



GREAT TOTHAM NEIGHBOURHOOD PLAN 2020

HOUSING

This section of the Plan looks at how Great Totham might develop over the life of the Plan taking into account:

- 1) The scope and size of the village in 2019
- 2) Demographics
- 3) The community view
- 4) Site surveys
- 5) The need
- 6) Policies

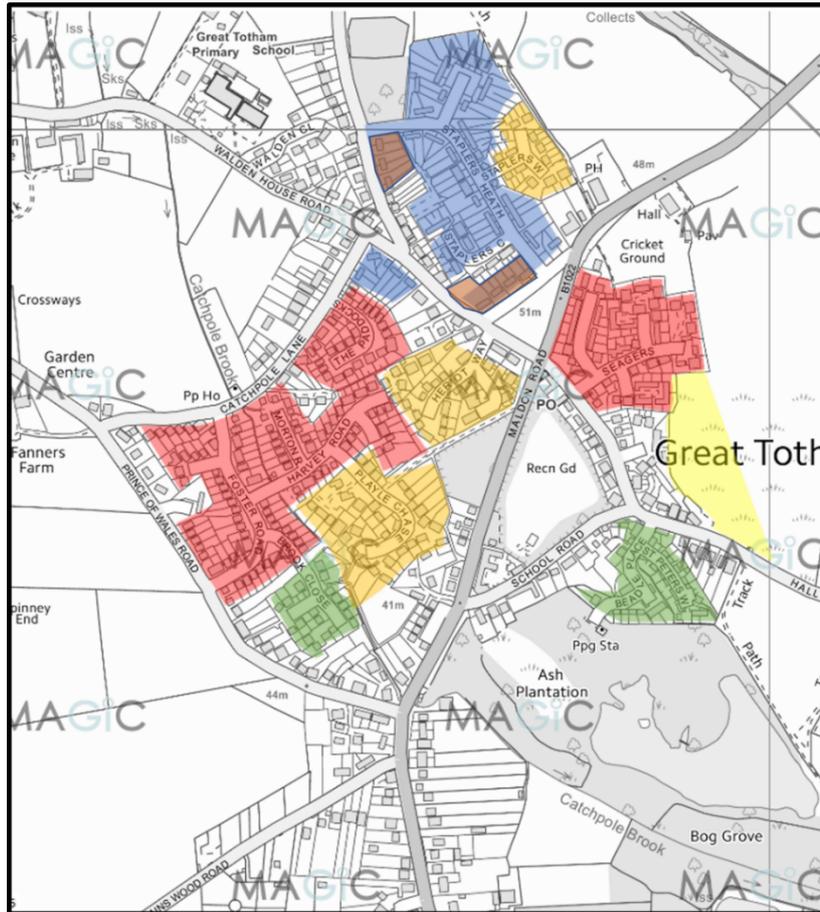
Note: **The comments in red were gathered at the NP Open Weekend in 2019.**



SECTION 1: THE SCOPE AND SIZE OF THE VILLAGE IN 2020

GREAT TOTHAM SOUTH – DEVELOPMENT SINCE THE 1920s

(main built up area of approximately 38 hectares)

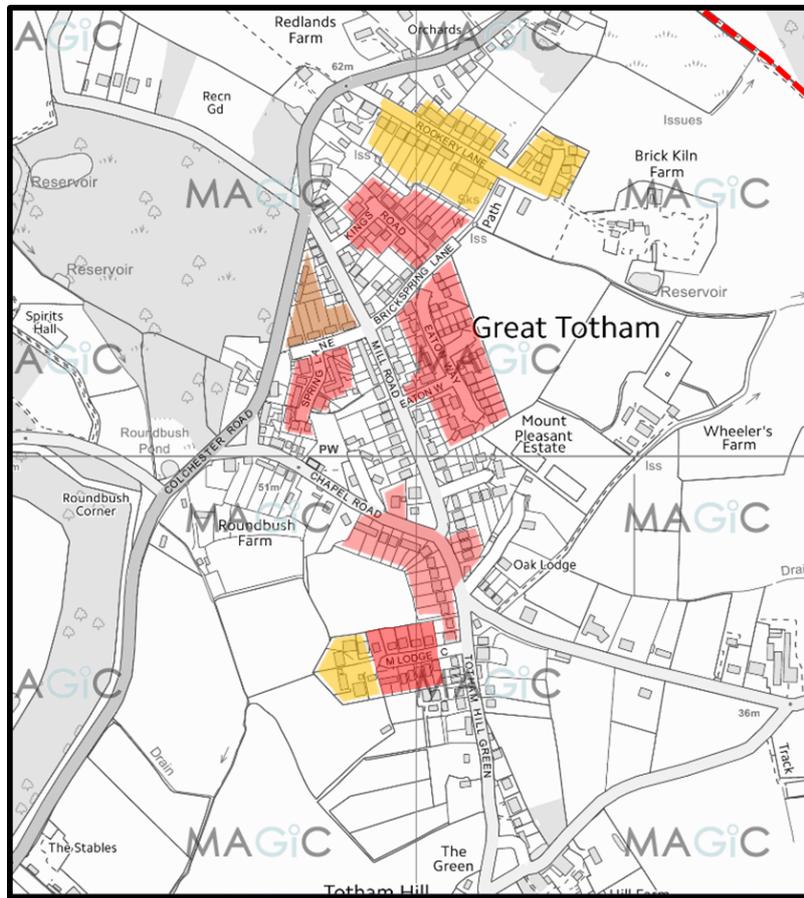


Location	When built	Area (hectares)	Number of homes	Density/ hectare	Comments
Staplers Heath	1920s/30s	0.7	14	20.0	
Staplers Heath	1950/60s	4.1	74	18.0	
Foster Road	1960s/70s	6.0	89	14.8	
Seagers	1960s/70s	2.8	53	18.9	
Heriot Way	1980s/90s	1.2	44	36.6	Includes 18 apartments
Playle Chase	1980s/90s	2.1	31	14.7	
Staplers Walk	1980s/90s	0.9	15	16.6	
Beadle Place	2000-10	1.3	37	28.4	Includes 9 apartments
Brook Close	2000-10	0.9	23	16.4	
Hall Road	2018	1.4	30	21.4	Outline planning granted 2018



