

BURCOT AND CLIFTON HAMPDEN INITIAL PARISH CONSULTATION
AN OVERVIEW OF THE PROCESS AND COMMUNITY ENGAGEMENT

AS AT 16 DECEMBER 2022

This note provides an overview of the key steps in the process and community engagement activities from inception in 2012 to date.

Year	Month	Activities and Outcomes
2012		<p>1st Community Led Planning workshop in village hall. About 130 attended. Outcome was a list of the main issues that residents wanted to address, and agreement to develop a community led plan.</p> <p>This was followed up with an initial survey to refine our understanding of the key issues, and to guide the development of the detailed survey that was to follow.</p> <p>Village Plan Committee set up</p>
2014		<p>Village Plan Survey conducted. There were 266 responses.</p> <p>The Neighbourhood Plan Area was adopted following statutory consultation.</p>
2015		<p>The Village Plan was published. The Village Plan set out residents' objectives and aspirations for the future, which fell under these topic headings:</p> <p>Safeguard the amenities: the surgery, school, shop/post office, village hall etc. Increase housing stock Reduce the impact of traffic Improve public transport Have better parking arrangements Have better footpaths and cyclepaths Make more use of the church Reduce the impact of flooding Enhance the environment Become a visitor destination Hold events and build community Improve community safety Do more for younger people Do more to care for older people</p>
2016		<p>By the end of 2016, a number of the objectives of the Village Plan had been achieved, in particular:</p> <ul style="list-style-type: none"> • Faster Broadband (BT and Gigaclear) • Playground on the Recreation Ground • Social Activities such as the Village Fete • Traffic Calming • Managing the Wharf <p>However other issues would need planning permission which would require, as we then believed, a Neighbourhood Plan ("NP"):</p> <ul style="list-style-type: none"> • New Surgery • Housing • Community Centre • Parking • Cycle Paths

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2017	May	<p>NP Launch at the Annual Village Meeting.</p> <p>Its purpose was to further development aspects of the Village Plan - new surgery, new community centre, additional housing, cycle paths, additional parking.</p> <p>The Neighbourhood Plan Steering Group ("NP SG") was established which included members of parish council and former village plan committee.</p> <p>Its first task was to determine, through consultation with SODC, a planning policy route which would allow development in the Green Belt.</p>
2017	July	<p>In our initial meetings, SODC officers indicated there was no policy provision by which the NP could make site allocations as the parish was "washed over Green Belt".</p> <p>We established with SODC that the NP could set planning policy for the parish, but could not specify the number and type of housing, or make site allocations for housing or a new surgery</p>
2017	Nov	<p>This impasse was broken when at subsequent meetings, SODC indicated that a possible mechanism to bring forward development in the Green Belt would be through a Neighbourhood Development Order/Community Right to Build Order ("NDO/CRTBO"). The key meeting was 17/11/17 with Councillor John Cotton, the Leader of SODC, and Holly Jones, the Head of Planning Policy, at which this understanding was reached.</p> <p>The follow up action was a workshop on 13 March 2018, attended by SODC, at which the NP SG developed a 'twin track' project plan whereby the development of the NP policy document, and the NDO (i.e. the planning application) would proceed in parallel, leading eventually to a referendum on both proposals at the same time.</p> <p>At this point, the pace of the project slowed as a number of the steering group members became heavily involved in the successful campaigns against the quarry at Fullamoor.</p>
2018	May	<p>With a way ahead established, the NP was 'Relaunched' at the Annual Village Meeting.</p> <p>The first tasks were to start to develop the policies that would form the NP, to develop some precision on the community's expressed need for housing, and to establish what the community wanted from the project for the village hall and recreation ground facilities. The choices were: improve the existing facilities; combine into a new community centre.</p>
2018	Nov	<p>Because of the length of time that had passed since the 2014 survey, the NP SG conducted a short follow up survey to establish whether the views expressed by residents in 2014 still held. 213 residents responded.</p> <p>The survey confirmed that there was overwhelming support for the preservation of amenities, and addressing housing needs.</p> <p>Two drop in consultations held in the village hall - one on a weekday evening, one on a Saturday. 83 residents from 50 households were represented at the drop-in events.</p> <p>Attendees had the opportunity to consider and comment on the main policy ideas, to express a view on the community centre options, and to consider a statement of principle that the parish needed 25-30 new houses for a variety of reasons.</p> <p><i>(An explanation of how this figure was arrived at is contained in the paper titled "Housing Numbers and Types" in the Additional Documents page of the website)</i></p>

