

STANFORD IN THE VALE

NEIGHBOURHOOD PLAN HOUSING SURVEY

REPORT APPENDIX

December 2014



Oxfordshire Rural Community Council
Jericho Farm, Worton, Witney, Oxfordshire, OX29 4SZ
01865 883488, orcc@oxonrcc.org.uk

This document lists comments made by respondents to the Stanford in the Vale Neighbourhood Plan Housing Survey. Where there is a possibility of a respondent being identified, a comment has been edited.

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COMMENTS

- Very important to support the integrity of those areas already designated as green belt. Stanford in the Vale must remain a village!
- It is totally wrong to build anymore houses in this village which has already outgrown its amenities. It has poor transport links and there is very little work in the village. A village can surely only reach a certain size before it ceases to be a village and that sense of community is lost. There should be more considerations of the needs and wishes of people already in the village very few of whom want this explosion of new homes.
- We moved here because it is a semi-rural village. We won't want to live here if Stanford is a small area surrounded by all new housing.
- Be sensible with any housing plan and make adequate housing space with green areas, gardens and sufficient parking. Have housing with some style to blend in with the village and do not have boring box houses. The village has character so keep it.
- Your survey has only addressed housing needs. I am very concerned that infrastructure will not be met by developers or the Vale. We need school spaces and road access if we are to accept a huge number of new homes/residents.
- we need to keep our village a village!
- We feel the whole village is being ruined- all the cars parked on roads are a real hazard and the speed with which people drive through completely thoughtless.
- Please consider transport links for the village as currently there is no school (secondary) provided transport to Wantage and Faringdon secondary schools for students in certain years. This is not acceptable and disadvantages people living in villages like Stanford in the Vale.
- Along with housing, transport infrastructure must be addressed. We believe that as well as better public transport (i.e. bus route that links with services to Oxford, Swindon, Witney and Wantage), there is an urgent need for a cycle path to run

between Wantage and Faringdon, and that we should also lobby to have a station put back into service at Challow.

- I think Stanford in the Vale should have council houses
- Needs proper investment in the roads, schools and other services before any further development of Stanford.
- Self-build would provide the means for many local people to stay within the community they were raised in. The size and type of housing should be controlled however i.e. terrace and semi-detached houses taking preference.
- Clear thought has to be given to the whole picture for development in Stanford in the Vale. Infrastructure is generally poor, sewerage treatment is overloaded, water pressure is low, telecoms and broadband is poor. From an environmental perspective, flooding is an issue for this village, the Ock is progressively encroaching further. Poor drainage maintenance has only aggravated this.
- Yes, more affordable houses needed but- infrastructure needs to be in place (water/roads/sewerage/jobs/transport/parking/shops/school). Within the village there is plenty opportunity to use infill land that is suitable for house building. There is not a great need for extra homes, especially for anyone who does not drive a car.

Transport links are unable to deliver people to nearby towns for employment, the village offers next to nothing in the job market. Our fragile infrastructure will not cope with another overload without massive investment- current residents will suffer the consequences. We love the village as it is. The recent screening exercise for 200 odd more dwellings is making us look around for another peaceful area to make our home

- Is the infrastructure of the village going to be improved?
- Stanford in the Vale is in danger of losing its sense of being a community village. There is not the infrastructure to cope with over-development. Stanford appears to be unfairly focused upon as oppose to smaller surrounding villages which would benefit from further housing.
- We need family houses with attached granny flats.
- currently all local facilities are overstretched. Traffic in many areas is snarled up to the point where minor roads have to be used to get anywhere in the mornings. This area cannot take any more people without major investment.

- don't like the way the village is growing- more houses and less facilities. This used to be a great community and we are losing that. Most of the new housing is taken by commuters.
- The new people in the village don't get involved in any events which are put on. You notice it is always the old village people that support these. Also, what a shame to see good mature trees being chopped down, hedges being destroyed, grass land being ripped up and concrete taking its place.

Where does the water drain into the (oh yes and more flooded roads to contend with). Where are all the extra children going to go to school? The school is full already.