GREAT TOTHAM NORTH – DEVELOPMENT SINCE THE 1920s

(main built up area of approximately 20 hectares)

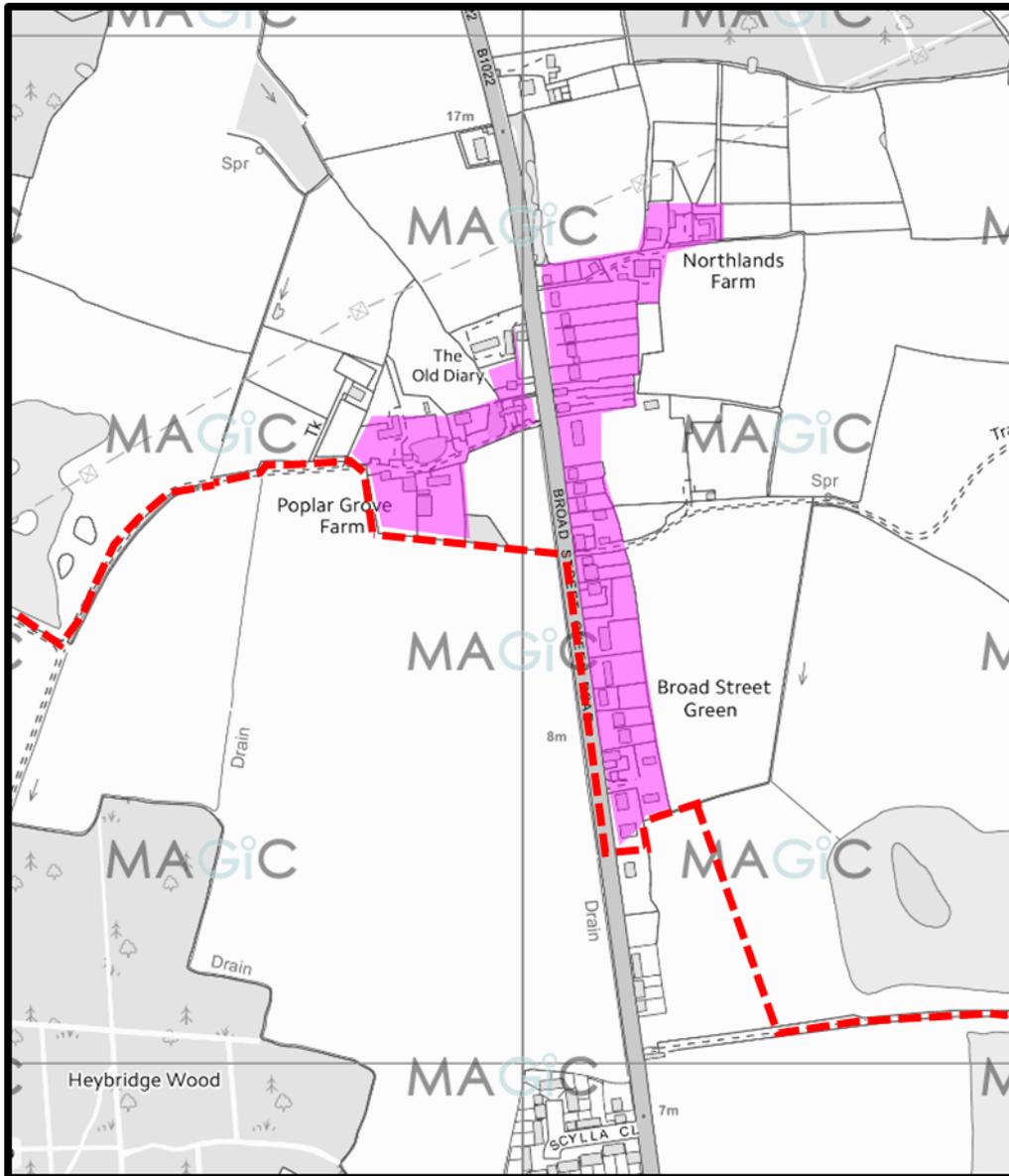


--- Neighbourhood Plan boundary

Location	When built	Area (hectares)	Number of homes	Density/ hectare	Comments
Colchester Road	1920s/30s	0.59	12	20.3	
Eaton Way	1960s/70s	2.1	40	19.0	
Kings Road	1960s/70s	1.19	19	15.9	
Spring Lane	1960s/70s	0.8	17	21.25	15 are semi-detached bungalows
Mount Lodge Chase	1960s/70s	0.7	10	14.2	
Chapel Road	1960s/70s	1.4	19	13.5	
Rookery Lane	1980s/90s	2.14	28	13.1	
Mount Lodge Chase	1980s/90s	0.54	6	11.1	



