

1. Survey results and update

Have this slide up as people come in

Good evening everybody, I think it's time to start. It's good to see so many of you here tonight to listen to an update on the NP especially the results of the recent survey. One thing that was clear from the survey is that CHANGE SLIDE

2. Stonesfield is a great place to live RM

This slide says it all ...

3. Introduction, purpose of meeting RM

Let me introduce who the speakers are tonight and the rest of the Steering Group. I'm Richard Morris, the chair of the Group, and Caroline Friend and Philippa Lowe will be sharing the presentation.

Other members of the Group are Jim Astle, Jess Huband, Wendy Gould, Sue Rudlin. Simon Powell and Simon Warr, are our Parish Council leads. Alan Kendal, Simon Warr and Pete Smyth aren't able to be here tonight.

The purpose of the meeting is to give you an update on what we've done since our last village meeting just over a year ago and of course tell you about the village survey results.

We're giving you the headline results tonight, we don't intend to give feedback for every question we asked, just the key ones and more interesting results

A full copy of the results is available in the Library as hard copy or online on the Stonesfield website.

Finally we'll tell you what happens next and of course there will be ample time to ask questions at the end.

4. Who is involved? RM

The Parish Council has commissioned the Plan and has overall supervision of it. When it is finally published it will be a Parish Council publication.

The Steering Group was established to lead the development of the Plan - that's us - comprising two Parish Councillors and volunteers bringing skills and expertise to lead and help in particular aspects.

There are also a number of volunteers who have been involved to date, who we'd like to thank, in helping us with the early days of scoping the survey and its delivery, the character assessment of the village.

5. What is a Neighbourhood Plan? RM

Before we get into the details of the results it's worth reminding ourselves what a Neighbourhood Plan is.

The quote on this slide is from Government website.

Neighbourhood Planning is a way for communities to have a say in the future of where they live and work. It gives you the power to produce a plan with real legal weight that directs development in your local area.

It helps you:

- Say what type of new development might be appropriate in your community
- Say what those buildings should look like
- Say which areas should be designated 'green spaces' in order to protect them

As with all things, government policy can change rapidly, but there seems to be a big commitment from the Tories to Neighbourhood Planning and Labour are promising more localism, so we continue with optimism that the NP will be a valuable part of local planning to ensure the village has what we all think it needs, going forward.

6. Comments RM

We wrote the survey questions to elicit evidence for specific policies. We also allowed a number of areas where residents could write free text - especially at the conclusion of the survey where we invited comments and feedback.

Many people took time to share with us their thoughts about the village. These are some of the themes of more frequently made comments. We will touch on many of these themes throughout the presentation.

7. Policies vs Aspirations vs General Comments RM

The most important element of the NP will be the **policies** we create within the Plan. An example would be that no new houses are built on green spaces that you think should be protected.

However, while most of the data from the survey will help us devise planning policies, some of the data will provide us with information that can't be written up as a **planning** policy. But we can include them as **aspirations**, for example that we are a rural village and need an adequate bus service, cycle routes and a clean river.

Many of the free-text comments will help reinforce the policies and aspirations and we can add some as quotes in the Plan document itself. Some comments we received, for example, repairing potholes, aren't really a matter relevant to the purpose of the Plan, BUT, it's helpful to know about these things and we will formally pass the survey results on to SPC to deliver to the appropriate authorities eg in the case of potholes to OCC Highways.

HAND OVER TO CAROLINE FRIEND

8. What have we done so far? CF

Together with the PC we have secured a grant of just over £5,500

We have kept you informed via Slate, social media, and public meetings: also engaging with the village - a stand at the fete, at community cafes, outside the shop.

We created the survey, distributed it, collected it in and collated the responses, both paper and on-line; it is now being analysed.

We are undertaking a character assessment of the village: a record of housing design, materials used, density and layout of existing buildings, streetscapes, and views out from the village to the surrounding countryside eg from Churchfields out across the allotments, Brook Lane, Well Lane

We have also commissioned a landscape assessment (a professional surveyor recording the landscape in which S sits) - important because of our experience with CALA, where it was a landscape assessment was a key element in the success of the campaign against over 60 houses being built on the outlying field on the Woodstock Road)

We have been keeping tabs on various external influences:

- Government policies, which of course change from time to time
- WODC, who are refreshing their local plan and are developing a new one to take it to 2041. It's important that our NP conforms with the LP. And if the timing works out, our NP will provide evidence of what the

village wants and needs, and that in turn could influence the content of the LP

9. The survey results CF

We had a great response rate, thank you to all who completed the survey, it is great to know so many care about the future of our village. The average for this kind of survey is, we're told, nearer 20% - so we've done very well.

