

ANNUAL PARISH MEETING

The pandemic is still causing us all issues. Where we would normally hold our Annual Parish Meeting in May, current Covid-19 legislation does not make this possible. On advice from the Oxfordshire Association of Local Councils, this year the Parish Council will provide its annual reports on our website and hold an Annual Parish Meeting as soon as practicable when the Covid-19 legislation allows, and a suitable venue can be found that conforms to that legislation.

Your Parish Council

- Chris Neill – Chair
- Jaqi Mason – Vice Chair
- Penny Hill
- Glenn Pereira
- Rob Hollin
- Anne Davies – Clerk

We can have a maximum of 7 Parish Councillors. With the exception of Rob Hollin all your Parish Councillors put themselves up for election in 2019 and were elected unopposed. Rob, who is an associate Governor of the School, applied for co-option within 35 days of the election and as required by legislation was co-opted. The Parish Council are under no legislative obligation to co-opt additional Councillors. However, should the Parish Council choose to co-opt additional Councillors or a Casual Vacancy¹ exist then a notice of vacancies would be published and applications for co-option invited from the whole Parish.

PANDEMIC

This report would not be complete if we did not mention the Pandemic. It has not been an easy time for any of us and I think we can all see the possibility of an end of the restrictions on our lives in the not-too-distant future.

The Parish Council would like to thank everyone in the Parish that has provided help and support to their Neighbours and Friends. In particular we would like to thank all those that volunteered to help and support those residents who fell into 'shielding' category. Our support groups were all affiliated to both the District and County support organisations for residents who contacted them for additional help and support.

I think we can all remember the shortages of the first lockdown; toilet roll, pasta and flour being particularly hard to find. A lack of supermarket delivery slots and having to queue for socially distant one-way systems in store just added to our anxiety.

The rise of the popularity of 'internet' meeting software and apps to keep family and social contact with friends has been a great comfort for many.

¹ A casual vacancy only arises between elections if a councillor dies, resigns or is dismissed for poor conduct.

PARISH COUNCIL ACTIVITIES

Throughout the Pandemic the work of the Parish Council has continued:

- Village Administration
 - Litter Picking
 - Mowing/Grass Cutting
 - Maintenance of the Wharf
 - Footpaths
- Responding to Planning Applications
- Responding to Consultations
 - SODC Local Plan
 - New Bridge and Bypass
 - OCC Minerals and Waste Strategy
 - Oxford to Cambridge Expressway
 - Farm Activity Centre – Culham
- Supporting our own Groups/Clubs
 - BACHPORT
 - Sports & Social Club
 - Village Hall
- Developing the Neighbourhood Plan and Neighbourhood Development Order.
- Liaison with other organisations
 - Culham Science Centre Liaison Meetings

Parish Council Meetings

Like most organisations the Parish Council had to move the conduct of the majority of its business on-line. Where practical we adopted the internet meeting protocols recommended by the Democratic Services Department of the South Oxfordshire District Council. These were distributed with the Agenda for each Parish Council meeting. In recent months it has become necessary to enforce these protocols so that the Parish Council could conduct its business.

The Government legislation that authorised internet meetings lapsed on 6 May 2021. This means that without an appropriate venue and until at least 21 June 2021, Covid-19 legislation means the Parish Council cannot resume 'normal' face to face meetings and meet our legal obligations for public access.

We expect meetings will resume as soon as practicable after the 21 June 2021. When they do return the normal rules of public access and participation as per our Parish Council rules will apply.

Parish Council Accounts

The Parish council accounts for the year 2020/21 will be made available on the Parish Council Website.

Challenges to the Parish

Associated to this report as an appendix is a document called 'Challenges to the Parish'.

This document sets out the Parish Councils assessment of the challenges our community faces in the next few years. It is unashamedly a worst-case scenario, as we plan for the worst and hope for the best.

What should be come immediately evident is that the Parish we know today will not be the same in the future.

