



Parish-Wide Consultation

We are seeking your views on:

- 1 The movement of the proposed Community Building to a different position on the Rec
- 2 The options for housing development on the Glebe Field
- 3 The future use of The Park
- 4 20mph speed limit in the village

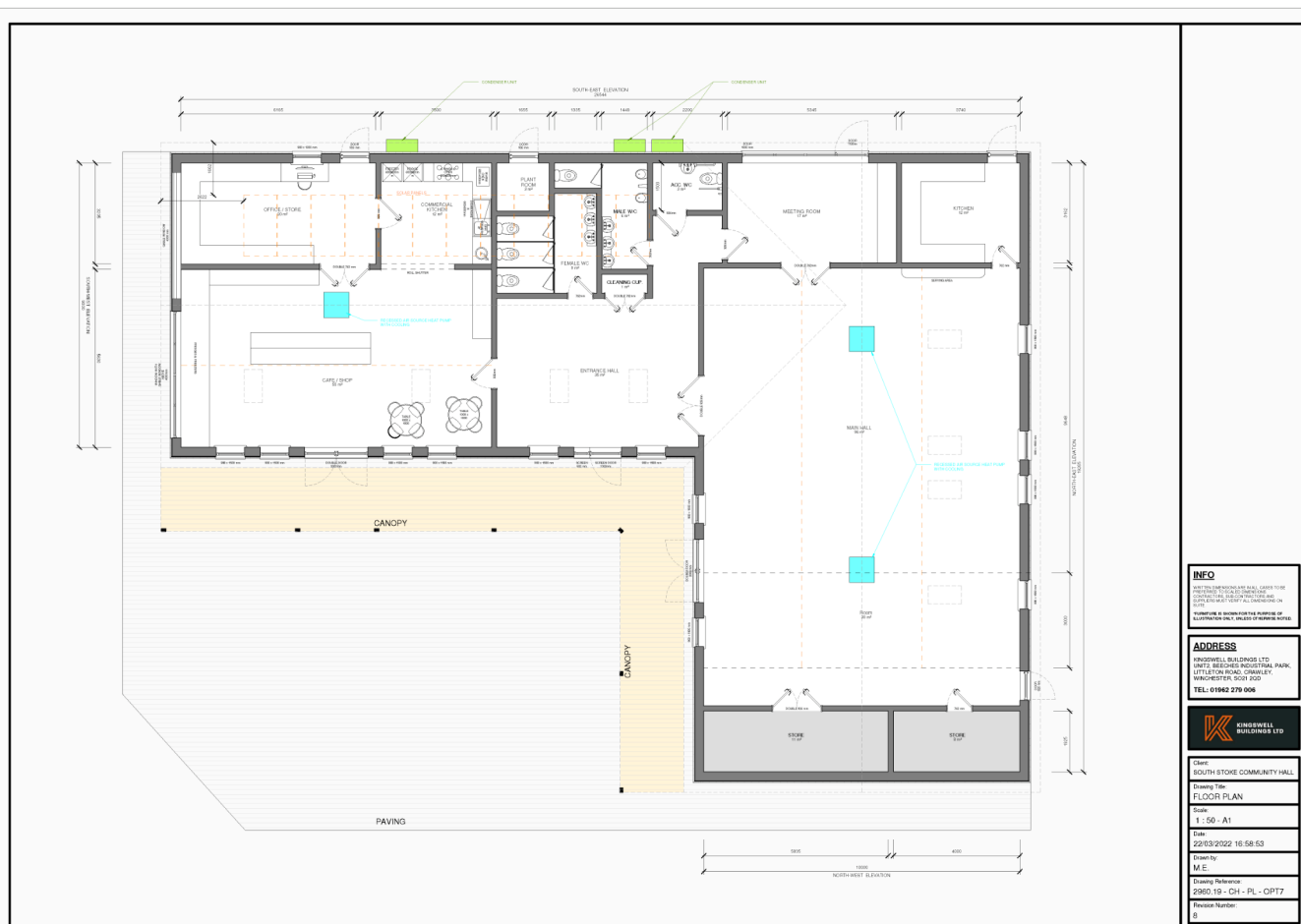
For detail of each proposal, please consider the following information and exhibits that were displayed in the Village Hall at the consultation day on 26th March 2022. Also included with this newsletter is a questionnaire in case you have not completed one yet. Please advise the Clerk (clerk@southstoke.org.uk or 07921 389281) if you require extra questionnaires or indeed a separate copy of this newsletter insert. These will be provided.

