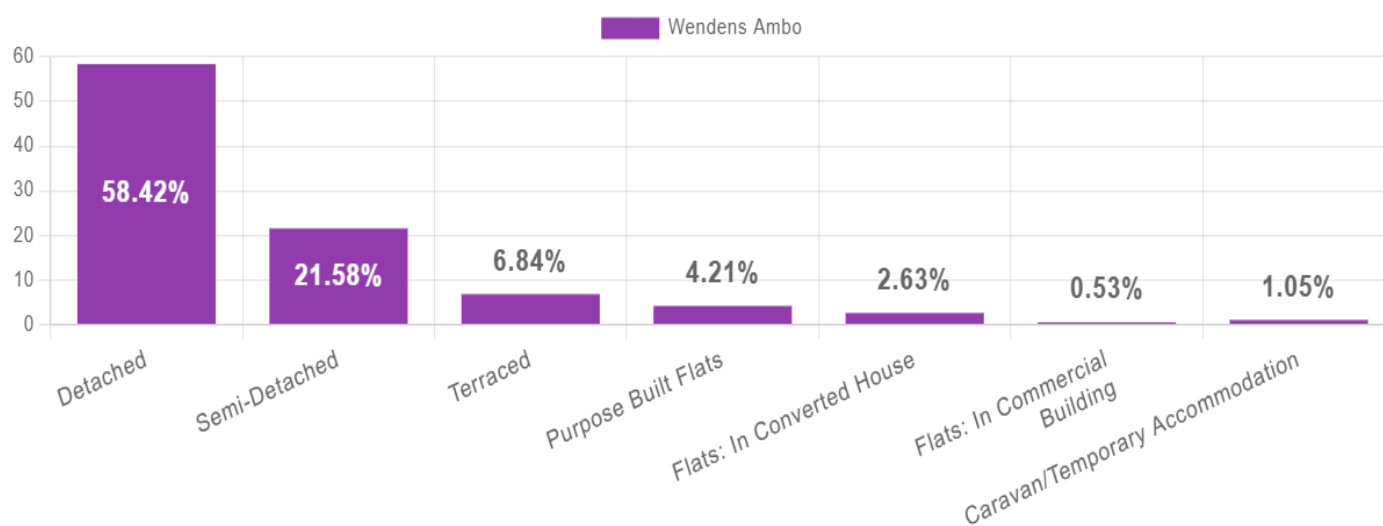
## Housing types in Wendens Ambo as of 2021 Census compared to the national average.

### Dwelling Types

Indicator	Wendens Ambo		Essex		England	
	Count	Rate	Count	Rate	Count	Rate
Detached	111	58.42%	191,338	30.54%	5,368,859	22.91%
Semi-Detached	41	21.58%	197,039	31.45%	7,378,304	31.48%
Terraced	13	6.84%	124,599	19.89%	5,381,432	22.96%
Purpose Built Flats	8	4.21%	93,638	14.95%	3,999,771	17.07%
Flats: In Converted House	5	2.63%	6,623	1.06%	821,153	3.50%
Flats: In Commercial Building	1	0.53%	4,034	0.64%	197,967	0.84%
Caravan/Temporary Accommodation	2	1.05%	5,241	0.84%	99,894	0.43%

Source: Census 2021

### Dwelling Types



The bar chart above provides a visualisation for the proportion of various types of dwelling space. In this case a dwelling space is the accommodation occupied by an individual household, or if unoccupied, available for an individual household. In Wendens Ambo 58.42% of homes are detached housing. This is higher than the proportion in England (22.91%) and higher than the proportion in Essex (30.54%)

## Housing tenure in Wendens Ambo as of 2021 Census compared to the national and county averages

The bar below offers further insight into housing tenure by showing the proportion of housing within the three broad categories; owner occupied, social rented and private rented. Owner occupied housing includes accommodation that is either owned outright, owned with a mortgage or loan, or shared ownership (paying part rent and part mortgage). Social rented includes accommodation that is rented from a Local Authority, Housing Association or Registered Social Landlord. Private rented includes accommodation that is rented from a private landlord or letting agency, employer of a household member, relative or friend of a household member, or other non-social rented.

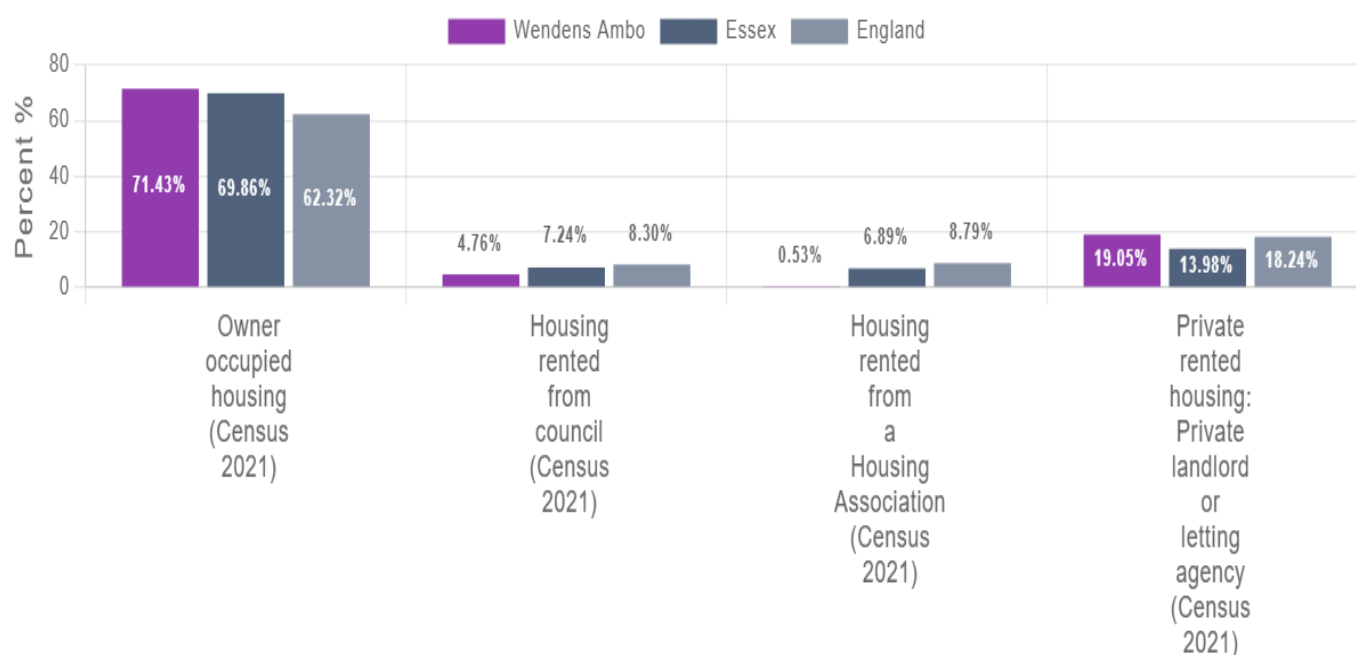
### Housing Tenure

Indicator	Wendens Ambo		Essex		England	
	Count	Rate	Count	Rate	Count	Rate
Owned Outright	75	39.68%	227,592	36.33%	7,624,693	32.53%
Owned: With Mortgage/Loan	57	30.16%	204,778	32.69%	6,744,372	28.78%
Shared Ownership	3	1.59%	5,259	0.84%	235,951	1.01%
Rented: From Council	9	4.76%	45,368	7.24%	1,945,152	8.30%
Rented: From Housing Association	1	0.53%	43,161	6.89%	2,060,511	8.79%
Private Rented: Landlord/Letting Agency	36	19.05%	87,593	13.98%	4,273,689	18.24%
Private Rented: Other	6	3.17%	12,171	1.94%	521,200	2.22%
Living Rent Free	0	0.00%	548	0.09%	30,517	0.13%

Source: Census 2021

In Wendens Ambo the proportion of owner-occupied housing at 71.43% is higher than the proportion in Essex (69.86%) and higher than the proportion in England (62.32%). The proportion of social rented housing in Wendens Ambo is 5.29%. This is lower than the proportion in Essex (14.13%) and lower than the proportion in England (17.09%). In comparison, the proportion of privately rented housing in Wendens Ambo is 19.05%. This is higher than the proportion in Essex (13.98%) and higher than the proportion in England (18.24%).

## Housing tenure breakdowns by type



### Population of Wendens Ambo as of 2021 Census compared to the national average

The table below shows population composition by broad age bands. In Wendens Ambo 19.11% of the population are under 16. This is more than Essex (18.64%) and more than England (18.50%). Wendens Ambo also has 25.05% of the population aged over 65. This is more than Essex (20.81%) and more than England (18.61%).

#### Population Composition

Indicator	Wendens Ambo		Essex		England	
	Count	Rate	Count	Rate	Count	Rate
Total Population	471	-	1,519,859	-	57,112,542	-
Males	241	51.17%	740,051	48.69%	27,986,032	49.00%
Females	230	48.83%	779,808	51.31%	29,126,510	51.00%
Population Aged 0-15	90	19.11%	283,322	18.64%	10,567,635	18.50%
Population Aged 16 to 64	263	55.84%	920,233	60.55%	35,915,152	62.88%
Population Aged 65+	118	25.05%	316,304	20.81%	10,629,755	18.61%

Source: Office for National Statistics (ONS)

## Key Findings and Recommendations

This Housing Needs Survey was carried out in early 2025 by Wendens Ambo Parish Council and the Rural Housing Enabler at RCCE. The Parish Council arranged for the delivery of the forms. The survey had a really successful response rate of **36%** (90/255). There was some support for a small development, with **75%** stating they would be supportive of a development (4 - 8 homes) which is primarily affordable housing for local people. Asked if respondents would remain supportive of an affordable development that also included a small number of open market homes, 60% said they would be. Only 45% of respondents would be supportive of further developments of houses for sale on the open market, with 49% saying no (6% didn't state a response). There were comments around the sustainability and suitability of any further development in the parish, especially with regards to new housing developments planned/being built nearby, local road network (and noise from the motorway) and lack of infrastructure/amenities. There was general support for housing though for the local community, particularly for the older/retired and younger generation to ensure the parish remains as a mixed community, whilst hoping any development will not be too large and unsympathetic (in both cost and design) to its surroundings. There were suggestions for possible development sites such as near the Bell or Fighting Cocks pubs or adjacent to Rookery Lane. The full list of comments can be referenced in Appendix 4.

In Part 1, 27 households indicated that they had a need to move to alternative accommodation. From those, 15 wished to remain in the parish. A high number of properties have only two people living in them (46%) and yet are 4 or 5 bed plus houses (45%) whilst those looking to move are looking for 2-3 bed houses. This was also reflected in some comments regarding the need for suitable downsizing properties that free up the larger family homes.

Five households completed part two and wish to move outside of the parish, with two wishing to remain within Uttlesford District Council area and three wishing to move outside of the District completely. Of these, two wished to set up their first home and two wished to downsize (one was other).

This therefore leaves the total number of respondents expressing a housing need and who completed Part 1 and Part 2 at **15 for those wishing to stay within the Parish**. There is also evidence of a younger generation coming through whose needs are hard to identify at this time due to lack of finances.

Of the households who wish to move within the parish, one stated they need to move now, one within the next 2 years; five households wished to move between 2 and 5 years' time and eight wished to move in over 5 years' time.

Three people who responded currently live with their parents and wish to move whilst eight have their own home but are looking to move. One person's home is tied to their occupation. Four of those seeking to move within the parish are looking for some form of affordable home product, be that rented from the council or housing association, discounted market sale, First Homes. But none of these people are currently on the Local Authority or Housing Association's waiting lists.

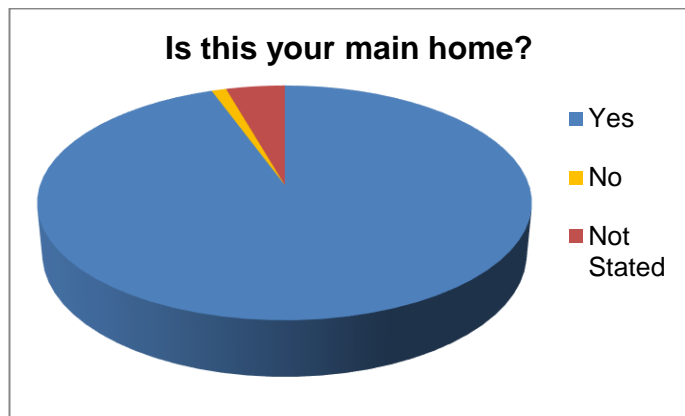
The main reason for respondents needing to move to alternative accommodation was that they needed to downsize into a smaller property, followed by those needing a first independent home.

As a result of our analysis of the data provided, we would suggest an **affordable rented** recommendation of **one home** and a **shared ownership need of 2 homes**. We would recommend that the Parish Council raise awareness of the need to be on the Uttlesford Housing Register, amongst the residents of Wendens Ambo in order for them to be considered for local needs affordable housing schemes in the future.

This report provides information on open market and affordable housing. For any affordable housing schemes discussions on finalising the size and tenure should take place with the parish council, the housing association partner and the local authority at an appropriate time should a scheme go ahead.

## Residency

Eighty-five respondents (94%) stated that the property to which the survey was delivered and in relation to, was their main home. One person said it was their second home (1%) Four people (4%) did not answer the question.



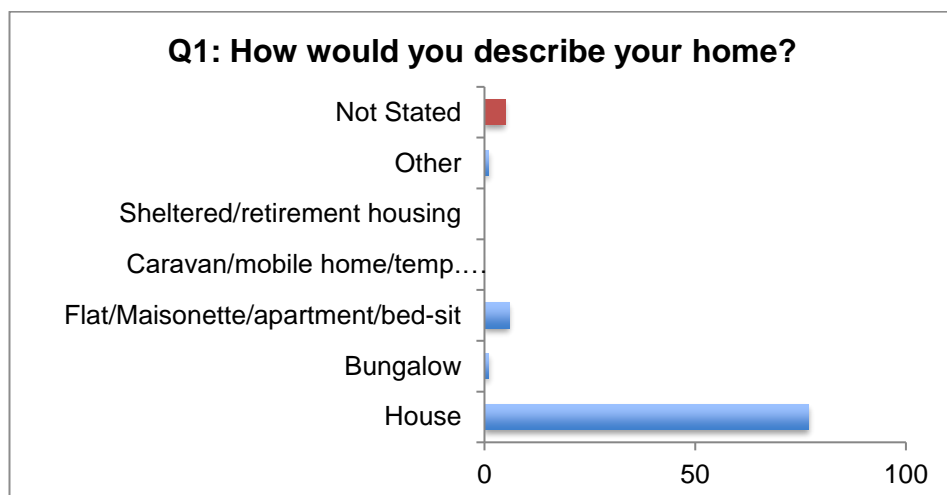
*Figure 1: Type of residence*

## PART ONE

### You and Your Household

#### Property Type and Size

The majority of respondents, seventy-seven people (86%), described their home as a house and one (1%) described their home as a bungalow. Six people described their home as a flat or maisonette/apartment or bedsit (7%) Five people (6%) did not answer the question.



