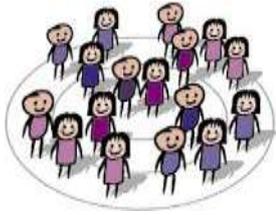


Culham Community Led Plan 2014



Culham Community Group



Culham
Community
Group

Culham Community Led Plan 2014

This document is the final version of the Culham Village Plan as prepared by the Culham Community Group committee and the villagers. It contains all the collated information from the questionnaire which was circulated in spring 2013, the subsequent comments by visitors to the presentation in the school in November 2013 and other representations. It is the final reference document of the plan.

The editors would like to thank all those who have contributed to the plan's production from the initial meetings in February 2012 through to the final publication, and of course to all the residents who have made contributions.

After more than 2 years of planning effort the plan can now be implemented by all those who volunteered to help. The Community Group and the Parish Council will work together on this, contacting the volunteers and setting up groups to concentrate on particular areas of the plan. The full implementation should ensure that the Culham village we all like to live in will remain a viable and healthy community for many years ahead.

Our thanks to all those involved

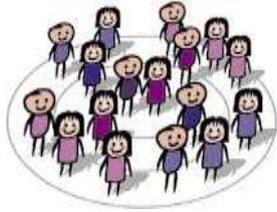
Culham Community Group Committee

May 2014



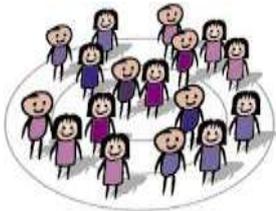
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Community Building

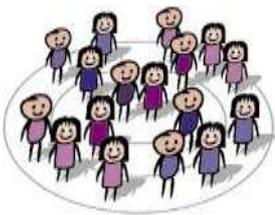
- The Parish Council and Culham Community Group should set up a task group to investigate the provision of a community building and its funding. As 66.6% of people prefer an existing building to be used this should be the first option to be looked into.
- There is also the option that the provision of a community building and shop could be linked to a new housing development.
- The task group will need to review options for use of an existing building. One option is the church or part of the church and this will involve communication and involvement with the Oxford Diocese and the Culham Parochial Church Council.
- A full investigation of funding that is/will be available is critical to the success of providing a community building.
- The facilities to be provided will need to be investigated to ensure that they will be sustainable and financially viable



Housing

- The Parish Council and Culham Community Group should set up a task group to look into the building of a number of houses (less than 10) and see if a suitable site could be identified. At least 50% would be social housing (rented through a housing association and/or part-rent/part bought). There should be a mixture of sizes (one, two and three bedroom) but the final type would need to be consulted on.

- These houses should be preferably linked with infrastructure changes and should be part of a mixed development, which could include a community building and shop, leisure facilities, workshops etc. The task group will work closely with any group who are looking into the development of other facilities such as a community building. There would also have to be some work on minimising the impact of extra traffic created.
- The task group need also take note of the proposed development of social housing on the recreation ground, which has been put on hold for now but will be put forward for planning permission once the safeguarding of land for a by-pass has been resolved. The decision on this development may well change the nature and scope of any further development in the village. On-going communication between the task group, the Parish Council, Oxfordshire Rural Community Council (who are co-ordinating the Recreation Ground proposal) and the parish residents will be crucial.
- The task group will investigate the best process and statutory procedures to allow (or not) a development to go ahead – e.g. Neighbourhood Plan, a Rural Exception Site, setting aside village assets for a community purchase (as in Part 5 Chapter 3 of the Localism Act 2011)



Traffic and Road Safety

- The Parish Council and Culham Community Group should set up a task group to lobby for improvements to traffic safety.

- The first priority for this group will be to organise volunteers to collect evidence, e.g. by monitoring speeds.
- The task group will use this evidence and results from the questionnaire on how often roads are used (Q11), to lobby local councils for improvements to road safety, especially seeking a pedestrian crossing over the A415 at the Burycroft and traffic calming on Tollgate Road – these were seen by villagers as the most important improvements. There was also a worry about light-jumping on the bridge.
- The task group will report to the Parish Council and will keep volunteers and interested villagers up to date with progress and opportunities to get involved, via The Mouthpiece and the email group:
community@culhamvillage.co.uk
- The task group will also consider cycle safety, with a priority of improving the safety of cycling between Culham and Abingdon. It will be useful to work with Culham Centre for Fusion Energy on this, as they have told the Parish Council that they are keen to improve arrangements for their cycling employees. It may be necessary to create a separate group just to pursue better and safer cycling facilities in the parish. There are at least two people in the village interested in taking this forward.
- The Parish Council will continue its efforts to prevent problem-parking around the school and keep the

footpath from the Lock car park to the school cleared so that it offers a safe route for parents and children walking to school.

- Although the bus service is important for Culham, it is unlikely that we will be able to successfully lobby for improvements to this, considering the policy of the County Council which is that this bus route is unsubsidised and not a rural priority.
- The proposals to safeguard land in Culham for a potential future bypass have led to a lot of village interest and to strong views amongst villagers. A large number of people gathered in the Church to discuss the issue and this questionnaire shows that a large majority of the village is against the proposal. This view has already been expressed in both the Parish Council's and South Oxfordshire District Council's objections to the Vale's consultation. Based on this strength of feeling, the Parish Council's position will be to continue to object to this and future similar proposals. It is important that as a village we actively stay up to date with news on this and the task group communicate news with everyone who lives in Culham. The proposals may not make it into the final version of the Vale's Local Plan, or may be changed.



Services

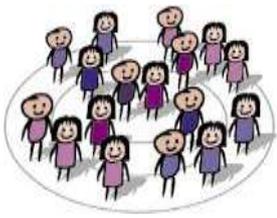
- The Community Group will formally set up a ‘good neighbour scheme’, initially for transportation and odd jobs but this can be expanded if successfully run.

- There will be one telephone number which will automatically divert (suggest Voip call routing) to whoever is the volunteer coordinator that day. That coordinator will ring round the list of volunteers until they find someone who can help. They then pass on the details.
- The Community Group will investigate the costs again for getting mains gas into Culham. In the meantime, we plan to hold an event to promote and inform about the government's RHI (Renewable Heat Incentive). This is a government funded incentive to get more people generating heat by renewable sources i.e. Solar Thermal, Air Source Heat Pumps, Ground Source Heat Pumps & Biomass Boilers. The incentive is aimed at those who are not on mains gas so if this is of interest, it will be best to investigate sooner rather than later in case we succeed in getting mains gas to Culham
- A small group from the volunteer list will research the discounts available for bulk buying of LPG, coal and logs with the intention of setting up a scheme or adding to the oil bulk buying scheme that already exists. Oxfordshire Rural Community Council will be helpful in this.
- A group is being set up to pursue hydro-power on one of the weirs. This will be in conjunction with Sutton Courtenay. From initial discussions with Henry Reily Collins (a Culham resident), a private share funded scheme is proposed. This would allow residents the opportunity to invest in the Hydropower scheme and make a return on their investment. A proportion of profits could be reinvested into the Culham community. There is another application in for harnessing hydropower from the Sutton Courtenay weirs which we

understand has been submitted by the Morrells estate. It does not appear that this scheme would be open for residents to invest in. We are told that only one hydro scheme can happen.

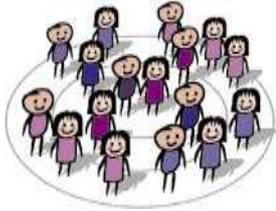
- The government have announced a programme to get superfast broadband (approx 20Mps) to 90% of the UK by 2015. Details can be found online at <https://www.gov.uk/broadband-delivery-uk>. We do not know at present whether Culham will be part of the 90% or not. As Culham residents can access good speeds at present by choosing a high performance tariff, the CCG do not intend to pursue high speed internet any further. We will of course keep abreast of the developments to the government's roll out.





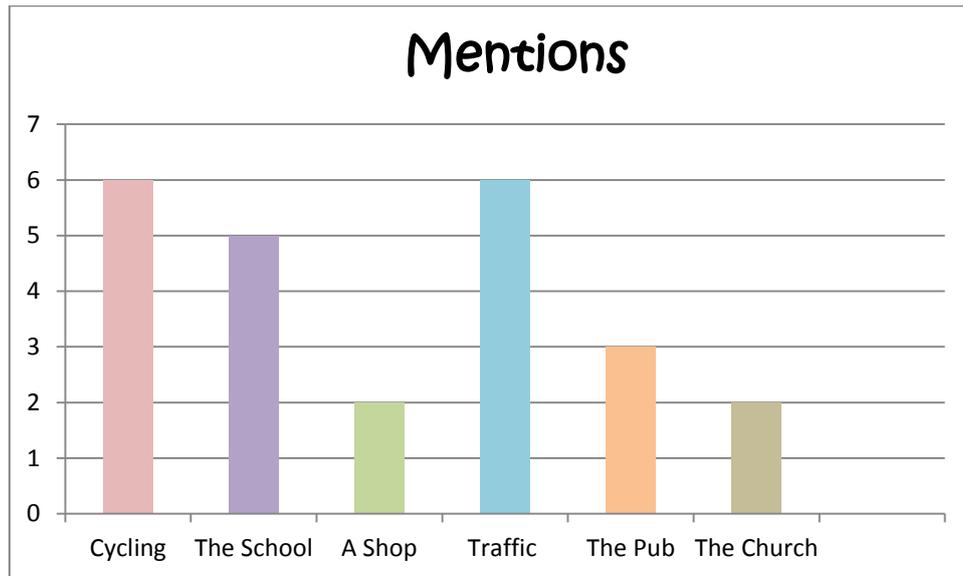
Activities, Sports and Events

- Overall there was good response to community activity in general, with villagers putting forward some interesting ideas for events. A summer fete, a flower and produce show, a wine tasting club, a book group, a film group and a gardening club were all popular. There was even a suggestion for a swimming pool and a zoo, and while these may be quite big projects for a small village, certainly ideas can be taken from them and investigated. There is at least one village not so far from Culham which has a community-run swimming pool. This all suggests that the community would like opportunities to come together.
- When the group first started, there were a number of villagers who said that they would be prepared to set up a Social/Events group. CCG will now contact these people so that some of these events will take off.
- Some of the clubs and sporting activities need a community building of some sort to take place. This gives greater strength to the decision to go ahead with an investigation into the best option for a building.



Anything Else

The main topics that arose in this section were:



‘Mentions’ does not necessarily mean anything substantial and may mean praise or complaint.

Cycling

- 1) A cycle path from Waggon and Horses to Abingdon
- 2) Cyclists able to use the Causeway with pedestrians
- 3) Road to Abingdon is too dangerous – use the causeway
- 4) Purchase land to the south of A415 for a new pavement/cycle path

- 5) Improve cycling to Sutton Courtenay
- 6) Footbridge from Culham to Abingdon marina
- 7) Cycle path alongside the railway to Oxford

Traffic

- 1) Speeding and traffic generally on Tollgate road – Action removal of some white lines
- 2) Reduced speed limit on A415 Waggon and Horses to Burycroft
- 3) Reduced parking in High Street – see School
- 4) Traffic calming will increase noise and pollution
- 5) School traffic is too high

School

- 1) Having a village school supported by the community (a good thing to be maintained)
- 2) Teachers should use the car park
- 3) More use of the school buildings

The Pub

- 1) It is important to continue to use the pub – a village asset

- 2) Noise from the Waggon & Horses (live bands)
(fireworks)

A shop

- 1) A village shop is desirable

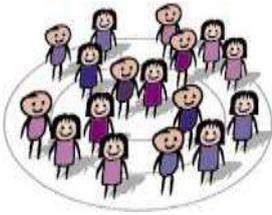
The Church

- 1) If the Church is used further the access road should be repaired
- 2) Could the side aisle of the Church be used as a hall with partitioning and pew removal

General

- 1) Keeping the village as a village – currently a friendly place not too far from or near to Abingdon
- 2) Develop the mushroom farm as a mixed development
- 3) ‘Better’ use of the website
- 4) Hydropower?