You may also answer this questionnaire online at SouthStoke.org.uk.

- 1 After considerable work on the design, consultation with the Parish and engagement with the potential builder (Kingswell), a plan for the Community Building was put forward to SODC to seek planning permission. Though most was well-received, the SODC planning officer indicated that the siting of the proposed Community Building on the Rec is not acceptable. This has been reconsidered and discussed with the Amenities Charity, the Shop Board and the Parish Council. A new location with some building adaptation has been put forward. The Planning Officer has reviewed the revised plans and has indicated that the new location addresses his concerns.



This is the slightly revised layout of the re-sited Community Building.



The consultation questionnaire asks you: **Do you agree or disagree that the proposed Community Building be moved, as indicated in the proposed revised plans?** Please indicate your answer and if you wish, add any comments or suggestions.

2 There are three options regarding the potential housing development on the Glebe field. Please see the detail in the proposals put forward by the Diocese and Rectory Homes. Two options will provide a number of affordables homes as well as a substantial contribution to the Community Building.

25 HOMES - This will provide 10 Affordable Homes and a £700,000 contribution to the Community Building project. This leaves £200-250k to fundraise, with likely funding sources identified.

20 HOMES - This will provide 8 Affordable Homes and a £400,000 contribution to the Community Building project. This leaves £500-550k to fundraise, with only some funding sources identified.

NO HOMES - This will provide no affordable homes, no contribution, Community Building project unlikely in the foreseeable future.

25 unit scheme



20 unit scheme



Both schemes will provide:

- New quality homes, ranging from 2 - 5 bedrooms
- Provision of 40% affordable homes including First Homes
- New communal parking area for existing and new residents and those using the Community Building
- At least 10% gain in biodiversity across the site including planting of new trees and soft landscaping
- Creation of new public open space.

