

Clifton Hampden and Burcot Neighbourhood Plan

Parish Council

27 September 2021



Outline



Consultation

Pre-application advice

- Paddock Site
- Allotments Site

Financial Headlines

Publication of Documents

Next Steps

Councillors Decision

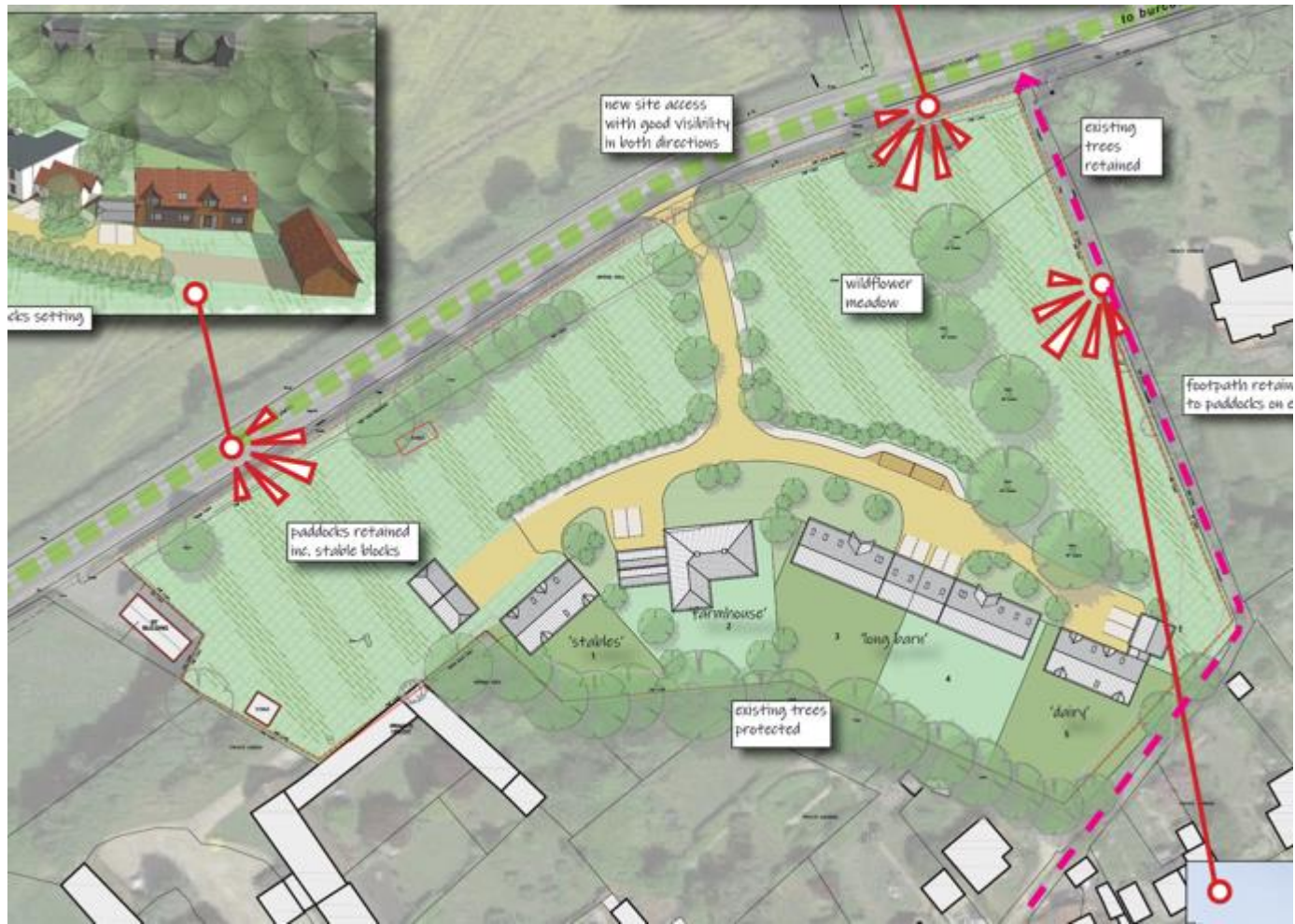
Consultation



Main changes resulting:

