



Stanford in the Vale Neighbourhood Plan

Public Meeting

23rd November 2014

West Side Proposed Strategic Site Development Options

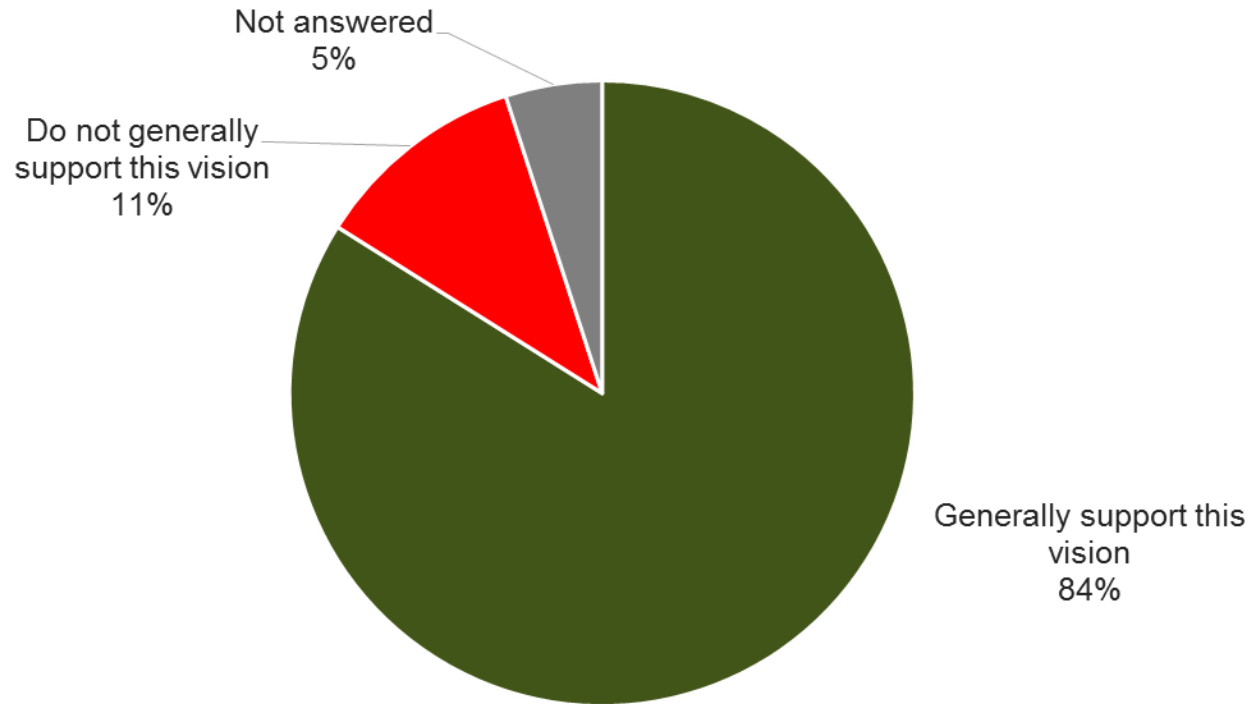
Neighbourhood Plan

- A **Neighbourhood Plan** is a way of helping local communities to influence the planning of the area in which they live and work.
- Will carry real weight in future planning matters and can help direct where new homes, shops, offices, leisure facilities, schools etc. should be built and how they should look.
- Must align with all local and national planning policies (NPPF & Local Plan).
- Not intended to stop development (but to help shape it).
- Can prioritise and even reserve areas for specific uses e.g. recreation, education, new burial ground.
- NPSC is required to produce a NP which meets the Vision & Objectives of the whole Parish.
- Public Consultation events have been held and more are planned.
- NP finalised for inspection and referendum in 2015 - will be adopted if voted for by >50% of those who vote.
- Once adopted will carry legal weight and be in force for 15 years.
- Significant support for the NP and its Vision & Objectives.