BROAD STREET GREEN – DEVELOPED AREA

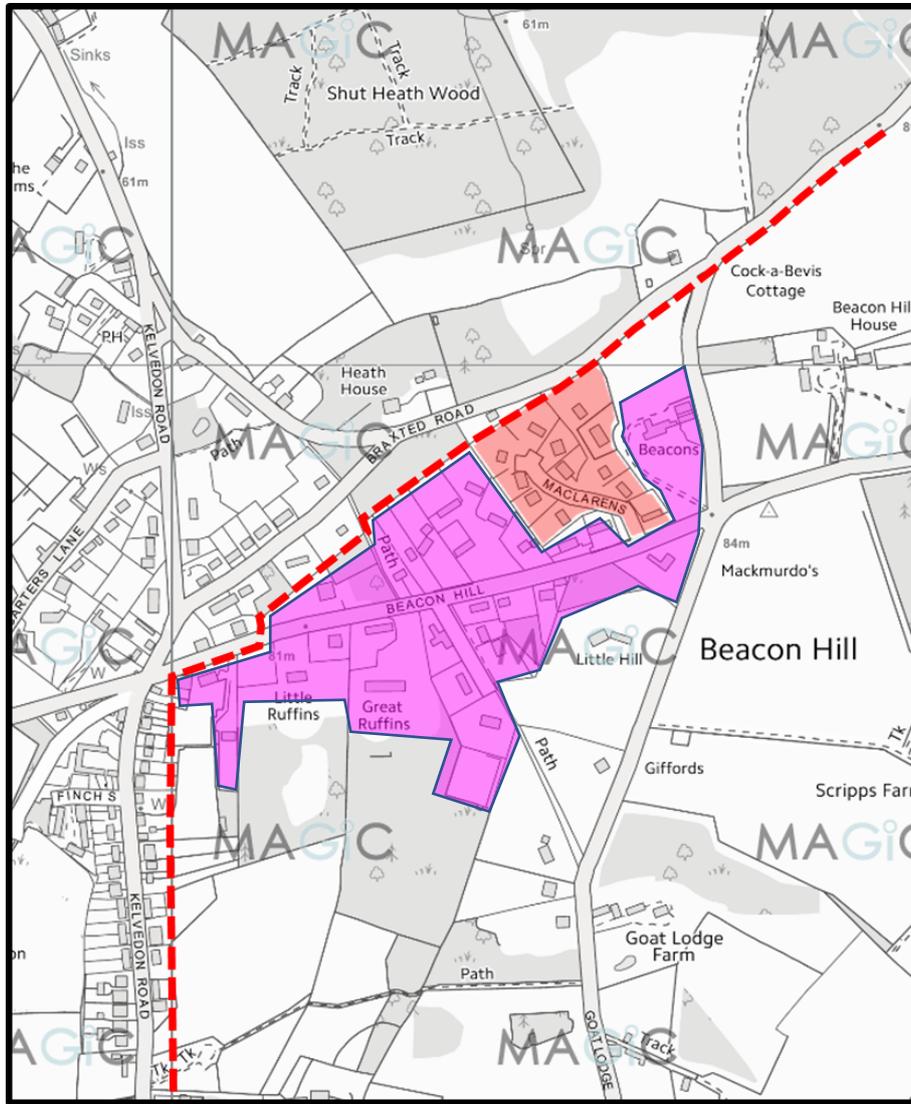


----- Neighbourhood Plan boundary

This map is not current but comparison with other mapping and Google Maps shows the developed area of Broad Street Green covers some 5.9 hectares with 55 houses giving a density of 9.3 houses per hectare. Development ages are from around 1900 to the present day.



BEACON HILL DEVELOPED AREA



--- Neighbourhood Plan boundary

Location	When built	Area (hectares)	Number of homes	Density/ hectare	Comments
McLarens	1960s/70S	1.9	12	6.3	

Great Totham, North and South is regarded as an Arcadian settlement and is defined as such in the Maldon District Characterisation Assessment of June 2012, an evidence base document to the LDP. The main characteristics of such settlements are that they are dispersed and not nucleated with a main street or green at their centre. The church and hall are remote from the growth concentrations of the 19th and 20th centuries and there are dispersed groupings each with its own small historic core. There is no scale or sense of enclosure or anything approaching an urban configuration. Trees and soft landscaping mean



that houses sit within a planted setting. New developments have in the main respected this overall appearance though there has been some loss of trees and soft landscape.

The Characterisation Assessment details 'Threats to this character' as including 'the infilling of gaps between houses, the rebuilding of houses with a larger footprint than their predecessors and the addition of large groups or small estates to the edge of villages'. Care should be taken to retain trees and planting and with the impact of new vehicular accesses, footways and parking areas, all of which can jeopardise the sense of soft enclosure and seclusion. Using Parish records the housing densities for the two built up areas of Totham North and South equate to:

Totham North – 235 houses in approximately 20 hectares = 11.75 houses per hectare

Totham South – 690 houses in approximately 38 hectares = 18.15 houses per hectare

For the satellite areas of Broad Street Green and Beacon Hill:

Broad Street Green – 55 houses in approximately 5.9 hectares = 9.3 houses per hectare

Beacon Hill - 38 houses in 10.7 hectares = 3.6 houses per hectare

Outlying areas contain the balance of approximately 190 homes.

With the two main settlements of Great Totham North and South one would expect the housing density to increase with time. However, the density of each development is largely dictated by the terrain, access roads and the overall shape of the plot/s. Being an old gravel working, Heriot Way in Totham South is a good example as it contains a mixture of detached, semi-detached and apartment style properties. Being below the surrounding ground level, both developments contain properties of significant height that do not dominate the skyline.

“New developments should have small bungalows of 1 or 2 bedrooms”

“Spacious bungalows for downsizing”