*Figure 2: Property type*

Fifty-eight respondents (58%) owned a detached home, twelve (13%) had a semi-detached and nine (10%) lived in a terraced house. Two people lived in a house described as other (2%). Nine people (10%) did not answer the question.

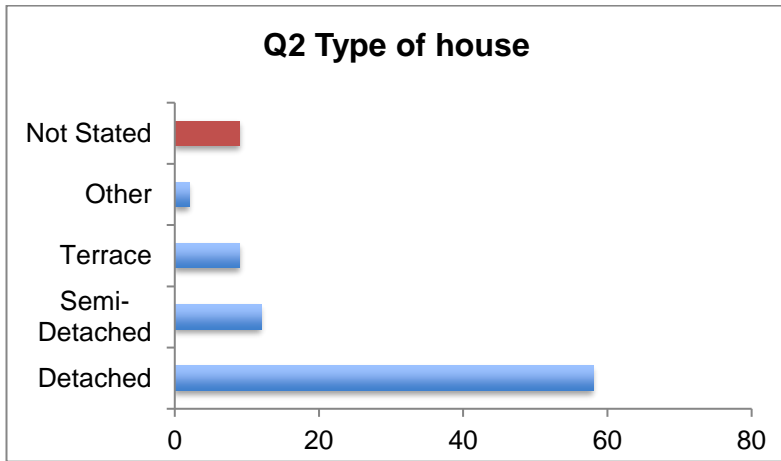


Figure 3: Housing type

Four respondents (4%) live in a one-bedroom property, seven (8%) live in a two-bedroom property and Fifteen respondents (17%) live in a property with 3 bedrooms. Twenty-one (23%) live in a property with 4 bedrooms and thirty-four (38%) people have 5 or more bedrooms. Nine people (10%) did not answer the question.

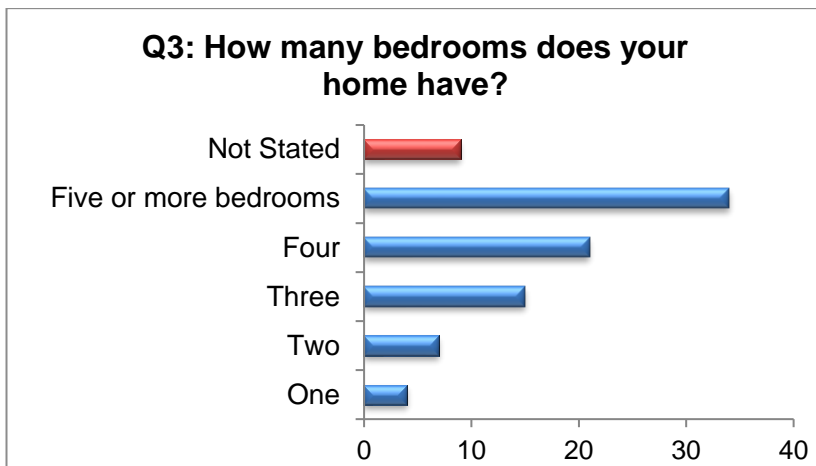


Figure 4: Size of property

**Tenure**

The majority of respondents, fifty (56%), stated that their property was owned outright by a household member, twenty (22%) stated that the property was owned with a mortgage and none (0%) rent from a housing association. One respondent currently rents from the Local Council (1%), Eight rented from a private landlord (9%), One person’s property is tied to their job (1%) and another selected ‘Other’. Nine people (10%) did not answer the question.

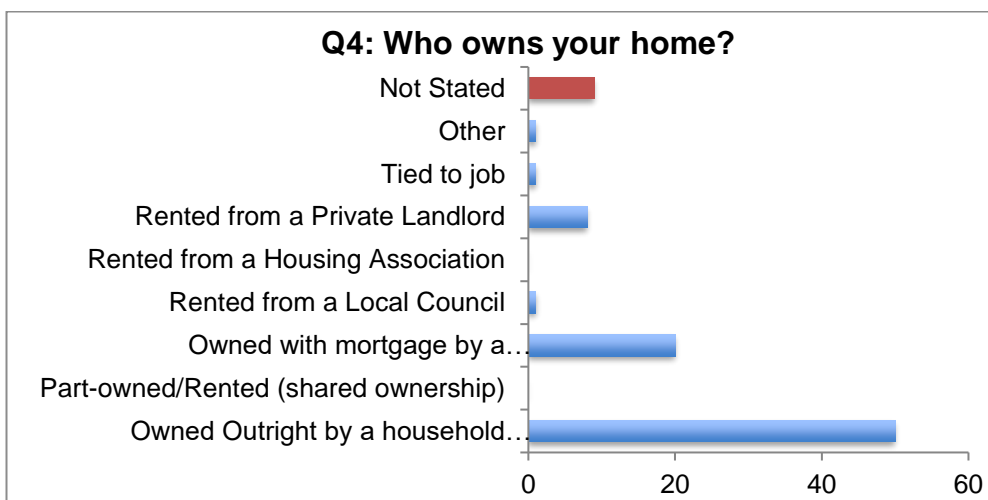
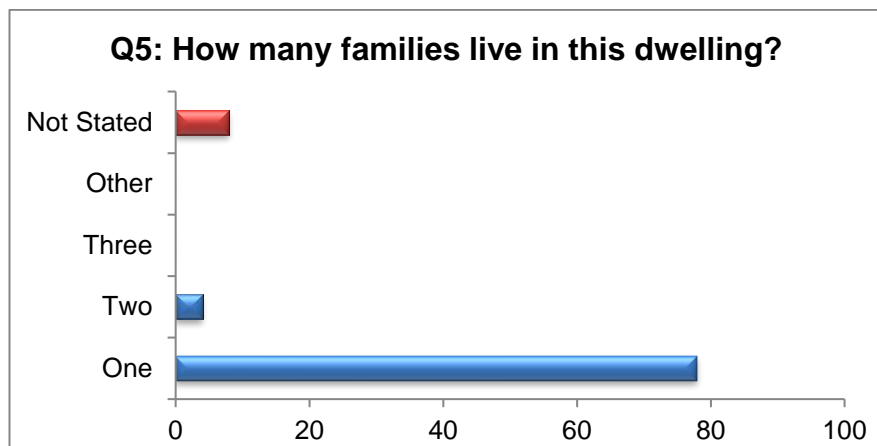


Figure 5: Tenure

Seventy-eight (87%) homes had one family living in them and four (4%) homes had two families in them whilst eight (9%) households did not answer the question.



*Figure 6: Families in Household*

### Years in the parish

Twenty (22%) had lived in the parish for 0-5 years and nine (10%) for 6-10 years. Fifteen households (17%) have been in the parish for 11-20 years, nine (10%) for 21-30 years and twenty two (24%) for 31-50 years. Two respondents (2%) have lived in the parish for 51-70 years and one household (1%) had lived in the parish for over 70 years. Twelve people (13%) did not answer the question.



*Figure 7: Years of residence in the parish*

### Number of people living in the property

Twelve respondents (14%) live alone but the majority of respondents, forty-six (53%) live with one other person and eight (9%) households have three people. Ten (11%) had four people, four household (5%) had five people. There were no households of 6 people and seven people (8%) did not answer the question.

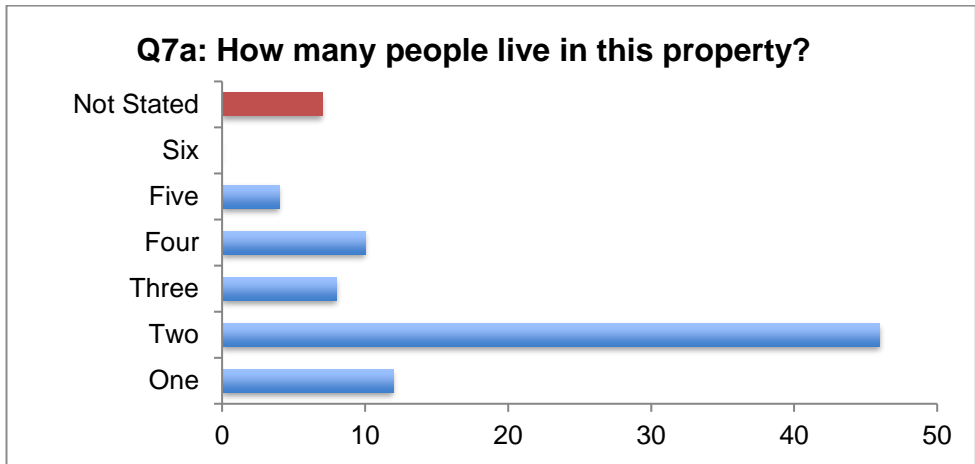


Figure 8: Size of Households

**Age and Gender**

The total number of people within the households responding to the survey was 201. For the purposes of the question relating to age and gender the percentages used are related to 201 i.e. 201=100%.

There were four recorded children (2%) aged 0-5, nine (4%) 6-10 years old and twelve (6%) children were aged between 11-15 years. Thirteen (6%) people were between 16-24 years, eleven people (5%) were between 25-35 years old and sixteen people (8%) were aged 36-45. Thirty people (15%) were aged 46-59, Forty-five (22%) were between 60-70 years old and forty-eight people (24%) were aged 71 and over while thirteen people (6%) did not declare their age.

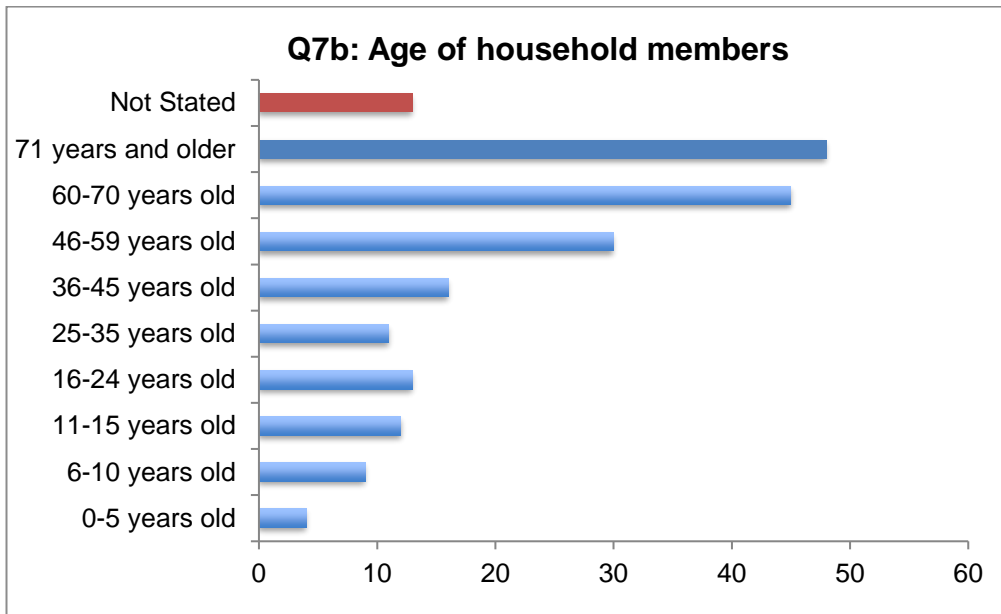


Figure 9: Age of residents

The responding population is made up of ninety (45%) females and ninety-five (48%) males. Fifteen (8%) people did not declare their gender.

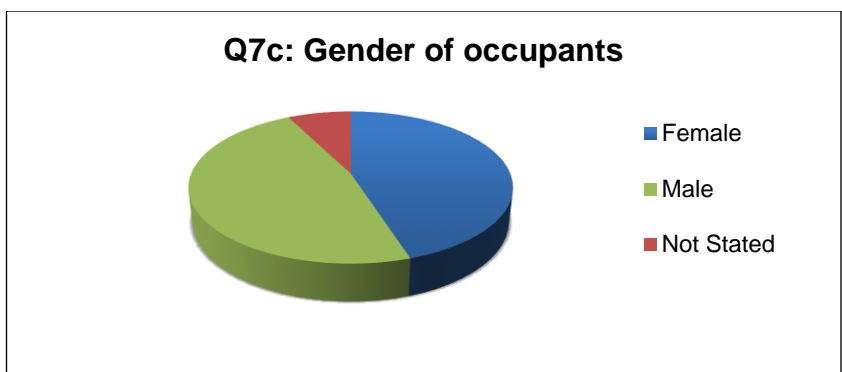
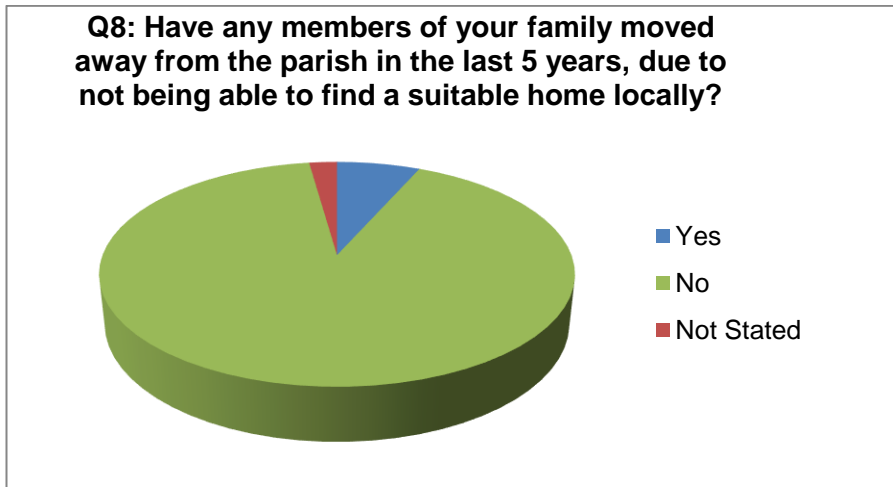


Figure 10: Gender of respondents

**Housing and development**

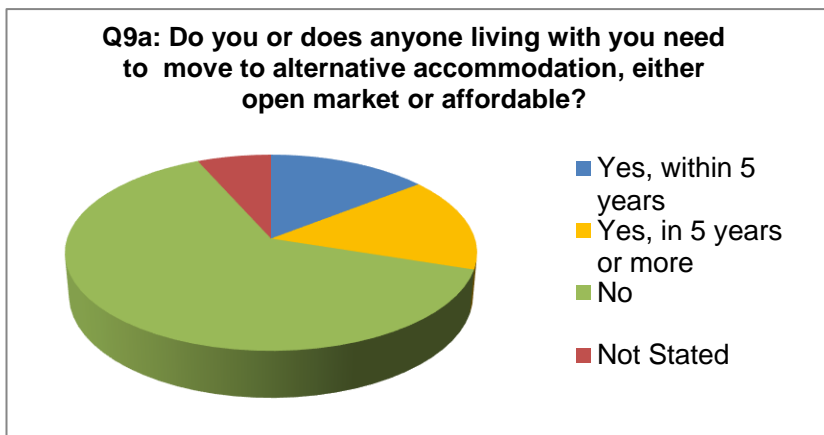
There were six respondents (7%) who had family members who have moved away in the last 5 years because they had been unable to find suitable accommodation in the parish. However, the majority, eighty-two (91%) answered no. Two people (2%) did not answer the question.