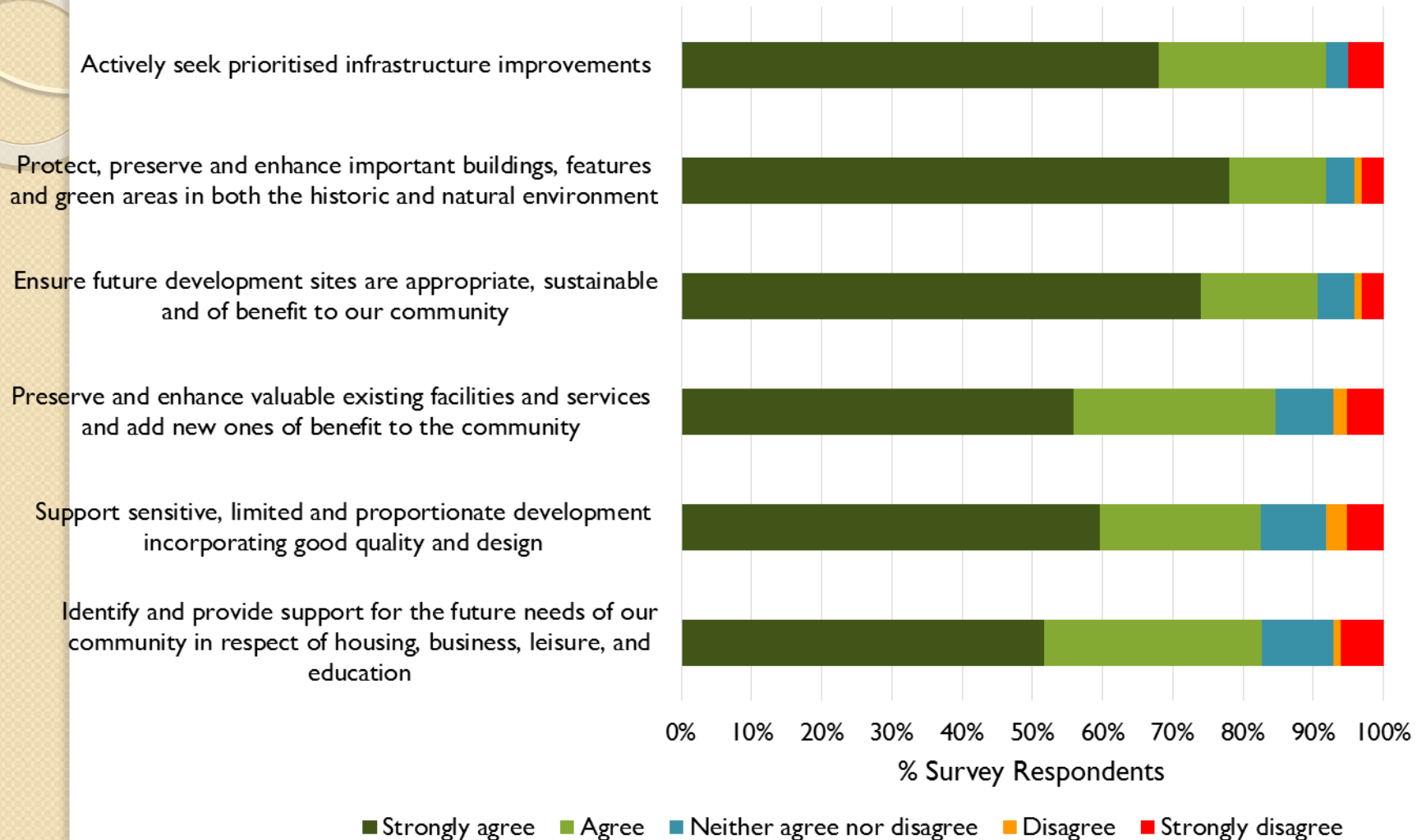


Support for Vision – Survey Feedback

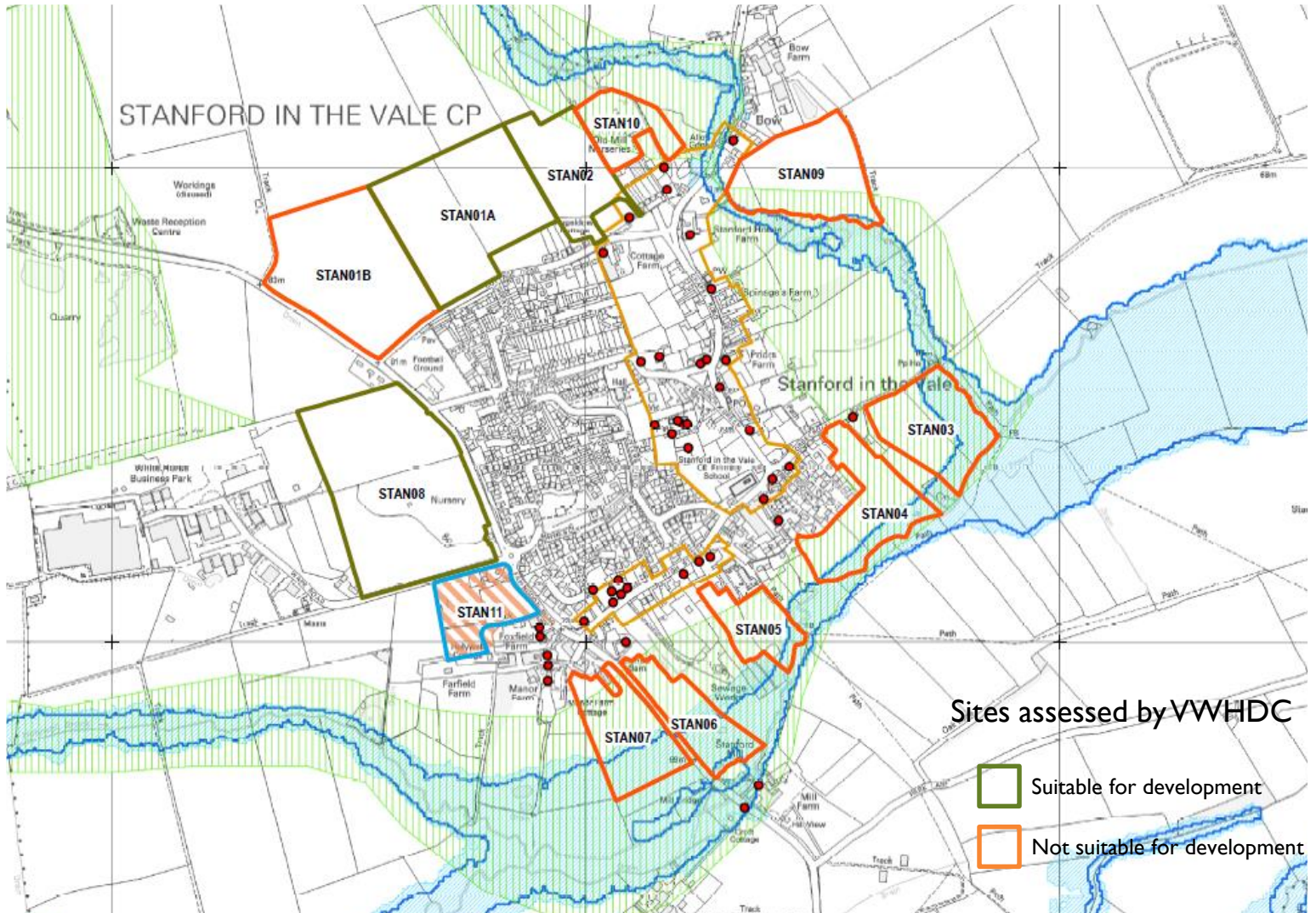
“Be one of the best places in the South of England in which to Live, Work and Play”