Priorities

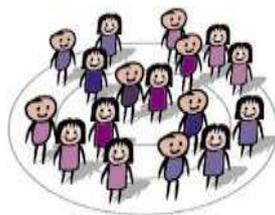
These were as follows:

For simple projects with a small investment:

1. Keeping the village tidy
2. Community “Good Neighbour” scheme
3. More social events / activities
4. Emergency Plan

For larger projects with a bigger investment:

1. Road and traffic safety measures
2. Having toilets in the church
3. Improved play equipment
4. Zip wire / BMX circuit / skate park / youth shelter
5. Floodlights on recreation ground



Do you have any comments/ideas on the plan? Contact one of your Parish Councillors or come along to a Parish Council (PC) meeting, 2nd Monday of every month in the village school - everyone is welcome.

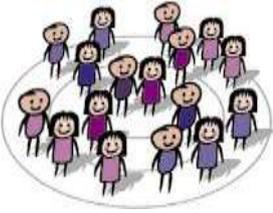


Action Plan Culham Community Led Plan 2014

The Action (Strategic)	How it will be tackled	Priority	Timescales	Responsibility (Lead and partners)	Resource implications	Monitoring Responsibility/ Communication
Community Building						
Conversion/sharing of existing building to village building	Consult PCC and Diocese Investigate finance/grants Draw up Project Plan	High	Contact volunteers and set up Task Group early summer 2014. Initial meeting with partners in summer. Work plan to be produced by October.	Lead: Gordon and Joan Gibbs	Funding needed from a variety of sources to be determined with ORCC Village Hall adviser. Local builders and local grant-making trusts to be approached for resources and funding	Parish Plan Action Group to receive feedback as standing item from Village Hall Group
The Action (Strategic)	How it will be tackled	Priority	Timescales	Responsibility (Lead and partners)	Resource implications	Monitoring Responsibility/ Communication
Housing						
Monitor plans for ORCC affordable housing on Glebe land. Investigate other possible housing sites and options for Neighbourhood Plan	Contact with ORCC housing rep. Look at options for buying/reserving land Investigate if Neighbourhood Plan right for Culham	Medium	Set up investigative group early summer 2014. Report to Parish Council every quarter from October 2014 for 1 year. Revisit housing viability	A CCG housing group from volunteers and led by Sam Casey-Rerhaye as PC liaison.	Volunteer time	PC to receive feedback at quarterly meetings/ write up note for Mouthpiece/website

			with PC Oct 2015			
The Action (Strategic)	How it will be tackled	Priority	Timescales	Responsibility (Lead and partners)	Resource implications	Monitoring Responsibility/ Communication
Traffic/Road Safety						
Review of traffic issues including parking, and speeding Review pedestrian crossing possibility at Waggon Review cycle track to Abingdon options Lobby for better public transport links and monitor train track changes	Research into links with Highways Dept at County Council, Local Transportation Service and Rural Transport Partnership. Ideas for review to include car share schemes, dial-a-ride, bus reroute and new cycle routes	High	Summer 2014. Long term timescale to be determined at meeting	Lead: Justin Denno Partners: Roles of RTP and local authority to be determined at the initial meeting	Long term implications unknown at this stage. Funding needed from a variety of sources, including the private sector.	Parish Council to monitor and report through Parish Magazine and standing item at Parish Council meetings
The Action (Strategic)	How it will be tackled	Priority	Timescales	Responsibility (Lead and Partners)	Resource Implications	Monitoring responsibility/ Communication
Services						
Investigate bulk buying with ORCC and set up system. Create Good Neighbour Scheme Investigate mains gas Investigate and guide on energy	Research partners and grants. Use volunteers from village. Liaise with PC and other councils on linking mains gas to other parts of plan. Communicate with	Medium	Volunteers contacted spring/summer 2014 Timescales decided at initial meeting of group	Lead: April Jones ORCC, SODC, Hydro group.	PC for Good Neighbour Scheme. All other funding from share issues, private investment possible grants.	PC to monitor through feedback at meetings, communication through Mouthpiece and website

saving systems and grants Support Hydro group as required	village through Mouthpiece and website on Hydro developments and energy saving initiatives					
The Action (Strategic)	How it will be tackled	Priority	Timescales	Responsibility (Lead and Partners)	Resource Implications	Monitoring responsibility/ Communication
Activities, Sports and Events						
Set up separate committees for each area – Recreation Ground committee, social/village events group	CCG volunteers to set up Recreation group and agree terms with PC. Social group to look at grants/funding and timetable possible events; also developing website as part of remit.	High	Rec group set up in summer 2014 Social group set up as volunteers decide	PC ORCC Existing groups in village: LoC, Friends of St Pauls, Parochial School, European/Europa School	All activities would need to be self-funded, PC may be able to fund some Rec improvements as necessary.	Rec committee report to PC every meeting. Social group self-monitored. Communication through Mouthpiece/website.



Appendix 1 – The Questionnaire Results Summary

Section A: Community Building

Q1 asked for people to give their thoughts on the village having a community building and whether they would help run, attend activities, hire space and/or donate money towards its provision.

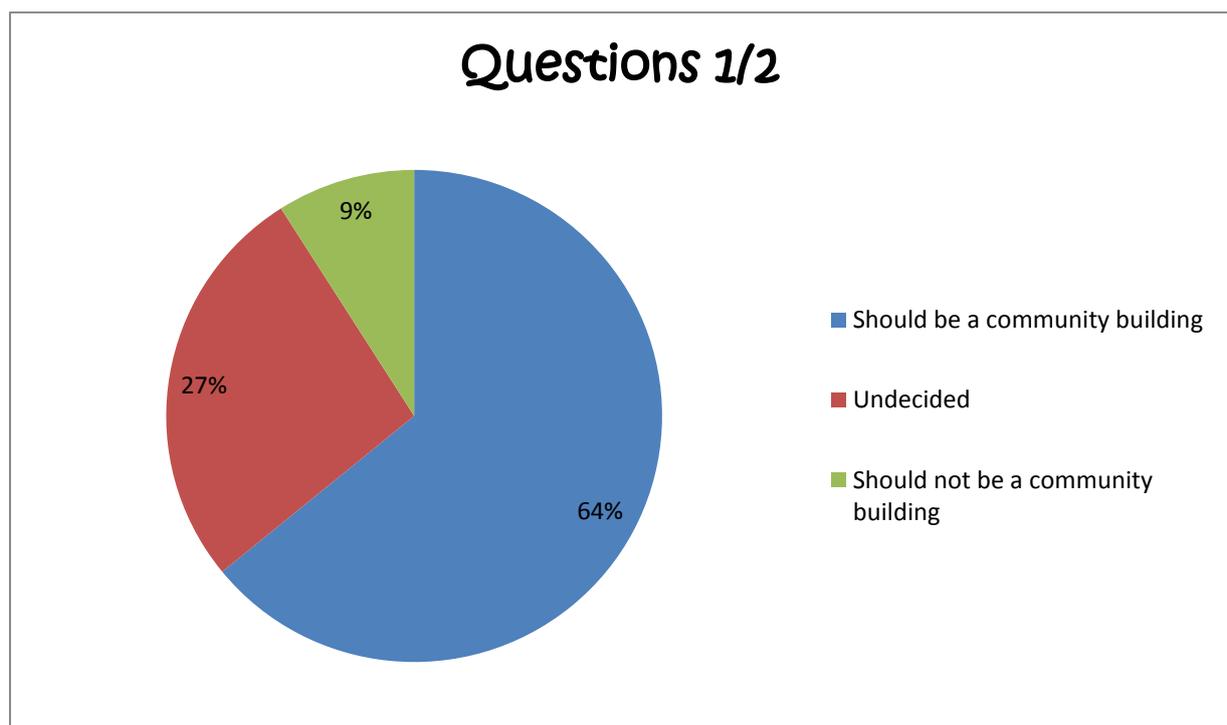
There were several statements and people were asked to tick all that they agreed with.

Result:

- A majority, of those that answered this question, want a community building.
- 78 people said that they would volunteer their time or donate money to help deliver a community building.
- 27 people said they would help run and maintain a community building.

- 23 people said they would hire space to run activities.
- 78 people said they would attend groups and events.
- 15 people did not want the village to change.
- 14 people did not want a community building near their house.

Q2 asked people to give their overall opinion on whether there should be a community building based on their answers to Q1.



Result:

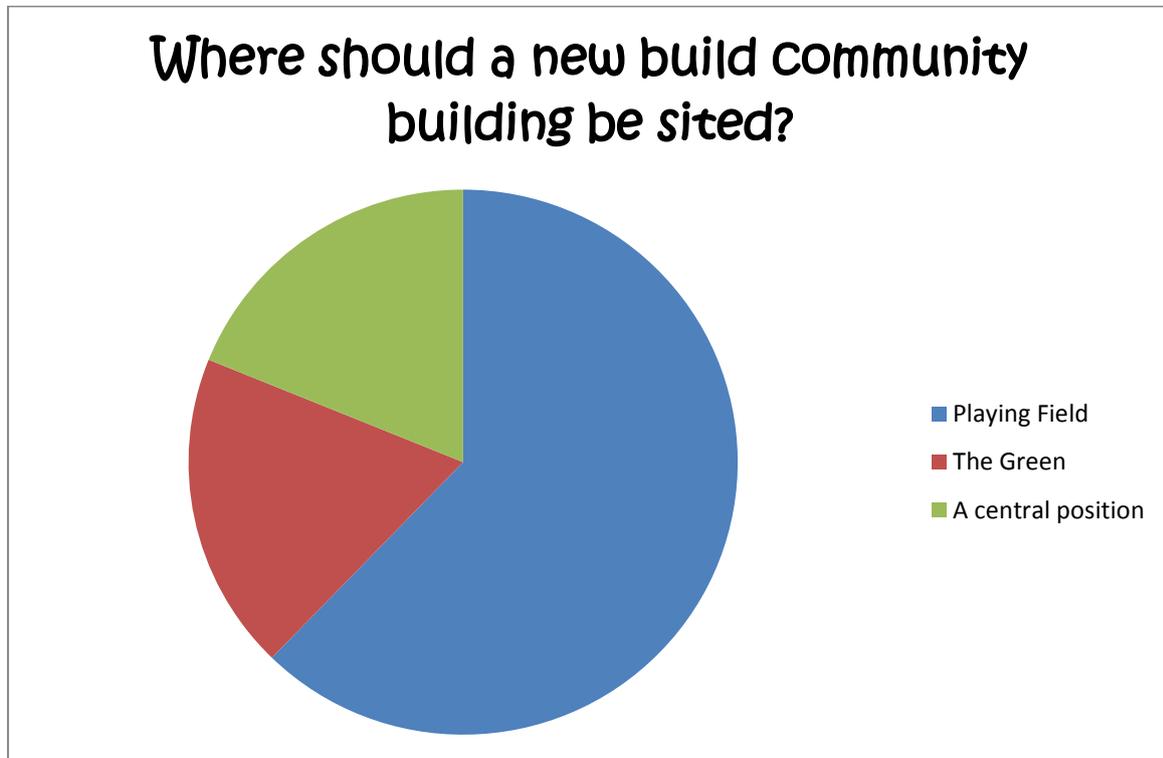
- 93 people (64.6%) agreed that there should be a community building
- 39 people (27.1%) were undecided/don't know.
- 13 (9.1%) disagreed with having a community building.

Q3 Asked people if a community building should be a new build or in an existing building.