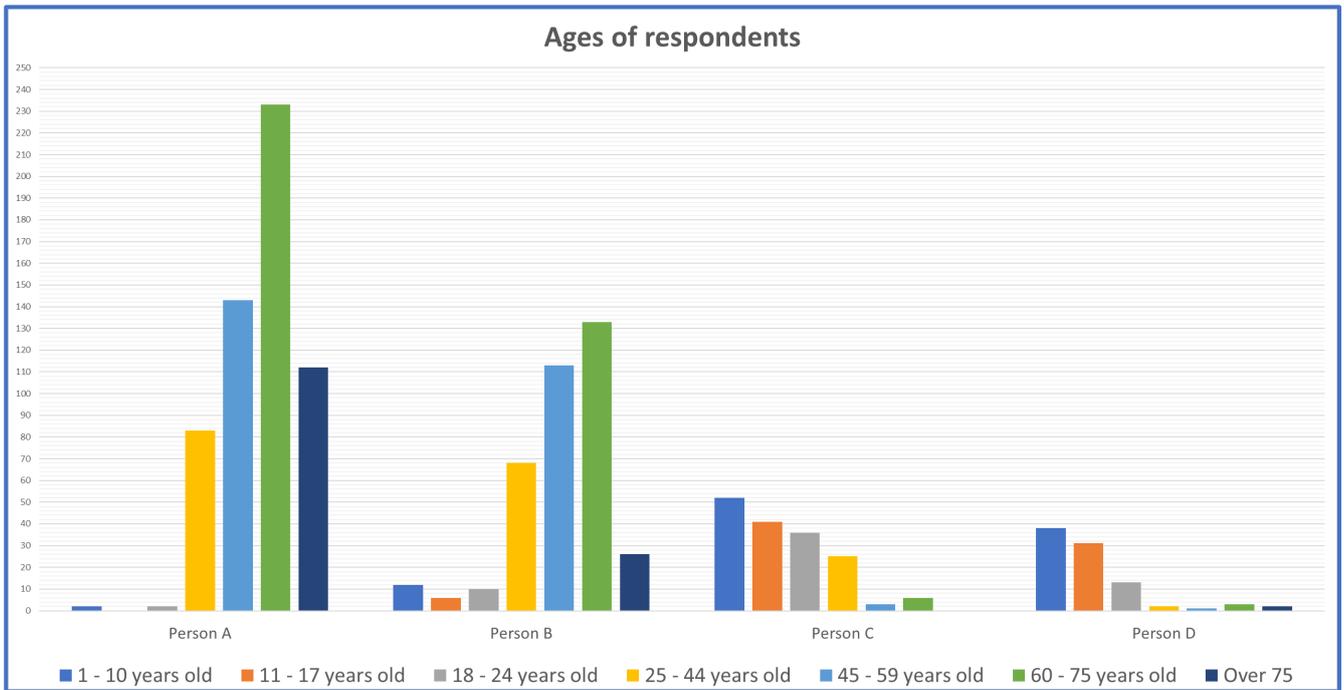
Although smaller in size than its neighbour, Great Totham North has a greater number of bungalows, 124 against 67 in Great Totham South. Therefore, approximately 20% of the housing stock for the two main settlements is made up of bungalows. The Housing Needs Survey conducted in 2019 has shown that some additional bungalows may be required (detail on pages 15 and 16 of this section)

The settlement of Great Totham North has evolved to the east and south of the B1022, this has helped to prevent coalescence with Totham South and helped retain views of open countryside as the village is approached from the south west.



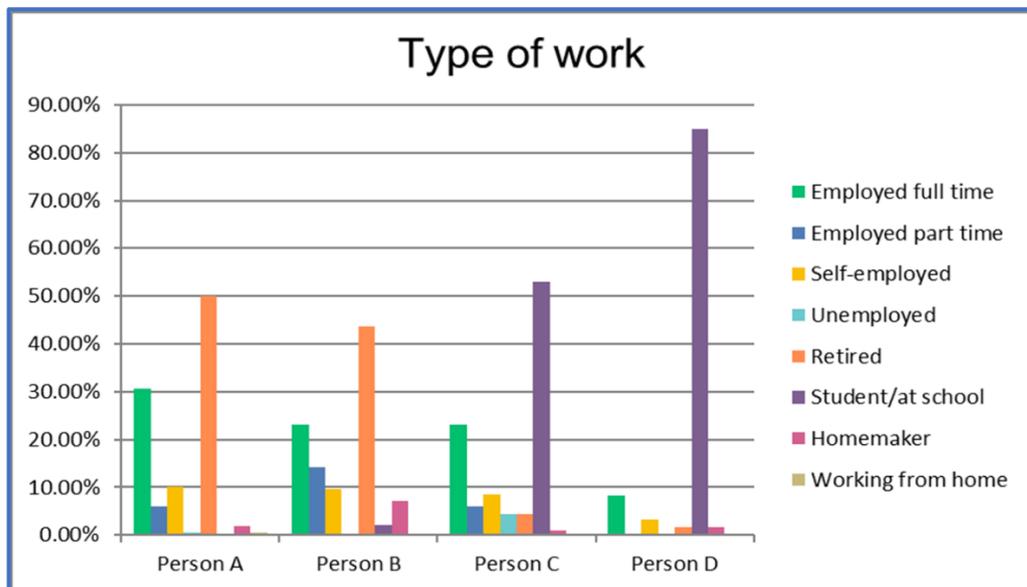
SECTION 2: DEMOGRAPHICS

Great Totham has 1180 homes and a population of 2980 (source: 2011 census).



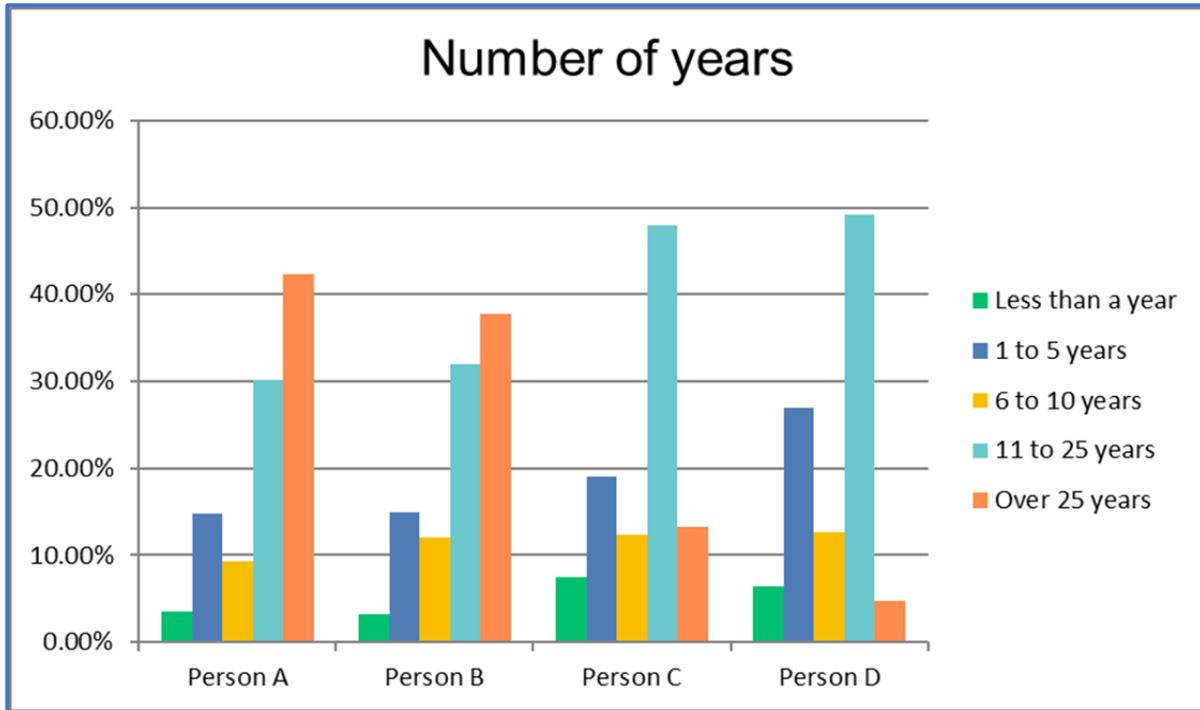
Responses were received from 1196 residents which represents 40% of the population. 30% of respondents were in the 60 – 75 age bracket and 138 (11.5%) were over 75.