- The building developments at both Culham and Berinsfield with the new Thames Bridge and Clifton Hampden By-pass will have major effects.
- The new by-pass, whilst may initially reduce traffic through the Parish, may prove problematic and create a 'rat-run' on our roads.
- When Christopher Gibbs passed away both the executors of his will and the Trustees of the Gibbs Children's Trusts decided that they would divest themselves of all the remaining assets of the old Gibbs family estate within 7 years This will have a profound effect on the community who have come to take the use and benefit of these assets for granted, particularly in Clifton Hamden.
- The Doctors Surgery building is not fit for purpose and unless an alternative building can be found or built the Partners will have to make a choice regarding the future viability of a surgery in Clifton Hampden.
- The threat of a further application to build a quarry cannot be excluded.

The challenges and issues contained in the document will occupy the Parish Council and set the agenda for the next few years.

Neighbourhood Plan/Neighbourhood Development Order

A report from the Neighbourhood Plan/Neighbourhood Development Order Steering Group will be published on the Parish Council Website.

The Neighbourhood Plan/Neighbourhood Development Order is designed to mitigate against many of the challenges that face the Parish and ensure that our amenities are viable and sustainable for the foreseeable future. There are no plans for any additional housing beyond what is proposed, and the housing design will meet or exceed the new 'green homes' building requirements contained within the District Councils Local Plan 2034.

It is fair to say in making these proposals to the Parish we understood that not everyone would welcome or agree with them. The proposals put forward in the recent informal consultation were 'the first draft', made so that the Neighbourhood Plan/Neighbourhood Development Order Steering Group could understand what you liked about them, what you didn't like, how you would like to see them improved what further information you needed to come to a view.

As a result of the consultation responses the Neighbourhood Plan/Neighbourhood Development Order Steering Group will bring forward a revised scheme with the objective of delivering all or most of the community benefits, whilst addressing concerns to make the proposals more acceptable, and reduce any negative impact especially to those that live in properties bordering the development sites.

There is a commercial reality to this project, Landowners do not give away their land for nothing and builders do not build for free. This means we have to make compromises, to get what we want we have to accept somethings that some would prefer not to have. However from a position of only owning the Village Hall site, the Parish will gain:

- New housing; starter, family and downsizing sized units.
- Land for a new Surgery (the Partners fund the build)

- Transfer of land ownership to the Parish to protect against speculative development applications.
- New Allotments
- A Cemetery
- New car parking
- Transfer of the Shop and Post Office building to community ownership
- Investment in our School
- Recreation ground facility improvements
- Improvements to the village hall
- The village hall car park into community ownership
- Barley Mow car park – to remain the village car park.
- Cycle path and footpath to Long Wittenham
- Moving the Traffic Lights at Clifton Hampden Bridge

Unfortunately, some residents have chosen an adversarial approach in their objections to the proposals. A website and Social Media campaign have spread misinformation and have attacked both members of the Parish Council and the Steering Group. We are not the enemy. Many of us have been successfully serving and protecting this community to the best of our ability for several years. There are some very real challenges facing our parish that we have to address, and whether we like it or not, the Gibbs Estate strategy to sell up is a challenge. But it is also an opportunity. The Neighbourhood Plan/Neighbourhood Development Order proposal is our chosen method to address many of those challenges and we would not be doing our job if we just did nothing.

Future Council Parish Council Meetings

All dates are provisional.

Venue: Village Hall

Time: 1930hrs – 2130hrs

Monday 24 May 2021 – Cancelled

Monday 21 Jun 2021 – TBC

Monday 21 July 2021

Monday 16 August 2021

Monday 20 September 2021

Monday 18 October 2021

Monday 15 November 2021

Monday 20 December 2021 – TBC

Monday 17 January 2022

Monday 21 February 2022

Monday 21 March 2022

Monday 25 April 2022 – TBC

Item	Challenge	Risk to Community	Impact Assessment	Action by PC/Remarks
District Local Plan	Local Plan to 2034 adopted in 2020 under pressure from Government – new plan being developed with South and Vale – Timeframe for development of the plan at least 3 years	Bioabundance have failed in their application for judicial review twice and it now goes to the Court of Appeal. Further land released from the Greenbelt for large housing development	High	<ul style="list-style-type: none"> • Respond to Planning Applications, when the come for Culham site. • Respond to consultations on the new Plan
	Three Year Housing Supply Numbers	Failure to keep to the numbers may lead to speculative planning applications using this failure as VSC as we have seen in the past	Medium - High	<ul style="list-style-type: none"> • Washed over Greenbelt status affords some protection. • Paddock site may be particularly vulnerable as infill under S145, for which an NDO would not be required. • NP/NDO to provide some protection and control through ownership of undeveloped Estate land by the community. •
	Chalgrove might be removed from strategic sites.	This will put pressure SODC's housing supply numbers	Medium - High	<ul style="list-style-type: none"> • NP/NDO to provide some protection and control but Paddock site particularly vulnerable as infill. • Washed over Greenbelt status affords some protection, but Paddock site would be vulnerable for development and infill will continue to succeed in Burcot.