You can see the numbers of households and individuals who responded. The figure of 612 is the number responses over-16s.

10. Age of respondents CF

It wasn't a great surprise that it tended to be middle aged and older people who responded, we tried hard to encourage the younger members of the village. The figures reflect the demographic make-up of the village, where 45-54 and then upwards accounts for the largest section of the village.

11. Which three things do you most like about Stonesfield? CF

This was a free text answer for you to write what you liked. These were the top words that you used - the font size reflects how often the word was used

This sends a really strong message about protecting the rural nature of the village and the countryside as being something integral to the plan.

12. What would you like to improve? CF

These were the key words that came most often in your responses in the free text field in Q 4. You can see the strength of opinion on the top six, particularly Pub, bus, roads, river pollution.

Where we can, we will turn these in to policies including protecting heritage buildings, footpaths and views, the countryside, sewage infrastructure and aspirations on road safety and river pollution

13. Top reasons for living in Stonesfield CF

You can see that the top two reasons why people moved here in the last five years were for the countryside and to be in a rural area.

For people who've been here for over 5 years, those 2 reasons are even stronger.

We need to make sure this is reflected throughout the plan

Now back to RM

14. We asked the question, How important are these things to you? RM

These are the top six issues you said were important to you, with real strength of feeling on green spaces, buildings and heritage, protecting countryside, road safety, sewage in particular.

We'll say a little more on some of these in a moment, but it's a very strong response to add weight to policies and aspirations in the Plan.

15. Green spaces RM

National Planning Policy allows communities to "identify and protect green areas of particular importance to them" by designating them in their neighbourhood plans as **Local Green Spaces**. This designation must not simply be "NIMBY" but must be consistent with the local planning of sustainable development.

There are a number of other conditions attached to this designation which we believe are consistent with the green spaces we identified in the survey – as shown on the map by the green dots.

We asked for your views on how important these spaces are to you.

Over 75% of respondents wanted them all to be protected. A few specific examples are: the Churchfield allotments scored 88%, the village playing field 91% and the Dene, the paddock at the bottom of Laughton's Hill 81%.

We now have the evidence of how important these spaces are to you, and will be able to create policies to hopefully get them designated, and therefore protected.

16. Footpaths RM

We asked about use of footpaths and how often you walked them. The results showed us how well used our footpaths are (may also indicate there are a lot of dog owners in the village!).

The paths closest to the village were used, either daily, weekly or monthly, by 62% of respondents. The paths further away to the north of the Parish were walked by 42% of respondents.

We are lucky to have so many paths giving us access to the surrounding countryside that you regard as so important, and our Plan can include a policy to stress their value.

HAND OVER TO PHILIPPA

17. Housing development PL

We asked about your views on housing from number of angles.

Here are the results in relation to

- building in gardens,
- converting buildings in to smaller units,
- infill housing
- and low cost housing.

They are mixed results with the exception of low cost housing, which as you can see had over 75% positive responses. Perhaps it is not surprising, given Rightmove suggests the average house price in Stonesfield over the last 12 month was £640,000, low cost, affordable housing for people with a local connection is the one that generated the strongest views. **This is really important and we will seek to ensure that is properly reflected in an appropriate policy.**

We will also use the results to the other 3 questions to shape how we describe policies.

18. Tenure PL

The survey showed 88% own their house and almost 60% of responders own their own house outright.

Only 10% rent and only 5% are on a housing register looking for council or housing association properties.

We can't escape the fact that we are an affluent village.

19. Planning to move? PL

We asked if you were planning move in the next 5 years?. This was to give us an idea of housing need in the village.

29 said **yes** and the main reasons were to downsize or upsize and they would be looking for various types of house from Detached to a Flat and everything in between.

Interestingly, looking at Rightmove data, 102 properties sold in Stonesfield in the last 5 years (only some of which were the new ones).