The questionnaire also asked people ‘what type of work do you do?’ Many people declined to complete this section but out of 512 responses, 50% of person A and 44% of person B were retired.





‘How long have you lived in the village?’



Only 516 people responded to the question: ‘How long have you lived in the village?’

With around 40% of respondents for person A and B living in Great Totham for over 25 years it would appear that these people who have grown up here or move here tend to stay here . Assuming persons C and D are younger people and that have lived here between 11 and 25 years it could be that there is a shortage of suitable properties for younger people to move into, should they wish to stay in the village.

To provide evidence for this the Neighbourhood Plan Steering Group in conjunction with the Parish Council and the Rural Community Council for Essex (RCCE) elected to carry out a Housing Needs Survey.

The Housing Needs Survey took place in November 2019 and the results can be found in Section 6 of this report.

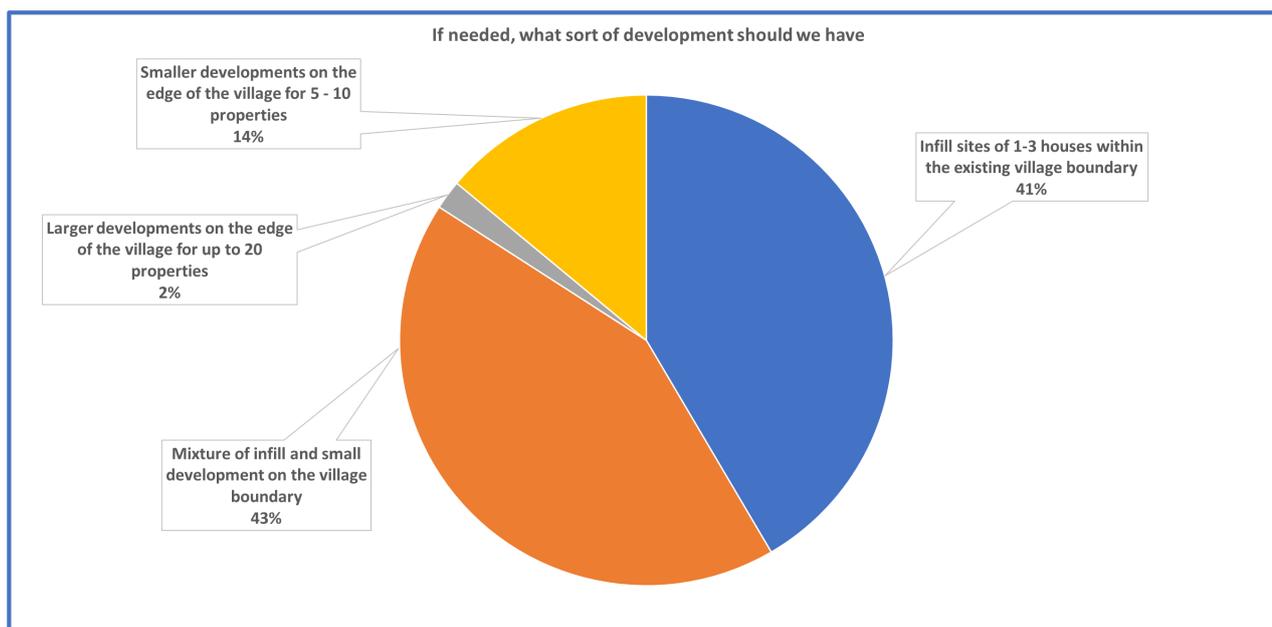


SECTION 3: THE COMMUNITY VIEW

The Neighbourhood Plan survey of November 2018 sought to collect community views regarding the scope and scale of development.

Question: Do we need.....?	Clear need	Might need	Do not need	Number of respondents
Large Family Homes – market	10	21	69	730
Adapted housing	17	62	21	732
Retired and over 60s	30	44	26	777
Affordable for rent	21	31	48	730
Small market house	46	38	16	810
Family – help to buy	31	43	26	769

What sort of development?



“We welcome development, creates diversity, no drawbridge mentality”.

782 people answered the question “What sort of Development”? 41% preferred infilling of 1-3 houses within the village boundary and 43% preferred a mixture of infill and small development on the village boundary. 14% preferred small development of 5 – 10 homes on the edge of the village and only 2% thought that larger developments of up to 20 properties were a good idea.