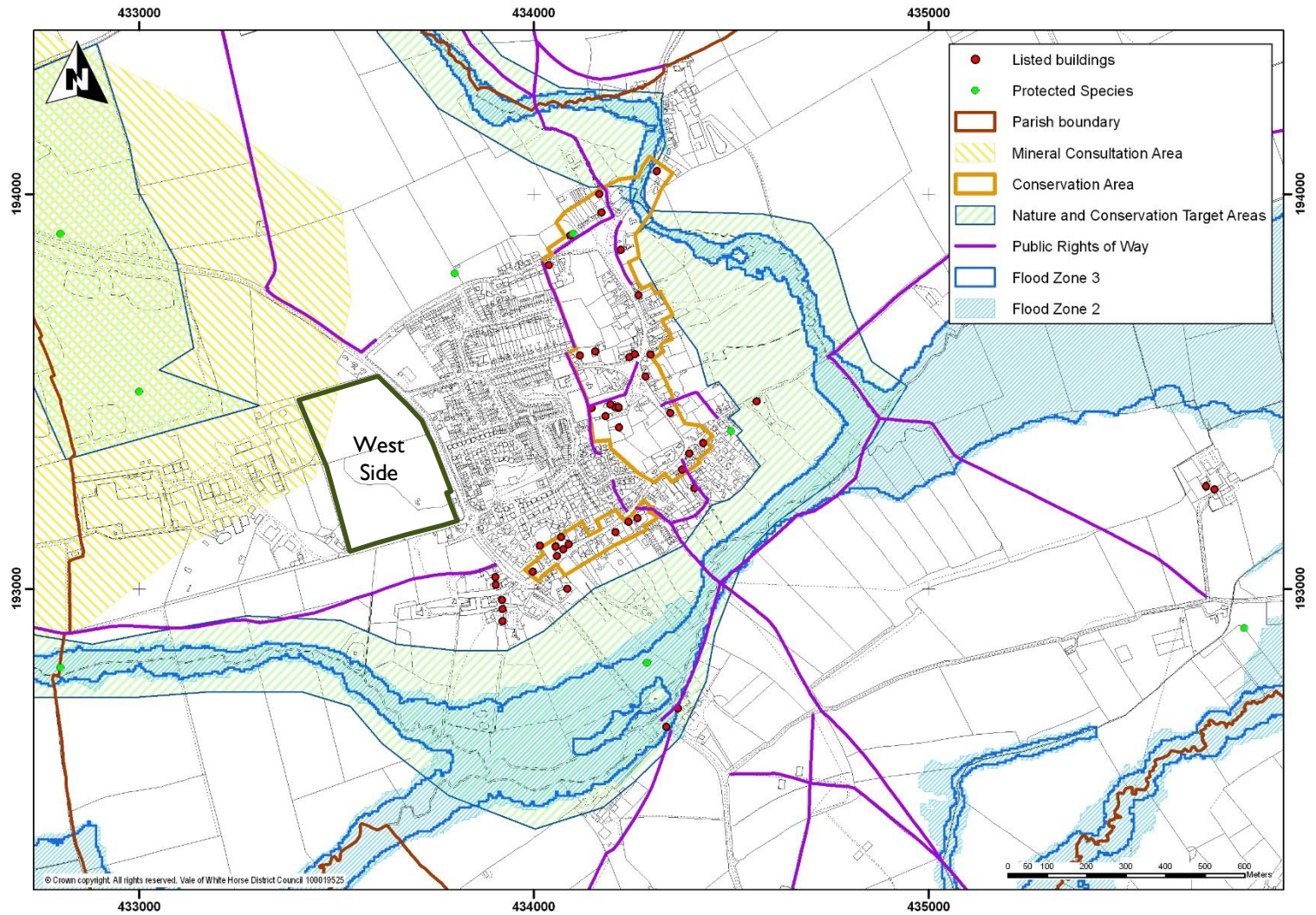
Support for Objectives – Survey Feedback