Result:

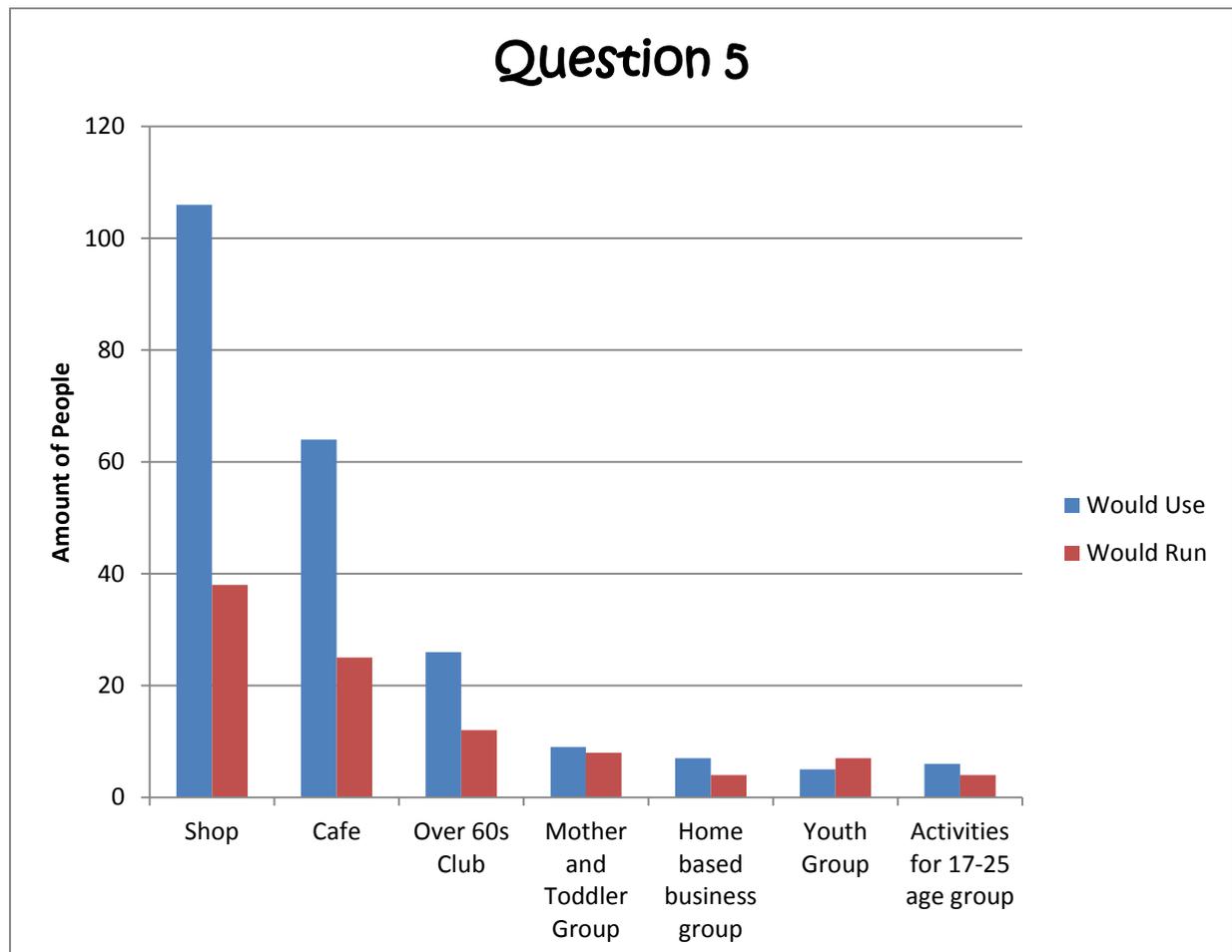
66.6% of respondents want the community building to be within an existing building.

Q4 This question asked people, if there was to be a new purpose built community building, where in the village did they think it should be.

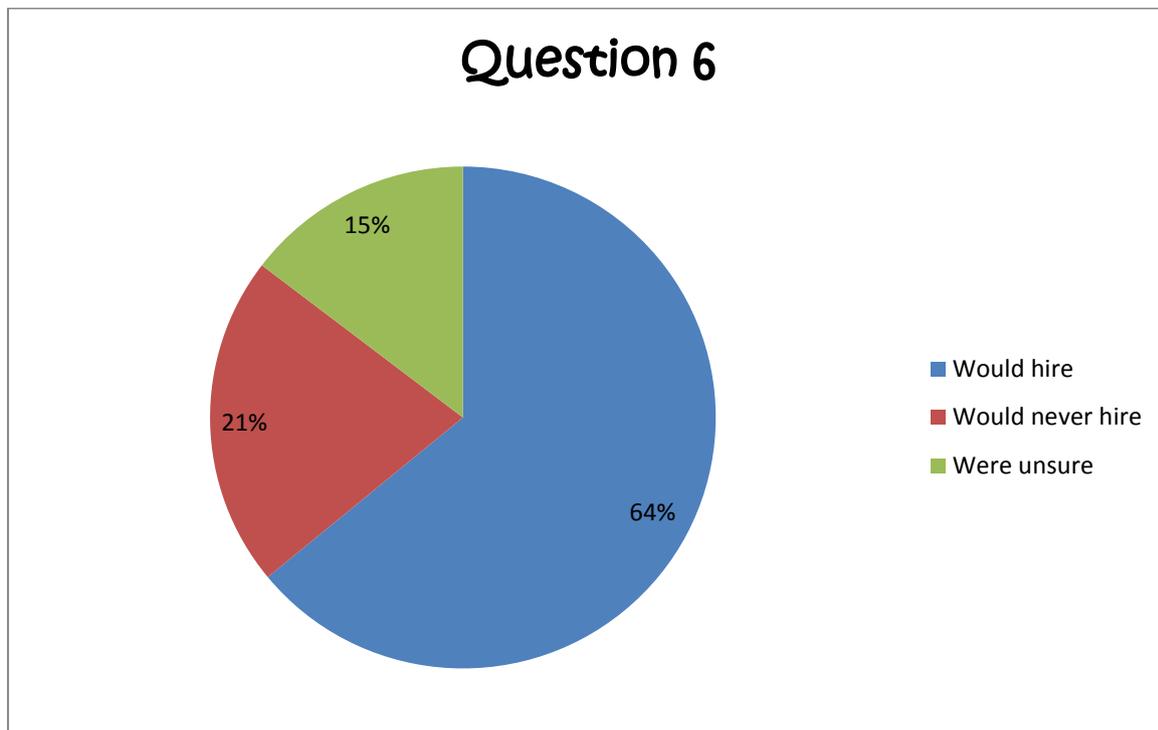


Q5 asked people if they would be interested in volunteering to help run, or in using facilities in a community building.

There was a list provided of facilities for people to tick.



Q6 asked how often people thought they would pay to hire space in a community building, e.g. for a party, to teach a class, to have a meeting or use office space.

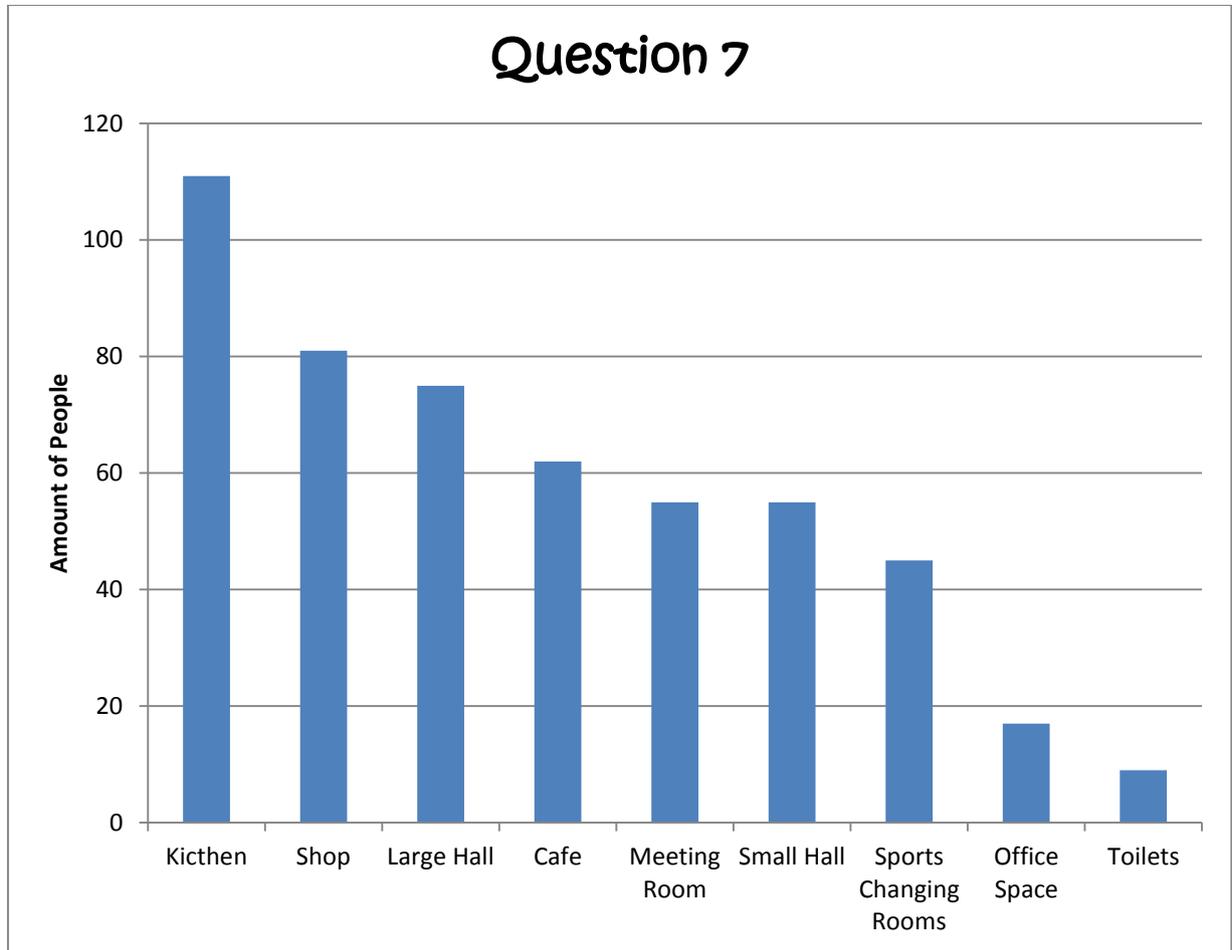


Result:

- 78 (63.9%) people said they would hire space
- 26 (21.3%) people said they would never hire space.
- 18 (14.6%) people were unsure.

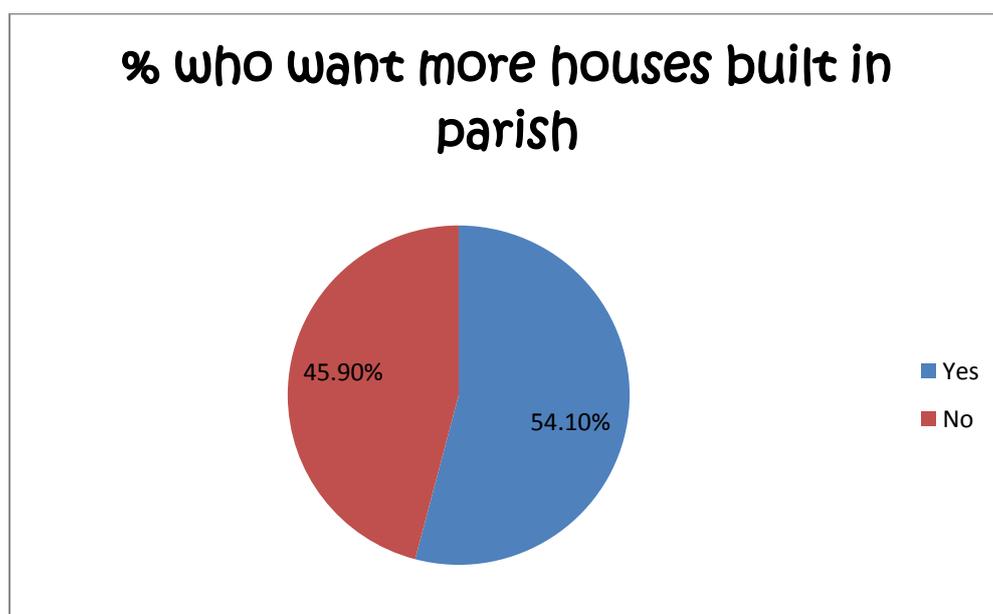
Q7 asked people what facilities they thought were needed in a community building to make it successful.

