



STISTED PARISH COUNCIL

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Affordable Rural Housing for Stisted – Where are we and what have we done so far?

January – March 2020 - As part of the evidence gathering for the emerging Stisted Parish Neighbourhood Plan, a Housing Needs Survey (HNS) was undertaken by the Rural Community Council of Essex (RCCE). All households in the village were sent a survey form to complete and return. **(Initial Consultation)**

June 2020 - The results of the HNS were issued. There was a response rate of 31% (Essex average 25%). 57% of respondents were in favour of a small development of Affordable homes for local people (4-8 units). There were 9 respondents in Stisted who expressed a potential need for such housing. This data would remain valid for 5 years i.e. until March 2025. The HNS was passed to PC for their consideration and action.

28 June 2021 (delay due to COVID restrictions) - Public meeting organised by SPNP Steering Group to obtain feedback from the village on HNS and other research undertaken. This included an on-line facility for feedback. Overall, a very low level of engagement from the village in respect of this opportunity to give feedback. **(2nd Consultation)**

7 July 2023 - Finally, a decision was taken at the meeting of the PC to begin to investigate the possibility of an Affordable Rural Housing scheme in accordance with the results of the HNS.

27 October 2023 - An exploratory/fact finding meeting was held with representatives of the PC, RCCE and Hastoe (RCCE's preferred housing provider). RCCE were to **seek offers of sites from local landowners** and forward details to BDC for screening as to any site offered being in accordance with the planning policies contained within the Local Plan. Details of this meeting reported at PC meeting 1 November 2023 confirming that no decisions had been made.

22 April 2024- 7 June 2024 - Full consultation on Draft SPNP (Regulation 14). This consultation was communicated to all households and businesses in the parish by way of a leaflet drop and to over 60 external stakeholders by email and letter, including BDC and ECC. Policy 9 (page 42) set out a policy in respect of an Affordable Rural Housing Scheme. **(3rd Consultation)** Only 9 responses were received from the village, with only 1 making a clear reference to Policy 9. No comment was made by BDC on this particular policy.

12 September 2024 - Further meeting was held with representatives of the PC, RCCE and Hastoe (RCCE's preferred housing provider) to discuss the way ahead. This resulted in plans for an open meeting and a new Housing Needs Survey as the current one would become invalid in March 2025. No other decisions were taken. This was reported during the PC meeting 9 October and duly minuted.

12 November 2024 - Open meeting organised and run by RCCE and Hastoe. Feedback will be given in early 2025 in line with results of new HNS. **(4th Consultation)**

4 November – 20 December 2024

- **New Housing Needs Survey.** The results of this survey will be the key piece of evidence used in reaching any decisions. The results are due early 2025 **(5th Consultation)**
- **Early 2025** Feedback from RCCE and Hastoe on Open meeting and initial findings from new HNS to PC. Will then be presented and discussed at the next available full meeting of the PC.

The way ahead?

This is very dependent on the results arising from the new HNS. There is little to be gained at this time from second guessing or speculation as to any outcome. If a scheme were to proceed, a working group would be set up to include PC members and villagers.

Stisted Parish Council

November 2024