



Affordable Housing Site Preference Survey

Stisted Parish Council

November 2025

Laura Atkinson
Senior Rural Housing Enabler

RCCE (Rural Community Council of Essex) is an **independent charity** helping people and communities throughout rural Essex build a sustainable future.

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Registered Company No. 4609624

Rural Community Council of Essex
Threshelfords Business Park
Inworth Road
Feering
Essex
CO5 9SE
Tel: 01376 574330
Fax: 01376 573524
e-mail: rcce@essexrcc.org.uk
website: www.essexrcc.org.uk

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Introduction

The Rural Community Council of Essex (RCCE) is an independent charity helping people and communities throughout rural Essex build a sustainable future.

RCCE's mission is to provide local communities with the skills, resources and expertise necessary to achieve a thriving and sustainable future.

This means helping communities come together to identify their own needs and priorities whilst providing them with advice and support in developing practical solutions. We strive to provide a voice for rural communities, representing their interests to government at local, regional and national level.

RCCE employs a Rural Housing Enabler (RHE), and Community Led Housing advisor to work with rural communities, usually through the parish council, to identify if there is a need for a small development of affordable housing for local people.

Context and Methodology

This report presents the findings of the Stisted Site Preference Survey conducted in September 2025 by Rural Community Council of Essex (RCCE) on behalf of Stisted Parish Council and their Affordable Housing Working Group (AHWG), which was set up

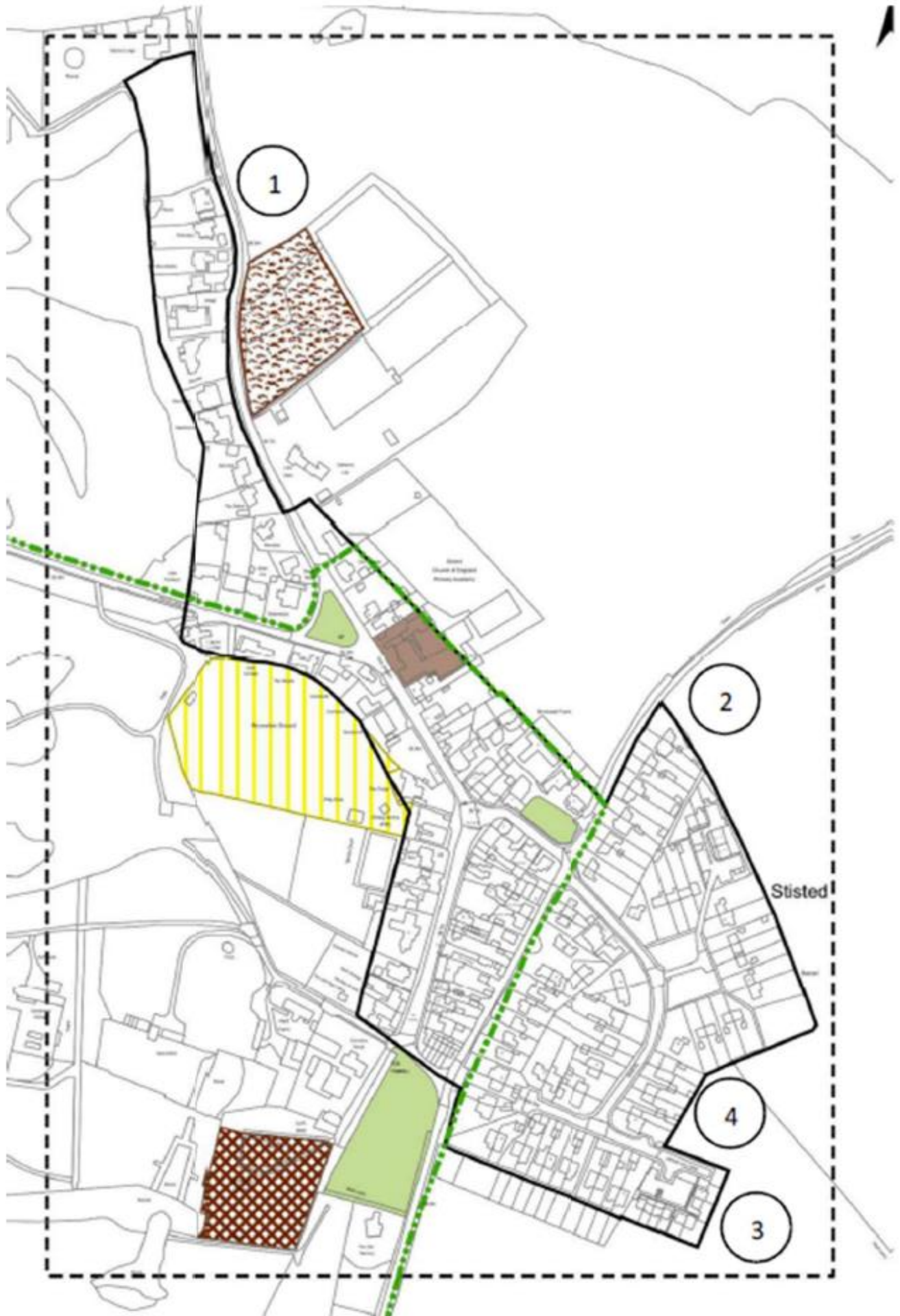
At the request of the AHWG, the purpose of the survey was to gather community preferences regarding the location of a proposed small scheme of affordable housing within the parish of Stisted. The homes are intended to be affordable in perpetuity and prioritised for individuals with a strong local connection to the parish. While community preference is a key consideration, other factors such as land availability, viability, village connectivity, environmental impact, planning policies, and stakeholder input will also influence the final site selection.