- We believe we need affordable family properties of good quality, in order to avoid attracting commuters and single-occupancy to ensure an extension to the primary school and community facilities are viable. More appropriate supported housing would free up some existing properties. Is Stanford too remote for people who wish to live independently but need support, given its relatively poor public transport links?
- Change is inevitable. Stanford in the Vale needs to accept that this can bring about a change in character. Further development will strain resources. Although moving the school would bring opportunities to develop other facilities and create a more vibrant village centre with shops.
- In my opinion a Community Land Trust in Stanford in the Vale is an excellent idea. Putting local people in control of their housing needs, rather than large companies who seem to have little interest in the area apart from making profit from it.
- There is a need for more of every type of housing- in 10 years housing prices have doubled and I can't see my children in 20 years time spending £200K on a small home. This is unsustainable and the only way to reduce this is to saturate the market with more houses.
- When building new developments, I want to see maximum footpath access and off-road cycle routes. If you look at a map of the National Cycle Network, we are lagging behind areas in the south.
- This is more of a profile gathering exercise, rather than giving every household the opportunity to give an opinion. We need 1- better use of brown field sites. 2- housing does not exceed the 300 [proposed by Vale District Council]. 3- cycle paths.
- The Neighbourhood Plan is a sound initiative. How it links into the future housing plans and strategy for town is key - will these 200 houses take the village off 'the

radar' for a generation? - the impact of infrastructure has clearly not been thought through

- The more variety [of housing] to suit all manner of needs, the better.
- I don't feel that the village needs or wants any further housing in addition to the new development currently under construction at Poets Place.
- Larger school will be required with all the new properties being built.
- Most important is to ensure Stanford in the Vale remains a village and not part of "urban sprawl". Accommodation should ensure a wide mix of population ensuring that affordable housing is part of any new development.
- Land for self-build should be infill only, no green field loss.
- Expansion of Stanford in the Vale west of the A417 is very short sighted. This will result in a major road running through the future village with traffic control measures, calming congestion etc. the traffic on the A417 can only increase. All developments of Stanford in the Vale should be kept to the east of this road. Facilities (shops, sports, entertainment) need to expand, especially to accommodate the needs of young people.
- Independent retirement housing (over 55) needed urgently. Self-build is needed for youngsters and one bedroom houses/ flats for youngsters to buy.
- There needs to be more shops and employment opportunities.
- These are our views on housing given that we are told that the village is to have additional homes built. However, what we want is for the number of homes to be kept to the absolute minimum possible- too many houses will cause Stanford to lose its village feel, i.e. all that makes it desirable to live in in the first place. Too many houses will cause the area to become simply a suburban housing estate for local towns (e.g. like Grove)
- Questionnaire assumes a need for housing in Stanford in the Vale. However, there are no extra jobs available so incomers will have to travel to work. This is not environmentally sustainable and contrary to Agenda 21 and the climate change proposals to reduce CO2 emissions and general polluting of the atmosphere.
- What is the point of this survey if you do not address infrastructure?
- Since 1980 (when I moved to the village) Stanford has increased in size by around 25% but with no extra infrastructure. Stanford in the Vale is virtually a dormitory

now, but we are being forced to increase in size. In previous surveys of this type, Around 90% of respondents voted for infill type development only- some hope !

- More land for churchyard needed and a bigger school, more car parking and shops.
- Any house building in Stanford in the Vale should only be infill on brown field sites- as indicated by the community in the parish housing questionnaire.
- High house prices in the UK arise from a number of macro-economic factors, none of which are being addressed. Areas of the country with the highest housing density tend to have the highest house prices. Increasing the housing density alone is unlikely to remedy this problem.
- There needs to be a great emphasis on houses in possible plans, but I think that a number of small bungalows would be an asset to the village. These would help older couples and aged single people who wish to down size, get rid of staircases and to release some ready cash.

