

Dear Resident

Feedback from the Initial Parish Consultation

Thank you to all of you have responded to the Initial Parish Consultation which was opened on 19 November 2020 and finally closed on 28 March 2021.

In this letter you will find a summary of the key findings from the consultation, and some information about what we are now doing about it.

The full Feedback Report itself has been published on the website. If you do not have access to the internet and would like a paper copy, please call in at the Village Store.

WHAT YOU TOLD US

A total of 123 responses were received representing 230 residents. Of those represented, 75% were from Clifton Hampden, 25% from Burcot. 59% support the proposals, 33% are against, and 8% neutral.

From residents' responses, it was possible to deduce the *main* reason for the scoring that they gave.

Top 3 reason given by those supporting	% of those represented	Top 3 reasons given by those against	% of those represented
Well designed scheme	29%	Impact on Green Belt	13%
Sustains the amenities	14%	More Information Needed	5%
The parish must grow	10%	Process and governance	5%

GP Surgery. Support for retaining a GP surgery within the parish on a new site is overwhelming. Those agreeing that a new surgery is needed outnumbered those who don't agree by a ratio of more than 7:1.

New housing. Those agreeing that new housing is required outnumbered those who disagree by a ratio of more than 4:1. Most respondents' comments were about housing, the main themes being:

- **Housing Numbers and Types.** More 1, 2 & 3 bedroom houses, and for accommodation on a single floor such as apartments or bungalows.
- **The Allotments Site.** Concerns about proximity to existing properties, risk of being overlooked, loss of views, loss of rural feel, risk of flooding, traffic and access.
- **The Paddock Site.** Many supportive of the layout, look and feel of the scheme. Some concerns such as proximity; risk of being overlooked; loss of views; flooding; access off the A415.
- **Style.** There were mixed views on the style of the surgery and housing. Some felt the designs shown were too modern, others not modern enough.

Other key themes were:

- Strong support for the proposals for the Allotments, Cemetery, improving the Village Hall, and policies to improve or extend the School.
- Environmental issues, e.g. significant harm to the Green Belt with no very special circumstances to justify; designs must be eco-friendly; not enough to promote bio-diversity.
- Parking and access.

The consultation itself. The quality and volume of the feedback received is evidence that residents, whether for, neutral or against, have taken a great deal of care in preparing their responses using the information available and contributing to a data set that is rich in detail. A number of residents

expressed concerns with the consultation process, and the lack of information available to form a view on some aspects.

Governance. A number of residents expressed concerns about the governance of the project. These have been addressed separately by the Parish Council.

Future Development. A number of residents expressed views on future development, principally that it should be an explicit objective of the scheme and its legal framework to include safeguards against this.

WHAT WE ARE DOING ABOUT IT

The Revised Scheme. The Steering Group are now developing a revised scheme, the main changes being:

- A significant downward shift in the size of houses towards 1, 2 and 3 bedrooms, with most available as market housing, and to include single floor accommodation arranged in bungalows and apartments.
- A major redesign of the Allotments reflecting the smaller footprint now required and reducing the impact on neighbouring properties.
- A reconfiguration of the Paddock site to reduce the impact on neighbouring properties.

WHAT HAPPENS NEXT

We now propose a series of meetings:

- Open 'Q&A' sessions.
- Design workshops (Paddock site, Allotments site) for those most directly impacted
- An open workshop on environmental issues, e.g. eco-performance, biodiversity, visual impact.
- An open workshop on parking and access

These meetings will be held face to face after 21st June, Covid-19 permitting. Please visit the 'Workshops and Meetings' page on the website for dates, times and how to register.

These meetings and workshops are in addition to the Annual Village Meeting to be held by the Parish Council

Further Consultations

We plan to hold the second, non statutory, parish consultation on the revised proposals in September/October 2021. The statutory consultation, managed by SODC, is planned for early 2022, followed by an examination by an Inspector in Spring 2022 and a Referendum in mid 2022.

Additional Information Updates

Updated versions of previously published papers, and a new paper on the future ownership of Estate land, will be published on the website over the next month.

Thank you again

Giles Baxter OBE
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