- Reduction from 25 to 20 houses
- Smaller homes:
 - 4 x 1 Bed, 6 x 2 Bed, 6 x 3 Bed, 3 x 4 Bed, 1 x 5 Bed
 - Some bungalows and apartments on one floor
- Reduction in proposed Affordable Housing from 10 to 6
- Reduce impact on neighbouring properties
 - Paddock: reduce from 5 to 4 and increase separation
 - Allotments: complete redesign concentrated in southern half only; increase separation
- Landscaping detail

Paddock Site – Old Proposal



Paddock Site – New Proposal

CLIFTON HAMPDEN PADDOCKS SITE PRELIMINARY LANDSCAPE PROPOSALS - (PLAN BASE IS WOODFIELD BRADY ARCHITECTS DRWG 19112.04 19.08.2017)

- 1 EXISTING MATURE AGRICULTURAL ROAD FRONTAGE HEDGEROW MANAGED TO ACCOMMODATE NEW SIGHT LINES WHILST RETAINING LANDSCAPE BOUNDARY AND SCREENING FUNCTION. DESIGN APPROACH INCLUDES CUTTING BACK HEDGE FACE WHILST RETAINING HEDGE PLANTS WHERE FEASIBLE; PLANTING ADDITIONAL HEDGING STOCK TO REAR OF HEDGELINE TO MAINTAIN EXISTING HEDGE WIDTH AND DENSITY; EXTEND ESTABLISHED TREE LINE TO REAR OF HEDGE, WITH REVISED FENCELINE WHERE NEEDED; REINFORCE HEDGELINE TO REAR OF ELECTRICITY SUB STATION ETC. PLANTING CARRIED OUT AS 'ADVANCE PLANTING' AT PLANNING APPROVAL WHERE FEASIBLE.
 - 2 SIGHT LINES LOCALLY BROADEN HIGHWAY VERGE - REINSTATE WITH LOW-MAINTENANCE GRASS & WILDFLOWER SEED MIX.
 - 3 EXISTING FOUR FENCELINE AND SCRUB EDGE TO PUBLIC FOOTPATH REPLACED WITH NEW TIMBER POST AND RAIL, OR METAL PARKLAND RAIL FENCING, EITHER OPTION TO INCLUDE AGRICULTURAL PATTERN STOCK NET INFILL.
 - 4 GRAZING PASTURE RETAINED TO RETAIN SITE CHARACTER AND OPENNESS, AND FOR MANAGEMENT FUNCTION.
 - 5 PROPOSED PARKLAND RAIL BOUNDARY TO PASTURE FROM ACCESS ROAD. PROPOSED LARGE GROWING TREES IN GRAZING AND BUILDING FRONTAGE AREAS. TREES PROTECTED FROM GRAZING ANIMALS BY INDIVIDUAL TREE GUARDS OR THROUGH ALIGNMENT OF PARKLAND RAIL FENCING.
 - 6 RESTRAINED LANDSCAPE TREATMENT TO BUILDING FRONTAGES IN LINE WITH FARM BUILDING DESIGN CHARACTER.
 - 7 SIDE BOUNDARIES TO PLOTS 1 AND 4 TO INCLUDE A PROTECTED BROAD HEDGEROW PLANTING STRIP OUTSIDE THE GARDEN FENCELINE. AFTER ESTABLISHMENT, HEDGE TO BE MANAGED AT APPROX 2-3M TALL, TO SCREEN THE GARDEN BOUNDARY AND TIE THE DEVELOPMENT INTO THE AGRICULTURAL PATTERN.
 - 8 STRONG ESTABLISHED TREE AND OUTGROWN HEDGE PLANTING PROTECTS MOST REAR BOUNDARY AREAS. PLOT 1 BACK GARDEN INCLUDES TREE PLANTING TO SOFTEN INTERFACE WITH EXISTING ADJOINING GARDEN.
- ADAMS WARRINGHAM LANDSCAPE ARCHITECTS, REF AUGUST 2023