By moving into small bungalows larger houses would become avoidable for people with growing families. The bonus would be that everyone concerned could stay in the village. Regarding so called affordable houses in Stanford, priority should be given to people already living in the village. It seems absurd to bring people in from elsewhere while Stanford people have to move away

- I think Stanford in the Vale is in need of small scale low cost housing for young single people wishing to remain in the village after leaving the family home. This could take the form of bedsits or one bedroom flats rented privately or from a Housing Association
- I believe that many people who currently live in Stanford in the Vale are concerned about the pace of development over the last 10 years. The planning process doesn't work democratically because developers repeat their applications to the stage when it is decided by a single inspector. Central Government "guidelines" dictate the result- it's a complete farce! Overall infrastructure provision is often inadequate, chaotic and causes anger locally. House prices are unaffordable.
- The main barrier to moving house is the massive difference in the value of a 4-bed 1970's house and a newer or older 4-bed house which would result in a mortgage increase of £100-200,000 for not much increase (or even a decrease!) in property size.
- 1. There are biased and leading questions here. 2. The last time lots of affordable houses were built in the village they could not be filled by local people so people from outside the area were brought in and we had a crime surge. 3. There are inadequate facilities in the village to support more than minor infill development (2-

4 house plots). 4. There are never guarantees that new houses go to existing villagers (despite promises to the contrary)

- There is a failing infrastructure which cannot support more housing. No school places in any of the surrounding villages. Poor public transport no local jobs. Go figure!
- It is desirable, if not essential that small communities such as villages, hamlets etc. should retain their individual character as far as possible. I have experienced, too often, the thoughtless and inconsiderable policies of changing the nature of extra developments from private occupancy to social housing at the last minute. This has resulted in families with anti-social tendencies being accommodated all together. This does not help them or their neighbourhood in social integration. In my experience, local planners are not to be trusted and need very careful scrutiny by each community.
- As our children leave home I would like to think that they would choose to stay in the village. There are not many 2-bedroom properties available for young couples. I'm not sure what the solution to this problem is.
- I am an old person living alone and am not qualified to answer these questions- in my opinion Stanford is already overcrowded.
- The village is too big. Does not need any more building sites!
- We have had enough housing being built with no thought to sewage and water pressure. No more homes, even if affordable!
- We have only been in the village for 1 month so it is difficult for us to give answers on the type of housing needs.
- Stanford needs more affordable, part rent-part buy properties, but these need to be of the same size build as the private properties - the current shared ownership properties are like rabbit hutches and are far too small for a decent standard living. Any new build properties need to be 2 or 3 bedrooms that are affordable to the average villager and not high end, that only Londoners can afford.
- Like most places more and more houses and buildings are being built but nothing is done about the sewage system. The current sewers cannot cope with heavy rain etc. Every year now we get more and more flooding. The river in Stanford has not been cleaned out for about 40 years. All Thames Water are interested in is making a profit.

A few years ago a new sewer pipe was put in from Horse Croft to the top end of the village. But this has not made much difference to the sewer blocking at my property once or twice a year.

Also, as the village is expanding we need more shops and bigger school and graveyard. It seems that if you have live in Stanford (30 years+) and born in Stanford and move away.

- Don't know enough about social housing or supported housing needs to comment. Regards building plots, when land does come available it is invariably priced ridiculously high or developers (e.g. David Wilson) want it, or restrictions and covenants are absurd.
- Design is very important. The new houses being built at Poet's Place are mere blocks. They may be of different finish, but they are all the same" variety of window shapes, roof levels, etc.
- No more building in Stanford in the Vale please! Too big as it- housing provision should be concentrated in surrounding towns.
- What is proposed in regards to facilities to cope with proposed residents in new properties. i.e. school, parking, shopping facilities, recreational facilities ?
- Please can more effort be made to get planners and politicians to understand that our village is a community, not a dormitory area. A cycle track to Faringdon should be easy and cheap to create with the wide verges. It would be a real benefit to the community.
- The jump in price between a 2 bed and 3 bed is huge, making moving up the property ladder difficult. A small 2-bed house is no good for a family but I fear we are stuck
- The village needs houses for younger people that they can afford to rent. With an ageing population apartments/flats/bungalows are becoming a necessity. There should be an opportunity for young people born here to remain here if they wish.
- Any new developments/buildings should be planned for the existing village not the other side of the A417 as per the new David Wilson development. Before any new developments are planned, serious thought needs to be given to strengthening the existing infrastructure: -schools, pre-school, shops and sports facilities. Also, more support is needed for the village hall.