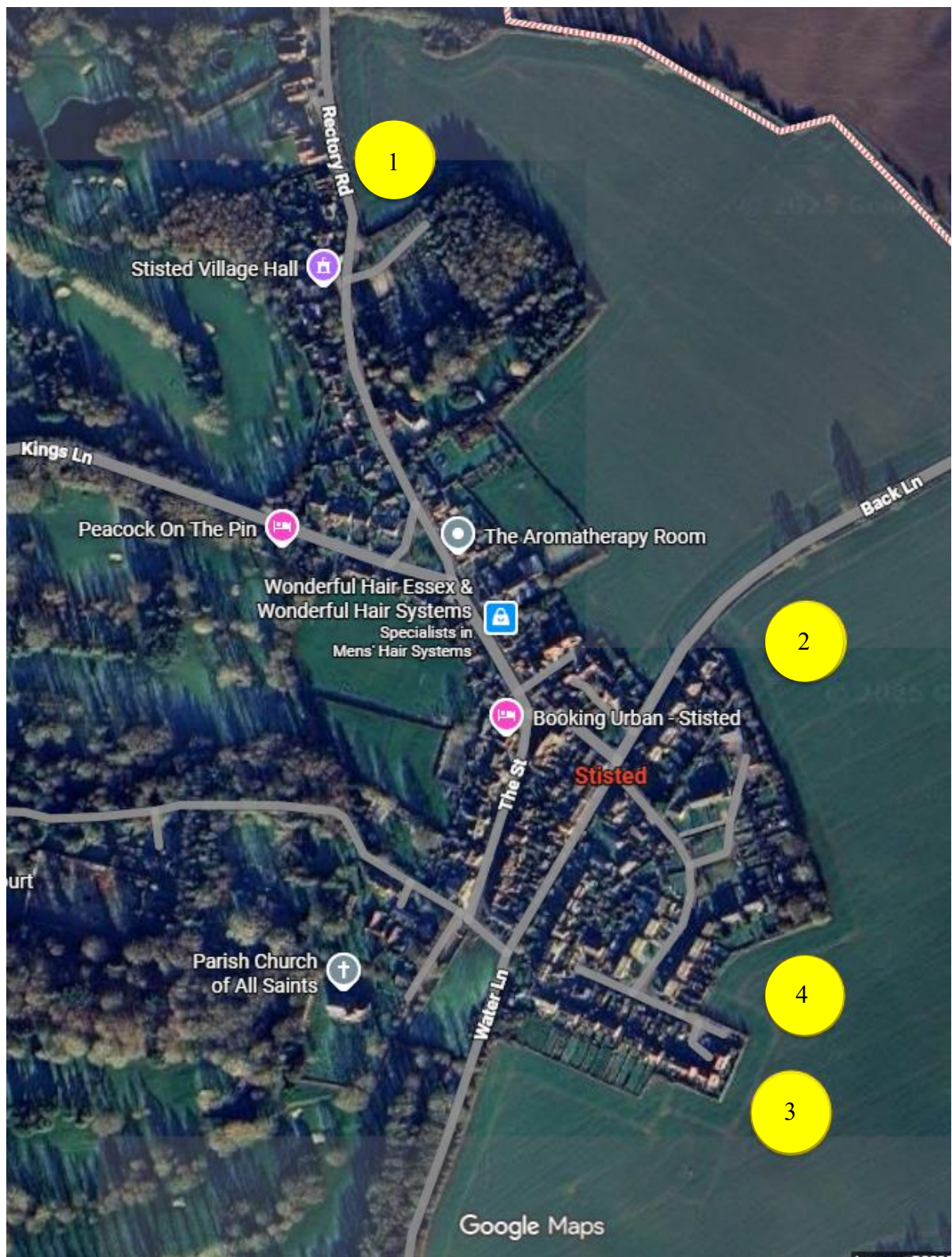
The survey was agreed by the AHWG and distributed by the Parish Council by hand, to all 282 households within Stisted parish with a request to rank four proposed sites for the housing scheme. Respondents were instructed to assign a unique rank to each site based on their preference, where 1st is the most preferred and 4th the least favourable. Incomplete or duplicate rankings were excluded from the analysis to ensure data integrity. Responses were collected via prepaid envelopes and remained confidential.