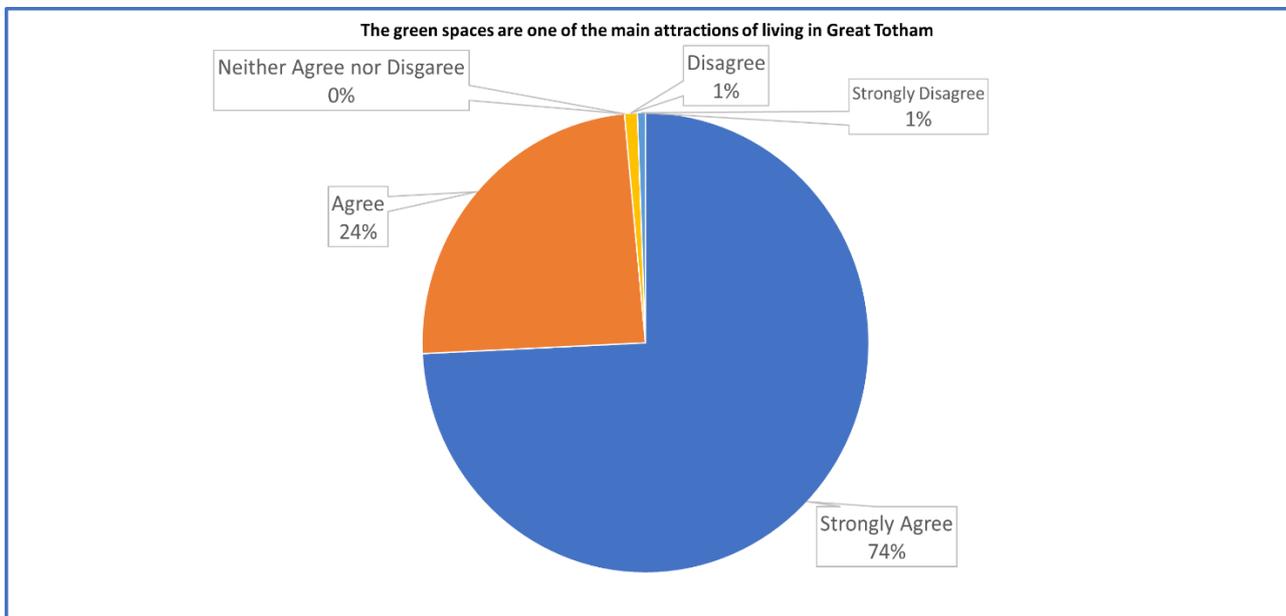


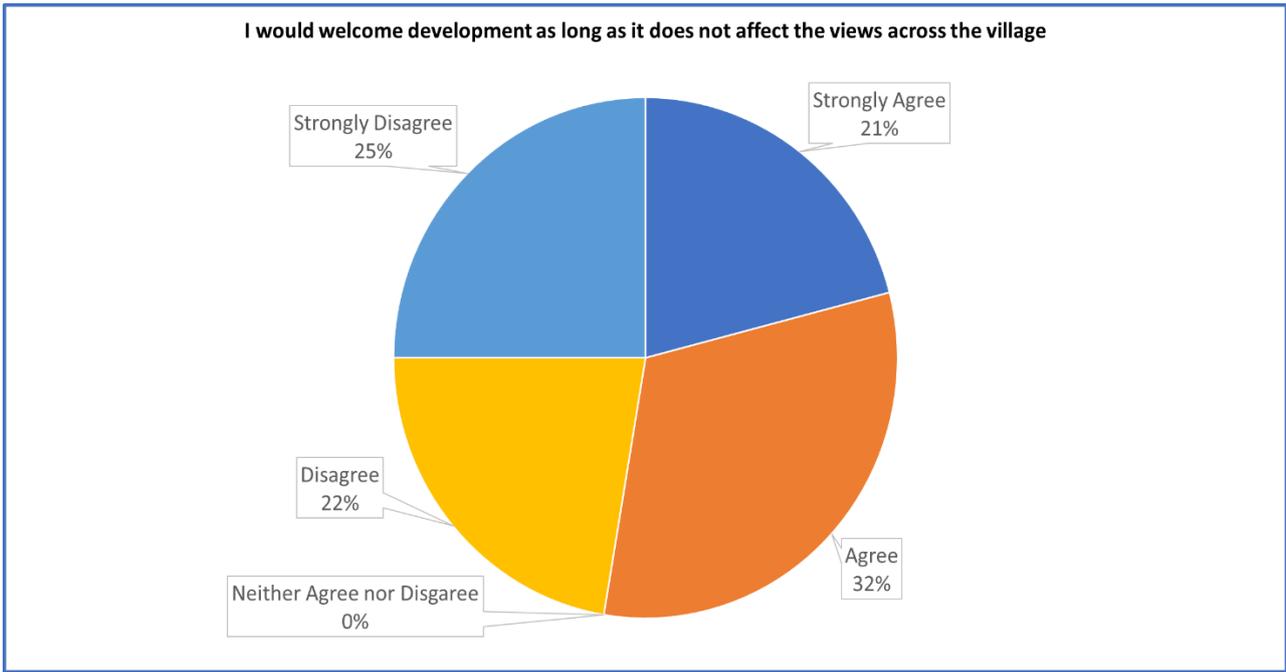
Other questions asked residents their concerns about the impact of development on:

	Very concerned (%)	Concerned (%)	Not concerned (%)	No opinion (%)	Total number of responses
The environment	67	28	4	1	767
The village character	73	25	5	1	752
The village school	63	26	6	5	606
The nursery school	55	26	11	8	569
Traffic	79	17	3	1	835
Parking	66	21	11	2	637
Crime and safety	63	31	5	1	694
Capacity of broadband	55	29	10	6	539
Utilities (Power, water, sewage)	69	23	7	1	763

The views and green spaces

98% of respondents agreed (74% strongly agreed) that the green spaces were one of the main attractions of living in Great Totham.





