

Clifton Hampden and Burcot Neighbourhood Plan



Launch Event - 24 May 2017



The journey begins with the Village Plan 2015



Many of your wishes have already been met:



Faster Broadband – Two Kinds



Managing the Environment

Playground



Community Activities, with Marquee



Traffic Calming

The journey begins with the Village Plan 2015

Some things require concerted campaigns:



Village Pub



Improved Rail Services



Traffic



Quarry



Flooding



Re-instated Bus Services

The journey begins with the Village Plan 2015

Other things will require planning permission:



Housing

We need smaller houses and flats, but will also need a few well designed larger houses like these to pay for them



Community Centre



Cycle Paths



Surgery



Parking

What is a Neighbourhood Plan



Neighbourhood Planning is a right for communities introduced through the Localism Act 2011.

Through the use of a Neighbourhood Plan communities can shape development in their areas. Once adopted, Neighbourhood Plans become part of the Local Plan for the area and the policies contained within them are then used in the consideration and determination of planning applications.

Neighbourhood Plans cannot block or stop development that would already be allowed under the Local Plan, however what they can do is shape where development will be located, what it will deliver and what it will look like.

The benefit of a Neighbourhood Plan is it is written by the Local Community, the people who know and love the area, rather than the Local Planning Authority. It is a powerful tool to ensure that the community gets the right type of development, in the right place.

NDP Goals



We have used the findings of the Village Plan Survey to draft some goals for our NDP. We will be asking for your comments on these during the consultation.

- To build a long term sustainable community and ensure the viability of services, businesses and amenities, through growth of the population by between 10-15%.
- To provide policies and initiatives that enable housing development to support growth.
- To sustain and improve local services, business and amenities
- To protect and enhance the natural environment and green spaces
- To honour the historic character of the village and its setting, (without preserving it in aspic).
- To reduce the impact of traffic
- To improve the network of cycle and footpaths within the village and to neighbouring villages
- To improve leisure paths in and around the village
- To promote the village as a visitor destination

Policies to Follow



We do not have a free hand. We must follow:

- The National Planning Policy Framework
- The SODC Local Plan 2033
- OCC Local Transport Plan
- National Policy Planning Guidelines
- Neighbourhood Development Plan guidelines

