

Stanford in the Vale Parish NEIGHBOURHOOD PLAN



Stanford-in-the-Vale Parish EVOLVING NEIGHBOURHOOD PLAN 2015 – 2031

Summary of the results from Consultation Round 1 (March / April 2014)

Version 1.0 (June 2014)

This document provides a brief summary of the main findings / results from our Neighbourhood Plan, Consultation Round No.1. In addition to this summary the full analysis of the results of this consultation (and the questionnaire itself) is available as a separate document and can be requested by emailing info@sitvnp.com.

An electronic copy of this document, the questionnaire itself and the detailed plan results will be published shortly at www.sitvnp.com and/or on the SITV community website www.stanford-in-the-vale.co.uk

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2 FOREWORD

This document summarises the main findings / results from our Consultation Round No.1 which took place during March and April 2014.

Neighbourhood Plans come out of the Government's determination to ensure that local communities are closely involved in the decisions which affect them. The **Stanford in the Vale Neighbourhood Plan** is being developed to establish a vision for the village / parish and to help deliver the local community's aspirations and needs for the plan period 2015 – 2031. This Neighbourhood Plan (NP) is a statutory document that will be incorporated into the district planning framework and must be used by Vale of the White Horse (VoWH) District Council to determine planning applications.

A Neighbourhood Plan is seen as a document with a 15 year lifespan. It must be legal, viable, affordable, sustainable and deliverable and conform to National and Local Planning Policies. Therefore the SITV NP will;

- a) have appropriate regard to national planning policy;
- b) contribute to sustainable development;
- c) be in general conformity with strategic policies in the development plan for the local area; and
- d) be compatible with EU obligations and human rights requirements;
- e) be realistic by being affordable, deliverable and viable.

Our Plan is being produced by a Steering Committee of local residents, with the support of the Parish Council, using the views of the residents of the parish of Stanford in the Vale (SITV). As part of this, the Steering Committee is **consulting** and listening to the community and local organisations on a wide range of issues that will influence the well-being, sustainability, long-term preservation and above all the evolution of our rural community. Every effort has been made to ensure that the views and policies contained in this document reflect those of the majority of SITV residents.

The Parish Council would like to thank the members of the Steering Committee and pay tribute to their work so far. There is much still to do including more Community Consultation but this represents a very good start and solid foundation for the Plan. The Parish Council is also grateful for the help and the engagement of many others in the village without which it would not have been possible to produce this information.

Peter Lewis

Chair, SITV Parish Council

Colin Mitchell, Peter Gill

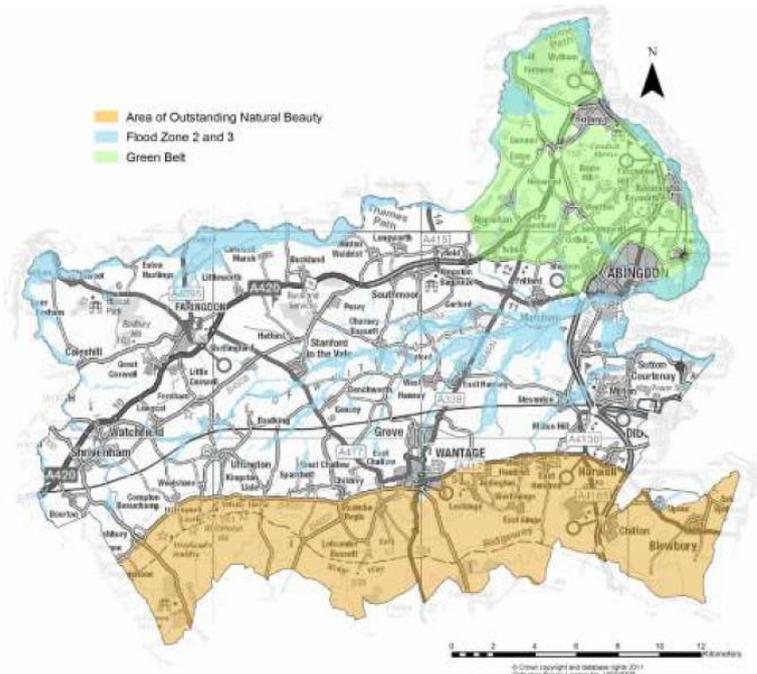
Joint Chairs, Neighbourhood Plan Steering Committee