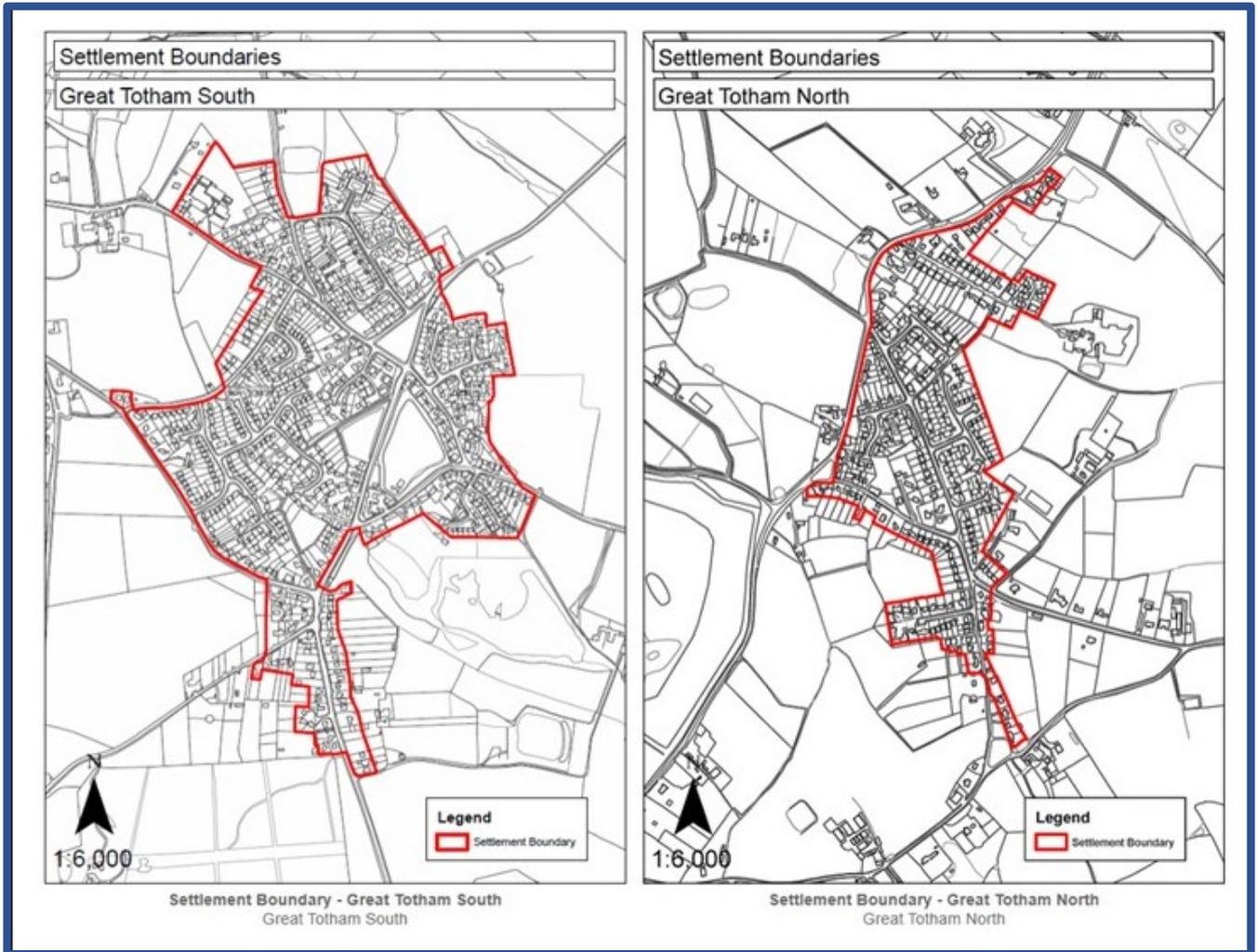
There was a mixed response when residents were asked their opinions on the effect of development on the views across the village.

“Sad that planning applications for small developments in North Totham have been declined and we have become a village of older people. We need to attract younger families”

“The Parish Council and NP group should resist all development. It is not required and will add to the change in character which has resulted from earlier developments. Incomers rarely work in the village and largely do not contribute to the churches, clubs and societies. These developments have been largely dormitory in nature and has brought about a large increase in traffic to neighbouring towns, station and A12 corridor. Little benefit accrues to the community”



SECTION 4: SPACE EVALUATION EXERCISE



SETTLEMENT BOUNDARIES – GREAT TOTHAM NORTH AND SOUTH

“Increase the number of Almshouses for young people. NO right to buy – they stay a community asset”

“Homes with no right to buy are needed”

“Priority should be given to small affordable homes for 1st time buyers”

“Homes for local young people – maintains family/historical links. Need to be affordable”



Historic build rates 2010-2018 – infilling (Source: Maldon District Council)

Over the years 2010-2018, Great Totham has delivered an average of 4.4 houses per annum. How Great Totham grows and develops over the life of the plan will be dictated by space available within the development boundaries and the appetite for expansion alongside the boundaries.

Year	No of approvals	Comments
2010/11	-1	Demolitions exceed builds
2011/12	14	
2012/13	2	
2013/14	3	
2014/15	4	
2015/16	0	
2016/17	10	
2017/18	3	

The results for 2018/19 were not available at the time of writing this report but approval has been given for 30 properties in Hall Road which is adjacent to the settlement boundary. Maldon District Council inform us that there is currently planning permission for 47 within the NP period which includes the 30 in Hall Road.

Space evaluation exercise

With the results of the 2018 NP survey showing that residents seemed to prefer infilling to other types of development, members of the NP Steering Group carried out an exercise to examine potential development space around the main built up areas of the village. This was done by:

- a) Considering the findings of a survey conducted by the Parish Council in September 2015.
- b) Conducting a mapping exercise using Google Maps and Magic Maps.
- c) A foot survey to confirm the findings of the mapping exercise.