*Figure 11: Family moving away*

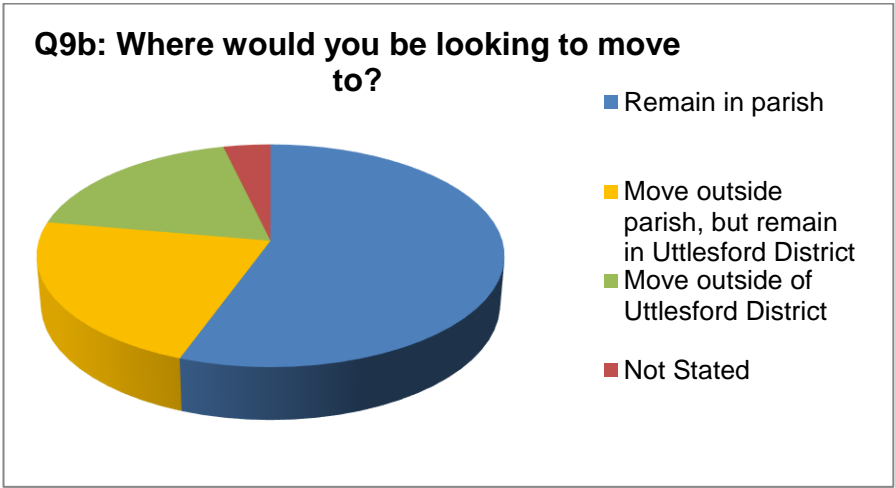
**Your own housing need**

Thirteen respondents (14%) said that they or someone in their household needed to move to alternative accommodation within the next 5 years, a further fourteen respondents (16%) stated a need to move in 5 years or more and fifty-seven (63%) said no. Six people (7%) did not answer the question.



*Figure 12: Housing need*

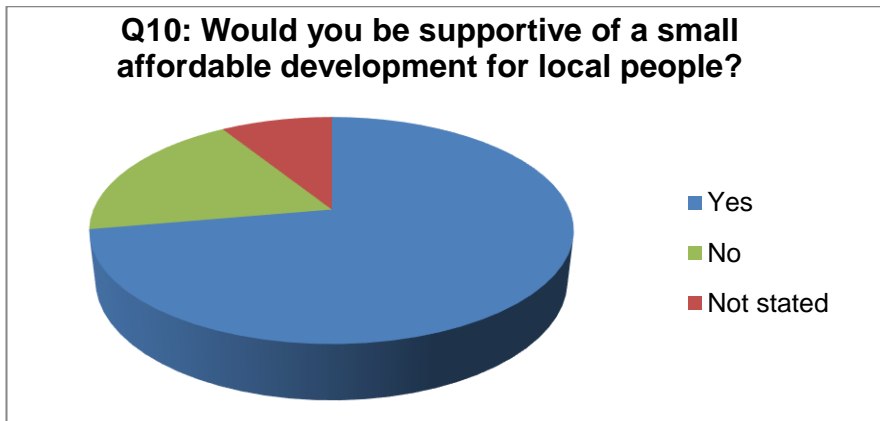
Of those expressing a need to move, fifteen respondents (56%) said they wished to remain within the parish, six (22%) said they wished to move outside the parish but remain within Uttlesford District and five (19%) households wished to move outside Uttlesford District. One person (4%) did not state a preference for location.



*Figure 13: Where to move to*

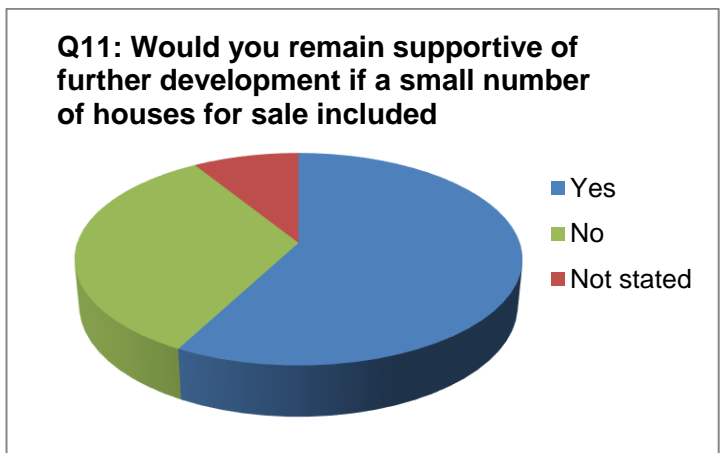
**Support for development**

Sixty-five respondents (72%) would support a small development (typically 4-8 homes) of affordable housing for local people, seventeen (19%) would not be supportive, and eight respondents (9%) did not answer the question.



*Figure 14: Small affordable development*

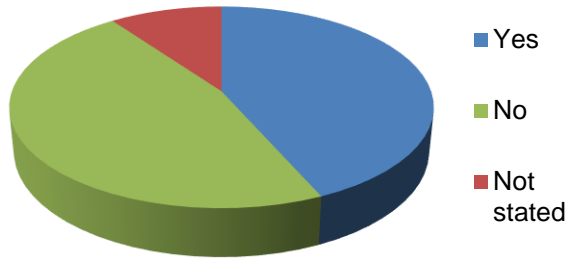
Fifty-two respondents (58%) would be supportive of a development of affordable homes which included a small number for sale on the open market, thirty (33%) would not be supportive, and eight (9%) respondents did not answer the question.



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

Thirty-nine (43%) would support further developments of housing for sale on the open market whilst a small majority, forty-two respondents (47%), would not be supportive. Nine respondents (10%) did not answer the question.

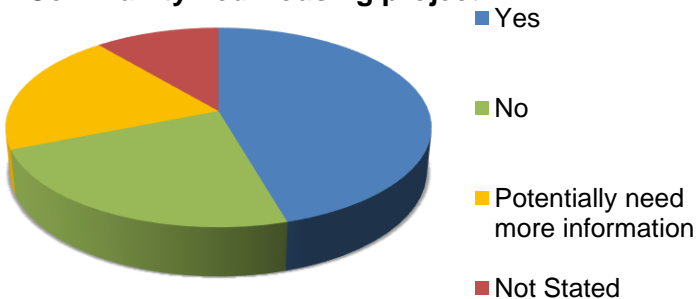
**Q12: Would you be supportive of a development of housing for sale on the open market?**



*Figure 16: Further developments of open market housing*

Forty-one (46%) respondents were supportive of a Community Led Housing Scheme (not for profit). Twenty-one (23%) were not supportive whilst eighteen (20%) would potentially but would need more information. Ten (11%) people did not answer the question.

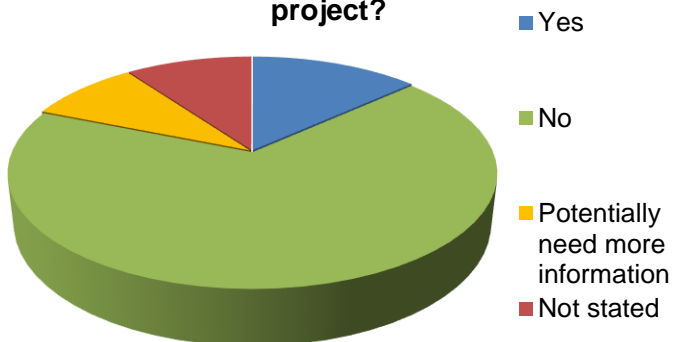
**Q13: Would you be supportive of a Community Led Housing project?**



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

Twelve respondents (13%) would be interested in being personally involved in a community-led housing scheme whilst sixty-one (68%) would not be interested and eight (9%) would potentially but would need more information. Nine people (10%) did not answer the question.

**Q14: Would you be interested in being involved in a Community Led Housing project?**



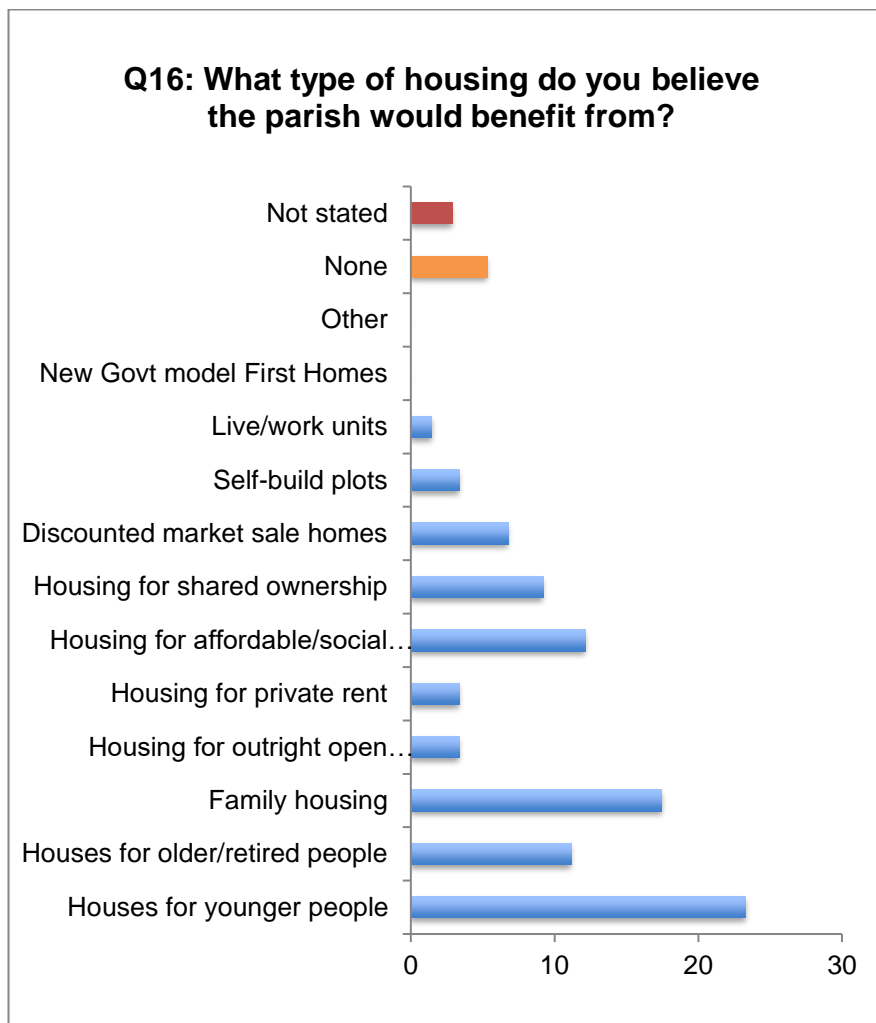
*Figure 18: Personally involved in a Community Led Housing scheme*

**For Question 15 please see Appendix 4: Site Suggestions**

## Housing in the Parish

Respondents were asked their opinion on what type of housing they felt the Parish would benefit from:

- houses for younger people had the most support at forty-eight (23%),
- family housing generated thirty six (17%) responses.
- housing for affordable or social rent had support from twenty five people (12%)
- older/retired people had twenty-three (11%).
- housing for shared ownership had nineteen (9%) support and
- discounted market sale homes generated fourteen (7%) comments.
- housing for outright market sale, Self-build plots and for private rent all generated seven choices each (3% each).
- live/work units had three (1%) support.
- Government First Homes had zero interest (0%).
- "Other" housing had zero (0%) support
- eleven households (5%) felt the Parish wouldn't benefit from any housing
- six (3%) did not answer the question.



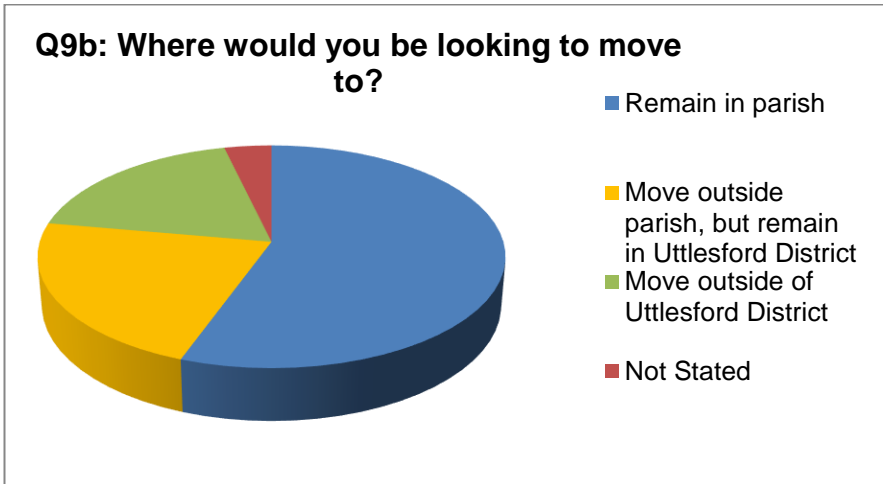
*Figure 19: Housing for the Parish*

**For Question 17 please see Appendix 5: Comments**

**PART TWO**

Twenty-seven households indicated they had a need for alternative accommodation by answering “Yes” to question 9a in part 1 of the form. From these, thirteen households wished to move within 5 years whilst the other fourteen wished to move in 5years or more.

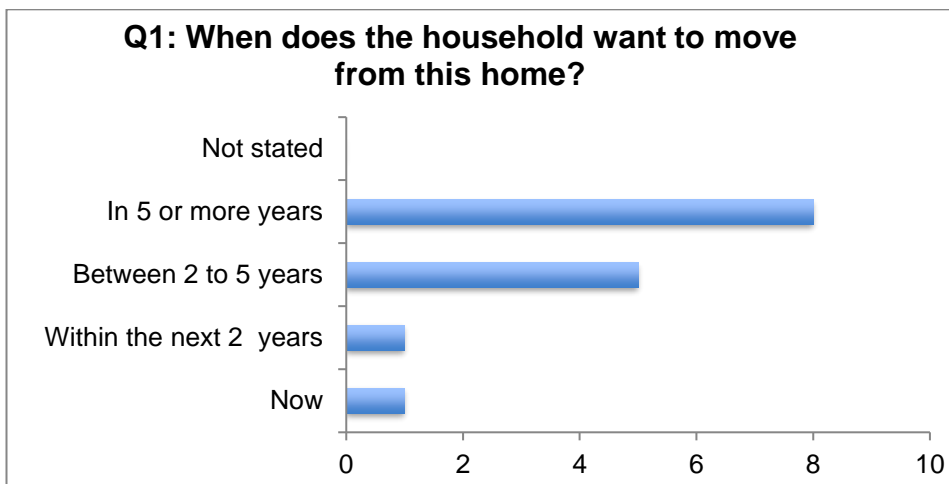
Respondents were then asked whereabouts they would like to move. Of those that completed the question where would you like to move to, one respondent (4%) didn’t complete this question, five wished to relocate **out** of the district (19%), six wished to move out of the parish but remain in the district (22%) and fifteen (56%) wished to remain in the parish. On the basis that one didn’t indicate where they would like to move to, this section will focus on the responses of those remaining fifteen.



For the purposes of Part 2 of this report therefore, the percentage shown is the percentage of the **thirteen** respondents who expressed and filled in a housing need (15 =100%) unless otherwise stated.

**Timescale for moving**

Of the fifteen respondents, one respondent wished to move, now (7%), one wished to move in the next two years (7%), four wished to move between 2-5 years (33%) and eight in over 5 years’ time (53%).