The closing date for the survey was Friday 10th October 2025, following which, the RCCE conducted the analysis and have prepared this report to show the findings.

Map

This map marks out the four options for sites as identified during the Site Finding process in 2023.

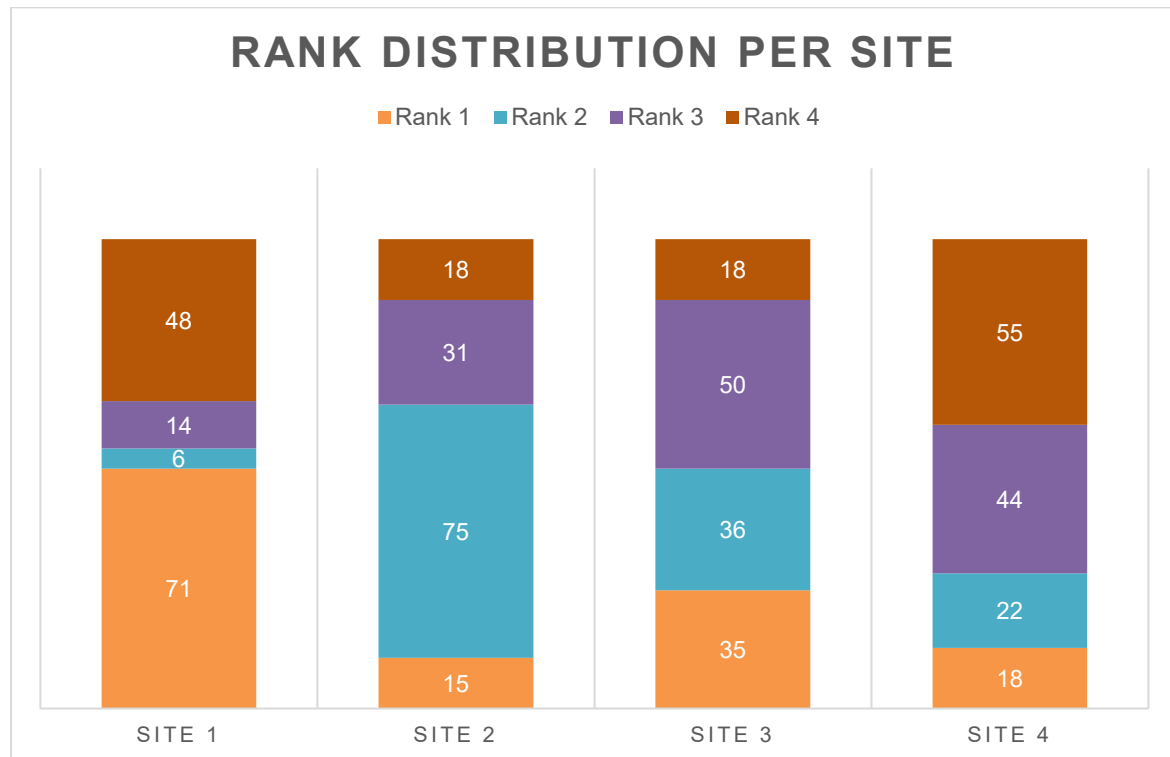




Findings

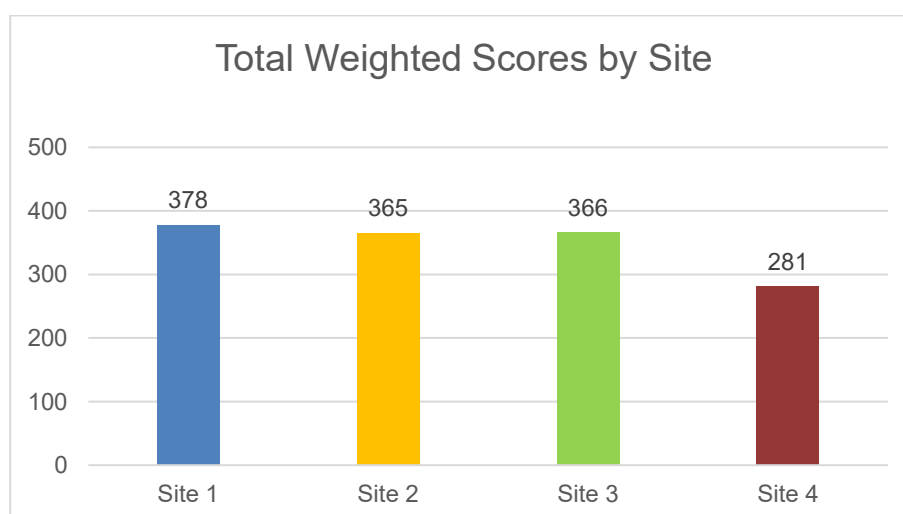
The Parish Council delivered survey forms to each of the 282 households in the parish and 144 forms were returned (51%). Five forms were not completed fully; therefore, we can only analyse the responses from 139. Rank 1 was assigned to their preferred site and Rank 4 their least favoured site.

The 139 complete responses can be broken down for each site as follows;



If we allocate each rank with a score, we can establish a Weighted Score result where the most preferred site has the highest score.

Each site was scored according to the ranking it was assigned by the respondents.
(Rank 1: 4 points, Rank 2: 3 points, Rank 3: 2 points, Rank 4: 1 point, Blank: 0 points)



Using both these methods, Site 1 is the front-runner, with the most first-choice votes and the highest weighted score. However, Sites 2 & 3 are not that far behind and have similar scores. Site 4 is the least favoured site, with the least first-choice votes, the lowest total of Rank 1 & Rank 2 combined and the lowest weighted score.

Comments

There were some comments and concerns written on the forms alongside the ranking data as well as various email communication sent to RCCE which, for completeness, can be summarised as follows.

- The proportion of the responding residents living near sites 3 and 4, which gave rise to concerns about the findings not being appropriately balanced.
- Traffic implications of selecting either sites 3 or 4.
- Braintree District Council (BDC) and their Local Plan.
- The Governments' aspiration for more housing has the potential to impact negatively on the look and ambiance of rural villages.

Next Steps

To build on the momentum and move towards a successful scheme, the following next steps are recommended:

- Deliver these findings back to the full Parish Council so that the project can move forward in a transparent manner, addressing any current community concerns raised (weighting of findings, traffic, village character etc.)
- Identify and appoint a housing association (Registered Provider – RP) experienced in small rural developments. Their expertise will be crucial in shaping the scheme's design, affordability, tenure mix, and long-term management.
- Work with selected RP to systematically start approaching landowners.