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	Developments at Culham & Berinsfield	Developers will not provide infrastructure (education and health) until agreed number of housing units are built, putting pressure on existing infrastructure like our School and Surgery	High	<ul style="list-style-type: none"> • The NP/NDO provides funds to support an upgrade of School facilities and a site for a new Surgery (building funded by GP Partners). • Lobby OCC for Capital Funding but Public Finances are in a poor state after Pandemic.
Road and By-Pass To be completed by 2024	<p>Planning Application due Summer 2021 with earliest completion estimate of 2024.</p> <p>Road Scheme fails to deliver</p>	<ul style="list-style-type: none"> • The scheme is expected to reduce traffic through the Parish on existing roads in the short term, but it may result in us becoming a 'Rat Run' once the new housing schemes near completion. • Congestion will shift to the Golden Balls roundabout until funding becomes available to upgrade it. • HGV traffic will grow without weight limits on the new by-pass as vehicles try to avoid congestion on the A34. 	High	<ul style="list-style-type: none"> • Continue to consult and press OCC regarding traffic calming measures/change of road designation. • Consult with OCC regarding LPT 5 when it opens to change Lorry Routes on to the new by-pass but with appropriate weight limits. Reclassify the Burcot/Clifton Hampden A415 to B415.
	Impact on Parish Businesses	Loss of through traffic is expected to have an impact on local businesses, The	High	Apply for 'Brown' information Road Signs on approaching roads to the entry points to the Parish roads signposting the businesses.

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		Chequers, The Barley Mow, The Plough, The Village Shop & Post Office, The Petrol Station, and the Turnpike Garage.		
	Noise, Light and Air Pollution	Increased pollution risks	Medium	Engage with OCC to minimise impact
Quarry	New Planning Application	By-Pass may trigger a new application.	Medium to High	Continue to consult with OCC regarding the allocation of sites in the Mineral and Waste Plan
Culham Development	<ul style="list-style-type: none"> Development the size of Wallingford Release of Land from the Greenbelt 	<ul style="list-style-type: none"> Housing before Infrastructure risks overwhelming our own amenities. Once Infrastructure built a threat to the viability and closure of our amenities 	High	NDO aims to address these issues by providing new and improved amenities
Berinsfield Development	Regeneration of Berinsfield with considerable housing numbers	<ul style="list-style-type: none"> Housing before Infrastructure putting pressure on our own amenities. Once Infrastructure built a threat to the viability and closure of our amenities Residents of new development not using 	High	<p>NDO aims to address these issues by providing new and improved amenities.</p> <p>Traffic Calming Measures to deter users</p>

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		the By-pass and using our roads as a 'rat run'.		
River Health	Sewage Discharges polluting the River	Risk to Public Health	Medium to High	Dialogue started with both Thames Water and the Environment Agency
River Safety	New Boat House at Wittenham may result in boats mixing with Swimmers and pleasure craft along with normal river traffic within Parish	Risk of accident	Medium to High	<ul style="list-style-type: none"> • Dialogue with the Environment Agency, District and County Councils • Who will be responsible for Safety? • Introduce bathing flag system?
Flooding	Flooding of the Thames and Fields surrounding the built environment of the Parish.	Risk of Damage to Property	Low to High depending on season	NDO – Flooding Report to be commissioned. District Council responsible for flooding response
Continued infill development in Burcot	Residents continue to offer their land for infill development	<ul style="list-style-type: none"> • Reduction of Greenbelt land • Over development 	Medium	<ul style="list-style-type: none"> • The PC can only respond to planning applications on a case-by-case basis. • There needs to be a planning reason to object. • Infill is permitted development in the Greenbelt. • The NP/NDO cannot stop development we are not the planning authority. • We have included policies in the draft Neighbourhood Plan that aim to influence the design of Infill (but cannot prevent it).
Provide New housing for starter	Any building has to be on Greenbelt Land.	Loss of Green space Loss of Habitat Building in Greenbelt	High	NDO proposal currently supported by community but needs work to try to address the genuine objections and questions raised

