



Housing Needs Survey

Bradfield Parish Council

August 2025 (Revised Oct 25)

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Project Officer

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

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Executive Summary

In early 2025, Bradfield Parish Council partnered with the Rural Community Council of Essex (RCCE) to conduct a Housing Needs Survey. The aim was to understand the current and future housing needs of local residents and support informed, community-led planning.

Survey Highlights

- **Response Rate:** 26% (above the Essex average), with 131 households participating.
- **Local Need Identified:** 17 households expressed a need to move within five years. Of these, 6 completed Part 2 of the survey and wished to remain in Bradfield. However, only 5 provided sufficient information to enable a full assessment of housing need. For the sixth respondent, due to the limited information supplied, an assumption has been made regarding their housing need. This assumption is noted for transparency.
- **Affordability Challenges:** Local property prices significantly exceed what many residents can afford, even with moderate incomes.
- **Community Support:** 67% of respondents support a small development (4–8 homes) for local people. Concerns about infrastructure and village character were noted but balanced by strong support for affordable housing options.

Recommended Housing Mix

A small, well-integrated development of up to 8 **homes** is proposed:

- **4 affordable rented homes** - (1–3 bedrooms)
- **2 shared ownership homes** - (2 bed house & 2 bed bungalow)
- **2 open market properties** - (2 bed flat & 3 bed bungalow)

This mix reflects the diversity of local need, supporting younger residents, families, and older people wishing to stay in the village.

Next Steps for the Parish Council

- Support the principle of a small affordable housing scheme for local people.
- Collaborate with RCCE, Tendring District Council, and a housing association to explore suitable sites and design options.
- Encourage residents in housing need to register [with](#) the Tendring Housing Register to help evidence demand.
- With continued community engagement and partnership working, Bradfield has a real opportunity to deliver housing that meets local needs while preserving the village's character and sustainability.