3 INTRODUCTION AND BACKGROUND

3.1 NEIGHBOURHOOD AREA

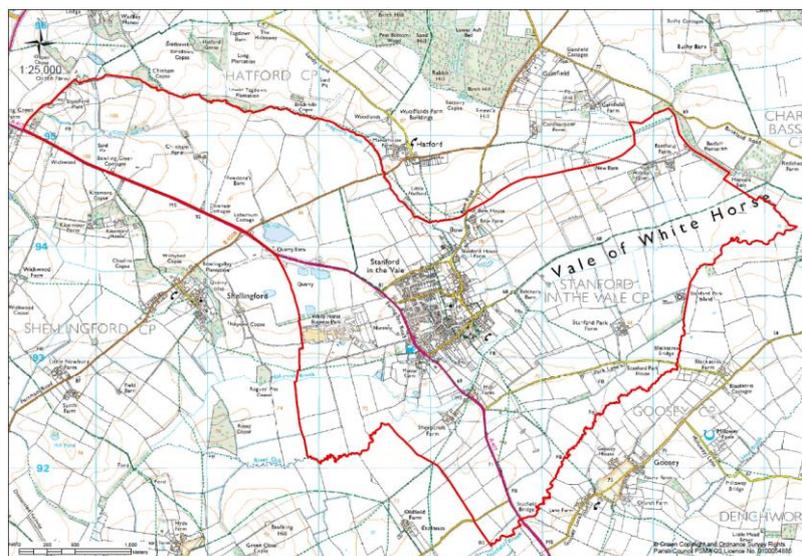
The Plan applies to the parish of Stanford in the Vale (SITV) in the Western Vale area of the Vale of the White Horse District Council of Oxfordshire. **Figure 2.i below locates the SITV parish within the VWHDC boundary.**

Figure 2.i SITV parish



The Neighbourhood Area comprises the village and parish of SITV situated in a rural area of open farmland and at the confluence of Frogmore and Holywell brooks with the River Ock. It is one of the larger villages in the area of the Western Vale (which itself lies within the District of the Vale of the White Horse), some four miles to the south east of Faringdon and some six miles to the north west of Wantage. **The parish and thus the Neighbourhood Area boundary is shown by the red line on the map in Figure 2.ii below.**

Figure 2.ii The Neighbourhood Area



4 GOALS, NEEDS, VISION AND OBJECTIVES

4.1 GOALS

The Neighbourhood Plan needs to work to achieve the goals identified by the local community; these goals reflect their needs, views and priorities. Everyone in the Neighbourhood Area was given the opportunity to contribute to identifying the goals for the Neighbourhood Plan. Accordingly in March / April 2014, a Consultation Round 1 was carried out.

The Consultation was in two related parts and strenuous efforts were made to publicise this and to ensure a good attendance and response rate:

1. PART 1: A two-day “drop-in” event held in the village hall and church (28th, 29th of March 2014) and attended by nearly 200 residents of the parish. At this, a comprehensive exhibition was mounted introducing the Neighbourhood Plan and some of the local challenges it needs to address. Members of the Steering Committee answered questions and elicited views from the parish residents on a wide range of topics.
2. PART 2: A comprehensive, multi-part questionnaire was distributed to all households in the Neighbourhood Area to coincide with the “drop-in” events (with a deadline for return of 11/4/14).

The questionnaire was designed to gauge community opinion on a wide range of issues, needs, priorities, a vision and objectives, development, services and facilities. 280 questionnaires were returned from 215 households, representing 25% of the parish’s 873 households. This is regarded to be an excellent response, in particular, compared to the returns of a much larger nearby town that received just 200 responses in total (approx 3.3% response rate).

As part of this parishioners were asked to:

- comment on a draft Vision and Objectives for the Plan derived from the SITV Village Appraisal conducted in 1996 and a Housing Survey conducted in 2012 and from more anecdotal evidence and public gatherings;
- highlight what they want to keep, change or improve in the parish and their aspirations for its future;
- give their opinion on current and future proposals for new development;
- identify and express the need for a very wide range of existing and possible future facilities and services.

84% of respondents supported the draft Vision statement whilst only 11% opposed it. The Vision statement as shown in [Table 4.i](#) below was therefore adopted as the basis for the SITV NP and has been augmented based on the community feedback.

