

Stisted, Essex Public Consultation summary

12th November 2024 for the in person consultation and online consultation 13th November – 13th December 2024

Attendance list: 44 households for the in person consultation

Feedback form summary:

	Responses	In favor	Not in favor	Neutral
In Person consultation (12 th November 24)	10 x	2 x	1 x	7 x
Online consultation (Nov-Dec 24)	2 x	0x	2x	0x
Total	12	2	3	7



In person Consultation Comments		In favor	Not in favor	Neutral	Traffic concerns	Local Connection	View Concerns	Local Services – GP, Schools etc	Concerns on maintenance of stock
		2	3	7	7	0	3	1	2
1	Opposed to any new building in the village. Previous Hastoe development was meant to address the village needs. Household will be directly affected by one of the proposals and so will all of the neighbours. Feels the Back Lane site should be looked at more closely and made to work. Felt the previous Hastoe site built generated a lot of stress to both which was located behind their home. Concerned they will be losing an open view to fields and will be overlooked. Concerned cars will be parked at the bottom of their garden (behind fencing) and this will affect quality of life. Asked question – why build houses for a few people but offend others? Would welcome the chance to purchase land to give a buffer to any extension to Upper Salters. Asked to consider views of existing residents of village, the village has already had its fair share of new community housing over the last few years. The household have lived in Stisted a considerable amount of years and feels the village has had its fair share of new community housing over last few years and feels the increase in traffic is really noticeable.		Not in favor		Traffic concerns		View Concerns		
2	Felt the problem with providing more housing is increased traffic. Already have a speeding problem with (up to now) minor accidents. Need to tackle speeding issues before building more houses.			Neutral	Traffic concerns				
3	The presentations were informative. Understands the need for affordable housing is based on a survey conducted in 2020 and also the responses to a resident's questionnaire. Understands the survey is being re-run to understand the			Neutral					

	current need. Feels this is a key piece of work and until this is done the main benefit of the meeting is to understand the potential site selection rather than what development may or may not be required. Feels sharing the survey responses with the community would be helpful and necessary.							
4	Felt the consultation should be held over a longer time or couple of days for people to attend. 100 per cent for the Development.	In favor						
5	Household will be directly impacted by the works. Lives in Sarcel. Main Concern about the proposed build. Why the preferred site has been chosen when it affects the most amount of residents. Plots on rectory Road, Back lane will not affect anyone's views and will be easier with regards to the impact the build will have on the residents. There is also another plot next to the existing Upper Slaters which will have less impact. There are no issues with parking on that road as it is wide enough to accommodate parking on the street and will allow access to the gate for tractor access. If the build is to go ahead on the preferred plot, concerns of the new homes having a clear view into household's garden. Screening trees or some form of screening (natural preferred) would at least give some privacy. As with the previous Hastoe build the potential to buy a strip of land to increase garden size might reduce the impact on the houses.			Neutral	Traffic concerns		View Concerns	
6	Need to nail down the actual need before designed stuff & agreeing site. Believes there is a need at this level for 8 plus houses.			Neutral				
7	Concern on impact of additional cars for parking and movement in and out of Stisted. Increase of traffic on A120 access Improve safer access to from A120 into village Local keeping of hedges Review articulated lorries short cut through village, road access is restricted because of parked cars.			Neutral	Traffic concerns		Local Services	

	Infrastructure to support increased population – doctors, schooling, public transport for elderly etc								
8	Fully in favor of affordable homes for people in this village. Homes need to be maintained and looked after properly. Current Hastoe properties at Upper Salters are in desperate need of redecorating and outside space being looked after	In favor							Existing homes
9	Our concern is extra parking and traffic movements through the village being only one access to Sarcel onto Back Lane. Also amount of traffic increases throughout the village, mainly at school times.			Neutral	Traffic concerns				
10	Not against the idea in principle glad to see smaller bungalows. I am concerned about the standard of Hastoe maintenance of current site, so this would be a concern for any further sites they may manage.			Neutral					Existing homes
Online Consultation Comments									
11	I am horrified and distraught that this could potentially happen and will do everything I possibly can to stop it going ahead. Since the arrival of the houses at the end of Sarcel, the traffic has been seriously dangerous, in and out of the close. Sarcel is overloaded as it is and cannot cope with any additional houses/people/cars. What steps do I need to do to stop this development going ahead, When is the date of decision, as I need to work towards this.		Not in favor		Traffic concerns				
12	Proposal 4 directly affects my property and although I am aware I do not own the view, having a development of houses in front of my property, will affect my light, view and open area. My main objections as to why I think housing should be placed (if at all) on Proposal 3 and not 4 are the following:- Sarcel is a very busy road, the only route in and out of Upper Salters. The number of residents that currently use the access, in cars, at high speed is quite unbelievable and I am surprised that there hasn't been an accident before now.		Not in favor		Traffic concerns		View Concerns		

	The construction of further properties in the area, would mean not only adding to the current population, but the number of cars would also increase. On average there are 2 cars per household so we are then increasing the cars numbers by a further 18-20. The road cannot handle what is coming in and out of it at the moment, and adding to it, is only going to cause more issues. If Proposal 4 was to go ahead then Hastoe would have to be in consultation with public highways in order to erect further road/s in and out of Sarcel. Whilst the construction was to take place this would mean extra vehicles entering in and out of Sarcel, which would be impossible to live with on a daily basis, Are you aware that Sarcel has the highest population of elderly and disabled people in the whole village. So any additional pathway closure, or roads could put them at great risk. How does Hastoe see the health and safety of the residents being catered for? During rush hour the main road (Greenstead Green) is like a motorway and is highly dangerous, between Halstead and Braintree. The congestion on the roads would be an added concern with additional vehicles entering and leaving the village. If a site was to go ahead then my personal opinion would favour Proposal 3 which is of a better location. It will not affect any current property. It would be situated at the end of Sarcel, with access immediately onto the main road and not restricting anyone views.								
--	--	--	--	--	--	--	--	--	--