Development Principles

KEY



SITE



LANDSCAPE BUFFER



ACCESS



RAIL LINE



RAIL NOISE BUFFER



EXISTING INFORMAL FOOTPATH

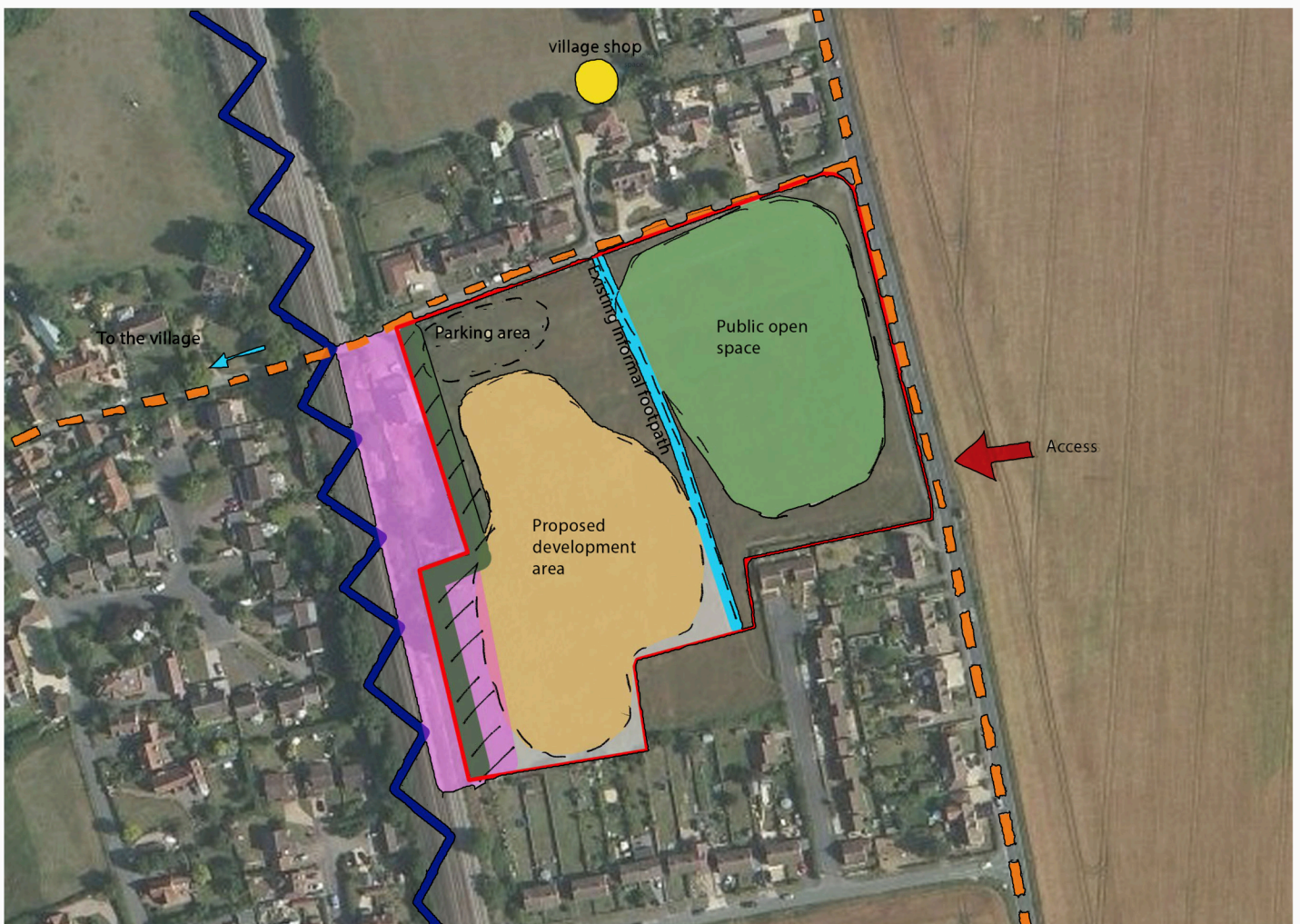


VILLAGE SHOP



HIGHWAYS

- Access to the site would be from Wallingford Road
- Existing informal footpath across the field will be retained
- A wide landscape buffer will be introduced between the rail line and the new housing
- Development would be set well back into the site with the frontage retained as open space
- The site is large enough to deliver on-site affordable housing
- Space for a new informal unallocated parking area
- New footpath links with the village
- Opportunities for landscape and biodiversity enhancements



About Rectory Homes

Rectory Homes is a medium-sized housebuilder based in Haddenham with 30 years experience in providing high quality new homes across Oxfordshire, Buckinghamshire and the wider south east.

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We have a highly experienced team with extensive local knowledge.

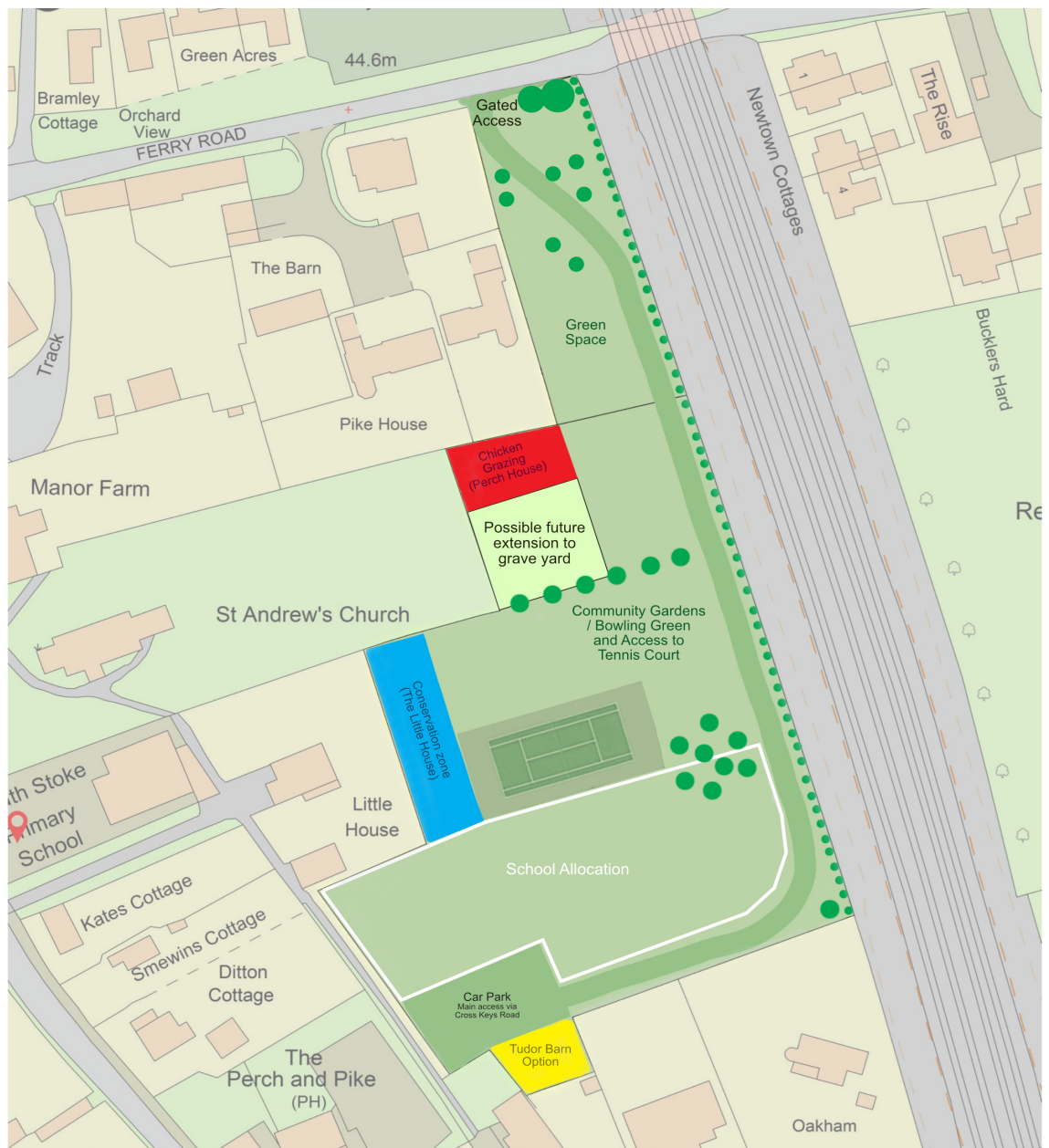
Leading consultants are retained for architecture and engineering services and we have long-standing relationships with many of our locally based construction sub-contractors.

