

HULLBRIDGE PARISH COUNCIL

CORE STRATEGY – AFFORDABLE HOUSING

Social/Affordable Housing

Figures provided by Rochford District Council from its housing register dated May 20 2010 identified a total of 738 applicants for the whole of the Rochford District area of which 253 (33%) had affordable housing needs. In the breakdown of figures it is calculated that 128 applicants had a preference for Hullbridge (although that number is probably less as the accompanying notes showed applicants could put their names down for more than one area). Of the 128 applicants for Hullbridge only 44 had affordable housing needs.

Policy H4 of the Core Strategy stated the aims of Rochford DC was to have at least 35% of new development that comprised of 15 or more new dwellings as affordable housing and of that 80% would be social housing, 20% would be intermediate housing.

Policy H2 and H3 stated 500 proposed new dwellings would be built in SW Hullbridge and based on the figures above it would appear that 140 units would be for those with affordable housing needs, the remaining 35 would be for intermediate housing.

Summary

Although it is appreciated that over the future years there will be an increased housing register in Rochford it would appear the current need for affordable housing in Hullbridge of 44 is far exceeded by the proposed provision of 140 units in the development to the SW of Hullbridge. In fact the proposed provision of 140 affordable units would make up 55% of the district's current needs.

Hullbridge is an isolated community with a bus link into Southend via Rayleigh and has very little employment in the village itself, probably no more than 120 jobs. Any new housing, whether affordable or private would require those with employment to commute. This would be an additional financial burden on those who have affordable housing needs and may not be sustainable.