*Figure 20: Timeframe for moving*

**Current Tenure**

Of the respondents, three currently live with parents (20%), eight were member of the household (53%), one persons home was provided with their job i.e. tied (7%), one rented from a private landlord (7%), two not stated (13%), and no one rented from the council/housing association.

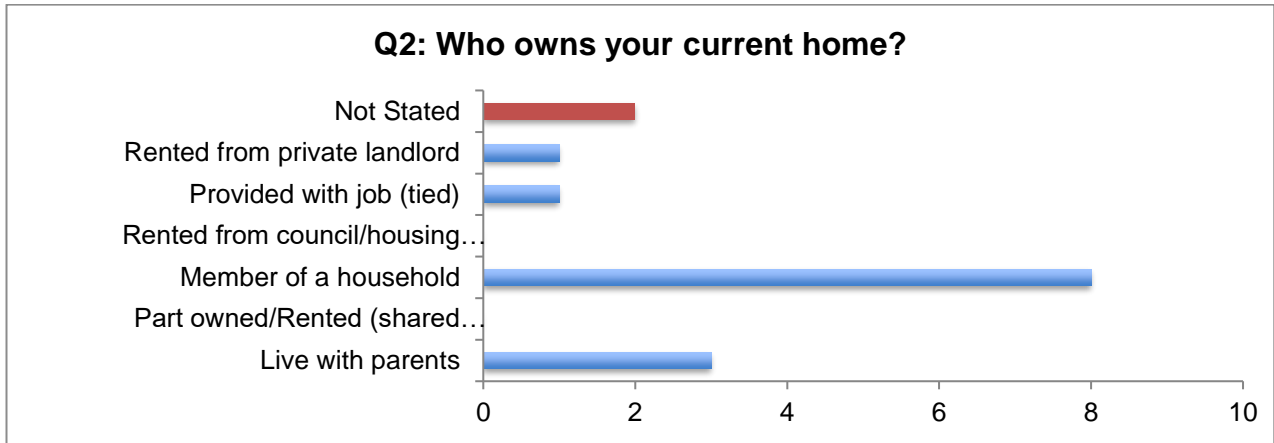


Figure 21: Current Tenure

### Preferred Tenure

One respondent wanted to rent from a council/housing association (7%), seven would like to buy on the open market (47%), two would prefer discounted market sale (13%), one would like to custom build (7%) but no one wanted to Self-Build (0%). One would like to utilize the New Government model for First Homes (7%) whilst three people didn't state their preference (20% each). No one wanted to part own/shared rent nor rent from a private landlord.

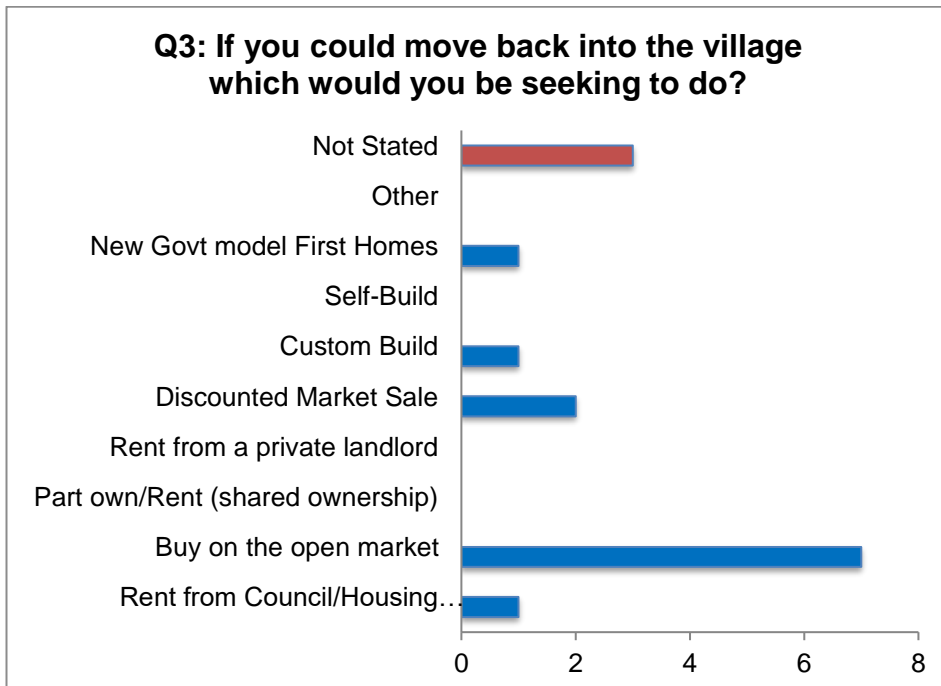
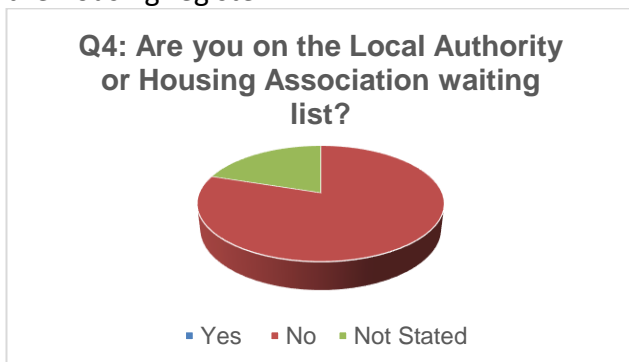


Figure 22: Preferred Tenure

### Housing Register

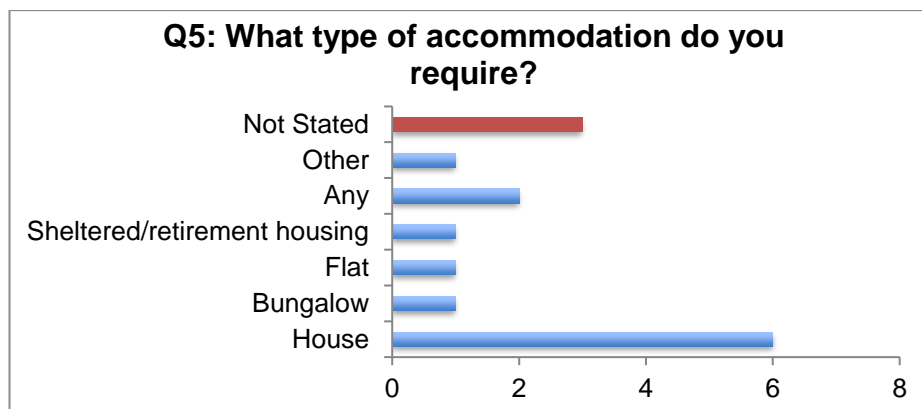
Of the fifteen respondents, three did not put an answer (20%) and twelve (80%) stated they were not on the housing register.



*Figure 23: Registered on any housing register waiting list*

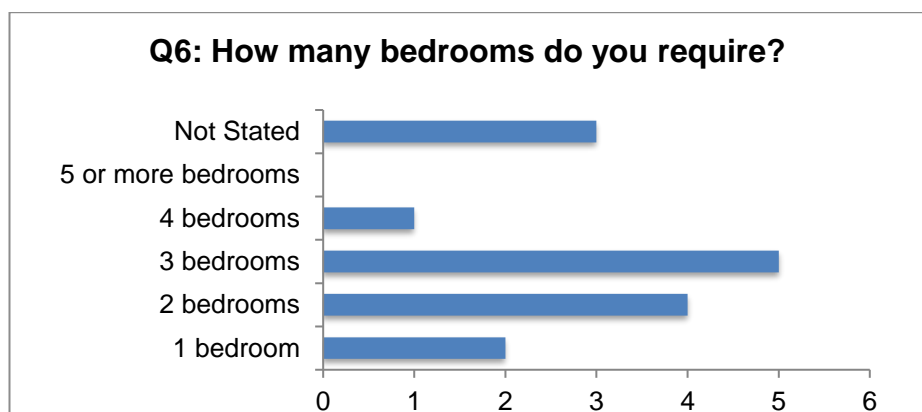
**Accommodation Required**

For six people, their most preferred choice was for a house (40%), one requested a bungalow (7%), one person each requested a Flat or sheltered/retirement housing (7% each). Two people requested “any” form of house type (13%) and one other said “other” (7%). Three people didn’t state a preference (20%)



*Figure 24: Types of Accommodation Required*

Of the fifteen respondents, two people requested a one-bedroom property (13%), four requested a two bedroom property (27%), five required a three bedroom (33%) and only 1 required a four bedroom home (7%). Three did not state how many bedrooms they might require (20%).

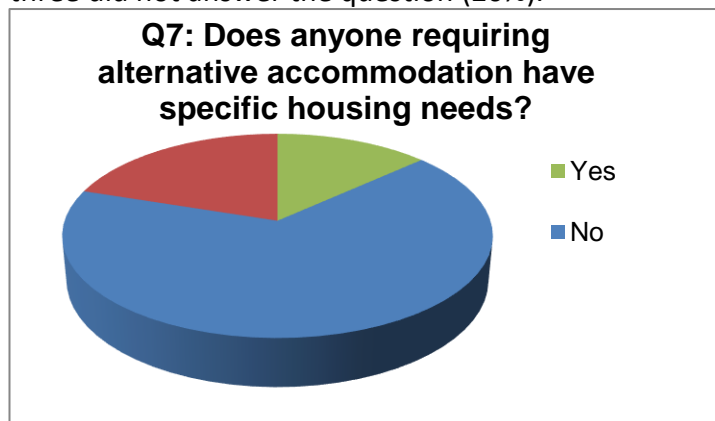


*Figure 25: Number of Bedrooms Required*

**Special Needs and Adaptations**

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

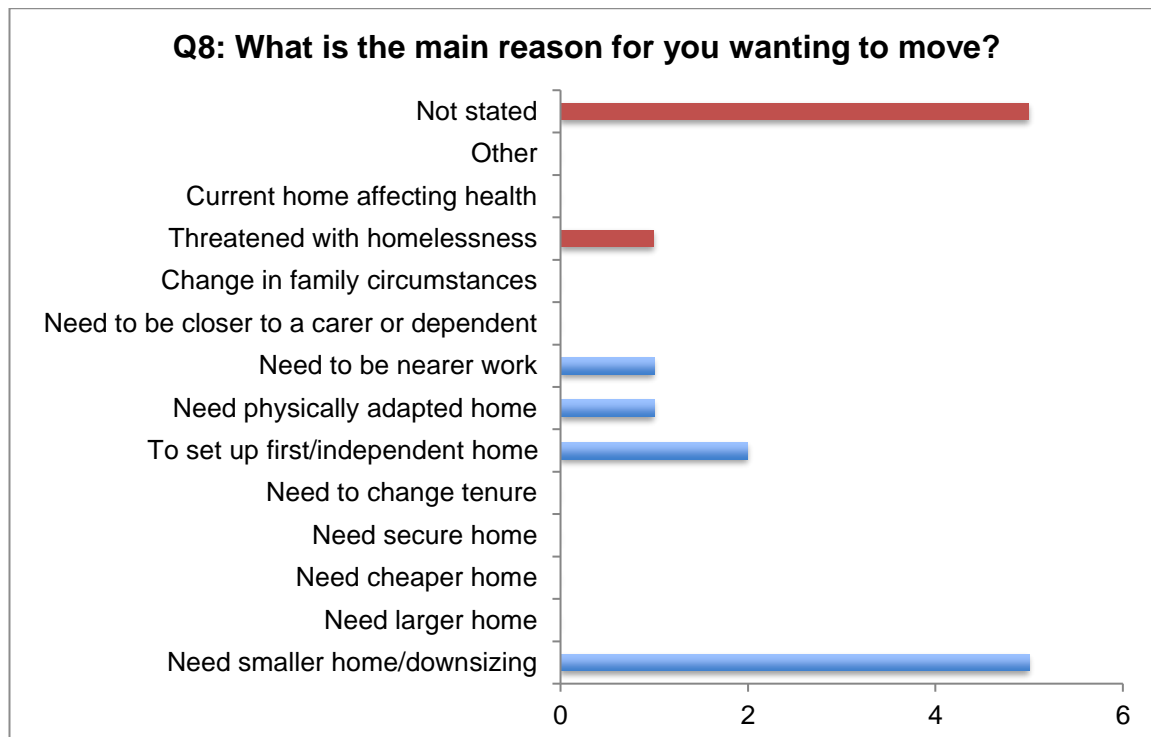
Two respondents stated they had specific housing needs (13%), ten respondents said no (67%) and three did not answer the question (20%).



*Figure 26: Special Needs & Adaptations*

**Reason for requiring alternative accommodation**

Of the respondents who answered this question, five (33%) indicated that they needed a smaller home or wished to downsize. Two respondents (13%) wanted to set up their first independent home, whilst one person (7%) needed a physically adapted home and another person (7%) needed to be nearer work. One person had been threatened with homelessness (7%) whilst five people (33%) didn't state a reason.



*Figure 27: Reason for moving to alternative accommodation*

**Age and Gender**

The total number of people needing to move to a new household from the one household was twenty-six in the following age groups (percentage figure for age and gender are of total people i.e. 26=100%).

Two people were aged 6-10yrs old (8%) and one aged 11-15yrs old (4%). Three people (12%) were aged between 20-30 years old and three people (12%) aged between 31-40 years old, one person (4%) aged 41-50 years old, no one aged 51-60 years old wanted to move. However, ten people (38%) aged 61-74yrs old and four people (15%) over 75years old wanted to move. Two people (8%) didn't state their age

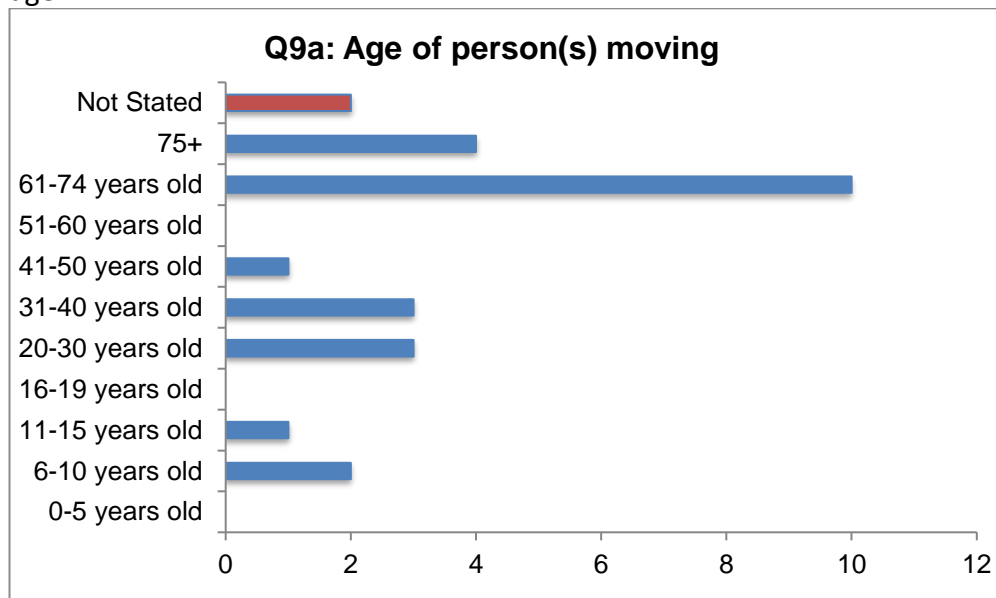


Figure 28: age of respondents in housing need

Eleven (42%) people needing to move were female and 13 (50%) were male, whilst two people didn't state (8%).