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		<p>There was strong support, 90%+ for the principle of more housing, virtually unanimous that it should be split between smaller sites. There were some concerns and reservations about where housing would be.</p> <p>Preferences were widely expressed for smaller properties, affordable for young people and/ or for downsizing from larger properties. And that they should be for local residents and keyworkers.</p> <p>Opinions on the choices for the community centre - combine village hall, scouts and sports club into one big community centre, or not – were divided and inconclusive.</p> <p>The NP SG subsequently consulted the 3 main committees concerned (village hall; scouts, sports club). Their commonly held view was that a shared community centre would not be practical to manage for two reasons. Firstly, each group risked a loss of identity, which is what motivated many committee members to engage, and secondly large community halls often require professional management.</p> <p>On this basis, the idea of a single community centre was dropped.</p> <p>So having established an understanding of community needs, the next step was to identify site options. The NPSG wanted to identify as many as possible to give the community choice and to give negotiating leverage with landowners.</p>
2019	Jan-Mar	<p>In January 2019, a workshop was held with SODC officers present to discuss possible sites in the parish that might be suitable for an NDO. 8 sites were identified and assessed.</p> <p>The deciding factor, which emerged almost immediately in the workshop, was the impact of sites on the openness of the Green Belt. SODC officers, on whom the NP SG relied, advised that two sites, the ones now known as the Allotments and the Paddock sites, would cause least harm to the Green Belt and therefore had the best of success.</p> <p>In March 2019, the NP SG made the formal decision that only these two sites would be taken forward.</p> <p>The NP SG applied to SODC formally for 'pre-application advice' as to the potential for the development on the two sites of the scale that might be required for our needs.</p> <p><i>(A detailed explanation of the site selection process, why the two sites were selected and the other 6 were discounted, is contained in the paper titled "Site Selection" in the Additional Documents page of the website</i></p>
2019	Mar	<p>Community Land Trust established to be the recipient of any assets transferred to the village under an NDO.</p>
2019	April	<p>Landowner for both sites (the Gibbs Estate) was approached and was supportive.</p>
2019	May	<p>Annual Village meeting – further update on the NP and NDO, including two sites identified and informing the community that the NP SG was awaiting pre-application advice from SODC.</p>

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2019	Jul	<p>The pre app advice was received from SODC. The advice stated that “you will need to demonstrate very special circumstances as part of the CRTBO process. I do believe however that you can make a case for very special circumstances”.</p> <p>It was only at this point that the NP SG and the Parish Council knew that development might be possible, and that the Parish Council was finally in a position to begin the significant investment of effort required to develop a detailed scheme for these two sites in partnership with the landowner, surgery and developer. The Neighbourhood Development Order Steering Group (“NDO SG”) was set up to take forward the necessary work.</p>
2019	Nov	<p>The NDO SG was established, and the landowner, surgery partners and a development partner, Thomas Homes, were invited to join the Steering Group alongside the community members</p> <p>Work to develop a suitable design for the two sites commenced.</p>
2020	April	The Parish Council was awarded a grant of £97,833 from central government to prepare the NDO and pay for the professional fees and services required.
2020	May	COVID-19 lockdown meant that the Annual Village Meeting, at which the NPSG reported back to the community, was cancelled. An update was provided to households in the form of a hand delivered flyer, a website update, and article in the Bridge magazine, and via the village events email.
2020	Oct	Agreement in principle was reached on draft proposals that met community needs, delivered financial and other benefits to the community as required by an NDO, and which the four parties represented could support.
2020	Nov/Dec	The Initial Parish Consultation was held over 3 week period under COVID-19 restrictions. The draft proposals and plans were circulated to every household. This was a non statutory consultation.
2021	Jan	Following a petition from residents that the NP and NDO process should be stopped until the end of the COVID-19 pandemic, the NP and NDO process was paused while the Parish Council took advice on how to proceed.
2021	Mar	The Parish Council restarted the process by informing the parish of the schedule of consultation and development and refinement of plans leading to a referendum around May 2022, starting with re-opening the Initial Parish Consultation for a 4 week period from 1-28 th March 2021.
2021	June	Feedback from the consultation published. Reflecting the outcome of the consultation, the NDO SG issued a revised design brief to the developer/architect to work up alternative designs for both sites as the basis for the 2 nd non-statutory consultation, and pre-application advice from SODC.
2021	Sep	Pre-application advice for the NDO was sought on the basis of the revised designs
2022	Feb	SODC’s pre-application advice was received. The advice was generally supportive, but SODC expressed concerns about the impact of the NDO on openness (too great a spatial impact), and the impact on the conservation area, particularly the Paddock Site.

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2022	Aug	<p>A revised design for the NDO together with updated documentation was put out for a statutory pre-submission consultation. The main changes from the version submitted for pre-app advice was a reduction in the number of houses to 17, a further adjustment to the alignment on the Paddock Site, and the burial ground moved to the Paddock Site.</p> <p>A revised draft of the NP was put out for statutory pre-submission consultation at the same time.</p>
2022	Dec	<p>Following revision to reflect comments received, the draft NP and NDO were submitted to SODC for consultation under Regulations 16 and 23 respectively and public examination.</p> <p>The submission versions of both the NP and NDO, and their respective consultation statements, were published on the Parish Council website</p>