Development Sites identified by VWHDC



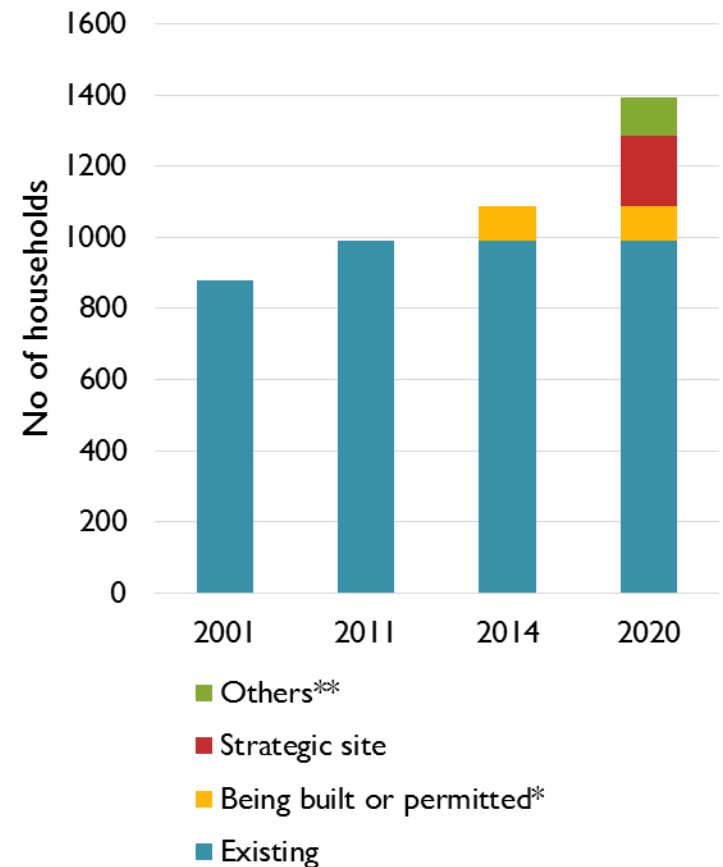
West Side – Site Location



Current Situation

- SITV currently has 990 houses in the Parish with a population of 2,396.
- c100 additional houses are already being built or have full or outline planning permission granted.
- Over 300 houses are either under appeal or pending application.
- This includes a Strategic Site of 200 houses proposed by the VWHDC in its Local Plan, Part One.
- Over 400 potential new houses represents a 41% increase in the existing housing stock.

SITV Housing Projections



* Under construction or planning permissions granted

** Under appeal or pending application

VWHDC Local Plan

- The Local Plan, Part One, is delayed and unlikely to be adopted until 2015.
- With no Local Plan, we are subject to the NPPF (National Planning Policy Framework) “presumption in favour of sustainable development.”
- There is a lack of a demonstrable 5 year housing land supply.
- Local Plan supports development in, and adjacent to, the existing settlement.
- Oxfordshire “Garden City” is very unlikely to happen within the short-medium term if at all.
- Strategic Site of 200 houses will be in the draft Local Plan and housing numbers are unlikely to be reduced (although there is very strong local opposition to this scale of development and the identikit nature of modern “bolt-on” estates).
- The Proposed Strategic Site and Recreation Ground are both deemed to be ‘Sustainable’ in Planning terms and are within a 10 minute walk of existing village facilities and services.
- Further sites identified by VWHDC as suitable for development for 500+ houses.
- Stanford could conceivably double in size!

How we got to the Options

Set Criteria

- Benefit to community
- Vulnerability to further development
- Environmental – green buffer zone
- Provision to relocate Seven Acres Nursery
- Density of development
- Pedestrian and traffic impact
- Etc.

Longlist of Options (A – L)

- 200 and 290 homes
- Including and excluding Recreation Ground
- Including VWHDC proposal
- With and without provision to relocate Seven Acres Nursery

Evaluate Longlist against Criteria

- Rejected 290 home options
- Rejected options with no provision for Seven Acres Nursery – except -
- Included VWHDC proposal

Shortlist of 3 Options (H, I, L)

