



In December 2020, the chair of the Neighbourhood Plan (NP) and Neighbourhood Development Order (NDO) Steering Groups wrote to thank you for your responses to the Initial Parish Consultation on the Burcot and Clifton Hampden Neighbourhood Plan and development proposals. At the Parish Council meeting on 25 January 2021, the Parish Council agreed to pause the process pending consideration of a petition and concerns raised by a group of residents. We have written to those residents addressing their concerns and are now restarting the process by re-opening the consultation for a further four weeks from 1-28 March 2021.

### Why do we need a Neighbourhood Plan and development?

Neighbourhood Plans and Neighbourhood Development Orders are an initiative from central government, enabled by legislation and backed up with public money, to give communities increased influence over development that affects them. Parishes within the Green Belt, like ours, have been given direct powers to control development.

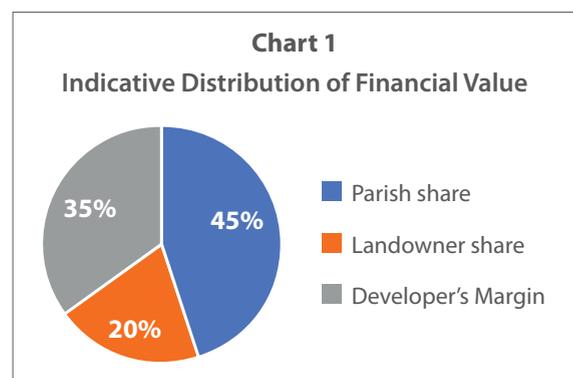
Since we started in 2012, the majority of residents have consistently expressed the need to retain and sustain our village amenities, e.g. the surgery, the shop, the school, the village hall and recreation ground, and to increase our housing stock. Our surgery building is not fit for purpose and the practice will move out of the parish if we do not find another site within our boundary. The Local Plan for 3500 houses in Culham and 1700 houses in Berinsfield has been adopted, bringing new schools, shops, and NHS primary care centres. These are a direct threat to our own amenities.

The Parish Council has negotiated a unique opportunity to secure our future and that of our amenities. The benefits to the parish include a modern surgery providing new services, ownership of the building housing the village shop and post office, improvements to the village hall, grants to the school and recreation ground facilities, additional car parking space, the right in perpetuity to use the Barley Mow car park, land for a footpath/cycle path to Long Wittenham, improvements for pedestrian safety at the Bridge, a new cemetery and allotments, and a 10% increase in housing stock. Whilst the financial aspects of the settlement can only be finalised and published alongside the final version of the scheme, Chart 1 gives an indicative distribution of the % financial value released to the parish, landowner, and developer from the current version of the scheme.

### Feedback from the Consultation to Date.

In December we stated that 'a significant majority' supported the proposals. A number of residents have asked for the justification for this statement.

To date, 93 responses were received, representing 176 residents from 69 households. 78% of respondents were from Clifton Hampden, 22% from Burcot.



---

Across the parish, 67% of the 176 residents represented in responses support the proposals, 25% are against, and 8% neutral. Within Clifton Hampden, 60% support, 31% are against, 9% are neutral. Within Burcot, 92% support, 5% are against, 3% are neutral.

These statistics reconfirm the mandate for the Parish Council and steering group to take the project to the next stage.

### **What happens next?**

We are re-opening the Initial Parish Consultation on Monday 1st March 2021 for 4 weeks and publishing additional information on the website, for two reasons.

Firstly, 176 residents were represented in responses to date. The parish has approximately 650 residents of all ages, all of whom have a stake in the future of our parish, its amenities and housing. So we would like to hear from as many residents as possible, and I encourage those who have not yet responded to take this second opportunity to do so.

Secondly, a number of residents requested a longer period, and asked for more information to make an informed judgement.

Once this 4 week period is over, we will be analysing responses from both periods and consider what changes should be made. There will then be further opportunities for you to express your views: a further consultation on amended proposals around June 2021, followed by a statutory SODC led consultation in late Summer, followed by public examination by an inspector, and finally a referendum.

We will also be holding a series of mini-workshops on issues that have arisen to date. These will be advertised on the website, on the parish notice boards and via the village email. Please register if you would like to attend.

May I take this opportunity to emphasise that the design sketches in the development proposals are for illustrative purposes, intended to give residents a general feel for the proposed scheme and the positioning of buildings across the two sites. We welcome your constructive ideas and comments on layout, housing type, architectural style, reducing the impact on contiguous properties, and any other needs for the built infrastructure that you feel would bring collective benefit and would require planning permission.

### **How to Respond.**

If you have not previously responded, or would like to update your response, please do so. The consultation re-opens from 1-28 March. And if you have responded but do not wish to change anything, there is no need to act – your previous response has been retained and will be included.

I enclose a flyer explaining how residents can respond, and who to contact. Details will also be published shortly at <https://cliftonhampden.org.uk/neighbourhood-plan/>

**Christopher Neill MBE**

Chair

Burcot & Clifton Hampden Parish Council

Enclosure - Flyer