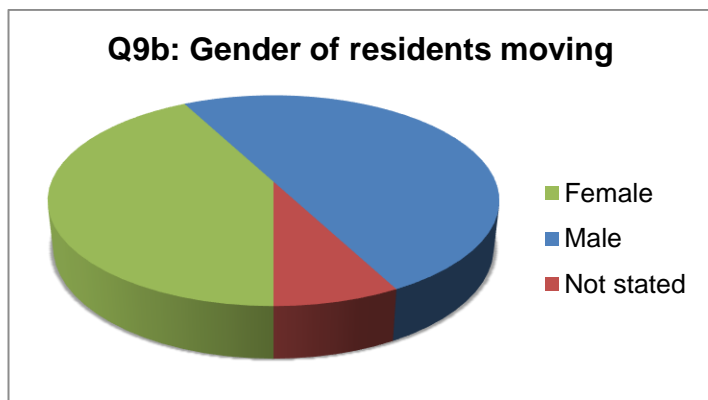


Figure 29: Gender of respondents

Out of the fifteen people recorded for part two, there were twenty additional people in the household, seven (35%) were the spouses of the first person, two (10%) were brother and sister. Four people are son/daughter (20%) and seven people (35%) didn't state any other people in the household

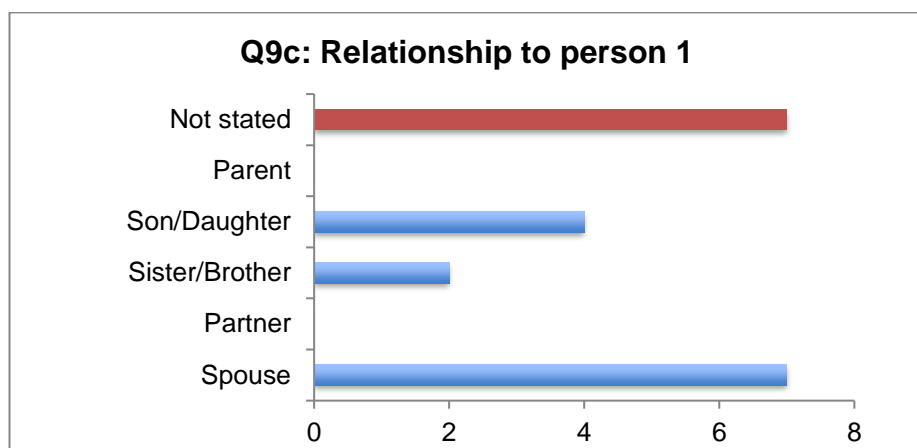


Figure 30: Relationship to person 1 of respondents

### Type of household

The type of household was described as a couple by three respondents (20%), as an older person's household by four respondents (27%) and also as a one-person household (27%), whilst four people didn't respond (27%).

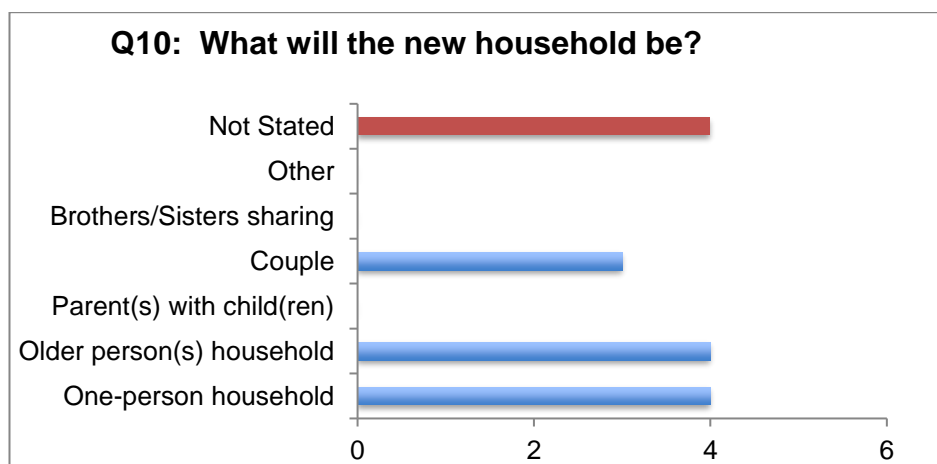


Figure 31: New household composition

### Housing benefit

Of those that responded, no household (0%) would be claiming housing benefit/universal credit, whilst one said partial (7%) and one didn't know (7%), nine said no (60%) and four (27%) not stated.

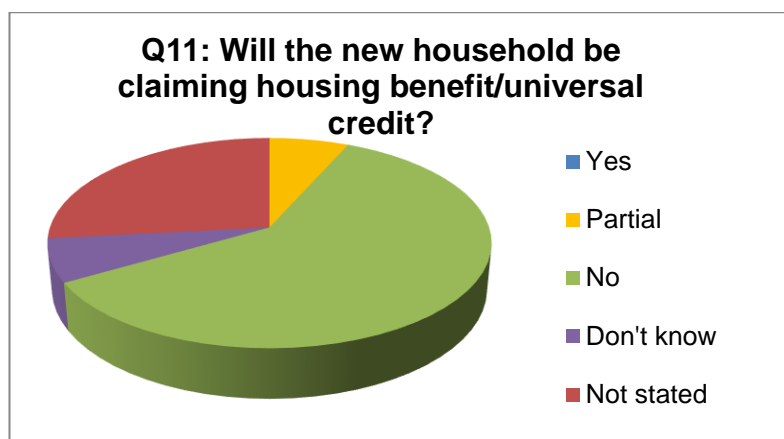


Figure 32: Housing Benefit

### Current Situation

Twelve households (80%) who completed part 2 live in the parish at present whilst two people work in the parish or adjoining parish (13%) and one person not stated (7%).

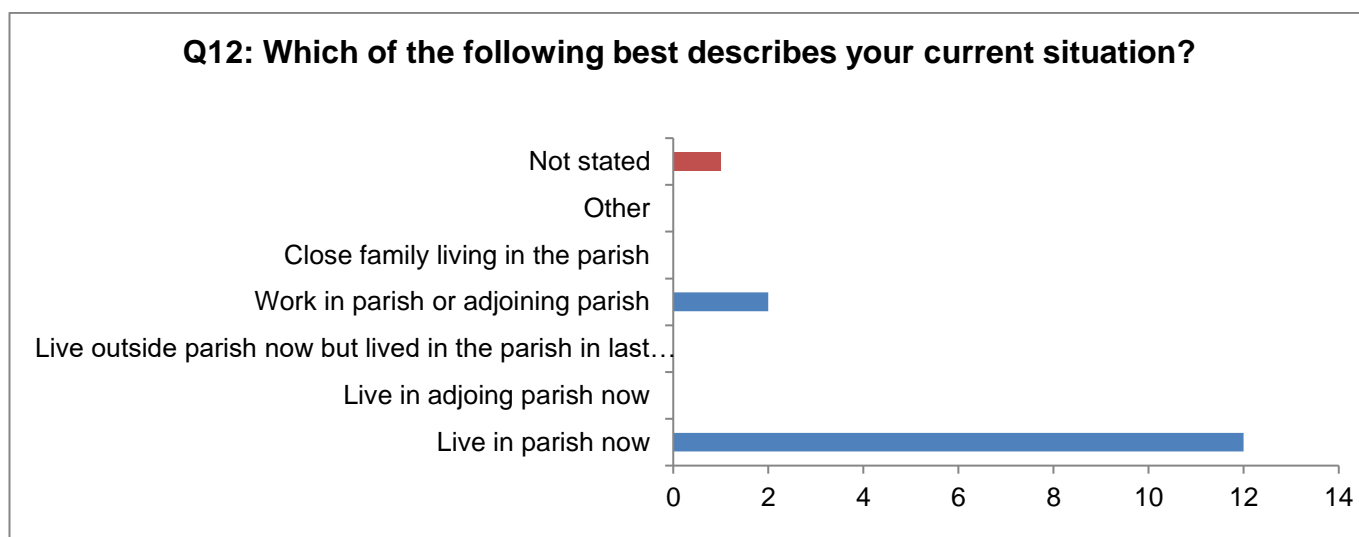


Figure 33: Current situation

### Affordability

#### Income

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

One respondent (7%) stated their income was below £10,000, one respondent (7%) stated that their income was between £21,000-£25,000, two said that their income was between £26,000-£30,000 (13%) and a further two between £31,000-£35,000 (13%). One person said that their income was between £51,000 and £55,000 (7%) and three people said that their income was over £61,000 (20%). Five people didn't state their income (33%)

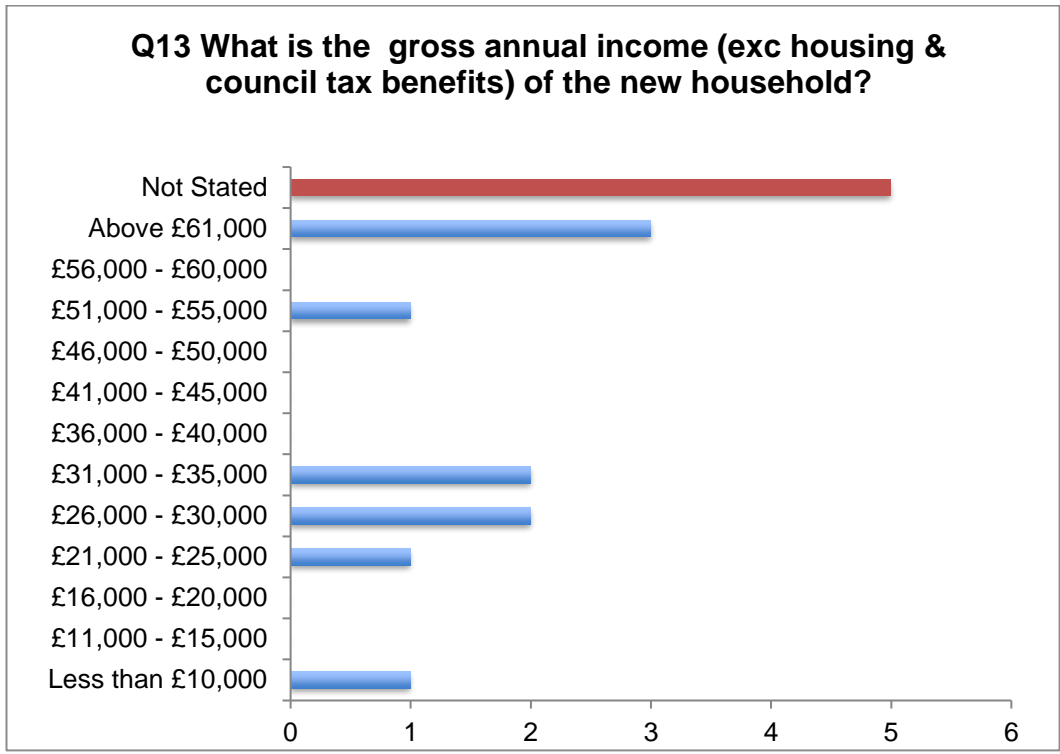


Figure 34: Gross monthly income

**Savings**

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

Of those that responded three respondents (20%) indicated that they had no savings, one person had less than £5000 (7%), one person had between £10,000 and £20,000 (7%) and one person had between £20,000 and £30,000 (7%). Three people (20%) had over £50,000 in savings whilst six people didn't state their savings (40%).

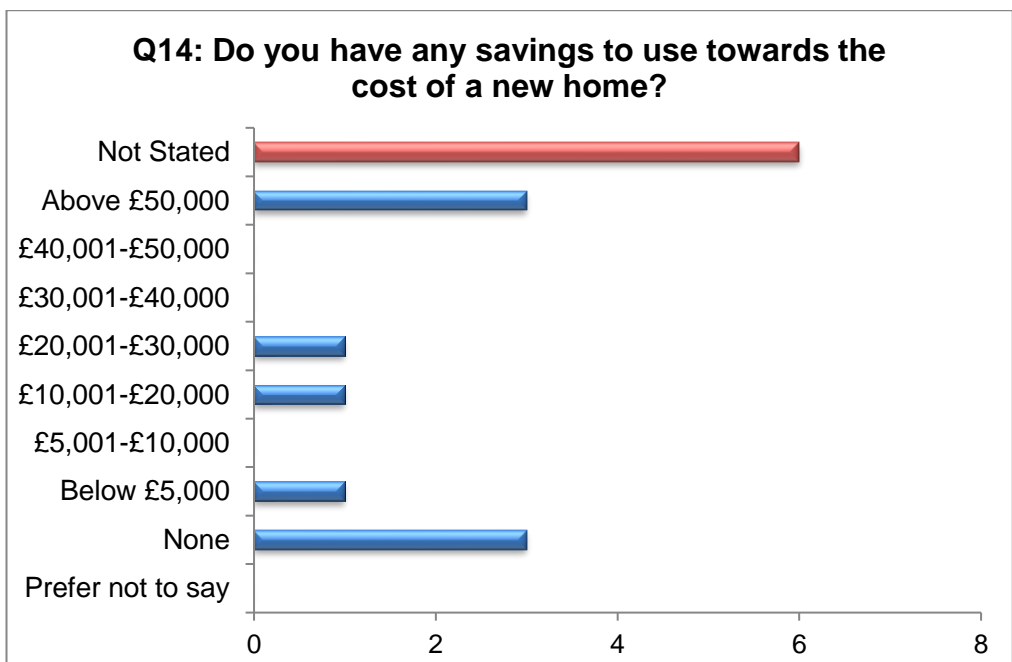


Figure 35: Savings

Of those that responded, four households (27%) have over £100,000 in equity to use towards a future home and five households (33%) did not have any equity towards the cost of a new house. Six households did not state any equity (40%).

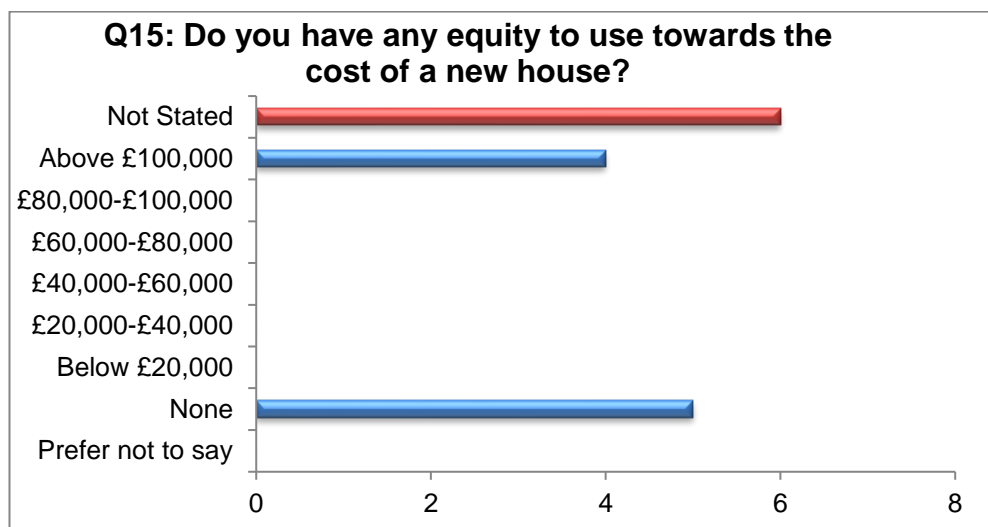


Figure 36: Equity

**PART THREE:  
Assessment of Need**

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

As previously stated, **fifteen respondents** stated they had a housing need, went on to complete all or part of Part 2 and wished to remain in the parish. Therefore, only the need of fifteen respondents could be assessed and a recommendation provided.