- Taken forward to Public Consultation
- Public Vote on preferred Option

VWHDC Draft Local Plan – Consultation

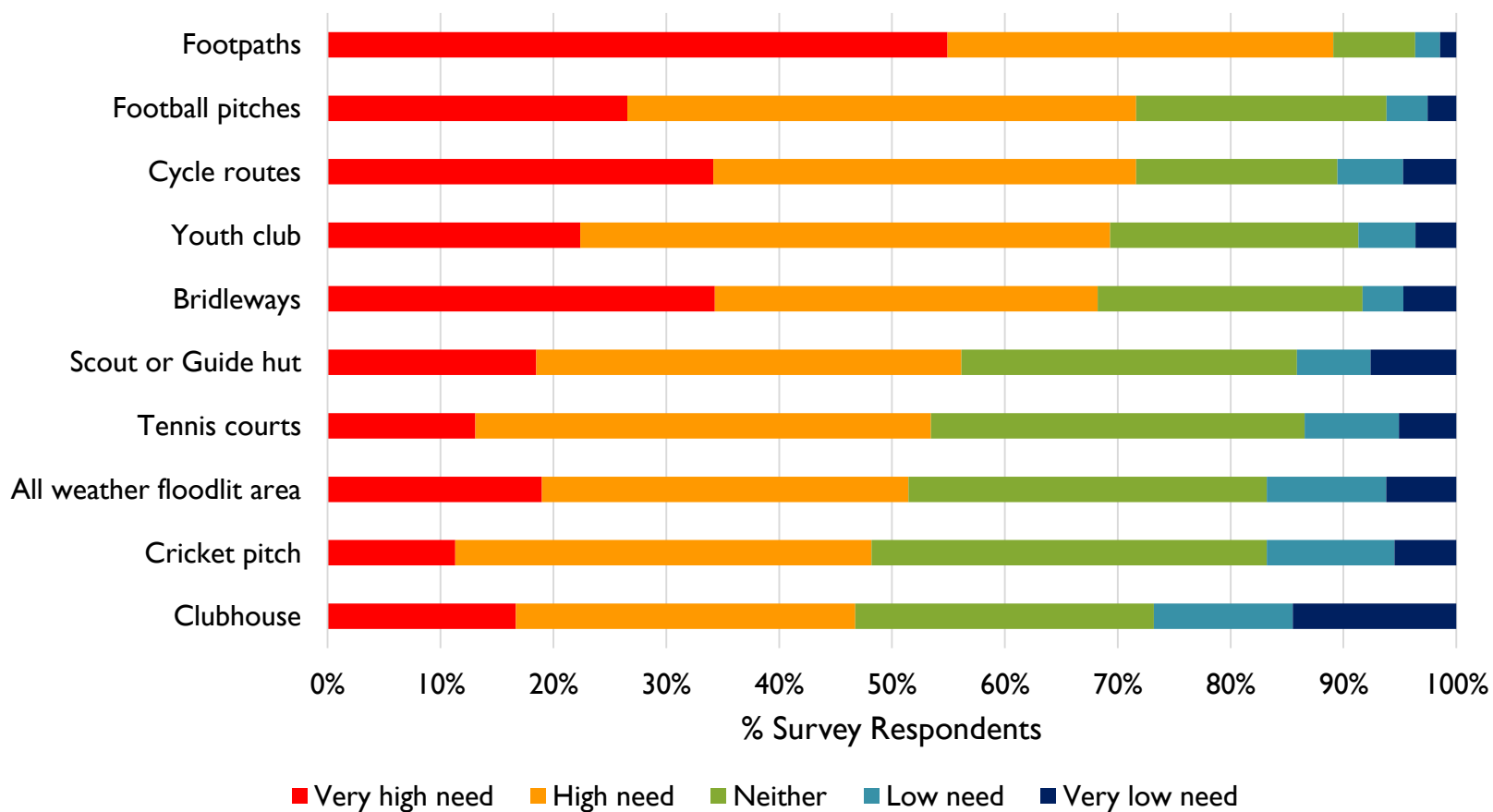
- It's not too late to Object to or Support the proposed Strategic Site.
 - Proposal made by VWHDC, not Neighbourhood Plan Steering Committee.
 - Register your views online or in writing before 19th December deadline.
- It's not our Local Plan
 - But we can still try and influence where the Strategic Site goes and how it may look.
 - The initial proposal reduced from 290 to 200 new homes.
 - Looked at the 'Least Worse' outcome for our Village and Parish and how we can derive some positive benefits **IF WE HAVE TO HAVE A STRATEGIC SITE.**
 - We will be asking The Planning Inspector to consider imposing certain conditions and requirements.

Strategic Site - Requirements

- The Planning Inspector may not agree with the VWHDC submissions but it is unlikely we will escape without a Strategic Site for SITV Parish.
- A Strategic Site has to be a minimum of 200 new homes but could be more.
- The NPSC is supporting the current Seven Acres Nursery with their desire to stay in the Village and our representations to the VWHDC and The Planning Inspector will request the following conditions are met **BEFORE** any development commences on any Strategic Site:-
 1. Relocation of Seven Acres Nursery (preferably to area NW of West Side as shown on site plans for Options H and L)
 2. A new 225mm Mains Sewer between Cottage Road and Ware Road
 3. Improvements to the Treatment Works to accommodate increased capacity
 4. Improvements to the Junction at A417 and Cottage Road and more traffic calming measures along the A417
 5. Improvements to Water Pressure
 6. Sustainable Drainage Ponds and Green Buffer Zone between Strategic Site and Business Park
 7. Increased capacity to Primary School to accommodate up to 105 new places resulting from new homes
 8. Bridge, Underpass or Crossing facilities to assist pedestrian and cycle movement across A417

Need for Facilities and Amenities

The survey revealed a need for improvements and/or provision of a number of Facilities and Amenities for the Parish. The funding for these could be met from the sale of the current Recreation Ground (Football Field) – subject to an alternative location being available. It is less likely that these facilities could be provided from developer contributions and grants alone within a realistic timescale.