There was a list provided of facilities for people to tick.



Section B: Housing

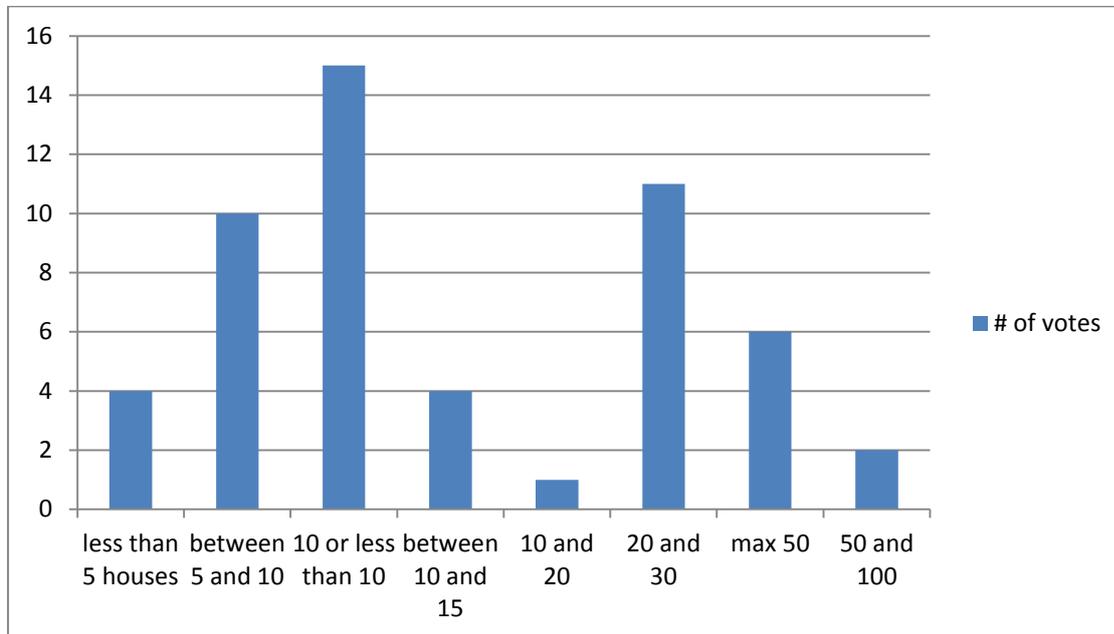
Q8 asked if people were happy to see further houses built in Culham, even after the proposed houses on the Recreation ground were built.



This majority broke down into:

- 1/3 of those under 30 years old;
- majority of those who had lived in the village more than 11 years;
- majority of those who lived in all areas, except Tollgate Road

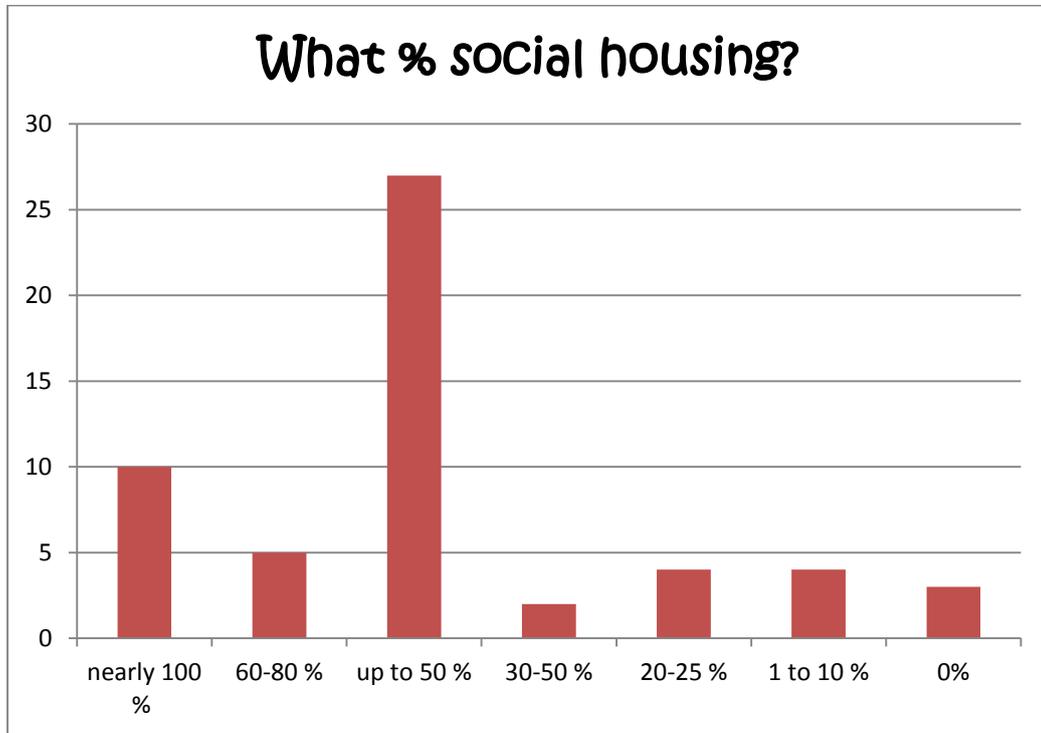
We then asked: If yes, how many? 61 people wrote a response as follows:



There were 8 narrative responses to this question:

- 3 said that the number depended on what was proposed and where the houses would be sited;
- one person said as many new houses as possible should be built;
- 2 people said a small number and one said they were unsure.

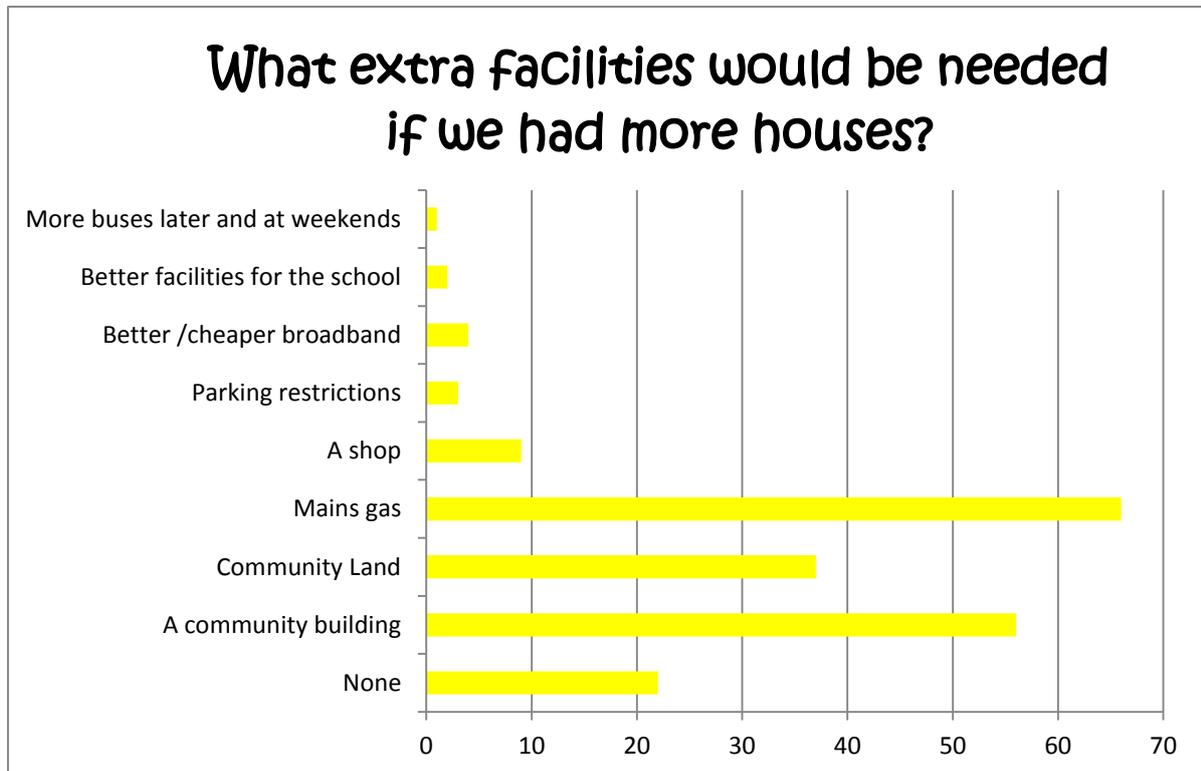
57 people wrote a response to 'What % should be social housing?'



1 person said as the law requires and another said a mix that reflects the village.

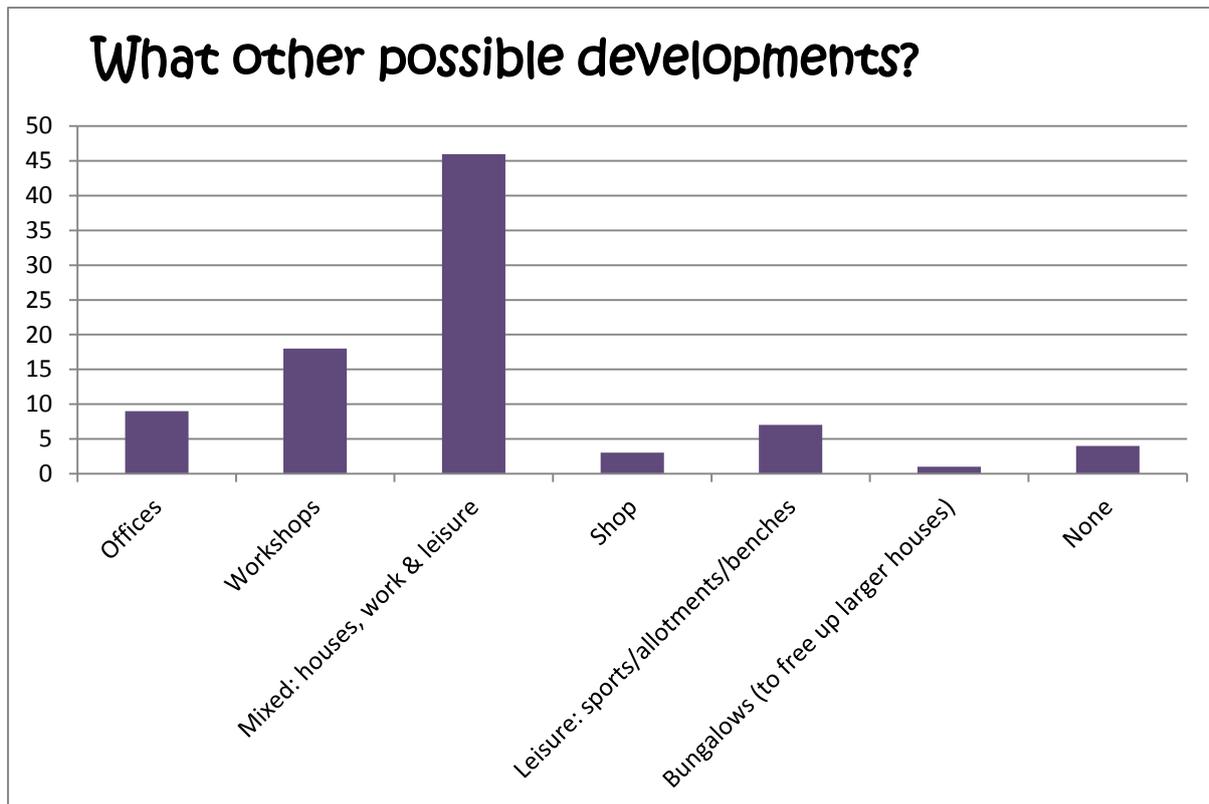
Of the respondents that answered 'No' to any more housing (62), 33 gave a narrative response. The majority of respondents *who didn't want any more houses* thought this because of the comparatively small size of Culham and its restricted facilities (24 out of 33). However, of the responses, 6 were also negative comments on the existing proposed development on the Recreation ground.