- Maintain open communication with residents - particularly near to any chosen site, to ensure concerns are acknowledged. Consider hosting drop-in events, publishing updates via newsletters or social media, or adding a dedicated housing section to the Parish Council website.

Acknowledging Constraints

It is recognised that proximity of residence to these sites can influence preferences selected and acknowledged that those living closer to the sites might have stronger opinions, however it is crucial to note that it is not the only factor by which a site is chosen for a scheme. The survey was designed for the AHWG to capture community sentiment, not to make a final decision based solely on popularity. Other criteria will also be considered.

Any future development will need to balance community input, planning policy, land availability and financial considerations. These factors will be carefully considered in collaboration with relevant stakeholders to ensure that any scheme brought forward is both viable and appropriate for the village.

With continued collaboration, Stisted Parish has a real opportunity to deliver housing that meets local needs and supports the village's long-term sustainability.

ID Number x

Stisted Community Site Preference Survey 2025



This short survey is to ascertain a site location preference for a small scheme of affordable housing to support those in need locally. These homes will be affordable in perpetuity and be for those with a strong local connection to the parish, as a priority. This information will inform the process of site selection moving forward but it's important to note that other factors will also be used in determining the most suitable and deliverable site such as; land availability, viability, connection to the village, environmental considerations such as Biodiversity Net Gain, the policies of the Braintree planning department and other stakeholders such as Highways.

Please rank each site in the table below by assigning a unique rank: 1st, 2nd, 3rd, or 4th, based on your preference.

Each site must receive a different rank.

Incomplete or duplicate rankings will not be included in the final report.

Thank you for providing your feedback by **10th October 2025** at the latest, using the pre-paid envelope provided. All responses will be confidential to RCCE and following analysis, a report will be provided back to Stisted Parish Council with the results.

Any questions do email laura.atkinson@essexrcc.org.uk for guidance.

	Please rank 1 st , 2 nd , 3 rd or 4 th
Site 1: Rectory Road	
Site 2: Back Lane	
Site 3: Sarcel Option A	
Site 4: Sarcel Option B	