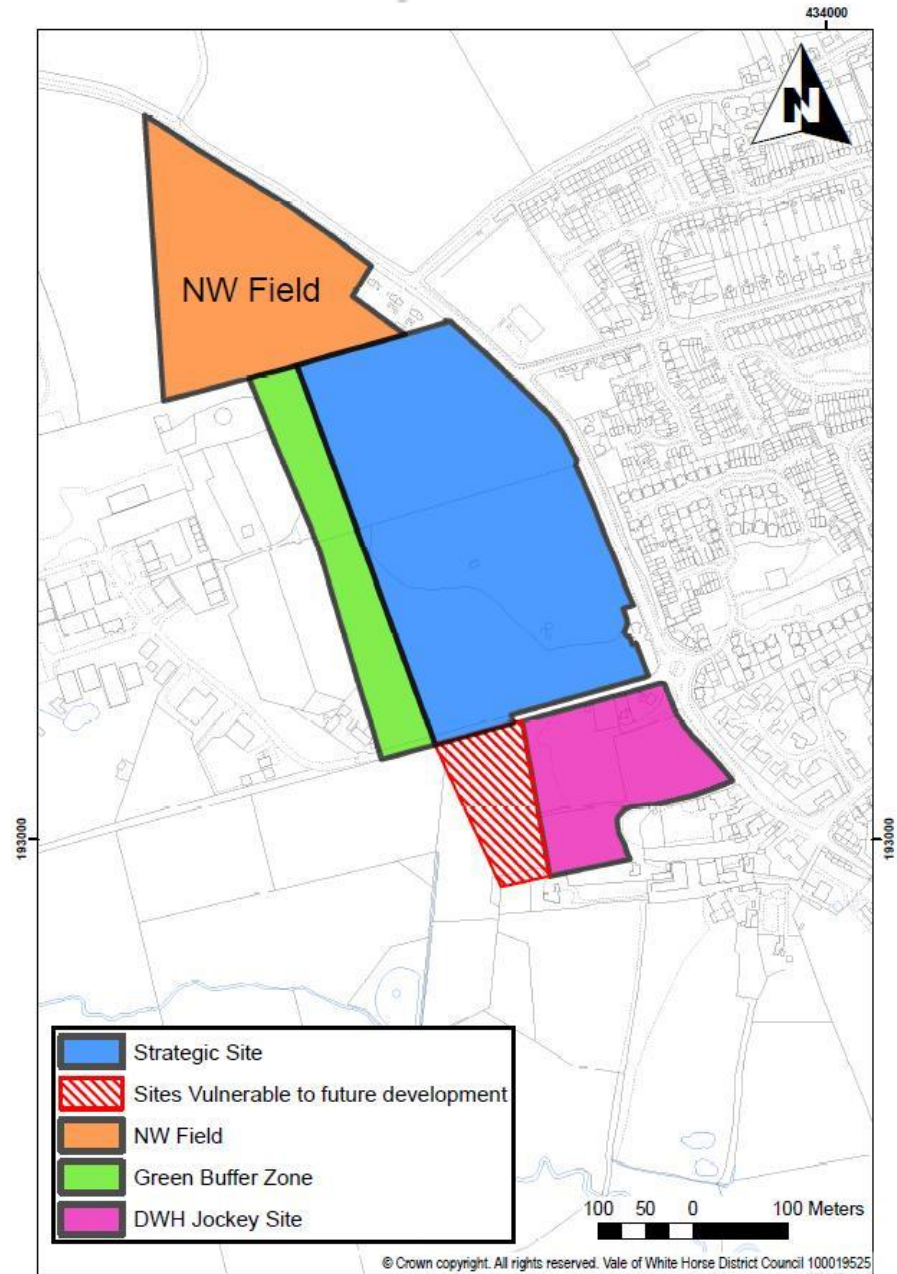


Having your Say

- We have considered many various scenarios and have selected 3 Options we believe best represent the most realistic and likely outcomes.
 - The NPSC have to hold a neutral position.
 - Not recommending an Option but explaining the pros and cons.
- Based on Facts and Evidence
 - Open, honest and transparent.
- The 3 Options
 - Now we want you to Vote on where you think the 200 new homes should go IF we have to suffer a Strategic Site.
- We will now present each Option in turn.