Each of the 6 proposed Objectives was supported by at least 92% of the 280 respondents and these were therefore adopted as the basis for the objectives of the SITV NP as shown in [Table 4.ii](#).

4.2 SUMMARY OF COMMUNITY NEEDS, VIEWS AND PRIORITIES

The Round 1 Consultation has provided a solid foundation for our Vision and Objectives.

The key results and points arising from this Consultation are summarised below. Many issues, themes and suggestions were frequently mentioned and repeated in several different places in the comprehensive survey and this clearly indicates that these are important to our community. Frequently these also echoed and reinforced long-term, consistent themes arising from a previous Village Appraisal, Housing Needs Survey and other sources. This is seen as positive, strong evidence that the local community does have common, consistent and persistent views which must carry very strong weight in shaping the NP.

1. The major things that people **value and want to keep** are:
 - I. The village to remain a village (keeping it's rural character, sense of community and its peace and quiet);
 - II. The greens, green spaces, shops, church, pub, school, post-office, village hall and footpaths.
2. The main things that people **dislike and would like to see changed** are:
 - I. Parking, traffic congestion and speeding (there is a particular problem with parking and congestion in the High Street especially outside the school and Co-op store);
 - II. Inappropriate development (size, style and location);
 - III. Inadequate infrastructure (e.g. sewage / drainage, broadband, street lighting, etc.).
3. The most frequently mentioned **key needs or improvements** are:
 - I. Provision of better transport links and more shops including a café, health centre and another pub to serve the half of the village that is not near the existing one;
 - II. Greater school capacity;
 - III. Improvements to sports facilities, footpaths and cycle routes.
4. When asked to **envisage a future for the parish and its facilities** some of the common responses were:
 - I. Still a thriving village but not too much larger than today and retaining a good community feel.
 - II. Housing increments are modest and gradual and in-keeping with a rural parish/village character. A lot of opposition to growing into "a town". A significant percentage of people are opposed to any significant growth to the village while most accept some modest growth is acceptable / desirable.
 - III. Much as it is now with existing facilities, infrastructure and dated buildings undergoing improvement but the essence of what there is remaining the same.
 - IV. Many requests for improvements in: the number and range of shops / eateries, the school capacity, parking and local transport, a second pub, "in-village" medical provision, sports and leisure facilities, local employment opportunities, social and leisure options for young people.
 - V. Traffic speed and congestion are reduced and local difficulties with sewage / drainage / flooding, low water pressure, low broadband speeds and poor road / pavement maintenance are overcome.
 - VI. The natural environment / rural ecology are well preserved and improved.
 - VII. There is no shortage of ideas for improving the village / parish and some that were mentioned several times are: the re-location of the school and recreation ground in order to allow significant improvements to be made to these facilities and to allow the village retail centre (High Street) to be regenerated, more facilities for young people, to keep any significant new development out of the old village, improve transport links and develop the Shellingford Quarry and Old Mill Nursery as nature reserve / habitats.
5. In terms of **future housing and other development** the very loud and clear message from this comprehensive Round 1 Consultation is that the overwhelming majority of residents want NO significant new development within the existing village envelope and minimal impacts to the rural nature of the village/parish and Conservation Areas and Conservation Target Areas. It was therefore taken as crucially important that this would form a central basis of the NP. Key findings related to development are:
 - I. 96% of the responses were in agreement that it is important to maintain the rural look and feel of the village and parish. Only 1% disagreed.
 - II. 95% of the responders were in agreement that it is important to minimise the impact on surrounding countryside and ecology of the parish. Only 1% disagreed.
 - III. 90% of the responders were in agreement that there should be no significant development in conservation and conservation target areas. Only 4% disagreed.
 - IV. 73% of the responders were in agreement that there should be no significant new development within the existing settlement boundary. Only 8% disagreed.
 - V. The overwhelming majority want any new housing development to be on brown-field sites and any that are within the village envelope should only be re-generation (of existing buildings), use brown-field sites or be restricted to very minor infill (1 dwelling).