Q9 asked 'What facilities would be needed to support extra houses (if any were ever built)?'



(Respondents could tick more than 1 response)

Q10 asked 'What developments other than housing do you think could be considered (if any)?'



(Respondents could tick more than one)

Section C – Traffic / Road Safety

Q11 asked which roads people use.

People could tick more than one response

The roads people use most often are:

- *High Street (107 people use this road Very Often or Often)*
- *Tollgate Road (101 people use this road Very Often or Often).*

(Very often is every day or almost every day. Often is once a week or once a fortnight)

The more detailed results from this question may be useful in the future.

Q12 & Q13 asked about improvements to road safety

People were asked to rank the options in order of importance

Result:

Starting from the most important, people ranked the options as follows:

- 1. a pedestrian crossing on the A415 at end of Burycroft*
- 2. traffic calming on Tollgate Road.*
- 3. a pedestrian crossing on the A415 at the Waggon and Horses*
- 4. traffic calming on High Street*
- 5. less street lighting*

We also asked people if they would volunteer for road safety:

- *49 people would volunteer e.g. for speed monitoring*
- *35 people would help raise funds for improvements.*
- *9 people would work on a task group to lobby for improvements to traffic safety*

Q14 asked what you thought about the recent proposal by Vale of White Horse District Council to safeguard land in Culham for a potential future bypass around Abingdon.

In total 134 people answered this question.

Result:

- *113 people were against this proposal*
- *21 people were in favour of the proposal.*

50 people gave additional responses to this question. Of these:

- *10 people said a bypass would harm Culham – lots of different examples were given of ways Culham could be harmed*
- *6 people said they had already objected to the proposals*

Other thoughts on transport

When we asked if there was anything else you wanted to comment on (Q31), a lot of the remarks were about roads and traffic.

A comment was made that we had only asked about the built environment and not about other ways of getting around like the local footpaths.

Cycling

7 people commented on cycling.

- Most of these wanted to see improvements in cycling from Culham to Abingdon.
- People said that the A415 is dangerous for cyclists and that cyclists should be able to use the Causeway.
- Although the path from Colmoor Farm towards Clifton Hampden is a shared path for pedestrians and cyclists, the part from Colmoor Farm to Abingdon is not designated as a cycle path and so cycling is not allowed (although people do cycle here).
- It is not an option to try to make this it a cycle path because it is a Scheduled Ancient Monument. An alternative suggestion was to acquire land on the other side of the road to use as a cycle path.

- People are also interested in improving cycle routes to Sutton Courtenay (cycle path over bridges?), to Oxford (a new cycleway along the railway?) and to Abingdon (via a suggested foot / cycle bridge from Culham to the Marina).

Speed

People also made additional comments about speeding and speed limits in the village.

- Traffic and speeding was seen to be an issue on Tollgate Road (and has been proposed as a priority for the task group). It was suggested that removing road markings may help with this.
- A lower speed limit was suggested for the A415.
- It was also noted that traffic calming itself can increase noise and pollution so any such measures would need to be sited carefully.

Parking

- 3 people complained about parking in the village, especially on the High Street, which seems to be linked with people parking for the school.

- It was suggested that the Lock car park should be used more and publicised so that people are aware of this option.

Buses

- 3 people are looking for improvements to buses serving the village, especially increased frequency and services into the evenings and on Sundays.

Section D – SERVICES

Q15 & Q16 – Good Neighbour Scheme

Response:

There was a great response from people offering help although fewer people asking for help. The two main areas where people needed help were with **transportation** and **odd jobs**. 17 people said they needed a lift somewhere and 10 showed an interest in lift sharing. There were also 10 people who said they needed help with small odd jobs – changing a light bulb, cutting grass, putting up a shelf etc. 11 people volunteered to help coordinate this which is sufficient for now.

Q17 & Q18 – Mains Gas

Response:

82 people (59%) said they would like to see mains gas in Culham. 56 of these people are willing to pay in order to get connected.

Q19 – Bulk Buying of fuels

Response:

76 people were interested in bulk buying either logs, LPG or coal.

Q20, Q21 & Q22 – Hydroelectric Power

Response:

There was a lot of interest in generating Hydro-electric power from the Sutton Courtenay weirs. 87 of you were

interested and 33 of you unsure. The general feeling from comments was positive but more information is required.

Q23 & Q24 – Broadband

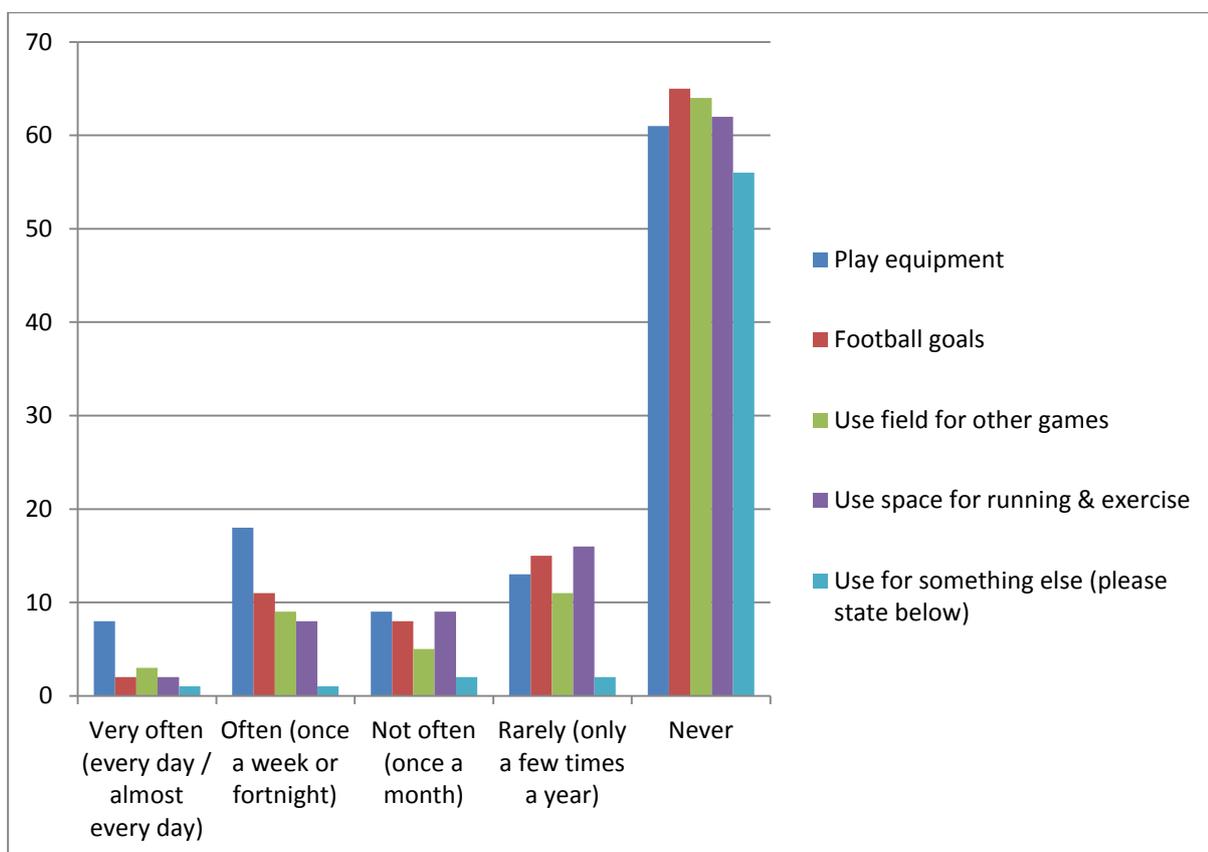
Response:

90 people were happy with their broadband service and 44 were not. Of those that were not satisfied, speed was the main factor.

Section E: Activities, Sports & Events

Q25 -Which of the following facilities do you or your children (under 10 years) use at the recreation ground?

Results: (numbers on vertical axis = people)



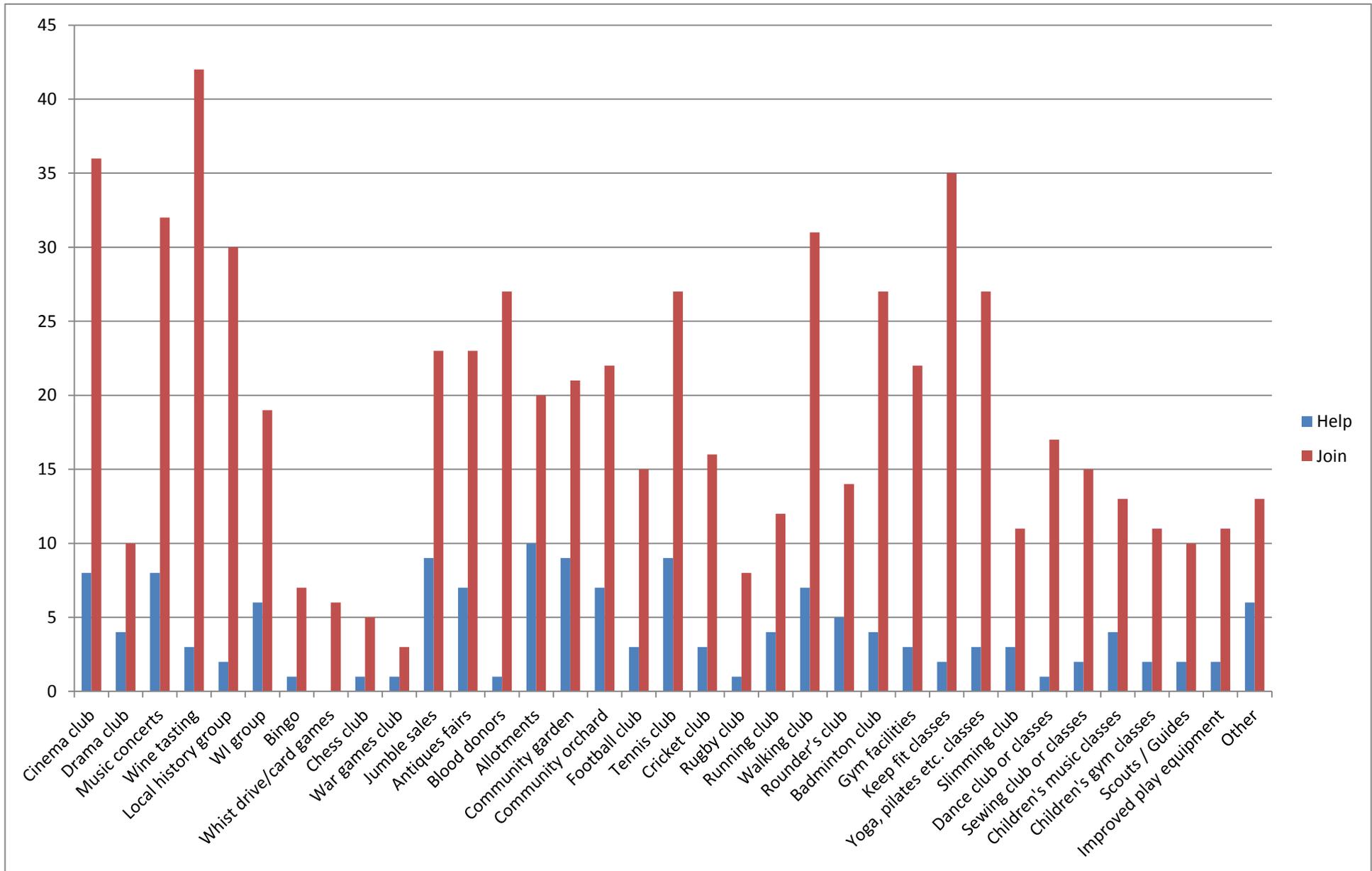
The recreation ground is under-used. The responses suggest low use for example 8 people daily & 18 people fortnightly making use of the playing field play equipment and even fewer for football goals and other exercise.