Neighbourhood Plan Area

KEY

Neighbourhood Plan Area



Conservation Area



Safeguarded Areas



Gravel Pit Area



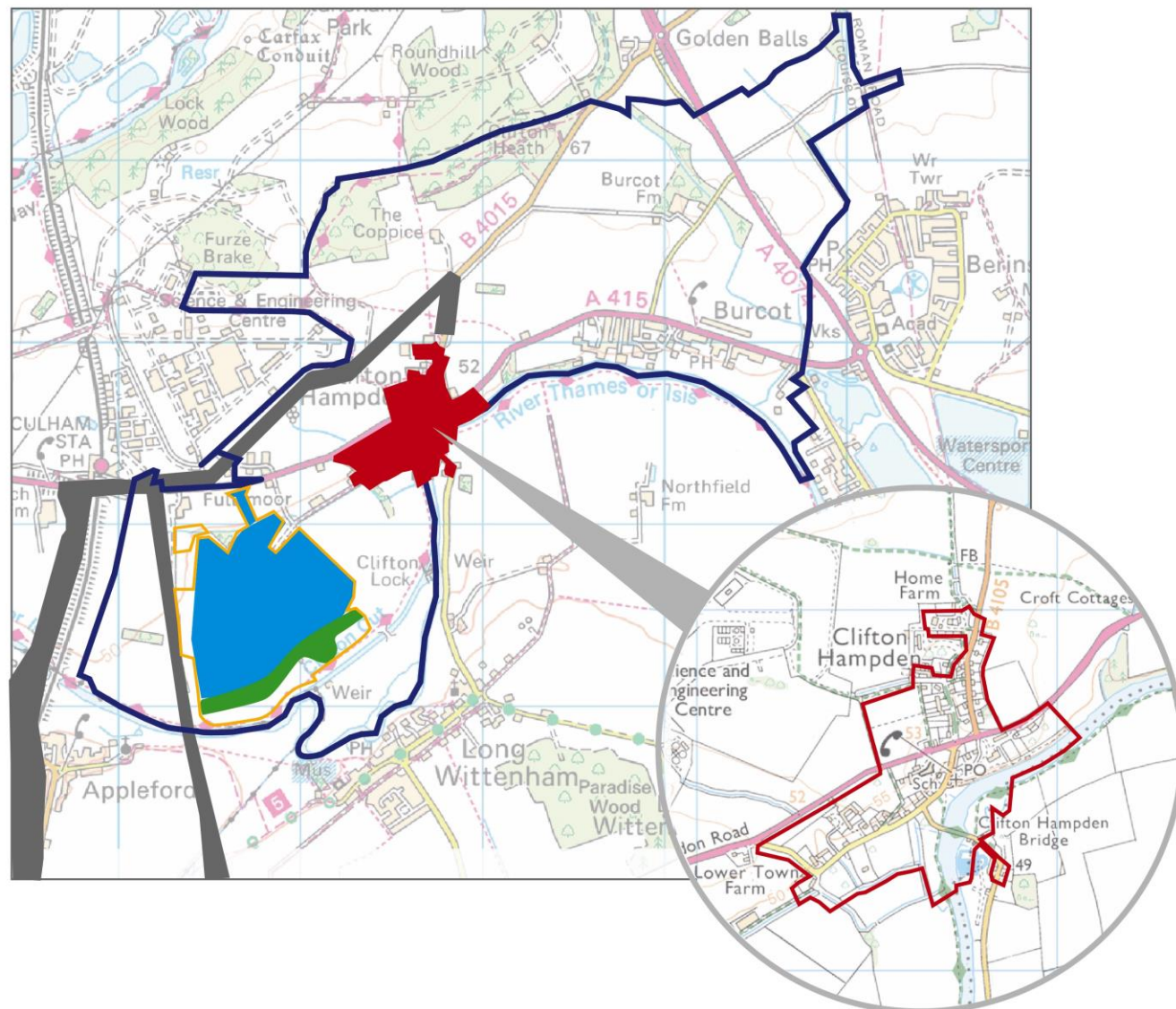
Area of BMV land 48.4ha



Area should be BMV land 12.6ha



Extraction Disturbed Area 78.5ha



Character of Clifton Hampden



- Quaint little village with delightful architecture, including thatched cottages, larger ex-farm houses, converted barns and Victorian semi-detached cottages



Architecture includes wooden doors and leaded windows, tiled roofs and brick chimneys.



Several listed buildings and around 80% of CH is in a conservation area

Character of Clifton Hampden

- Attractive high street, including cottages, village shop/PO, school, river bank/wharf, parking, boardwalk, overlooked by a beautiful church



- Very good supply of amenities, including a surgery, village hall and two pubs (one a cause of frustration)

Character of Clifton Hampden



- Plus Manor House, Vicarage, Courtiers House



- More modern housing at Courtiers Green
- And recreation facilities, including cricket club, tennis court, children's playground, sports bar and riverside walks

Character of Burcot

- Built above the banks of the river, extending north to Burcot Farm and cottages
- Most properties are detached and constructed since end of 19th century. Most have large frequently wooded gardens
- Large Victorian riverside mansions, Riverside House converted to luxury flats



Character of Burcot

- Many properties surrounded by farmland, with excellent views across field and/or river
- Chequers pub with some of the best food in the area
- The Close Care home
- Small industrial estate at Burcot farm



Character of our Parish



- Delightful setting, with river Thames, ample greenery, flora, fauna and lovely views for many residents

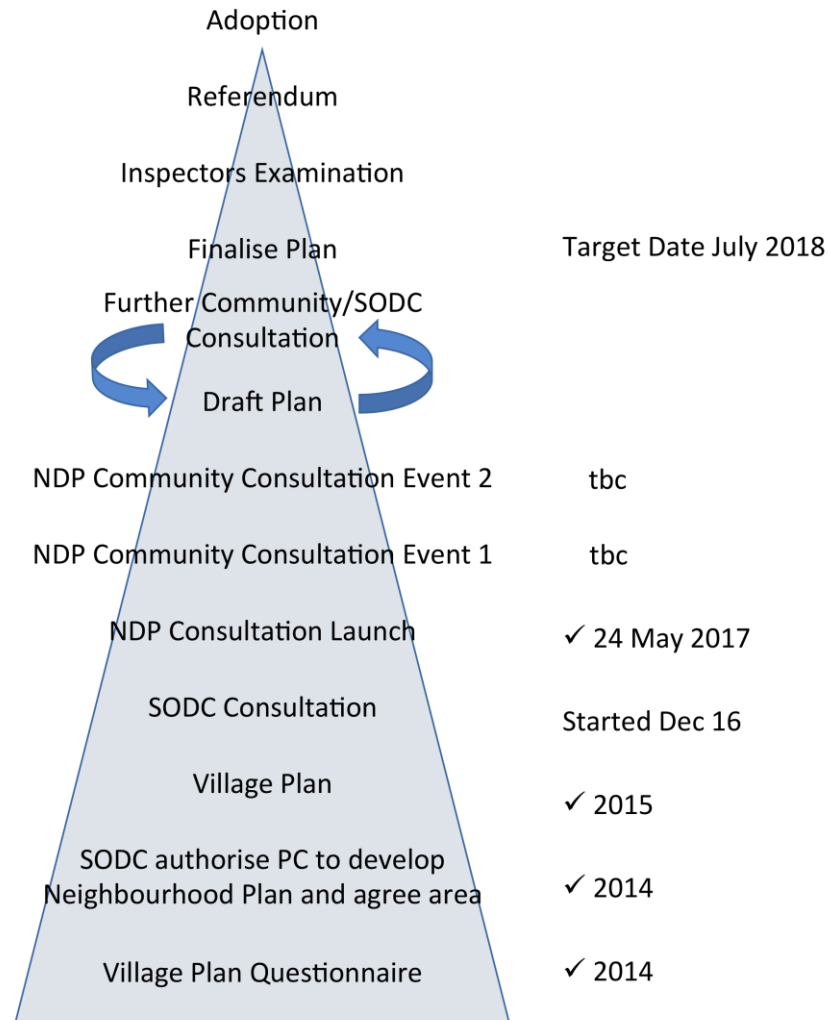


In summary, a lovely place to live except for:

- Traffic, along A415 and either side of the CH Bridge
- Frequent flooding in CH
- Future Sustainability



NDP Development Process



How to have your Say



- During Consultation Sessions
- By email to ourvillageplan@gmail.com
- By letter to Parish Council
- During follow-up meetings