- VI. A desire for tight controls on development such that it would not damage the character of the village/parish. The majority of residents accept that some residential housing development is necessary but there is very significant opposition to large-scale “identikit” housing developments or any that do not pay strong regard to the traditional, local styles and materials.
 - VII. There are real concerns that any changes/development must avoid making congestion, parking and road safety worse and that sufficient infrastructure (sewers, transport, water pressure, drainage, etc.) must precede new development and not lag behind it. In particular flooding spots e.g. on A417 and water pressure problems need to be sorted out before new development takes place and persistent sewerage leaks need to be fixed.
6. A strong wish to preserve and augment key village assets especially central assets around the High Street and Conservation Areas. These assets include the village shop and retail outlets, the greens and historic buildings, open spaces and views.
 7. There is good support for enhancing local employment opportunities and support for the sensitive addition of more commercial businesses / activities, especially low cost facilities to assist local businesses and start-ups.
 8. There is a strong determination that any future development or changes must benefit the parish by delivering more/better facilities and preserving key Community Assets.
 9. With regard to the local **amenities and services** which are, or would be, most valued the comprehensive consultation revealed the following:
 - I. Very high need for the village greens and other green spaces within the village (and retention thereof); for ponds and streams; woodlands, wildflower meadows, farmlands/grazing, nature reserves, other habitats and important views;
 - II. Very high need for improvements to broadband capacity for homes and businesses;
 - III. Very high need to retain the waste disposal site on the A417;
 - IV. Very high need for a larger capacity primary school;
 - V. Very high need for improvements to transport links to surrounding towns and villages;
 - VI. Very high need for a pedestrian crossing for the A417 (or suitable alternative such as a footbridge);
 - VII. Very high need for improved off-road parking especially around the Co-op on the High Street and for good support for parking restrictions in some busy areas;
 - VIII. A high need for a mains gas supply serving the whole village (not just part as at present);
 - IX. Good support for more allotments, more bus shelters, community orchard(s) and for public notice boards and maps of Parish facilities;
 - X. Reasonably good support for the addition of more retail and food outlets, a health centre/clinic, a crèche/nursery and an additional pub;
 - XI. Support was good but less strong for: more meeting places/venues, a library/bookshare facility;
 - XII. Support for the following was more modest: arts/cultural facilities, places of worship, police office/box, Parish Council office.
 10. With regard to the local **sporting and leisure facilities** which are, or would be, most valued the comprehensive consultation revealed the following:
 - I. Very high need for: footpaths for recreational walking (and for improved accessibility),
 - II. High need for: football pitches, playground, bridleways, youth club and cycle routes (particularly cycle routes to the school and a segregated route along the A417 to improve safety);
 - III. Good support for: tennis courts, cricket pitch, bowling/croquet; all-weather (flood-lit , multi-use 5-a-side) facility, soft-play area; outdoor fitness trail, scout/guide hut;
 - IV. Good support for the idea of turning the Shellingford Quarry site into a future nature reserve with boating lake(s) and other facilities;
 - V. Good support for the provision of a new, multi-purpose club-house supporting multiple sports;
 - VI. More modest support for; badminton, netball, rugby, basketball; adventure park, indoor sports hall, skateboarding/BMX park, gym, swimming pool;
 - VII. Limited support for: fishing, archery, sauna/steam rooms.

4.3 VISION AND OBJECTIVES

From the wealth of valuable information about the community’s views, needs and priorities it was clear that the draft Vision and the draft Objectives focused on the right things and enjoyed very strong support. The Vision and Objectives were therefore further expanded to more fully reflect the community views and priorities and were adopted as the basis for the Neighbourhood Plan. They therefore form the basis of the NP Policies later in this document.

Table 4.i

SITV Neighbourhood Plan Vision

Be one of the best places in the South of England

in which to Live, Work and Play

- We aim to make significant progress towards achieving this vision within 5 years and to fully realise it within 15 years.
- SITV parish is already a good and relatively safe place to live with a good foundation of services, jobs, homes and amenities. However, there are important improvements that can be made in terms of quality of life, work opportunities and leisure provision (and the amenities, facilities, services and infrastructure that underpin these things). If these improvements are realised then SITV parish can become one of the best places to live.
- There is a very strong desire that Stanford in the Vale should remain a village and we will seek to achieve this by preserving and enhancing the essential character, attractive features and open spaces in our village, together with its rural setting within the parish, and by seeking to control development so that it is complimentary to this desire.
- We wish to ensure we have the right sorts of homes, in the right places and quantities and that residential development is matched and balanced by improvements in local employment opportunities, infrastructure, parking, transport, road safety, amenities and facilities.
- As part of realising this vision improvement of some key amenities is likely to be important. This may include improvements to the layout and appearance of the High Street retail “heart” of the village to improve access, parking and service/retail offerings. It may also include improvements to key infrastructure (especially sewage/drainage/water pressure/broadband), improvements to parking and transport and to the range and quality of sporting, recreation and leisure facilities are important as is provision of increased school capacity and better provision for young people.
- In the past there has been little constraint on building design and styles in the parish and as a result developments have not always enhanced the visual appeal of the village nor have they complemented the rural village environment. As part of our vision we aim to take opportunities that may arise to reduce the less attractive and lower quality architectural design aspects of the parish with more sympathetic regeneration and new build schemes.

