

Aston, Cote, Shifford and
Chimney Parish Council
Extraordinary Meeting

7 Mar 22

North Farm

Public Consultation Stage 3

(8 Dec 21 - 18 Feb 22)

Council Response to OCC



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- Part 1 - Results Summary
- Part 2 - Key Deductions
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Part 1 - Results Summary

Confirmed by
Independent Audit 5 Mar 22



Public Response

170 residents (15%*)

123 households (20%)

- Parish comprises 1407 residents (1136 adults*) and 613 households
 - 14 spoilt papers disregarded

Principles

- The risks of doing something now, outweigh risks of doing nothing (albeit not at any cost)

76% AGREE

- Any development solution must be permanent and for the whole site, including the paddock

84% AGREE

- Development on the site must be kept to a minimum, balanced against any community benefits

84% AGREE

- Noting ongoing issues with our already overloaded drainage infrastructure, there must be on-site sewage disposal for any development, with no connection to the mains system

86% AGREE

OVERALL AGREEMENT 82.5%

OCC Illustrative Options

- 6 Houses 261 points
- Do Nothing 350 points
- 23 Houses 402 points
- 16 Houses416 points
- 9 Houses 459 points

However, 66% AGREED that the '23 houses' option was too expensive in terms of the benefits offered

Least Favoured



Most Favoured

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- 6 Houses 261 points
 - Do Nothing 350 points
 - 23 Houses 402 points
- However, 66% AGREED that the '23 houses' option was too expensive in terms of the benefits offered*
- 16 Houses 416 points
 - 9 Houses 459 points



Other Options for the Site?

- Relocate proposed OCC children's home from Back Lane to North Farm
- Extension to School
- 'Green Blueprint' for rural development
- (Sustainable 21st Century) Farm
- Retirement Properties ('Blewbury Model')
- Light Industrial Units

Ranking of Potential Community Benefits

- Affordable housing 501 points
- Community ‘hub’ 443 points
- Community (off-street) public parking 437 points
- Community open space 402 points
- Minimising development on the site 400 points
- 62% would support the relocation of the pub
- 63% would support the relocation of the shop

Least Important



Most Important

Suggestions for a community hub

Must not compete with the Village Hall and Fellowship Centre (residents and Community Trust)

Community Shop directors do NOT wish to move

Relocation of Red Lion

Shop, Gym, Toddler Group, Youth Club,
Creche, Café/Takeaway, Pop-Up
Markets/Shops, Hobbies/Crafts, Toy/Book
Swap, Coffee Shop/Drop-In, Local
Information, Performing Arts, Visual Arts,
Farmers Market, Internet Café, Education
Classes

EV Charging, Small Museum, Small
Commercial Outlets/Offices, Artisan
Workshops, Bicycle Shop/Hire, Thrift Shop,
Workshops, Bakery

Swimming Pool,
GP Surgery, Pharmacy, Co-op

Suggestions for community open space

Tennis Courts, Outdoor Table Tennis,
Music Events, Adult Exercise Area

Cricket, Football, Bowling Green,
More Allotments, Caravan/Trailer
Parking

Village Pond (with ducks!), Village Green, Bicycle Skills/Training Area,
Skate Park, Miniature Golf, Area, Solar Panels, Rewilding,
Wooded Area (Native Trees), Community Garden/Orchard,
Adventure Playground, Children's Play Area, Dog Exercise Area,
BBQ/Picnic Area

Common Concerns (*'Red Lines'?)