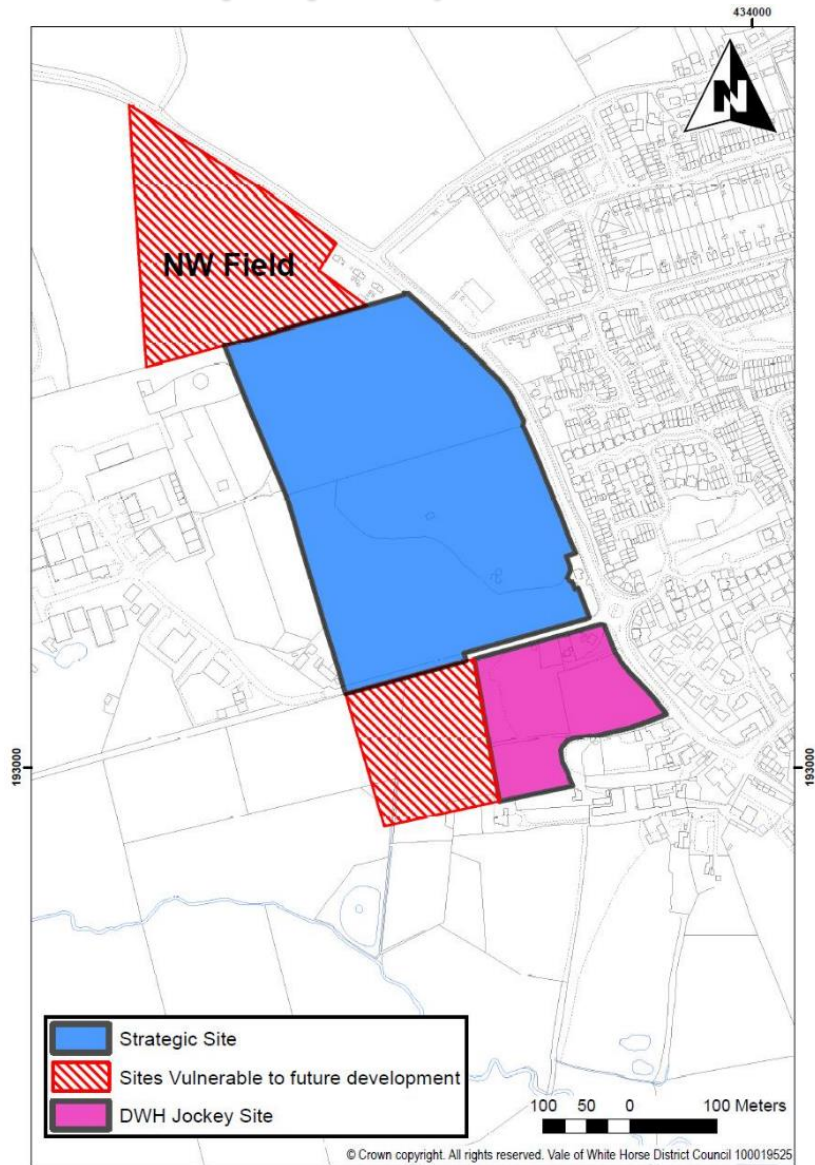
West Side 200 Homes – Option H

- 200 homes all on the West Side.
- EXCLUDING any development on the Recreation Field.
- Small Green Buffer Zone between the Business Park and new homes.



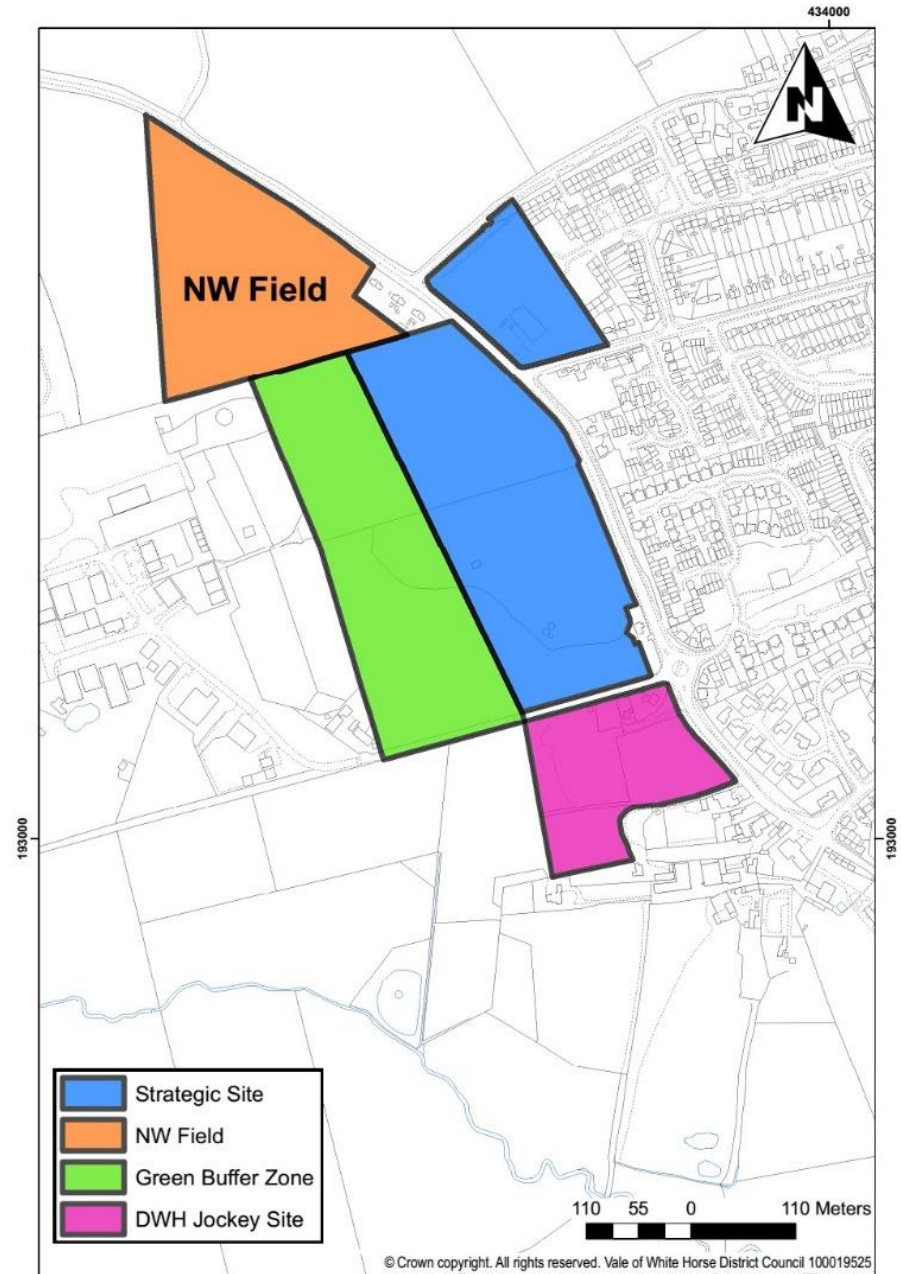
West Side 200 Homes – Option I (current VWHDC Local Plan proposal)

