

EAST MERSEA PARISH COUNCIL

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Parish Clerk: Sue Pullen
The Elms, Maldon Road, Great Wigborough, CO5 7SB

20 January 2026

Dear Resident,

AFFORDABLE HOUSING – BRIEFING TO EAST MERSEA VILLAGE RESIDENTS – WEDNESDAY 18 FEBRUARY 2026 AT 7 PM

In early 2025 East Mersea Parish Council, in partnership with the Rural Community Council of Essex (RCCE), conducted a Housing Needs Survey to assess the current and future housing needs of local residents. The survey provided valuable insights into the housing challenges and aspirations within the parish. The full report is on the Parish website, www.eastmersea.org.

The four key findings show that there is a local housing need. The key recommendation, based on the evidence presented in the Survey, recommends a small, sensitively designed, development of approximately nine homes. This is likely to include a mix of affordable rental and shared ownership homes with a range of property types and sizes which could include bungalows to support local downsizing. There may also be an element of open market housing if required for viability purposes. The Parish Council agreed to take forward the recommendations.

The process to provide affordable homes may take between 5-6 years. The Parish Council has partnered with English Rural Housing Association (commonly referred to as English Rural) [English Rural](http://EnglishRural.org.uk), which is a specialist in rural affordable housing. The next step, and one which is fundamental to the success of the project, is to identify and explore potential sites, called Rural Exception Sites, which are permitted outside the extant village boundary but within the parish. Key to the success of a rural exception site is that land acquired would need to cost about 10% compared to open market value. Several potential sites were suggested in outline during the survey but the Parish Council and English Rural now wish to engage with village residents to hear their views of where a potential site could be located. If you have suggestions, please email RCCE Helen.Reedman@essexrcc.org.uk.

There will be an Extraordinary Parish Council Meeting held in the Village Hall on Wednesday 18 February 2026 at 7PM. A briefing will start the meeting and representatives from RCCE and English Rural will be available to answer your questions. Some frequently asked questions about affordable housing are attached to this note as is a flyer inviting you to the event. The Parish Council hopes that you will be able to attend.

This letter has gone out to all residents who are on the parish email system and has been delivered to every residence in the village by hand as well as placed on the village notice boards. If you have not already registered to receive parish emails please do so by contacting Sue Pullen, the Parish Clerk, at pullenrosesue@yahoo.co.uk. Further updates will be found on the village website, on notice boards and by parish email.

Jeff Mason
Chair
East Mersea Parish Council