The annual firework display makes the most, 'one off 'use of the recreation ground in terms of numbers.

Q26- If the recreation ground was floodlit at night would you use realistically use it more than you do now?

Floodlighting the recreation ground would not significantly improve its usage - only 8 people saying they would use the playing field more than they currently do.

Q27 - Which of the following activities, sports and social events would you be interested in helping to run (and fundraise for) and which you would like to take part in?



Q27 continued:

Wine tasting appears to be the most popular activity with 42 people keen to use this as a club.....Could this be because people assume that there would be free wine!

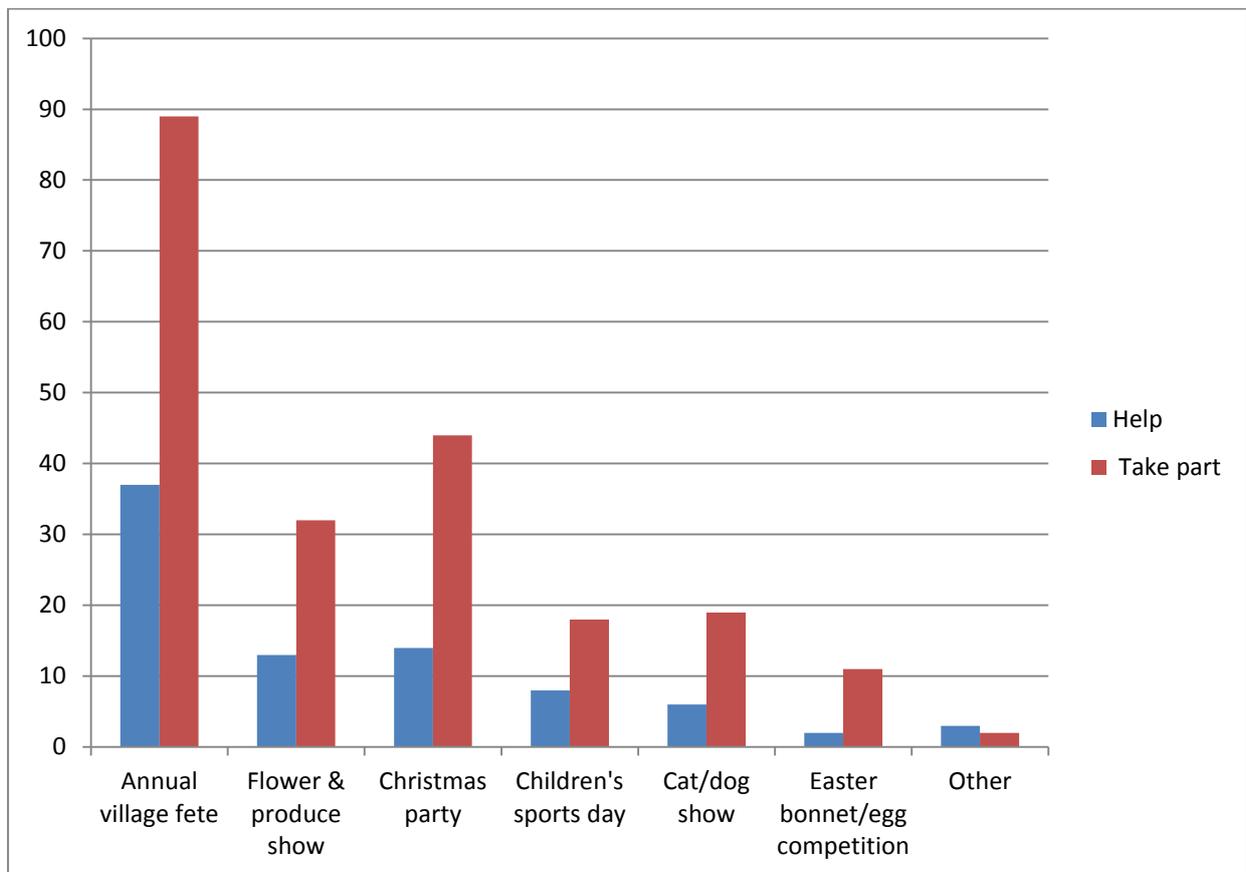
Sports of all types, allotments & gardening groups, antique fairs, jumble sales and a walking club are all popular.

Of the activities listed where there were greater than 20 people interested, there were greater numbers of people wishing to volunteer to run them too. Other suggestions were:

- Marquee for use for any of these to raise funds for village
- Volunteer-run outdoor swimming pool (some villages have this) - solar panel heated.
- Supper club
- Play group
- Photography
- Childrens dance classes / Brownies
- Language lessons
- Cycle - turbo trainers (cyclists bring their own turbo trainer)
- Fishing
- Reading club
- Picnic table area, bbq area
- Art club
- Teach maths to adults / kids.

Q 28 -Would you be interested in helping to run, or take part in OTHER social events in the village?

(vertical axis = number of people)



Section F – Priorities

Q29 asked which options are most important, because we probably won't be able to do everything at once.

People were asked to rank these options in order of importance (these options were small to medium)

Result:

Starting from the most important, people ranked the options as follows:

- 1. Road and traffic safety measures*
- 2. Having toilets in the church*
- 3. Improved play equipment*
- 4. Zip wire / BMX circuit / skate park / youth shelter*
- 5. Floodlights on recreation ground*

Q30 asked which options are most important, because we probably won't be able to do everything at once.

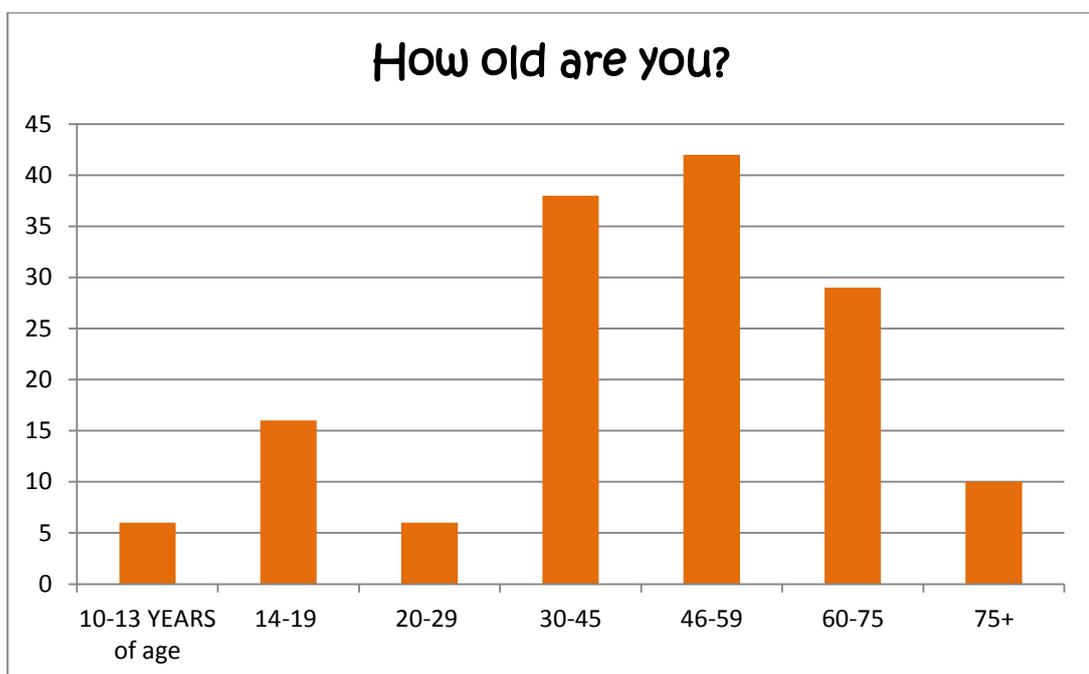
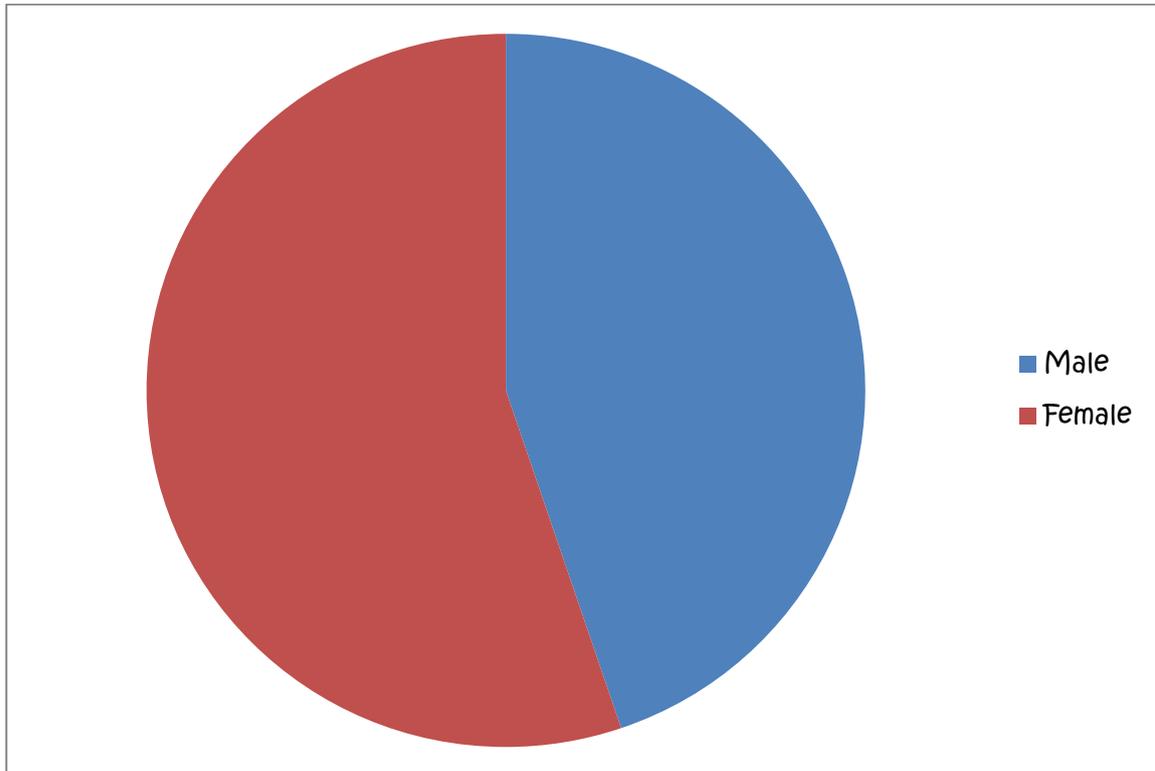
People were asked to rank the options in order of importance (these options were less about infrastructure and more about activities).