Of the respondents, three had no savings to use towards the cost of a new home, one had below £5,000, one had between £10,001 and £20,000 in savings and a further one household had £20,001 to £30,000. Three respondents had over £50,000 whilst four did not state.

Likewise, four respondents had over £100,000 in equity, five respondents had none and six preferred not to say. Whilst four didn't provide details of either savings, equity or salary and therefore on that basis we are unable to make any judgments on their needs and suitable housing products. Whilst it's possible to assume that someone who owns either outright or with a mortgage their current home could therefore afford to purchase another on the open market, those that have a different arrangement might not be able to do so.

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

<b>Indicated tenure of those stating they have a need (1)</b>	
<b>Type</b>	<b>Number</b>
Open Market	7
Discounted Market Sale/First Homes	3
Housing Association/Council rented	1
Custom Build	1
Not stated	3

<b>Tenure Recommendation</b>	
<b>Type</b>	<b>Number</b>
Open Market	4
Housing Association/Council rented	1
Shared Ownership	2
Custom Build	1
Not enough information	7

## Recommendation

The need for affordable rented housing units as a result of this survey, was one 1-bed home. The need for shared ownership properties was for two 1-bed properties. A total need of **3 affordable homes**. There were however 7 households with a housing need who did not complete Part 2 as thoroughly as needed to make a final recommendation – this could mean there were potentially more homes needed in the parish so we would recommend that more engagement work is done to draw these out.

For any affordable housing schemes discussions on finalizing the size, tenure and design should take place with the parish council, the housing association partner and the local authority at an appropriate time should a scheme go ahead, to ensure that the right mix is selected.

Two of the respondents answered that they have a **special housing need** for a physically adapted home or ground floor/bungalow living leading to a recommendation that if any affordable 2 bed bungalows come forward, they should be fully wheelchair accessible.

None of the respondents that indicated that they would need an affordable home product are currently on either the local authority **housing register** or Housing Association register. We would recommend that the Parish Council raise awareness of the need to be on the register amongst the residents of the parish, in order for them to be considered for affordable housing schemes in the future.

As of May 2025, there are 9 applicants on the current local authority Housing Register (all priority bands) with a local connection to Wendens Ambo, their bedroom need is:-

1 bed=5  
2 bed=3  
3 bed=0  
4 bed=1

Of the 9 applicants 4 have been assessed as being in housing need (bands A to D) as follows:-

1 bed=2  
2 bed=1  
3 bed=0  
4 bed=1

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

**Table 2: Size & Timescales**

**Total ASPIRATION of the 15 households analysed**

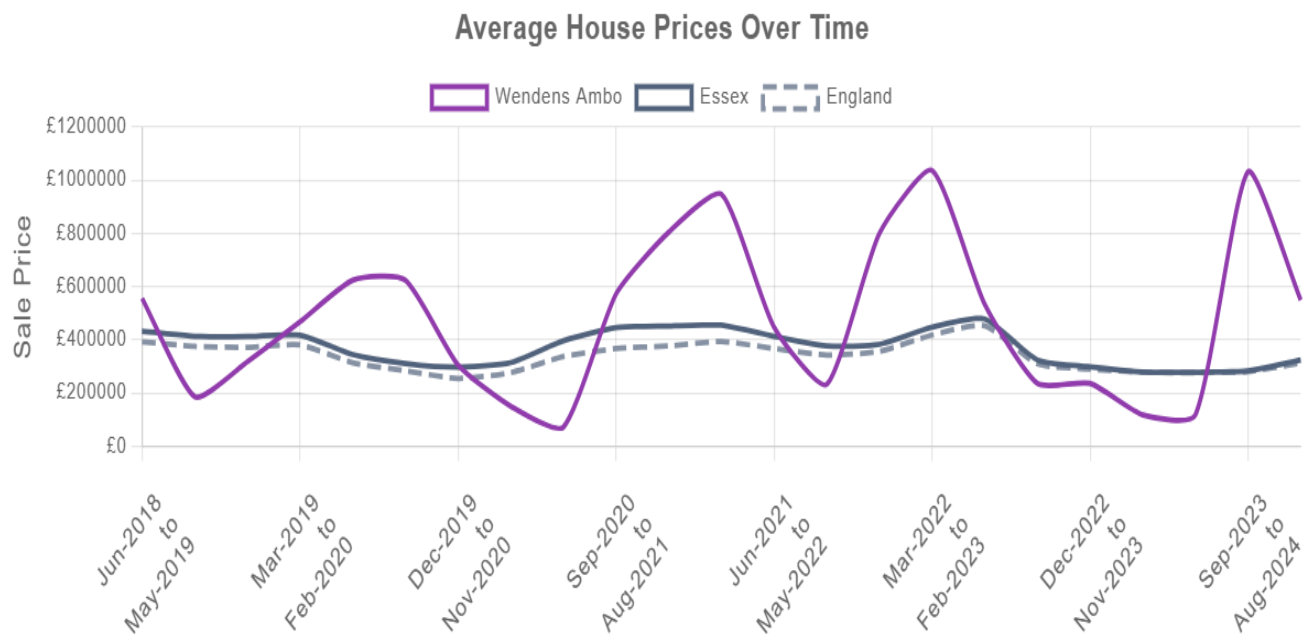
Size	Open Market	Discounted Market Sale	HA/Council rented	First Homes	Custom-Build	Not stated
Identified No of units	7	2	1	1	1	3
	1 x 2 bed bungalow 1 x 2 bed any 1 x 3 bed bungalow 3 x 3 bed house 1 x 3 bed Sheltered 1 x 4 bed house	1 x 1 bed any 1 x 2 bed house	1 x 1 bed other	1 x 2 bed flat	1 x 3 bed house	
<b>Timescale</b>						
Now			1 x 1 bed other			
0-2 years	1 x 4bed house					
2-5 years	1 x 2 bed any 1 x 3 bed house	1 x 1 bed any				1
over 5 years	1 x 2 bed bungalow 2 x 3 bed house 1 x 3 bed Sheltered	1 x 2 bed house		1 x 2 bed flat	1 x 3 bed house	

**Total NEED of the 15 households**

Size	Open Market	HA/Council Rented	Shared Ownership	Custom Build	Not enough Information
Identified No. of units	2 x 3 bed house 1 x 3 bed bungalow 1 x 2 bed flat	1 x1 bed other	2 x 1 bed flat	1 x 3 bed house	7
Size breakdown	3 x 3 bed 1 x 2 bed	1 x 1 bed	2 x 1 bed	1 x 3 bed	1 x 2 bed bungalow 1 x 2 bed house 1 x 3 bed sheltered 1x 4 bed house 3 x not stated

**Appendix 1  
Local Housing Stock**

**Average property values in Wendens Ambo over the last 5 years**



The line chart above shows a series of property price changes over time for the four key dwelling types.

In the 12 months from Dec-2023 to Nov-2024, the most recent figures for Wendens Ambo, the average property price for all dwelling types was £550,000. This is a decrease from the average amount in the 12 months from Jun-2018 to May-2019 (£556,000).

For comparison, over the same 12 months from Sep-2023 to Aug-2024 for Essex, the average property price was £396,005. This is an increase from the average amount in Essex in the 12 months from Jun-2018 to May-2019 (£353,596). (*Data source Land Registry*).

**Affordability in Wendens Ambo**

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

At the time of writing, there were two properties on the open market: one 2-bedroom flat (£225,000) and one 5-bedroomed bungalow (£875,000).

To fully purchase the cheapest property for sale on the open market (2-bed flat at £225,000) assuming the availability of 10% deposit for a first-time buyer and assuming a multiple of 4 x annual salary for a mortgage, the buyer would need a salary of around £50,500

There were two properties advertised for private rent in the parish.

*(Data sources: Rightmove)*

### Council Tax and house prices in Wendens Ambo compared to the national average.

In Wendens Ambo the proportion of dwelling stock within council tax Band A as of 2024-2025 was 1.3%. This is less than the proportion in Essex (8.56%) and less than the proportion in England (23.81%).

At the other end of the scale, in Wendens Ambo the proportion of dwelling stock within council tax Band H as of 2024-2025 was 2.6%. This is higher the proportion in Essex (0.57%) and higher the proportion in England (0.6%).

#### Dwellings by Council Tax Band

Indicator	Wendens Ambo	Essex	England
Band A	1.30%	8.56%	23.81%
Band B	6.49%	17.96%	19.49%
Band C	11.69%	28.69%	21.93%
Band D	18.18%	19.80%	15.65%
Band E	14.29%	12.46%	9.78%
Band F	15.58%	7.19%	5.20%
Band G	29.87%	4.76%	3.54%

#### Average house prices

Indicator	Wendens Ambo	Essex	England
Average house price (12 months)	£550,000	£324,846	£313,307
Average house price for detached houses (12 months)	£366,667	£451,261	£432,867
Average house price for flats (12 months)	-	£195,810	£261,979
Average house price for semi-detached houses (12 months)	£0	£298,291	£287,853
Average house price for terraced houses (12 months)	-	£279,908	£275,057

Source: UK Land Registry

## Employment sectors in Wendens Ambo

### Jobs by Industry

Indicator	Wendens Ambo		England		Essex	
	Count	Rate	Count	Rate	Count	Rate
Accommodation & Food	5	4.44%	2,156,000	7.63%	46,250	7.42%
Agriculture, Forestry & Fishing	0	0.00%	142,000	0.50%	3,755	0.60%
Arts, Entertainment & Recreation	8	6.67%	1,244,000	4.40%	27,250	4.37%
Business Administration & Support	12	10.00%	2,442,000	8.64%	55,500	8.91%
Construction	4	3.33%	1,298,000	4.60%	48,250	7.74%
Education	0	0.00%	2,351,000	8.32%	50,500	8.11%
Financial & Insurance	3	2.22%	947,000	3.35%	14,975	2.40%
Health	3	2.22%	3,713,000	13.14%	79,250	12.72%
Information & Communication	11	8.89%	1,310,000	4.64%	17,300	2.78%
Manufacturing	27	22.22%	2,036,000	7.21%	40,000	6.42%
Mining, Quarrying & Utilities	0	0.00%	304,000	1.08%	6,625	1.06%
Motor Trades	3	2.22%	472,000	1.67%	14,900	2.39%
Professional, Scientific & Technical	20	16.67%	2,644,000	9.36%	45,000	7.22%
Property	5	4.44%	536,000	1.90%	14,250	2.29%
Public Administration & Defence	0	0.00%	1,199,000	4.24%	21,000	3.37%
Retail	4	3.33%	2,253,000	7.98%	57,250	9.19%
Transport & Storage	9	7.78%	1,400,000	4.96%	39,150	6.28%
Wholesale	5	4.44%	1,048,000	3.71%	25,600	4.11%

Source: Business Register and Employment Survey (BRES)

The table above shows the counts and proportions of employee jobs, broken down by broad industry group across Wendens Ambo, Essex and England. Industry groups are classified to the 2007 revision to the Standard Industrial classification (SIC). The proportion of retail jobs in Wendens Ambo is 3.33%. This is lower than the proportion in England (7.98%) and Essex (9.19%).

In contrast, the proportion of professional, scientific and technical jobs in Wendens Ambo is 16.67%. This is higher than the proportion in England (9.36%) and Essex (7.22%)

## Deprivation data for Wendens Ambo compared to national average

All 32,844 neighbourhoods in England have been ranked on arrange of deprivation topics. The most deprived neighbourhood in England has a rank of 1.

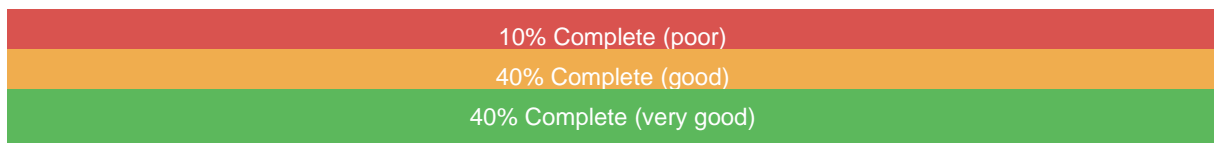
Overall Wendens Ambo was ranked 23,700 out of 32,844 in England.

This is broken down further by income; employment; health; education, barriers to services; living environment; and crime.

**Overall: 72%** Better than 72% of areas in England



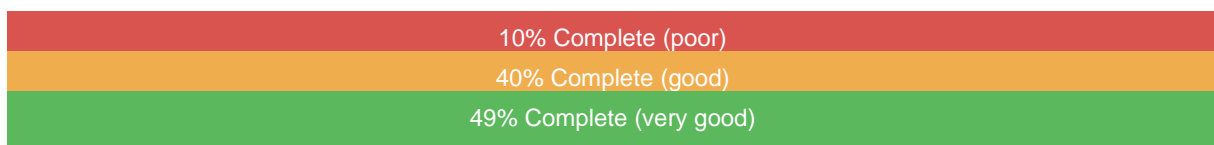
**Income Deprivation: 90%** Better than 90% of areas in England



**Employment: 96%** Better than 96% of areas in England



**Health: 99%** Better than 99% of areas in England



**Education: 92%** Better than 92% of areas in England



**Barriers to Services: 2%** Better than 2% of areas in England



**Living Environment: 41%** Better than 41% of areas in England



**Crime: 83%** Better than 83% of areas in England

## Income deprivation in Wendens Ambo compared to county and national average

The table below shows the count and proportion within the area of people receiving Department of Work and Pensions (DWP) benefits. The date is provided for three age groups: 16-64: 16-24: and 65+.

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

In Wendens Ambo, 7.08% of people aged 16-64 are claiming DWP benefits. This is lower than the proportion in Essex (19.93%) and lower than the proportion in England (22.98%).

11.04% of people aged 65+ are also claiming DWP benefits in Wendens Ambo. This is lower than the proportion in Essex (94.68%) and lower than the proportion in England (94.29%). To clarify, this does not include those that claim state pension only.

Note: the benefit combinations are recorded as quarterly snapshots. They do not cover every possible combination.