Further examples of our developments can be viewed on our website at <https://www.rectory.co.uk>

3

There have been a number of ideas put forward by South Stokers about the future of The Park. The indicative plan below shows how The Park might be used if it incorporated all the ideas put forward:

- Green Space – to be kept as such, with possible wild flowers or park land
- Burial Ground – this area could be used for an extension to the existing burial ground at St Andrews
- Community Garden – a shared garden space
- Tennis Court or Bowling Green
- School allocation – Perhaps a playing field or extra space for additional classrooms
- Neighbour Garden Extensions – Neighbours have shown interest in purchasing long leases. Money raised could go towards funding the other ideas.



The South Stoke Wildlife and Conservation Group (SSWCG) has put forward a detailed proposal for full use of The Park. This scheme can be run temporarily as a committee of the Parish Council – which will shorten timelines and cost to get things going. The committee can then explore longer term ideas

The expected cost is about £90,000 (not including any legal costs) – likely sources of funding have been identified.



Sketch Notes Version 5, March 2022

- Eleven standard allotment sized plots (approx. 25m x 10m) for family/individual or group use. Flexibly allocated to meet changing demands
- Plots could be split into smaller sections according to demand
- Unoccupied plots will be planted with wildflowers or coppice
- Raised bed and polytunnel for communal use, including access for the less able
- Shed to provide storage, teaching and communal area
- Paved areas for socialising/learning and undercover seating
- Hazel & willow coppices cropped on rotation for bean rods, pea sticks and basket making
- Produce stall for sales/given free at entrance
- Communal compost bays accessed by 3m wide ground reinforced green track
- Noticeboard for events and information
- Orchard of fruit trees with picnic benches
- Bee hotels and log piles for bugs
- Chippings bay for bulk deliveries, community leaf drop-off, etc
- Solar panels to supply off grid shed lighting and bore hole pump
- Composting toilet
- Screening plantings to protect neighbour's privacy
- Area allocated behind graveyard for future extension if required
- Design and operation to low-carbon organic & permaculture principles



Proposed Community Gardens at The Park, South Stoke

SKETCH NOT TO SCALE

South Stoke Wildlife & Conservation Group March 2022 Draft v5



Community Gardens FAQ

How will plots be allocated? Assessment of need or first come first served? Local resident priority?

Parishioners will be given priority. A list of applicants will be maintained in date order, and plots will be allocated on a first come first served basis. Where exceptional needs are identified they will be taken into consideration and such applicants might be prioritised. A waiting list will be maintained, if necessary.