Result:

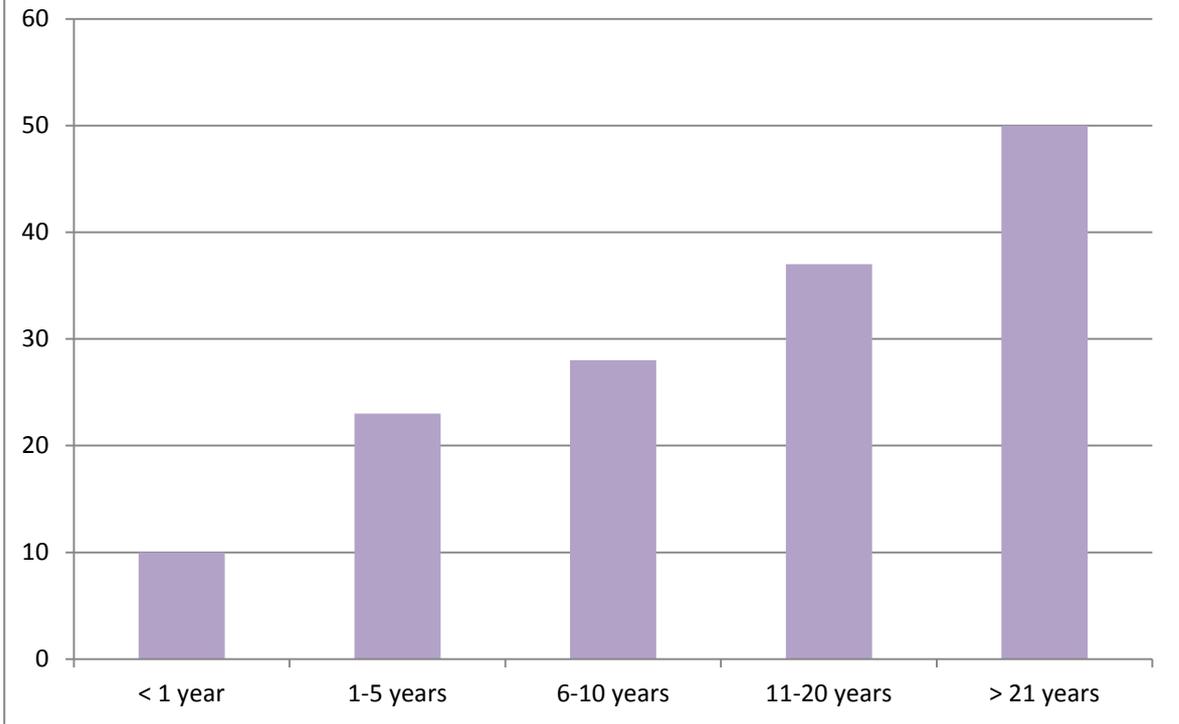
Starting from the most important, people ranked the options as follows:

- 1. Keeping the village tidy*
- 2. Community "Good Neighbour" scheme*
- 3. More social events / activities*
- 4. Emergency Plan*

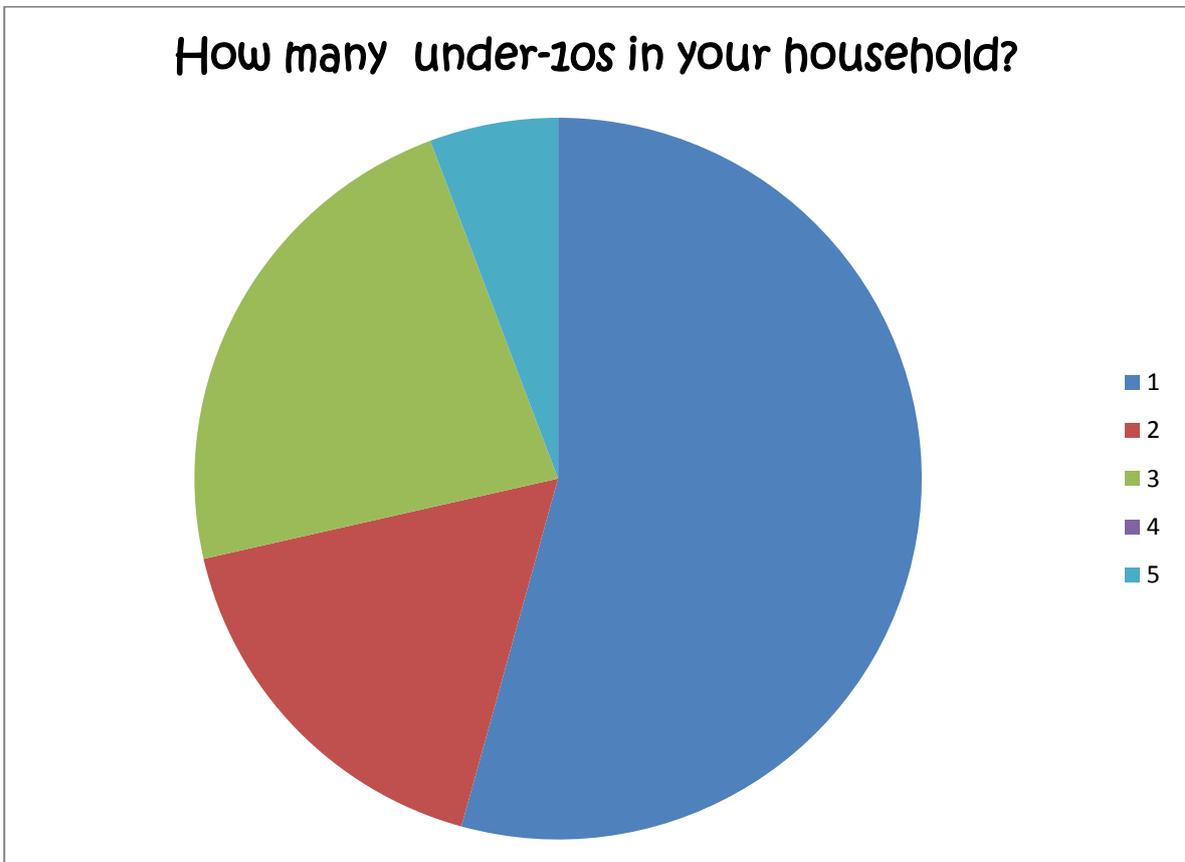
Demographic Information of respondents to questionnaire



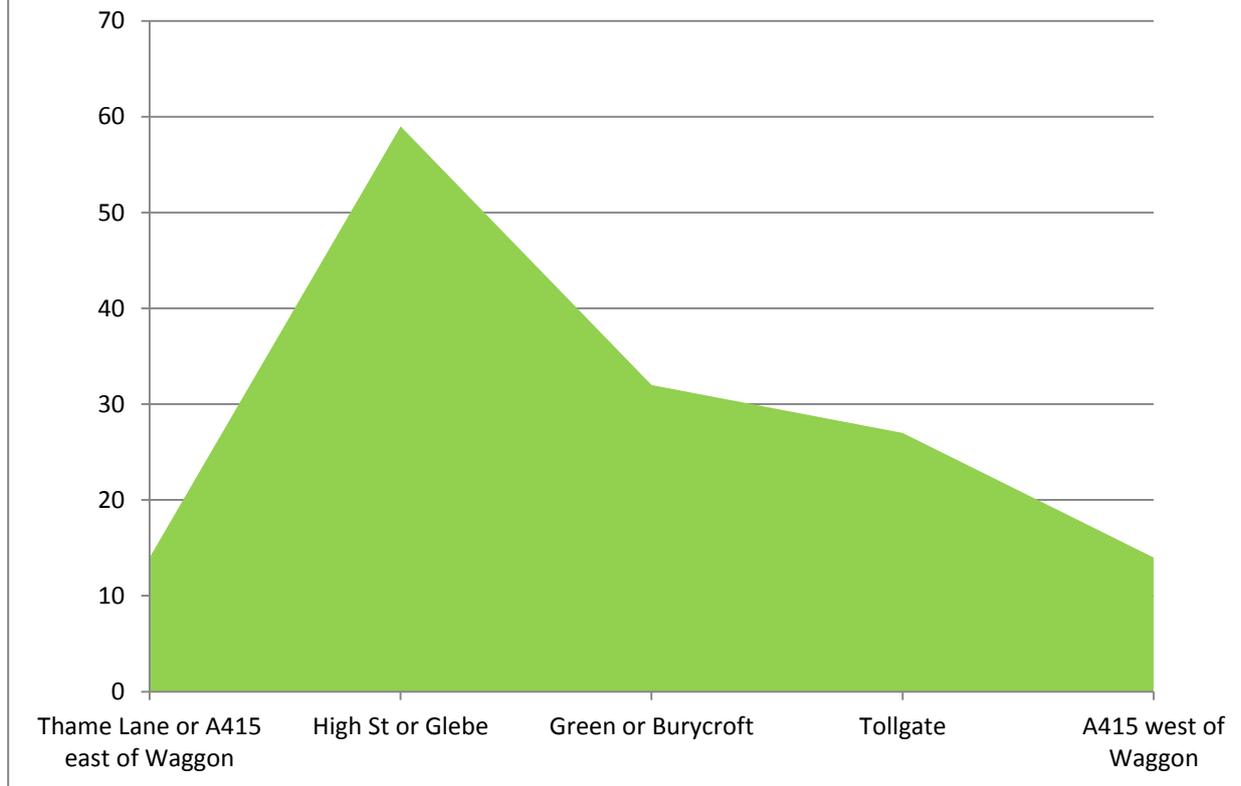
How long have you lived in parish?



How many under-10s in your household?



In which area do you live?

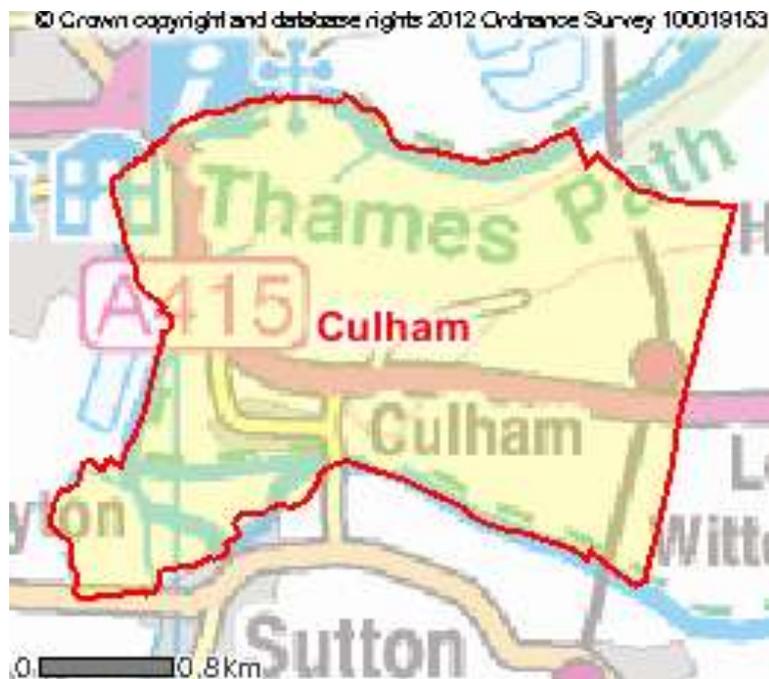


Appendix 2:

Culham Parish Census 2011 data extract

- Total resident population of **453** of which 143 were aged 0 to 19 and 92 were aged 60 and over
- Two communal establishments in the parish recorded with 0 residents on Census day
- Above average % of young people (aged 0-19)
- **167 occupied** households
- % of households that are private rented above district and national averages
- % semi-detached housing well above district and national averages
- 4 (2.4%) households have no usual residents, well below district and national averages
- 1.7 cars per occupied household (above district and national averages)
- 43 residents were self-employed = 19.7% of economically active, above the district and national averages
- 6 residents were unemployed = 2.8% of economically active (below district and national averages)
- 5 households without central heating
- 17% of residents from ethnic minority backgrounds, above the district (9.1%) and below the national (20%) average
- 14 single parent households = 8.4% households (above district and national averages)

- 17 households occupied by a single older person (aged 65+) = 10.2% households (below district and national averages)
- 13.7% residents with activities limited by illness, below district and national averages
- 3.8% people providing 20 or more hours per week of unpaid care, above district and national averages



Appendix 3:

Response to Plan from South Oxfordshire District Council



Listening Learning Leading

Sam Casey-Rerhaye

Culham Community Led Plan Steering
Group

Anne Richardson
Corporate Projects
Officer
anne.richardson@south
andvale.gov.uk
Tel: 01235 540352
Textphone: 18001
01491 823311

Benson Lane,
Crowmarsh Gifford
Wallingford OX10 8HQ

April 2014

Dear Sam

Re: South Oxfordshire District Council comments on the draft Culham Community Led Plan

Thank you for sending the Culham draft Community Led Plan to the council for review as we appreciate the opportunity to comment on it before it is finalised. I have asked colleagues from relevant teams across the council to provide specific feedback and have pulled this together for you and also added my own comments. We hope this information, in combination with feedback from Oxfordshire Rural Community Council (ORCC) and Oxfordshire County Council, will be useful as you prepare the final plan. Please contact me if you have any questions.