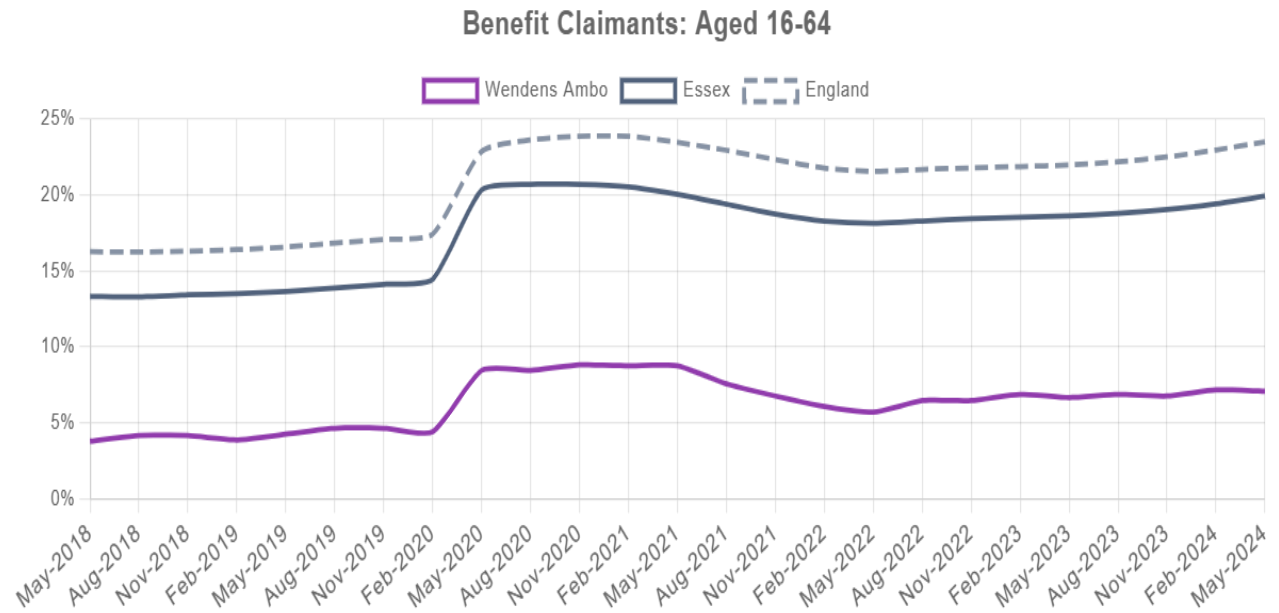
### People receiving DWP Benefits

Indicator	Wendens Ambo		Essex		England	
	Count	Rate	Count	Rate	Count	Rate
DWP Benefit claimants aged 16-64	19	7.08%	178,749	19.93%	8,248,752	23.5%
DWP benefit claimants aged 16 - 24	1	3.85%	19,454	13.92%	862,944	14.31%
People aged 65+ claiming DWP Benefits (Benefit Combinations)	13	11.04%	299,484	94.68%%	10,022,430	94.29%

Source: Department for Work and Pensions (DWP)

The line graph below shows a time series for the proportion of working age people receiving DWP benefits in Wendens Ambo, Essex and England. Working age DWP benefits are benefits payable to all people aged 16-64 who need additional financial support due to low income, worklessness, poor health, caring responsibilities, bereavement or disability.

In Wendens Ambo the proportion of people aged 16-64 claiming DWP benefits has increased, from 3.79% in May-2018 to 7.08% in May-2024. This latest figure is lower than the proportion in Essex (19.93%) and lower than the proportion in England (23.5%).



Wendens Ambo falls into the lowest category of deprivation nationally being within the lowest 10%.



**Wendens Ambo**  
**Parish Council**

[wambopc@gmail.com](mailto:wambopc@gmail.com)



**February 2025**

Dear Resident,

### **Housing Needs Survey**

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

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

**All personal details will remain strictly confidential to the RCCE and will not be shared with Wendens Ambo Parish Council with only aggregated results being included in the final report to the Parish Council.**

Affordable Housing is defined by the government as housing for sale or rent provided to eligible households whose needs are not met by the open market. This survey is designed to see if there are households in the village or people with a strong local connection who are in need of affordable housing. This is not a survey to justify large scale or open market developments. Properties in these rural exception site schemes are usually provided by a housing association and cannot be sold or transferred into totally private ownership, remaining in perpetuity for people with a strong local connection to the parish, either through family or work. A small number of houses for sale may also be developed to cross subsidise the costs of building the affordable homes, but only if there is a requirement to do so.

We would ask you all, whether or not you have a need for alternative accommodation, to take a few minutes to complete the attached Housing Needs form as fully as possible and return it in the Freepost envelope provided, together with the Community Survey by **14 March 2025** at the latest. Alternatively, you can complete the survey online using this link:

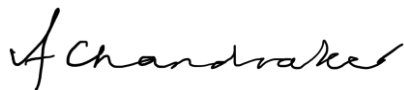
<https://www.surveymonkey.com/r/WendensHNS25>

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

Please be assured that all returned forms will be dealt with by the Rural Housing Enabler at the Rural Community Council of Essex in strict confidence. The Parish Council will be provided with a summary report but will not see the completed forms nor be made aware of any personal details.

If you have any questions about completing the form or would like additional forms please contact Rachel Fahie, Rural Housing Enabler on 01376 574330 or by email at [rachel.fahie@essexrcc.org.uk](mailto:rachel.fahie@essexrcc.org.uk)

Yours sincerely,



**Anita Chandraker**  
Chair  
Wendens Ambo Neighbourhood Plan Steering Group

**Rachel Fahie**  
Rural Housing Enabler  
RCCE



**Wendens Ambo  
Parish Council**



**Housing Needs Survey for  
Wendens Ambo**

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

**Friday 14 March 2025**

**YOU CAN ALSO COMPLETE THIS SURVEY ONLINE AT**  
<https://www.surveymonkey.com/r/WendensHNS25>

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

## **Part 1 – You and Your Household**

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

**To be completed by  
all respondents**

**Housing Needs Survey for  
Wendens Ambo**

Please read the accompanying letter before completing this form and use the pre-paid envelope to **return the completed form by**  
**Friday 14 March 2025**

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

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

**PART 1 - You and Your Household**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

*If you answered 'Yes' and the family members wish to move back to parish, please contact the Rural Housing Enabler for an additional survey form (contact details at the end of this form) or complete the survey online*

<https://www.surveymonkey.com/r/WendensHNS25>

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

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

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

Remain in the parish.....

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

Move outside Uttlesford District.....

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

10. If a need should be identified, would you be supportive of a small development (typically 4-8 homes) of affordable homes for local people?

**\*Information on the different tenures can be found at the end of survey.**

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

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

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

Yes.....       No.....

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

Yes.....       No.....

**13. Would you be supportive of a Community Led Housing project (not for profit)?**

*(as per Community Led Housing information at the end of the survey)*

Yes.....       No.....

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

Yes.....       No.....

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

**16. In general, what type of housing do you believe the parish would benefit from?** (Please tick all that apply) \* see Key Terms document at end of survey for more detail

- |  |                          |   |                          |
|--|--------------------------|---|--------------------------|
| Houses for younger people.....           | <input type="checkbox"/> | Houses for older/retired people.....    | <input type="checkbox"/> |
| Family housing.....                      | <input type="checkbox"/> | Housing for outright open market sale   | <input type="checkbox"/> |
| Housing for private rent.....            | <input type="checkbox"/> | Housing for affordable/social rent..... | <input type="checkbox"/> |
| Housing for shared ownership.....        | <input type="checkbox"/> | Discounted Market Sale homes            | <input type="checkbox"/> |
| Self-build plots.....                    | <input type="checkbox"/> | Live / work units                       | <input type="checkbox"/> |
| New Government model “First Homes” ..... | <input type="checkbox"/> | None                                    | <input type="checkbox"/> |

Other, please specify .....

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

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

***If no-one in your household is in need of alternative accommodation***

***(i.e. indicated ‘No’ in question 9a) you do not have to complete Part 2 of this form. Please return in the freepost envelope provided.***

**Housing Needs Survey for  
Wendens Ambo**

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

**Friday 14 March 2025**

**Part 2 – Open Market and  
Affordable Housing Needs**

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

## **PART 2 - Open market & affordable housing needs**

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

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

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

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

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

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

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

### **3. If you could stay in/move back to the village which option would you choose? \* see Key Terms document at end of survey for more detail on each**

**(Tick one box only)**

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

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

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

Yes.....     No.....

*To be considered for affordable housing you must also register on Uttlesford District Council Housing register. If you would like to register please go to; <https://www.Homeoption.org/default.aspx> for further advice.*

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

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

### **6. How many bedrooms do you require?**

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

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

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

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

No.....       Yes.....

*If yes, please give brief details;*

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

- |  |                          |   |                          |
|--|--------------------------|---|--------------------------|
| Need smaller home/downsizing.....                | <input type="checkbox"/> | Need larger home.....   | <input type="checkbox"/> |
| Need cheaper home.....                           | <input type="checkbox"/> | Need secure home.....   | <input type="checkbox"/> |
| Need to change tenure.....                       | <input type="checkbox"/> | Need to set-up first/independent home   | <input type="checkbox"/> |
| Need physically-adapted home.....                | <input type="checkbox"/> | Need to be nearer work.....   | <input type="checkbox"/> |
| Need to be closer to carer/dependant             | <input type="checkbox"/> | Change in family circumstances.....<br><i>(i.e. widowed/divorce/separation)</i> | <input type="checkbox"/> |
| I am homeless/ threatened with homelessness----- | <input type="checkbox"/> | Current home affecting health.....  | <input type="checkbox"/> |
| Other, please specify.....                       |                          |   |                          |

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

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

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

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

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

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

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

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

- Live in the parish now.....  Live in an adjoining parish.....
- Outside the parish now but have lived in the parish in last 5 years.....  Work in parish or adjoining parish....
- Have close family living in the parish.....  Other, please specify.....

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

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

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

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

YES £.....  
NO

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

YES £.....  
NO

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

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

Name	
Address	
Postcode	
Tel. no.	
E-mail	

I give permission for you to share my contact details

**Contact Details for Rural Housing Enabler:**

Rural Community Council of Essex

Threshelfords Business Park

Inworth Road, Feering

Essex CO5 9SE

Telephone: 01376 574330

Email: [rachel.fahie@essexrcc.org.uk](mailto:rachel.fahie@essexrcc.org.uk)

## Glossary

### Key Terms - Affordable Housing

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

Tenure	Definition
Rented - Housing Association / Council	Housing rented through a Housing Association that is lower than local market rents. This can be “affordable” rent (80% of market rent) or “social” rent (40-60% of market rent) depending on viability of the scheme and grant funding available. This type of housing is much more secure than private rented housing.
Shared ownership – Housing Association	Part rent/part buy. This allows first time buyers/non-homeowners who cannot afford 100% ownership of a home to buy a percentage of it; rent is also paid to the Housing Association for the part they do not own. A smaller deposit is required than buying a full market cost home. It is necessary to be able to obtain and afford a mortgage, if required, on the share that is bought. (NB the maximum share a buyer can own on a Rural Exception Site scheme would be 80%; this prevents the home being sold onto the open market and keeps it available for local people in perpetuity)
Discounted market sale	The property is sold at least 20% lower than local open market values. When the homes are sold on, the discount remains in place for new buyers in perpetuity. For eligibility you must not already own a home and your income should not exceed 45% of the discounted sale price of the property. It is necessary to be able to obtain and afford the mortgage on the property.
First Homes	The government’s new flagship discounted affordable sale model which has just been launched. Minimum discount of open market value will be 30%, although Local Authorities have discretion to increase discount to 40% or 50% should there be evidence to support this. The percentage discount is kept in perpetuity. Strictly for first time buyers only, with a household income of no more than £80,000 outside London. Buyers must have a mortgage / home purchase plan covering at least 50% of the discounted purchase value. The First Home must be the buyer’s main residence, and restrictions on lettings apply. The value of First Homes, after the discount has been applied, will be capped at £250,000 outside London. Price caps only apply on the initial sale.

### Other Housing Tenures

Open market housing	Housing that is open for anyone to purchase at the full market value for the area.
Private Rented	Property owned by a landlord and leased to a tenant. The landlord could be an individual, a property company or an institutional investor. Market renters occupy the properties under a tenancy agreement and pay market rents.
Self-build / Custom Build	There are various types of self-build. Most commonly, the buyer acquires a serviced plot of land on which to either build their home themselves or use a contractor. Custom build is access to a serviced plot where a home is built and is then finished off by the purchaser using a menu of options.
Rural Exception Site	A plot of land abutting the development boundary, well connected to services & facilities with the aim of providing affordable local needs housing in the village. This land will only receive planning permission for affordable housing with a local connection in perpetuity. It is an “exception” to the development sites detailed in the local plan. A small amount of open market may be permitted, only if required for cross subsidy.

## Community Led Housing

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

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

Community led housing offers something for everyone.

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

Community led housing is where:

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

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



**Eastern Community Homes** has been established to provide essential support for communities across the East of England wishing to pursue successful community led housing projects. <https://easterncommunityhomes.com/>

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

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

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

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

Q

### Appendix 3

#### **Is this your main home?**

	Frequency	Valid Percentage
Yes	85	94
No	1	1
Not Stated	4	4
Total	90	100

#### **PART 1**

##### **Question 1**

#### **How would you describe your home?**

	Frequency	Valid Percentage
House	77	86
Bungalow	1	1
Flat/Maisonette/apartment/bed-sit	6	7
Caravan/mobile home/temp. structure	0	0
Sheltered/retirement housing	0	0
Other	1	1
Not Stated	5	6
Total	90	100

##### **Question 2**

#### **Please confirm the type of house.**

	Frequency	Valid Percentage
Detached	58	64
Semi-detached	12	13
Terrace	9	10
Other	2	2
Not Stated	9	10
Total	90	100

##### **Question 3**

#### **How many bedrooms does your home have?**

	Frequency	Valid Percentage
One	4	4
Two	7	8
Three	15	17
Four	21	23
Five or more bedrooms	34	38
Not Stated	9	10
Total	90	100

**Question 4****Who owns your home?**

	Frequency	Valid Percentage
Owned Outright by a household member (s)	50	56
Part-owned/Rented (shared ownership)	0	0
Owned with mortgage by a household member (s)	20	22
Rented from a Local Council	1	1
Rented from a Housing Association	0	0
Rented from a Private Landlord	8	9
Tied to job	1	1
Other	1	1
Not Stated	9	10
Total	90	100

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

	Frequency	Valid Percentage
One	78	87
Two	4	4
Three	0	0
Other	0	0
Not Stated	8	9
Total	90	100

**Question 6****How many years have you and your household lived in the parish?**

	Frequency	Valid Percentage
0-5 years	20	22
6-10 years	9	10
11-20 years	15	17
21-30 years	9	10
31-50 years	22	24
51-70 years	2	2
Over 70 years	1	1
Not Stated	12	13
Total	90	100

**Question 7a****How many people live in this property?**

	Frequency	Valid Percentage
One	12	13
Two	46	51
Three	8	9
Four	10	11
Five	4	4
Six	0	0
Not Stated	10	11
Total	90	100

**Question 7b****Age of household members**

	Frequency	Valid Percentage
0-5 years old	4	2
6-10 years old	9	4
11-15 years old	12	6
16-24 years old	13	6
25-35 years old	11	5
36-45 years old	16	8
46-59 years old	30	15
60-70 years old	45	22
71 years and older	48	24
Not Stated	13	6
Total	201	100