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Homes and Downsizing	Community does not own any land. NDO is the only legislative option open to the Parish Council.	Building in the Conservation Area Impact on Contiguous properties		from consultations, of which many concerned the size and type of new housing. The revised proposals will include a significant shift downwards away from larger housing towards 1,2 & 3 bedroom homes.
Visitor Numbers	<ul style="list-style-type: none"> • Pandemic has increased visitor numbers. • In Top Ten Wild Water swimming areas • Parking a big issue 	<ul style="list-style-type: none"> • Loss of local amenity due to crowding • Litter • Human and Animal Fouling • Inappropriate and illegal Parking • We cannot stop people coming here. 	Medium to High	<ul style="list-style-type: none"> • OCC to refresh the Yellow Lines and Signs on the CH High Street but this will put pressure on other areas of the community. • Barley Mow Car Park remains the Village Car Park within the NDO • Parking in a field may be an option offered again by a resident but not guaranteed. • NDO – does provide more parking but does not solve the issue. • NDO – does provide for a Public Toilet but this may create other issues. • Signs to be produced to remind the public of acceptable behaviours regarding Animal Fouling and Litter.
Parking	<ul style="list-style-type: none"> • Loss of parking • Increase in illegal parking. 	<ul style="list-style-type: none"> • Access to properties obstructed. • Roads obstructed 	High	<ul style="list-style-type: none"> • OCC to refresh the Yellow Lines and Signs on the CH High Street but this will put pressure on other areas of the community. • Barley Mow Car Park remains the Village Car Park if NDO successful. • Parking in a field may be an option offered again by a resident.

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				<ul style="list-style-type: none"> • NDO – does provide more parking but does not solve the issue. • Change of responsibility for Parking Enforcement from Police to SODC due this year?
Closure of Surgery	<ul style="list-style-type: none"> • Landlord change with loss of lease. • No scope for remodelling to meet future demand. • CQC says building does not meet requirements and is not fit for purpose. • Partners decide to move practice. <p>See: https://cliftonhampden.org.uk/wp-content/uploads/2021/02/Paper-Need-for-a-New-Surgery-Building-Feb-2021.pdf</p>	Loss of amenity	Medium to High	<p>Ensure the NDO addresses the key challenge which is the provision of a site with planning permission.</p> <p>Ownership – devise a legal method where the New Building cannot be sold or have a change of use without Parish approval or benefit.</p>
Closure of School [Owned by CofE]	<ul style="list-style-type: none"> • Old, listed building difficult to update. • Increased Pupil demand with lack of space 	Loss of amenity	Medium to High	NDO helps to address these issues with a large grant for capital spending
Sale of assets of both the Late	<ul style="list-style-type: none"> • Land purchased by developers for land 	Development without community benefit	Medium to High	NDO results in entire portfolio, less houses, and the Barley Mow car park, being

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<p>Christopher Gibbs and the DCL trusts</p> <p>Assets include.</p> <p>Barley Mow Car Park</p> <p>Village Hall Car Park</p> <p>High Street Small Car Park</p> <p>Allotments</p> <p>Watery Lane</p> <p>Watery Lane Garages</p> <p>Paddock Site</p> <p>Allotments Site</p> <p>Village PO & Shop Building</p> <p>Houses</p>	<p>banking or speculative development.</p> <ul style="list-style-type: none"> • Loss of Village Hall Car Park • Loss of Village Car Park • Loss of Allotments • Watery Lane – Formation Management Company to manage private road. • Watery Lane Garages - Seen as a brown field development Opportunity. • Village Shop Building sold as an investment opportunity – rent becomes unaffordable, business closes, change of use. • Remaining housing assets sold when they become vacant. 	<p>Loss of amenity</p> <p>Loss of amenity</p> <p>Increased costs to residents</p> <p>Loss of amenity with development without community benefit</p> <p>Loss of amenity</p> <p>This is expected and will provide additional market housing.</p>		<p>transferred into community ownership in the form of the Parish Council, Community Land Trust, or community owned management companies, at nil cost.</p> <p>In the case of the Barley Mow car park, whilst the car park is being sold to Greene King, the Estate has proposed as part of the NDO settlement a legal agreement for the car park to continue as the village car park for the use of visitors.</p>
<p>Village Hall (Owned by Parish)</p>	<ul style="list-style-type: none"> • Loss of Parking • Needs investment to meet the needs for disabled access 	<p>Loss of amenity</p>	<p>Medium</p>	<p>NDO provides funding for this issue, and transfer of ownership of the car park to the community.</p>