Please note that there is a comprehensive response regarding housing development from our housing team that is attached to this document as Appendix 1.

General comments

The plan is clear, concise and is both presented and structured well and as a result is easy to read. Presenting the action plan in a table using the sample headings in the model action plan provides a clear and useful summary of the actions you intend to undertake and frequently referring back to this action plan may help ensure the actions stay on track.

You might like to consider including a section on your community. Providing some information about your community including its characteristics, history and relationships to other places may help readers understand how your community is unique and set the scene for the issues and priorities you set out.

You might also like to consider including the key headline results of the community questionnaire, if not in the plan then in an appendix, as it is often beneficial to share this type of feedback and detail about the responses with residents.

Including some details of your achievements to date can help motivate people to do even more so it might be worth considering including this as well.

Planning policy and housing

Hannah Guest, Senior Planning Policy Officer (Neighbourhood Planning) has made the following observations on the draft plan which we hope you will find useful.

Employment: The draft plan does not included anything regarding employment in the area. This is something the Culham Community Led Plan Steering Group might like to consider.

Infrastructure: The plan suggests that up to ten houses should/could be built and that these should be linked with infrastructure changes including a community building and shop, leisure facilities, workshops etc. It is important to note that a development of up to ten houses will fund a limited amount of infrastructure, far less than that outlined in the draft plan.

Rural exceptions site and affordable housing: The plan mentions the possibility of a rural exceptions site including affordable housing. The group should contact the Housing Development and Regeneration team for further advice and information on rural exceptions site and affordable housing, please see below.

Localism Act: The procedures put forward in the Localism Act are positive mechanisms for managing development at a local level. None of these procedures would give the community the power to not allow development to go ahead. In order to manage the community's expectations it is suggested that bullet point four of the housing section on page five be changed to:

The task group will investigate the best process and statutory procedures to manage development - e.g. Neighbourhood Plan, a Rural Exception Site, setting aside village assets for a community purchase (as in Part 5 Chapter 3 of the Localism Act 2011).

Neighbourhood Plan: The draft plan refers to the possibility of preparing a neighbourhood plan. For further information and advice on neighbourhood plans please contact Hannah on the details shown below. The group might also like to consider the benefits of a Community Right to Build Order as a mechanism for delivering the housing and community building that they mention in the plan.

For more information on planning, including neighbourhood plans, please contact Hannah Guest, Senior Planning Policy Officer via e-mail hannah.guest@southandvale.gov.uk or by telephone 01491 823 730.

Housing development

Helen Novelle, Principal Development Officer has provided a comprehensive response regarding housing development, including rural exception sites and affordable housing. Helen's response is in Appendix 1 of this letter. For more information on housing development matters please contact Helen Novelle, Principal Development Officer via e-mail helen.novelle@southandvale.gov.uk or by telephone 01491 823 346.

Young People

Karen Tolley, Young People's Coordinator, has offered to provide advice and guidance on engaging with and providing facilities for young people. Karen can attend meetings to help set up a working group and provide ideas. Karen can also provide support with developing links with young people such as planning community action projects or applying for funding.

For more information please contact Karen Tolley, Young People's Coordinator via e-mail karen.tolley@southandvale.gov.uk or by telephone on 01491 823 041.

Economic Development

Suzanne Malcolm, Economic Development Manager has suggested that the Culham Community Led Plan Steering Group may find the Oxfordshire County Council broadband website www.betterbroadbandoxfordshire.org.uk helpful as it contains the latest updates on the roll-out and coverage of superfast broadband across the county.

For more information please contact Suzanne Malcolm, Economic Development Manager via e-mail suzanne.malcolm@southandvale.gov.uk or by telephone on 01491 823 126.

Arts Development

Miranda Laurence, Arts Development Officer based at Cornerstone in Didcot has expressed an interest in working with the social and events group to support them with arts activities. If this would be of interest to the group Miranda asks that a representative of the group contact her when the group is set up.

For more information please contact Miranda Laurence, Arts Development Officer via e-mail miranda.laurence@southoxon.gov.uk or by telephone on 01235 515 134.

Oxfordshire Community and Voluntary Action

David Bates, Development Worker for Oxfordshire Community and Voluntary Action (OCVA) has identified four areas where they may be able to offer help and support.

Community building funding: Page 5 of the draft plan states that ‘a full investigation of funding that is/will be available is critical to the success of providing a community building’. OCVA can help can help identify appropriate funding streams.

Good neighbour scheme: Page 14 of the draft plan states that ‘the Community Group will formally set up a ‘good neighbour scheme’, initially for transportation and odd jobs but this can be expanded if successfully run’. OCVA can work with Volunteer Link up to help establish this scheme.

Community groups: Page 17 of the draft plan states ‘when the group first started, there were a number of villagers who said that they would be prepared to set up a Social/Events group. CCG will now contact these people so that some of these events will take off’. OCVA can help those wishing to set up a community group(s) with advice on what is involved, i.e. constitution, committee etc.

Project funding: OCVA can help identify appropriate funding streams for the projects identified on page 24 of the draft plan namely, providing toilets in the church, improving play equipment,

zip wire/BMX circuit/skate park/youth shelter and floodlights on the recreation ground.

For more information please contact David Bates, Development Worker via e-mail david.bates@ocva.org.uk or by telephone on 01865 258 912.

Good luck as you finalise your plan. Please let me know if there is any further information I can provide.

With best wishes

Anne

Anne Richardson

Corporate Projects Officer

Policy and Partnerships Team

CC: Cllr John Cotton, South Oxfordshire District Council
Andreea Anastasiu, OCC

Anton Nath, ORCC

Comments on the draft Culham Community Led Plan received from Helen Novelle on 10 April 2014.

I don't have any comments on any of the actual wording on housing matters.

The potential for a rural exception site is acknowledged as something that could still happen but is currently on hold however, there is another paragraph making reference to the potential for further affordable housing that would deliver more than the usual 40 per cent:

'The Parish Council and Culham Community Group should set up a task group to look into the building of a number of houses (less than ten), and see if a suitable site could be identified. At least 50 per cent would be social housing (rented through a housing association and/or part-rent/part bought).'

In theory, this is very possible however it will be important that the group liaises with us from the outset to make sure that the process of nominations for the affordable housing is both understood and acceptable in terms of being in line with their intentions - before they go any further.

To clarify, with a rural exception site the normal procedure is that 100 per cent of the housing must be affordable in perpetuity and be allocated on the basis of priority being given to applicants with a specific local connection. This allocation process is followed on each re-let or shared ownership re-sale. Recently it has become possible for an element of market housing to be included if it can be demonstrated that this will enable (by subsidising) the site to come forward as a rural exception scheme. However, the number of market units must be minimal and proven to be necessary.

With any other site that could gain planning permission for market housing and would deliver a net gain of three or more units, the council's affordable housing policy would require 40 per cent of the homes to be affordable. The homes would be transferred (sold) to a housing association and be allocated in accordance with the council's prevailing allocations policy.

A recent review of this policy now enables approximately 20 per cent of new build affordable homes (on first letting or first shared ownership sale only) to be allocated to people with a strong local connection. The remaining units would be allocated as normal although a further 20 per cent of units can be allocated to people who are working (again there are set criteria but having a local connection would not be necessary).

The sort of scheme that the draft plan is proposing (I am assuming this would not be rural exception) would have 40 per cent of the units secured in the S106 agreement for affordable housing. Any additional affordable housing delivered would not be covered by the legal agreement, however, the transfer of the additional units to the housing association would usually mean that these extra units would also be allocated in line with the council's allocations policy.

I just thought I would explain this as the additional paragraph does not in itself refer to the 50 per cent affordable housing being for local people (either in part or all) however if the aim is to provide more affordable housing for local people then the different procedures will need to be fully understood.

Regards,

Helen

Helen Novelle

Principal Development Officer

Housing Development and Regeneration

Health and Housing

01491 823346

Appendix 4:

Response to Plan from Oxfordshire County Council

Reference: Culham Community-
Led Plan 2014



Policy Team

Chief Executive's Office

County Hall

New Road

OX1 1ND

Sam Casey-Rerhaye

Culham Community Group

Dear Ms Casey-Rerhaye

Re: Oxfordshire County Council Response to draft CLP for Culham

Congratulations on having completed your draft Community-Led Plan for Culham.

I have shared your draft plan with my Oxfordshire County Council colleagues and collected some feedback regarding the actions proposed in your Community-Led Plan.

Roads and Traffic

As regards traffic issues, Keith Stenning - Area Steward for South Oxfordshire advised that all points were noted. The crossing mentioned in the Traffic and Road Safety section of your draft Community-Led Plan will require third party funding. There are good cycle links to Abingdon and elsewhere but these could be improved with suitable third party funding. Please note that any other specific traffic issues should be reported by phone 0845 310 1111 or by email

to highways.enquiries@oxfordshire.gov.uk or <http://www.fixmystreet.com>.

Roy Leach, School Organisation and Planning Manager, welcomed the proposals to improve access to/from Culham by foot/cycle as these are healthier ways for children to get to school. He added that the future of the local school now looks secure following a proposal back in 2010 to close it.

Drainage

Gordon Hunt, County Drainage Engineer, commented that any future developments in the village should use sustainable methods including sustainable drainage (SUDS) to drain it.

Hydropower Scheme

Nick King, Strategy Officer (Energy), advised that in relation to the possibly of hydro-power you will be able to learn from the scheme being developed at Abingdon, with the support of the Low Carbon Hub. You can read more about the support available through the Low Carbon Hub at <http://www.lowcarbonhub.org/>.

Thriving Communities

Oxfordshire County Council is keen to encourage active communities and has set up a Councillor Community Budgets grant scheme available for not-for-profit community projects that address a recognised need of the community. Detailed guidance about the grant scheme is available at www.oxfordshire.gov.uk/communitybudgets.

In addition, the Council has put together a guide to other various sources of funding and grants available in Oxfordshire and nationally for community projects:

<https://www.oxfordshire.gov.uk/cms/content/funding-and-grants>.

I hope you will find these comments useful in finalising your Community-Led Plan for Culham. If you have any further questions please do not hesitate to contact me.

Yours sincerely

Andreea Anastasiu

Policy and Performance Support Officer

Direct line: 01865 323535

Email: Andreea.Anastasiu@oxfordshire.gov.uk

www.oxfordshire.gov.uk