Allotments Site – Old Proposal



Allotments Site – New Proposal



Allotments Site – New Proposal Landscaping

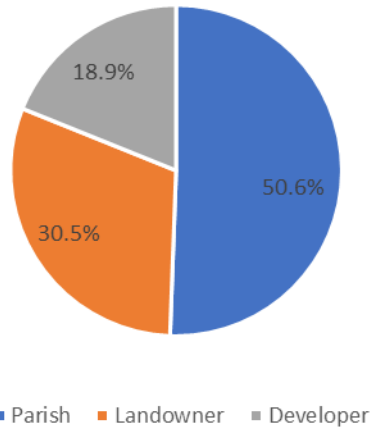


Financial Headlines



	Cash Value	Percentage Share	Notes
Parish	£1,285,000	50.6%	Does not include CIL share estimated at £125,000
Landowner	£775,000	30.5%	
Developer	£480,000	18.9%	
Total	£2,540,000	100.0%	

Percentage Share



Surgery Benefit:

- Gift of Land
- Building sold at cost (no margin)

Publication of Documents



Pre-application Documents	
Application Letter	Counsel
Description of Scheme	Drainage
Design Proposals	Ecology
Landscape Proposals	Heritage
Surgery Design	Highways
Clarification Note	Landscape
Archaeology	Soils
Architecture	Trees

Also to be published: Note on Financial Headlines

Next Steps



Pre-application advice submission and meeting with SODC officers

Statutory Consultation (Pre-Submission)

- Regulation 14 (NP)
- Regulation 21 (NDO)

Submission to SODC

- Regulation 16 (NP)
- Regulation 23 (NDO)