How much will a plot/half plot cost per month/year?

This will depend on demand and the number of plots that we can accommodate. We will aim to align pricing with the rates charged at local allotment sites.

Can I have half a plot/share a plot with friends?

Yes, we anticipate that half and even 1/3 plots will be allocated, depending on demand. Plots may be shared, but not sub-let.

Have SSWCG quantified the demand for plots?

Yes, to date fourteen households have expressed an interest

Will a phased approach be taken to building plots and the poly tunnel according to demand?

Yes

The plots look very big - are they bigger than 'standard' plot size?

The plots are a standard size

I don't know much about growing produce, will there be support?

Yes, we have several good gardeners in the village who have agreed to provide training and support as required. We're also planning to hold workshops and organise classes

Will dogs be allowed in the community garden?

Well behaved dogs on leads will be welcome

How will you ensure the local wildlife such as deer don't ruin my plot?

We will apply for grant funds for suitable fencing to keep deer and rabbits from the growing areas

Will there be a public footpath through the park?

There will be a footpath through The Park which will be open to the public. Whether or not this will become a Public Footpath will have to be determined with the Parish Council

Can anyone visit the community garden? Or just the plot holders?

We're planning open access

Will I be able to drive my car to my plot to drop off heavy items?

We will encourage people to walk/bicycle as much as possible. However, we recognise the need to provide vehicular access, during limited hours, for people with mobility issues and also to drop off heavy or bulky items

Will the gates be locked?

Vehicle access gates will be locked but with controlled access for plot holders

It's a tight entrance from Cross Keys Road. How do you plan to mitigate the risks of extra traffic that might be generated?

Plot owners and visitors will be encouraged to walk or bicycle to the Community Gardens. Vehicular access will be controlled

Will there be wheelchair access?

Yes

Is the 'road' that runs through the road tarmac?

No! It's a reinforced ground access track made from recycled plastic that is also recyclable at end of life. It provides ground protection whilst allowing the grass to grow through the track

What sort of traffic will use the reinforced track that runs through the garden?

Visitors requiring disabled access and occasional, controlled access for deliveries/drop offs

Is the 'turning circle' for vehicles?

Occasionally, and by prior arrangement, vehicles delivering/collecting bulky items will use the turning circle

Who will manage the community gardens?

The intention is that the gardens will be run by a Community Garden Associate (CGA). The CGA will operate independently of the Parish Council, under the governance of the South Stoke Amenities Charity, or under an arrangement with the PC that is similar to the arrangement between the Amenities Charity and the PC. Please refer to the document 'SSWCG Aims & Management Arrangements for Community Gardens, March 2022' for more information (available on www.southstokewildlife.org)

Who will be responsible for maintaining good order and general tidiness?

Please refer to the document 'SSWCG Aims & Management Arrangements for Community Gardens, March 2022' for more information (available on www.southstokewildlife.org)

How will the project be funded?

We have commenced funding discussions with grant bodies and fully expect to be able to raise the required monies. There is no intention to seek monies from the PC

What are 'permaculture principles'?

'Permaculture' is an agricultural eco-system that is sustainable and self sufficient. The three key principles are:

- 1. Improvement of biodiversity and preservation of the environment*
- 2. Building a community for individual and collective wellbeing*
- 3. Sharing of resources and equitable redistribution of surpluses*

The Park is currently used for the Grazing of horses and some residents that back onto the area have rented pockets of land to increase garden space and house chickens. Of course, The Park also is the site to the current Village Hall with a small Car Park. It has been agreed with Mend the Gap that there will be some planting in The Park, this has been planned for Autumn.

In the consultation questionnaire you are asked to indicate if you support/do not support the different ideas by ticking the box in the specified column. Additionally, for the ideas you support, you are asked to rank them in order of what you feel is most important (ie FIRST, SECOND, THIRD, etc). Regarding the South Stoke Wildlife & Conservation Group proposal, you are asked if you support this idea (you can also support the idea subject to amendments), if you do not support it, or if you have no strong views.

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Oxfordshire County Council is offering to parishes that wish to apply to reduce the speed limit in all residential areas to 20mph. The Parish Council has put forward South Stoke for the scheme and have been asked to provide further evidence as to the support of South Stoke residents. In the consultation questionnaire you are asked: **Do you agree or disagree that the that the speed limit in residential areas should be reduced to 20mph?**