Table 4.ii

**SITV Neighbourhood Plan
Objectives**

- 1. Support key demographic, housing, business, leisure, education and social trends to meet the existing and future needs of our community.**
- 2. Protect, preserve and enhance important buildings, features and areas in both the historic and natural environment.**
- 3. Actively seek prioritised infrastructure improvements.**
- 4. Preserve and enhance valuable existing facilities and services and add new ones of benefit to the community.**
- 5. All future development sites must be appropriate, sustainable and of benefit to our community (not just land owners and developers).**
- 6. Support sensitive, limited and proportionate development incorporating good quality and design.**

4.4 PLAN OBJECTIVES IN MORE DETAIL

Taking into account the detailed comments and feedback from Consultation Round 1 the Objectives were further expanded to:

- a. give additional precision and scope to the goals/aims of the community and hence the challenges facing the Steering Committee;
- b. direct the attention of the Steering Committee to the requirements of the community which has contributed significantly to both the content of the Plan and to the design of an appropriate plan development procedure;
- c. provided the context for the development of planning options and their evaluation;
- d. identified the key areas for policy development; and
- e. help the Steering Committee communicate the benefits and limitations of the SITV Neighbourhood Plan.

These Objectives are listed in **Tables 4.iii to 4.viii** below and have been used to help steer the choices made in the Neighbourhood Plan. Using the detailed outputs from Consultation Round 1 together with information from the 1996 Village Appraisal and 2012 Housing Survey these Objectives have been instrumental in shaping the scope and aims of the SITV Neighbourhood Plan. In turn, this has resulted in production of specific policies which will help to ensure that the identified Objectives can be achieved as far as possible.

Table 4.iii

Support Key Trends

Objective 1	Scope and Aims
<p>Support key demographic, housing, business, leisure, education and social trends to meet the existing and future needs of our community (including an aging population, first time buyers, start-up businesses, education and sports facilities).</p>	<ul style="list-style-type: none"> • To provide a limited amount of new housing to meet local needs; including a greater range of affordable housing for those with links to the parish. • To provide a mix of housing types including suitable homes for elderly villagers and downsizers and for young singles, couples or families needing their first home. • To ensure there are homes for younger people and young families and so counter the growing demographic imbalance. • To encourage and support home working and live/work options. • To provide local affordable housing for local employees/workers. • To give preferential access to some new homes for people with a strong local connection. • To provide improved, new and diverse leisure and recreational facilities in order to promote healthy and crime-free lifestyles, particularly for youngsters. • To ensure sufficient education capacity and facilities, taking note of key inputs such as the OCC Pupil Place Plan 2012/13 – 2016/17 and local demand and preferences within our community.

Table 4.iv

Preservation

Objective 2	Scope and Aims
<p>Protect, preserve and enhance important buildings, features and areas in both the historic and natural environment (including Conservation Areas, greens, amenity spaces, footpaths, walls, woodlands and other habitats).</p>	<ul style="list-style-type: none"> • To preserve and enhance important village assets (Areas, Features and Buildings including: existing Historic, Listed and Landmark Buildings, Walls and other Structures). • To preserve and enhance the village’s open spaces and in particular the Greens, Amenity Spaces, Important Gaps, Conservation Areas and Conservation Target Areas. • To protect, enhance and conserve the landscape, views and Important Rural Settings. • To conserve, restore and enhance biodiversity especially woodland, important habitats and nature improvement areas. Our aim is to protect and improve significant wildlife habitats and create new ones where the opportunity arises. • To preserve high quality agricultural/grazing land.