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Lack of starter/downsizing housing	<ul style="list-style-type: none"> • Little opportunity for children to stay in parish as house prices too high and unsuitable properties as starter homes. • Little opportunity for residents to stay in the community if they want to downsize. 	Lack of available choice	Medium	NDO is addressing these issues.
NDO	NDO Successful	Loss of Green space Loss of Habitat Building in Greenbelt Building in the Conservation Area Impact on Contiguous properties	Medium	NDO to minimise impacts whilst meeting the aims of the NDO.
	NDO Fails	Housing identified as required will not be built. Loss of local amenities Speculative Development without community benefit The divestment of assets by of both the Late Christopher Gibbs and the DCL trusts will happen with no community benefit.	High	Challenges in this document may become realities without community benefit. This will place the Parish at a disadvantage with assets passing to private ownership and the loss of our amenities.

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Footpaths	Thames Path becomes unsafe due to erosion. Diversions caused by Bypass.	Loss of Amenity Trespass on Private Land to overcome breaks in path	High	Continued liaison with Local Authorities 1 section to be moved with agreement from landowner.
Cycle Paths	<ul style="list-style-type: none"> • Paths fall into disrepair. • Planned Path to Long Wittenham 	Loss of Amenity If NDO fails land may not be made available	Medium to High	Continued liaison with Local Authorities and Landowners Land at CH end made available as part of the NDO settlement.
Recreation Ground (Owned by Clifton Hampden Charitable Trust)	Pavilion falls into disrepair. Scout Hut falls into disrepair. Tennis Court falls into disrepair. Play Equipment not used	Local Clubs Close Scout Pack moves	Medium	NDO provides grant funding for expenditure on refurbishment and possibility new facilities.
Planning Application	Applications for 'infill' properties	Has been an issue in Burcot and may become one in CH. Neighbour disputes	Medium	NP aims to influence design of Infill but will not solve as SODC Planning policy supports Infill, and SODC have a record of presumptive granting of applications.
Solar Farm	Planning Application for a Solar Farm between Burcot and CH due	Building on Greenbelt that we were advised could not be used for NDO. Joining of two villages Croft Cottages most affected	High	Experience of previous Solar Farm Application indicates SODC will attempt to pass at planning. VSC likely to be Climate emergency and 'temporary' nature of the Solar Farm but how does this pass openness test and harm. Joining communities of Burcot & Clifton Hampden PC to decide position on Solar Farm once planning application has been submitted. Invite residents most concerned to form an action group to prepare in advance of the

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				planning application, as with BACHPORT. (Does not prevent any group of residents forming such a group under their own arrangements).
Speeding	Speeding Traffic	Risk of Accident	High	Continue to liaise with Local Law Enforcement Speeding Van now regularly sits in Burcot
Motorcycle Racers	Speed of Traffic	Risk of Accident Noise	High	Continue to liaise with Local Law Enforcement
Culham Science Centre	Unrestricted Development due to new inset Greenbelt Status	Traffic	Medium	Respond to Planning Applications Continue dialogue with CSC
The Wharf (owned by the Clifton Hampden Charitable Trust)	More visitors than the space can handle. Parking Antisocial behaviour Open Fires Animal and Human Fouling Litter	Loss of amenity for local people Parking (see Parking above)	Medium	NDO may provide a toilet. Parking issue (see above) Litter is collected by Peter. liaise with Local Law Enforcement