We need to do more analysis on this but 29 households are looking to move in Stonesfield in the next 5 years and the property market provided 102 properties for sale in the last 5 years, **it doesn't suggest a major need for lots of new development.**

20. Barriers to moving PL

We asked what the barriers were to moving in Stonesfield if you said you were likely to move in the next 5 years.

The main barriers identified are affordability and house prices. As well as lack of suitability of property to buy. Rightmove indicated the average selling price in Stonesfield last year was £640,000, and interest rates are rising rapidly, all indicators of a need for more affordable properties, which we need to incorporate in to our policies encouraging only the most needed type of property

21. Employment PL

We asked about employment status and it shows here the large proportion of retired people in the village. This won't lead to any one policy but we will need to consider how we use this as we identify a number of policies to keep them relevant to our demographic.

22. Where do you work? PL

We asked, where do you work.

The pandemic must have changed this significantly, but it still surprised me that working in Stonesfield/from home is the largest figure. It will inform the Plan in terms of amenities and infrastructure.

Given how many people work in Stonesfield, we asked about things which might hinder working in Stonesfield?

Interestingly, nothing significant came out, although mobile phone connectivity is an issue for some. Given the low number of responses, we may well not put anything in the plan on this as the significance is low and so no immediate policies seem to arise.
is low and so no immediate policies seem to arise.

Hand over to CF

23. Top amenities CF

We asked about the top amenities that were important to you and here are the top four the village values. Shop, PO, pub, village hall. Perhaps no surprise that these came top and are essential to a rural community.

We will seek to incorporate this within the plan eg we might want to identify the shop and the hall, along with the pub, as community assets.

24. Where do you shop? CF

We asked where you shopped? Witney comes top for weekly shopping followed by online, with the village shop being the most important for top up shopping. This tells us the importance of Witney for shopping and the fact that access by public transport is very limited, so there may be an aspiration to improve this. If only S3 went to Chippy, which has great shops!

It also tells us of the importance in protecting the village shop.

We also need to recognise when we look at road safety, the number of delivery vans now coming to the village to support online shopping.

25. Transport CF

We asked about how you travel for various non-work activities and where to.

This is a busy slide, but the main message is the sheer volume of car travel to every where but also, where there are regular buses, they are used and certainly reduce car travel to Oxford.

It also shows there is significant car use for travel within the village (165), but, 355 people walk to village amenities, which is important for pedestrian safety, pavements, Pond Hill.

26. Sustainable transport CF

We asked if you aspire to use more sustainable forms of transport and
 350 aspire to use the bus more
 200 to cycle more and
 150 to walk.

Unfortunately we didn't ask what stopped you, but we can suppose lack of buses and timing and road safety were likely to top the list.

IMPORTANT POINT HERE: We have to conform to the Local Plan, which says that new developments should be placed where people are able to use sustainable forms of transport: bus, cycle, walk. Building lots of new houses in St would not conform to the local plan.

27. What happens next? RM

All the survey data needs lots more analysis and we need to use all of this to create suitable policies using it as evidence.

We need to undertake a housing needs assessment in association with the Local Authority.

We will then create the Plan policies, using our survey results, the housing needs assessment, the Landscape and Character Assessments

We then need to write the Plan itself. The Plan isn't just the policies but has a narrative that tells the whole story of Stonesfield.

The draft Plan will be sent to the Parish Council and then the Local Authority for feedback. Inevitably we may need to make revisions.

The final Plan will be re-submitted to the Local Authority who will then submit it to an Independent Examiner. The Examiner will review our Plan and feedback comments to the LA. Inevitably we may need to make further revisions.

Once it's been examined and approved by WODC it comes back to the village for a Yes/No referendum to be conducted by WODC.

If we receive a simple majority to accept the Plan, it will be adopted by WODC and they must take it into account when making planning decisions relating to Stonesfield.

Timeline: We will be doing well if it is completed in 2024. Some of the steps I've just outlined are outside our control.

We'd be really pleased to hear from anyone who would like to help. We have our original list of volunteers, but if anyone who is new to the village or to these meetings would like to help, please come up after the meeting and give us your details.

28. Q& A, CF TAKE NOTES

Mention FAQ and if we don't have the answer today, we'll find it.

Opportunity to chat afterwards and carry on asking Qs

Q&A