There is no point in having parish/ district council plans if developers go to appeal after being turned down and appeals are granted automatically against the views of the village/district

- No new developments of housing without 1. improved roads, including flood prevention on A417 Stanford to Wantage. 2. Improved bus service. 3. faster broadband. 4. more facilities- doctors, dentist, shops, garden centre, bigger school.

5. local employment. 6. Leisure facilities- e.g. park for walks & possibly include lake for fishing, boating etc. 7. gas for whole village. Avoid terraced developments which create parking issues - there are plenty of parking issues in village at present.

- Stanford in the Vale needs a variety of family homes which have good storage facilities, room for parking up to 2 cars, more visitor parking spaces and bigger gardens, houses which fit into a 'village' rather than 'town' houses and safe places for children to play. Infrastructure is also needed to support extra houses. Above all, it is important to try to keep Stanford in the Vale as a village and not over develop it to the extent that it becomes a huge housing estate.
- Stanford is a village, and further housing will turn it into another Grove- effectively just a housing estate, and with little charm, character etc.

You can't please all people all the time and now is key moment for our village representatives to preserve what we have rather than scrumming to short term financial and other incentives. We intend to move from Stanford when our children are in secondary school thus allowing others to buy our house and experience all the joys of village life for young families.

- If more houses are built, the size of the school would need to increase. Another pub and more shops would also be useful. I also think houses should be built in small areas- not taking up fields- apart from the area near Hatford Path, think has been 'ready' for development for years!
- We moved to the village because we likes it as it is- additional housing will spoil the look of its natural, semi-rural setting and no longer be a village.

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COMMENTS

- In the 20 years we have lived in the village, it has become overly developed with dormitory-type housing that has added nothing to the character of the village. We are told more of the same is planned. Stanford needs some affordable housing for younger people who want to stay here and supported housing for people as they grow older- modest amounts of each, not more 'rabbit hutches' for people who work in Swindon, Oxford or London.
- Would only stay in Stanford for right house with character and some garden space or self-build.
- Would like to remain in the area (we are both working in our 60's) having lived overseas for many years. We are now considered "first time home owners" and cannot afford private rental

- Price ranges in housing seem to vary a lot in Stanford in the Vale. Houses in my affordable bracket of £200,000 - £250,000 are few and far between. And I do have reservations about the quality of workmanship in new-build houses made by large companies
- I think all new houses should be super-insulated and ideally oriented for maximum solar gain
- Due to the lack of employment opportunities and the lack of public transport we don't feel villages like Stanford are good places for affordable housing.
- We have lived in Stanford in the Vale for 45 years and as retirees would prefer a smaller property (bungalow)
- Do not want to leave village, due to school, work and upset of children [but need] 4-bedroom house
- Like a lot of people, because we are in private rented accommodation we do not have any savings for a deposit. If more houses are built Stanford needs a decent bus service that could be used to get to and from a job in Oxford or Swindon. At the moment, you cannot get a bus that would get you to work for before 10am and then the last bus into Stanford leaves Faringdon at 17:55- so you could not have a 9am-5pm job in Oxford or Swindon unless you have your own transport.
- By the time this survey could have any effect I may have already moved to a new home. Because of lack of anything suitable in Stanford in the Vale the likelihood is that this will be elsewhere.
- Cheaper housing is needed- even with two people on above average wage, house prices are hard to afford- even with a sizeable deposit mortgage repayments on even small houses are crippling.
- I do not approve of any more house building on Stanford in the Vale. It is not sustainable. It is irresponsible and short-sighted. The only sensible option to address local/national housing needs is a whole new settlement. Any and all of the house building which is currently underway or already approved should only be totally for social/affordable housing of local residents (currently living here or recently moved)

Oxfordshire Rural Community Council
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 T: 01865 883488. F: 01865 883191. W: www.oxonrcc.org.uk
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