The background to the above is as follows;

- a) In 2015, following a request from Maldon District Council, the Parish Council conducted a survey of the Parish. The survey sought opinions from residents on the amount of housing they thought might be necessary, the type (house/bungalow/Apartment), ownership (market/affordable) and the size (number of bedrooms). The survey also invited landowners to register an interest in bringing their land forward for potential development. Ultimately, the exercise was never progressed further but the findings have been made available for this section of the Neighbourhood Plan.
- b) In November 2018, the NP Steering Group conducted a village wide survey. This survey included questions on the scope, scale and the broad location of development that might be required over the life of the Neighbourhood Plan. It also collected resident’s concerns and aspirations for the future and facilities of the village.
- c) Members of the NP group used the findings from the 2015 survey and conducted an additional foot and mapping survey inside the settlement boundaries of Great Totham North and South, Broad



Street Green and Beacon Hill. Given the group’s level of expertise this was highly subjective. For example, a plot that we thought could accept 3 homes has since achieved planning permission for 5, albeit by splitting the main property in two. It must be stressed that this was an exercise to assess the capacity of the village to sustain additional development inside the settlement boundaries. No assumptions were made on whether the owners would be likely to bring their sites forward for development or if planning permission was likely to be achievable or not.

Recreation grounds and common land were excluded from the survey.

Summary: Potential sites inside the settlement boundaries.

Site No	Approximate total Area (hectares)	Considered in 2015 survey	Comments
1	0.05	N	Garden development
2	0.25	Y	Garden development
3	0.6	N	Former gravel working owned by Parish Council
4	0.08	N	Vacant site
5	0.06	N	Garden development
6	.04	N	Garden development
7	.05	N	Garden development
8	0.03	N	Garden development
9	0.06	N	Garden development
10	0.03	N	Garden development

This gives a total of 1.25 hectares for the combined settlements.

There is also an employment/brownfield site that was mentioned in the 2015 survey. It is approximately 0.6 hectares, it is outside the settlement boundary so does not qualify as ‘infill’.

SECTION 6: THE NEED



The Housing Needs Survey was advertised in the Parish Magazine and on social media. The questionnaire was distributed to all 1180 homes in the village. 405 (34%) responses were received. We are told this was well above the average response normally experienced by the RCCE.

The full report can be found at appendix A.

To summarise the findings there is an identified need for 52 properties.

Identified Need (52)

Size	Open Market	Affordable Rent	Shared Ownership	Self-Build	Not enough information
Identified No. of units	13	11	2	1	25
Size Breakdown	1 x 1 bed flat 2 x 2 bed house 6 x 2 bed bungalows 1 x 2 bed sheltered 2 x 3 bed house 1 x 4 bed house	6 x 1 bed 5 x 2 bed	2 x 1 bed	1 x 2 bed Bungalow	See table below

Not enough information (25)

Respondents who did not provide enough information in Part 2 of the survey with which to provide an accurate assessment of need (usually their financial information), can be broken down broadly into the following groups:

Next Generation Parish

Those households living at home in the Parish with their parents (and in some cases with their partner and children) and wish to move out to live independently. All aspire to their own property on the open market.

Next Generation University

These households are based at home but currently away studying. It is not certain if these people will return to the Parish to live but it is a consideration. All aspire to own their own property on the open market.

Family

These households are families living in unsuitable accommodation for their current needs, including a change of tenure.

Downsizing

These households are living in a property that is now too large for their needs, most wish to move to a smaller property/bungalow but may not have found something suitable locally. They may have equity in the current property.



Size	Next generation Parish	Next generation university	Family	Downsizing
Identified No. of units	11	2	1	11
Size breakdown based on their aspirations	2 x 1 bed 8 x 2 bed 1 x 4 bed	1 x 1 bed 1 x 2 bed	1 x 2 bed	2 x 1 bed bungalow * 5 x 2 bed bungalow ** 1 x 2 bed house 3 x 3 bed bungalow

*Affordable rent

** One property to be wheelchair accessible

Two members of the Steering Group have had a follow up meeting with the Rural Housing Enabler. Following the meeting a notice has been placed in the Parish magazine advising all those with a housing need to advise Maldon District Council and have their names placed on the housing register.



Draft Policies:

Support infilling opportunities within the development boundaries, providing the design and overall spacing adheres to the Great Totham Village Design Statement 2020.

Development should only be supported within and on land adjacent to the existing built footprint of the main settlement, not in the open countryside.

Support small developments up to 8 houses on the village boundary, providing:

- a) That the proposed development is aligned with the boundary, and,
- b) That the development does not breach strong boundary features.
- c) New development should not dominate the landscape but should aim to blend into the contours.
- d) Building on higher ground should be avoided. Preserving the far-reaching views which are a major asset of Great Totham should always be a major consideration.
- e) The design and spacing adheres to the Great Totham Village Design Statement 2020 and that special landscape features and significant views are not affected.

Give special consideration to the reuse of old and redundant buildings, both inside and outside the development boundaries for both domestic and commercial use.

To protect settlement identities, resist ribbon development along the main B1022 into and out of the village. Ribbon development between the two settlements should also be resisted.

Pro-active re-use of brownfield sites for both residential and commercial use will be encouraged.

There is no gas in Great Totham and oil is the principal source of heating for the majority of village homes. Most homes require 2 tanker deliveries per year. To improve our carbon footprint and reduce tanker movements, planning applications with alternative, more eco-friendly energy requirements such as Air Source Heat Pumps with Solar Thermal/Solar PV Panels will be viewed sympathetically.

To maintain the Arcadian environment and to align with previous development schemes, new developments should have a density of not more than 20 homes per hectare or a proportion thereof. Landscape features such as hedgerows and mature trees should be retained within and on the boundaries wherever possible.

The Parish Council and Maldon District Council should engage with the owner/developer of 30 homes in Hall Road, Great Totham South to ensure that both market and affordable elements are aligned with the results of the Housing Needs Survey conducted in 2019.

A Housing Needs Survey is only valid for 5 years. To ensure sustainability of the village, it is recommended that the Parish Council engage with Maldon District Council and RCCE every 5 years to establish the need for more up-to-date Housing Needs Surveys.

With the results of the 2019 Housing Needs Survey, establish the requirement for Rural Exception Sites.