- 200 homes on the whole of the West Side .
- EXCLUDING any development on the Recreation Field.



West Side 200 Homes – Option L

- 200 homes split between the West Side and Recreation Field.
- INCLUDING development on the current Recreation Field.
- Larger Green Buffer Zone between the Business Park and new homes.



Summary of Pros & Cons – 200 Homes

	Option		
	H	I	L
Pros			
Financial benefit to Parish from sale of current Recreation Ground			Green
Opportunity to re-site and significantly upgrade Recreation Ground facilities			Green
Relocates Seven Acres Nursery on NW site	Green		Green
Less dense housing development over larger area.		Green	
No development outside VWHDC proposed Strategic Site	Green	Green	
Green Buffer Zone between site and Business Park	Green		Green
Area behind Jockey site and/or NW site protected from potential development target	Green		Green
Establishes clear, linear Settlement Boundary on West of Site			Green
The current Recreation Ground is retained “as-is”	Green	Green	
Potential other benefits from relocating and improving recreation facilities			Green
A significant amount of new public space is created (for recreation / amenity use)			Green
Cons			
Current recreation space has to be re-sited (but not before better alternative facilities provided)			Red
No green Buffer Zone between site and Business Park		Red	
Area behind Jockey site and/or NW Field could be vulnerable to future development	Red	Red	
Development outside VWHDC proposed Strategic Site			Red
Benefit to Parish limited to developer contributions – no significant financial benefit realised	Red	Red	
All foot and vehicular traffic on west side of A417	Red	Red	
Loss of Seven Acres Nursery		Red	
Slightly higher density development			Red
Potential for considerably more than 200 homes	Red	Red	

Selecting the favoured site: Rank your preferences

Tom McCulloch

Community Development Manager:
Oxfordshire Rural Community Council

How it works

- * On your ballot paper you put a 1 beside your favourite site, a 2 beside your next favourite and a 3 beside your 3rd favourite.

Site A	1
Site B	2
Site C	3

Why are we using this system?

- * A representative choice where the most disliked site option can't win.
- * Maximise your vote: rank as many site options as you have an opinion about.

How is the favourite option selected

- * Voting papers sorted according to 1st preferences
- * First choices for each site option counted
- * A site with more first choice votes than the other 2 combined WINS!
- * If no site achieves this...
- * Site with least amount of number 1 choices is eliminated
- * The second choices on the voting papers of the least popular site are now allocated to the other site options
- * By transferring votes like this a site gains votes and will eventually reach a majority

Example

Vote counted

Site A - 10 first choice votes

Site B - 24 first choice votes

Site C - 30 first choice votes

- * No site has gained more votes than the others combined
- * No winner
- * Site A has the least amount of first choice votes and is eliminated

Example cont.

The 2nd choices now transfer to other options. Here, Site B gains 1 more vote. With 24 votes after the first count, its tally is now 25

Site A	1
Site B	2
Site C	3

How to fill in the ballot

VALID VOTE

Site A	1
Site B	2
Site C	3
Site A	
Site B	1
Site C	
Site A	1
Site B	
Site C	2

INVALID VOTE

Site A	1
Site B	1
Site C	
Site A	x
Site B	
Site C	
Site A	2
Site B	3
Site C	

Time to vote!

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