Presentation for Independent Examination

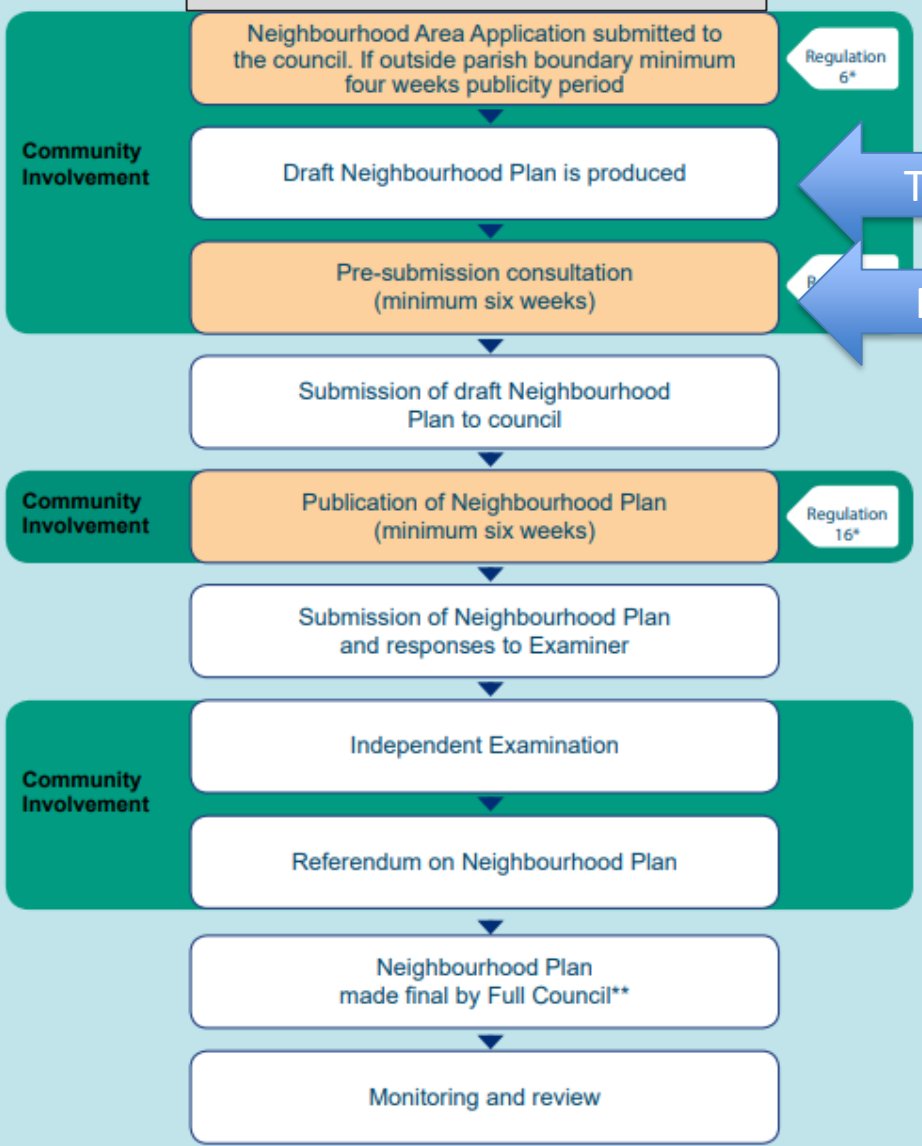
Referendum

Adoption

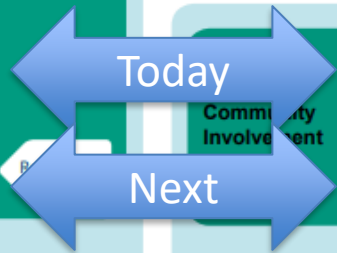
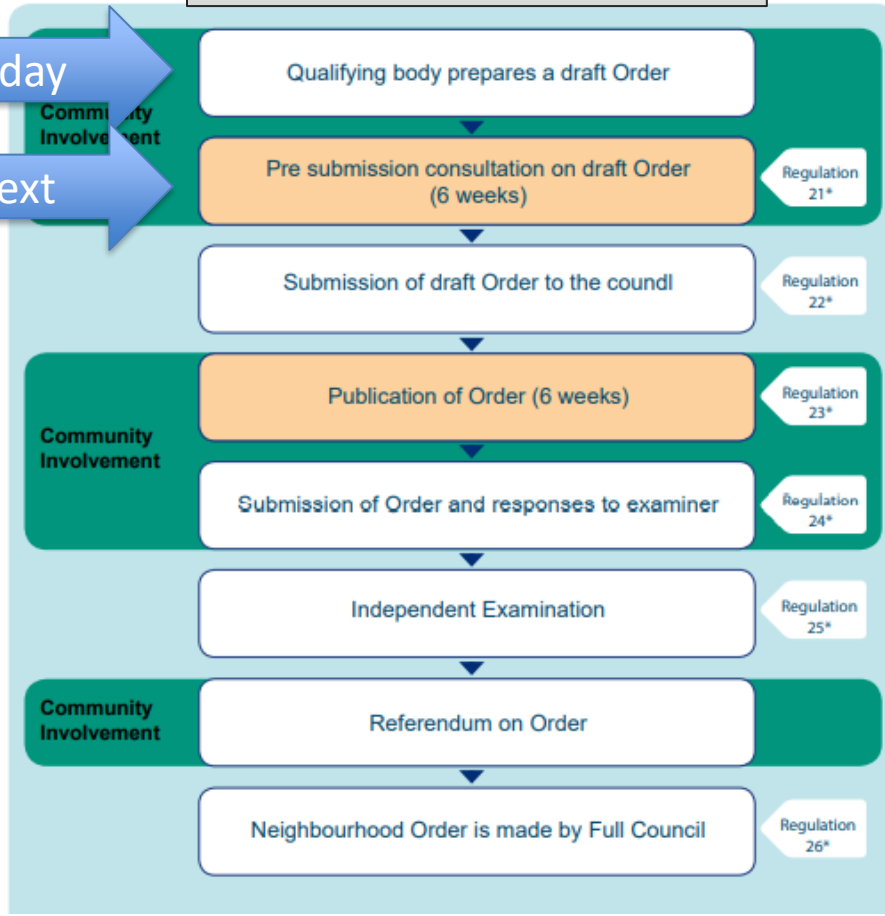
Statutory Consultation Processes



Neighbourhood Plan



Neighbourhood Development Order



Council's Decision



Q1: Are the Parish Council content that the NDO SG request pre-application advice from SODC on the basis of the new proposals and supporting documents

Q2: Are the Parish Council content that the NDO SG publish the pre-application documents and the financial summary on the Parish Council website?

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