**Question 7c****Gender of occupants**

	Frequency	Valid Percentage
Female	90	45
Male	95	48
Not Stated	15	8
Total	200	100

**Question 8****Have any members of your family moved away from the parish in the last 5 years, due to not being able to find a suitable home locally?**

	Frequency	Valid Percentage
Yes	6	7
No	82	91
Not Stated	2	2
Total	90	100

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

	Frequency	Valid Percentage
Yes, within 5 years	13	14
Yes, in 5 years or more	14	16
No	57	63
Not Stated	6	7
Total	90	100

**Question 9b****If you answered "Yes" to question 9a, please specify where you would be looking to move to**

	Frequency	Valid Percentage
Remain in parish	15	56
Move outside parish, but remain in Uttlesford District	6	22
Move outside of Uttlesford District	5	19
Not Stated	1	4
Total	27	100

**Question 10****Would you be supportive of a small development of affordable homes for local people?**

	Frequency	Valid Percentage
Yes	65	72
No	17	19
Not stated	8	9
Total	90	100

**Question 11****Would you remain supportive of a development if a small number of houses for sale included?**

	Frequency	Valid Percentage
Yes	52	58
No	30	33
Not stated	8	9
Total	90	100

**Question 12****Would you be supportive of a development of homes for sale on the open market?**

	Frequency	Valid Percentage
Yes	39	43
No	42	47
Not stated	9	10
Total	90	100

**Question 13****Would you be supportive of a Community Led Housing project?**

	Frequency	Valid Percentage
Yes	41	46
No	21	23
Potentially need more information	18	20
Not stated	10	11
Total	90	100

**Question 14****Would you be interested in being involved in a Community Led Housing project?**

	Frequency	Valid Percentage
Yes	12	13
No	61	68
Potentially need more information	8	9
Not stated	9	10
Total	90	100

**Question 16****What type of housing do you believe the parish would benefit from?**

	Frequency	Valid Percentage
Houses for younger people	48	23
Houses for older/retired people	23	11
Family housing	36	17
Housing for outright open market sale	7	3
Housing for private rent	7	3
Housing for affordable/social rent	25	12
Housing for shared ownership	19	9
Discounted market sale homes	14	7
Self-build plots	7	3
Live/work units	3	1
New Govt model First Homes	0	0
Other	0	0
None	11	5
Not stated	6	3
Total	206	100

**Part 2****Question 1****When do those requiring accommodation need to move from this home?**

	Frequency	Valid Percentage
Now	1	7
Within the next 2 years	1	7
Between 2 to 5 years	5	33
In 5 or more years	8	53
Not stated	0	0
Total	15	100

**Question 2****Who owns your current home?**

	Frequency	Valid Percentage
Live with parents	3	20
Part owned/Rented (shared ownership)	0	0
Member of a household	8	53
Rented from council/housing association	0	0
Provided with job (tied)	1	7
Rented from private landlord	1	7
Not Stated	2	13
Total	15	100

**Question 3****If you could move back/stay in the village which would you be seeking to do?**

	Frequency	Valid Percentage
Rent from Council/Housing Association	1	7
Buy on the open market	7	47
Part own/Rent (shared ownership)	0	0
Rent from a private landlord	0	0
Discounted Market Sale	2	13
Custom Build	1	7
Self-Build	0	0
New Govt model First Homes	1	7
Other	0	0
Not Stated	3	20
Total	15	100

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

	Frequency	Valid Percentage
Yes	0	0
No	12	80
Not Stated	3	20
Total	15	100

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

	Frequency	Valid Percentage
House	6	40
Bungalow	1	7
Flat	1	7
Sheltered/retirement housing	1	7
Any	2	13
Other	1	7
Not Stated	3	20
Total	15	100

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

	Frequency	Valid Percentage
1 bedroom	2	13
2 bedrooms	4	27
3 bedrooms	5	33
4 bedrooms	1	7
5 or more	0	0
Not Stated	3	20
Total	15	100

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

	Frequency	Valid Percentage
Yes	2	13
No	10	67
Not Stated	3	20
Total	15	100

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

	Frequency	Valid Percentage
Need smaller home/downsizing	5	33
Need larger home	0	0
Need cheaper home	0	0
Need secure home	0	0
Need to change tenure	0	0
To set up first/independent home	2	13
Need physically adapted home	1	7
Need to be nearer work	1	7
Need to be closer to a carer or dependent	0	0
Change in family circumstances	0	0
Threatened with homelessness	1	7
Current home affecting health	0	0
Other	0	0
Not stated	5	33
Total	15	100

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

	Frequency	Valid Percentage
0-5 years old	0	0
6-10 years old	2	8
11-15 years old	1	4
16-19 years old	0	0
20-30 years old	3	12
31-40 years old	3	12
41-50 years old	1	4
51-60 years old	0	0
61-74 years old	10	38
75+	4	15
Not Stated	2	8
Total	26	100

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

	Frequency	Valid Percentage
Female	11	42
Male	13	50
Not stated	2	8
Total	26	100

**Question 9c****Relationship to person 1**

	Frequency	Valid Percentage
Spouse	7	35
Partner	0	0
Sister/Brother	2	10
Son/Daughter	4	20
Parent	0	0
Not stated	7	35
Total	20	100

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

	Frequency	Valid Percentage
One-person household	4	27
Older person(s) household	4	27
Parent(s) with child(ren)	0	0
Couple	3	20
Brothers/Sisters sharing	0	0
Other	0	0
Not Stated	4	27
Total	15	100

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

	Frequency	Valid Percentage
Yes	0	0
Partial	1	7
No	9	60
Don't know	1	7
Not stated	4	27
Total	15	100

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

	Frequency	Valid Percentage
Live in parish now	12	80
Live in adjoining parish now	0	0
Live outside parish now but lived in the parish in last 5 years	0	0
Work in parish or adjoining parish	2	13
Close family living in the parish	0	0
Other	0	0
Not stated	1	7
Total	15	100

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

	Frequency	Valid Percentage
Less than £10,000	1	7
£11,000 - £15,000	0	0
£16,000 - £20,000	0	0
£21,000 - £25,000	1	7
£26,000 - £30,000	2	13
£31,000 - £35,000	2	13
£36,000 - £40,000	0	0
£41,000 - £45,000	0	0
£46,000 - £50,000	0	0
£51,000 - £55,000	1	7
£56,000 - £60,000	0	0
Above £61,000	3	20
Not Stated	5	33
Total	15	100

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

	Frequency	Valid Percentage
None	3	20
Prefer not to say	0	0
Below £5,000	1	7
£5,001-£10,000	0	0
£10,001-£20,000	1	7
£20,001-£30,000	1	7
£30,001-£40,000	0	0
£40,001-£50,000	0	0
Above £50,000	3	20
Not Stated	6	40
Total	15	100

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

	Frequency	Valid Percentage
Prefer not to say	0	0
None	5	33
Below £20,000	0	0
£20,000-£40,000	0	0
£40,000-£60,000	0	0
£60,000-£80,000	0	0
£80,000-£100,000	0	0
Above £100,000	4	27
Not Stated	6	40
Total	15	100

## Appendix 4

### Site Suggestions

- Where the current Audley End overflow car park is behind the empty pub
- Next to London Road
- Land diagonally opposite the Fighting Cocks - as you enter Wenden on the right hand side. Good access and not too close to M11
- Next to the Bell, corner Royston London Rd
- Needs to be walking distance to train station
- The spare land on the right when leaving the village along Royston Road approx 75 yards from the Bell Public House. Currently grass land
- None. This village needs an acoustic fence to protect from the noise of the motorway, that is the first priority. Almost all people who moved here did so because of the railway links to London where they worked (or Cambridge). There are no public transport links that can reliably be used into Saffron Walden so those in social housing would be cut-off here. It is the wrong place to build such housing. Further development of the primarily single track roads will lead to even more congestion.
- The least disruptive to the village would be a field on the outskirts of the village
- Land adjacent to the Bell Car park on Royston Road or along Rookery Lane near the stables or on vacant land at Bulse Grange
- [Respondent pasted a map into the form detailing 3 sites - to the North east of current village centre, northwest and to the east of Mutlow Hill road]
- No
- Field on Rookery Lane. Open space at the connection of Duck Street /Norton End
- Royston Road near the Bell Pub
- Field road leading from Wenden to Newport
- No
- No
- On field next to entrance to village for Newport/Cambridge Road
- Land opposite the Bell Inn
- No
- At the end of Rookery Lane where it joins the main Cambridge Road
- Rookery Lane where the grain stores are
- Western end of village along Royston Road (past the Bell public house). On north side of Station Road as entering the village from the B1383. Currently farm land
- Adjacent Old Rectory. The Bell Inn and adjacent
- No
- Where there's land, say by the Bell pub
- No
- The two areas offered by Audley End Estates at the previous call for sites made by Uttlesford District Council could be considered but only in terms of filling in the fringe of the line of housing which would be suitable for a small-scale development. Consider the area suggested by Newport Village Plan adjacent to the roundabout for ease of safe road access, but again, only in line with existing housing fringes and only suitable for a small-scale development.
- Fighting Cocks or field @ London Rd / Royston Rd junction.
- Westbury Barn

- Royston Road. It's a main road. Cambridge Road it's a main road. Wendens Ambo is principally served by a single rack lane which severely restricts access. It is impossible for articulated lorries and similar vehicles and there are no designated passing places and the present volume of cars is damaging the structure and verges.
- Land between the barn and westbury road.
- Towards Clanver End
- Land north of B1039 at junction with B1383 (Royston Rd/London Rd
- opposite the Fighting Cocks and Clanver end
- Immediately to the west of the Old Forge, London Road, Wendens Ambo, and immediately to the south of the Old Forge if not a flood risk.
- A small development of contemporary houses on Bromleys would not detract from the character of the village, or have any major impact.
- At the back of Wendens out past the Bell, so it doesn't take away from the scenic corridor as you approach it.
- Pub - Fighting Cocks land. Mindful of catchment for schools for anyone coming into the village.
- Infil site north of Royston Road B1039 between Glebe Cottages and 'Crockern'
- Between Bromley Cottages and Clanver End. Eastbury
- Plot of land on the Royston Road, Just adjacent to the Old Vicarage. Gelbe Meadow.
- An area of wasteland which is already concreted. Perhaps near the station. We would hate for this to result in losing the green fields around the village
- No
- No
- No
- No
- Field Near Fighting Cocks
- Between the Bell and the motorway.
- No

## Appendix 5

Below are all the comments made on the returned forms.

### Other Comments

- Houses within Wendens Ambo are under long- term ownership and well looked after. However, as per previous comment, lack of 2 - 3 bedroom properties available to buy / land to purchase to build 2 - 3 bedroom property on
- I have worked in the Parish for several years and cannot afford to rent or buy here but as I near retirement I can't see any suitable premises for older people to rent or buy either. Ideally I'd love to live as well as work in the Parish as then we could drop to part time working and just one car in our household. Having both a train station and a bus service into town unlike some other nearby villages. I appreciate this is very specific to me but it is an example.
- I do not live in Wendens Ambo however I do work here. I did briefly rent in Saffron Walden but I had to move elsewhere as rent in the area was too expensive
- Not currently living in Wendens Ambo, but I work here, and could in no way afford to the area - at the moment I am commuting from Suffolk but would love to be able to live in the area around work.
- Wendens Ambo does not need any further housing beyond redevelopment of existing sites/conversion of barns etc. It has good communication but no facilities shops or infrastructure to support new sites
- Suitable downsizing properties seems key - free up family homes.
- By building houses for retirement that would mean older people wanting to stay in the village could downsize and remain, thus freeing up larger family homes.
- See comments in section 15. Only if all single-track roads are limited to 20mph and if a motorway acoustic fence is built first should any more housing be considered. It is the wrong location for social housing. Most of the children who have left have gone to other parts of the country/world to pursue their careers and relatively few want to come back here (unless it fits with working in Cambridge/London).
- Whilst the majority of folk seemingly don't want to see housing development of any kind in their village/towns, the chronic shortage of affordable housing needs to be addressed so every community should try to assist where possible by no-one adopting a 'nimby attitude'.
- There has been too much building. This is a commuter village. I am not aware of any children who feel disadvantaged by not being able to afford to live here. They tend to move to London, Stansted or if they really want affordable property Ely. The houses that are being built (often in gardens) are very expensive. There are places to rent at reasonable prices in the village
- None
- In order for the village to thrive and involve community spirit younger adults need to live here - they can't afford to do that - smaller houses for locals to live in - need these more than huge houses currently being built
- Keep open countryside between Wenden and both Newport and Walden. Do not allow Walden to creep to station at Audley End.
- The field to the north, behind houses on Station Road, may be suggested by some residents as an area for development, simply because it is not near to them. However, the Wendens Ambo Landscape Assessment considers this an area of High Sensitivity and inappropriate for development as it would damage the character of Wendens Ambo rolling farmland. Also to be considered is the fact that the London Road junction and roadway is dangerous and already the site of many accidents, and adding an access road from the area would exacerbate this. Also, there is the

concern that should a small-scale development be permitted there, it may well open the door to the rest of the field becoming vulnerable to larger scale developments. This would endanger high quality farmland and potentially completely change the character of Wendens Ambo altogether.

- Duck St and Rookery Lane unsuitable due to single lane.
- No development to change the rural character of the village.
- There are no low paid workers in the village who do not have access to extensive financial support from other family members, principally a parent.
- There are not many mid-size properties in our village that would be suitable as first homes or homes for retired people to downsize to. For example there are many residents who enjoy living in Wenden and are part of the community - availability of smaller homes may enable them to downsize and free up larger homes for families.
- Wendens Ambo does not need any more houses, there is not the local employment.
- We need smaller homes but with outside space to retain rural feel.
- I believe that the housing needs of those outside of the Parish are relevant as many may be interested in living in the village.
- WA doesn't need any more houses. It is a beautiful village which will not benefit its residents at all by building more.
- There seems very little affordable housing for younger people, especially those starting out in life. The conversion of the mill building and the Pines by the business park have created a few welcome options for individuals or couples, however they still appear expensive for those not on a London salary. All the new builds in the village seem to be large (or very large) detached properties, so some genuinely affordable housing would be a good next step.
- The character of the planning is important, if you look at Newport it is a mishmash mess of different styles. And is sprawling in all directions. Any development should add to the character not devalue it. It's important to keep clear boundaries and borders between villages . There was a proposal floated to build in Newport right up to the Wendens border on the hill near the railway crossing . This is a terrible idea. What is also a terrible idea is building any further development on the River Camm that adds to the river quality issues. All development should be sustainable
- Developments with a green/renewable building programs such as The Avenue in Saffron Walden. Developments that support residents to move within the parish bridging a gap from first homes to larger family homes as families grow. Developments away from the motorway would be more attractive to potential families.
- It is important to us that the 'village feel' remains in any project in addition to the green spaces surrounding the village
- We believe that our village should contribute to the national housing need, especially for the next generation(s). Therefore, new builds need to have a real mix of affordable dwellings, to enable our children and others that wish to join our community are able to.
- Can you make the point that planning should ensure the character of the village is maintained. Newport village border should have a buffer between Wendens and that no development should put more waste into the water
- Having lived in rural villages with children when they reach adult age they generally want to live in a town where there's more going on.
- Developments that enhance our village community rather than make an outlying development
- Village should be retained mainly as present.