Table 4.v

Infrastructure

Objective 3	Scope and Aims
<p>Actively seek prioritised infrastructure improvements (including to drainage/sewage, parking/transport, telecommunications, lighting).</p>	<ul style="list-style-type: none"> • To minimise congestion, improve parking provision and road safety. • To seek improved transport links to neighbouring towns, cities and places of employment. • To ensure key infrastructure is upgraded or put in place (especially before or during any new development). In particular, drainage/flooding, sewage, water pressure and higher bandwidth telecommunications are significant concerns. • To link all developments to the village centre with footpaths and cycle routes, where appropriate and to seek to complete a circumnavigation route for the entire village. • To work to upgrade existing and new footpaths to a more all-weather standard. • To create fitness, nature and historic trails (combine if possible). • To create, improve or designate cycle routes to and from, and in and around, SITV and parish with the emphasis on creating a greater number of safer cycling routes and options (and linking to adjacent parishes, villages and towns).

Table 4.vi

Facilities and Services

Objective 4	Scope and Aims
<p>Preserve and enhance valuable existing facilities and services and add new ones of benefit to the community (including retail & business, leisure and education).</p>	<ul style="list-style-type: none"> • To improve access, parking and service/retail offerings within the High Street retail “heart” of the village • To provide more capacity in the High Street and surrounding village for small, independent retail and business start-up opportunities, cottage industries, live/work premises etc., on short term affordable leases. • To encourage more business / industry to locate at the White Horse Business park (which has the scale and capacity to grow) to increase local employment opportunities. • To significantly increase and improve the range and quality of sporting, recreational and leisure facilities. If possible to provide multifunctional facilities and a club-house to support them. • To provide increased school capacity and improved facilities. • To make better provision for young people; in particular a youth club and a scout/guide hall/hut. • Secure the long-term future of the household amenity refuse site to the north of the village. • To provide more allotments to address the current under-supply.

Table 4.vii

Controlled Development

Objective 5	Scope and Aims
<p>All future development sites must be appropriate, sustainable and of benefit to our community (not just land owners and developers).</p>	<ul style="list-style-type: none"> • To integrate new housing into the parish such that today’s rural look and feel is maintained and key open spaces, views, Conservation Areas and Conservation Target Areas are protected. • To position development within easy walking distance of bus stops, the school, shops and other village facilities. • To support improvement of the existing built environment via appropriate and sustainable re-generation or re-development including: Dilapidated Buildings, Brownfield sites and Previously Developed Land, Redundant buildings and buildings which could have a change of use, micro in-fill opportunities and properties of poor quality or which are not fully fit for purpose and that could be replaced or regenerated • To identify sites where self-build can be encouraged and to facilitate the pre-granting of the relevant permissions, access rights and service provision. • To ensure that the location of new development is resilient to the effects of climate change and flooding. • To acquire land which can be controlled and protected by and for the benefit of the Community as a whole (possibly using Community Land Trusts).

Table 4.viii

Design and Build

Objective 6	Scope and Aims
<p>Support sensitive, limited and proportionate development incorporating good quality and design (encouraging eco-friendly and renewable development approaches as part of this).</p>	<ul style="list-style-type: none"> • To ensure the design of any new residential or commercial development is sympathetic such that the Parish/Village rural look and feel is maintained. • To ensure that any new developments incorporate significant green amenity areas, landscaping, tree-planting, and screening into the design to improve the visual amenity of our village. • To ensure that new development is of high quality design, is built to a high sustainability standard and reinforces local distinctiveness. • To ensure new developments are of limited unit volume and density, of good quality and have good design merit sensitive to each specific site/context, leaving significant distance from surrounding houses and avoiding blocking views to and from the surrounding countryside, wherever possible.

	<ul style="list-style-type: none">• To ensure that any new developments incorporate garaging and off-road parking as appropriate.• To ensure that the design of new development is resilient to the effects of climate change and flooding. Any new housing or business development should have a low environmental impact on our village and the wider environment. It should have a reduced carbon footprint and incorporate Sustainable Drainage Systems (SUDS) and the requirement for Renewable Energy generation.• To provide a mix of types and sizes of homes to meet a variety of lifestyle / demographic needs.• To ensure that any new housing and commercial development takes into consideration increasing demand for flexibility in floorplan layouts so they can be more easily adapted to a wider variety of needs for their occupants (now and in future).• To support the provision of commercial premises which provide low cost, well-serviced, expandable, live/work and flexible space.
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END OF SUMMARY