Traffic!* Pedestrian Access*

'Green' Issues* Wildlife (Barn Owls, Bats)*

Drainage/Sewage* Conservation Area* School Already Full

Competition with existing facilities* Future liability on the Parish*

Minimise Development* Wider context

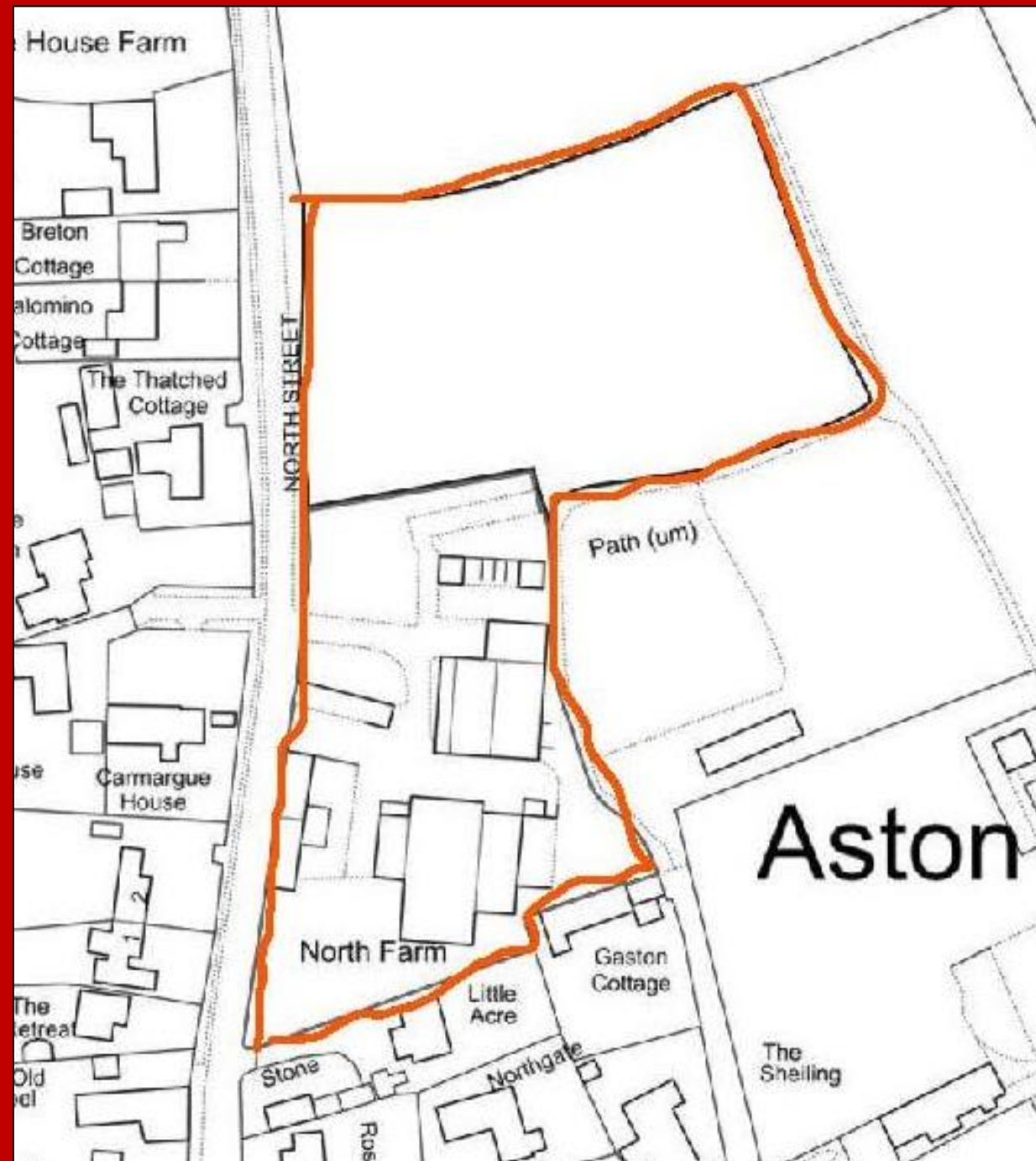
(future development in Aston, other OCC property/plans, impacts on wider community)

Lack of ambition? Reality of Community Influence?

Continued (OCC) public consultation*

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Part 2 - Key Deductions



Key Deductions

- Overwhelming support (82.5%) for key principles – effectively excluding ‘Do Nothing’ and ‘6 Houses’ options (verified by subsequent scoring)
- ‘23 Houses’ illustrative option too ‘expensive’ and
- Community Hub not viable?
- Least favoured OCC illustrative option is ‘6 houses’ (partial solution)
- Most favoured OCC illustrative option is ‘9 Houses’ (is reduction negotiable?)
- Most favoured community benefit is minimising development
- Least favoured community benefit is affordable housing (disregard ‘16’?)
- No rush for decisions on (maximum) community open space, although
- WODC (LPA) views (critical) unknown (waivers - 2 - to Local Plan require relevant, tangible benefits)
- Continued (binding) engagement crucial, especially over ‘red lines’

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Part 3 - Response to OCC



Response to OCC – Discussion Points

- Of illustrative options currently on offer, most favoured is ‘9 Houses’
- But this needs further refinement and negotiation
- Reject other illustrative options (with rationale)
- Discuss viability of alternate options proposed (level of confidence?)
- Apply the 4 principles (do nothing not an option, minimise development, permanent solution for whole site, on-site drainage)
- Protect ‘red lines’
- No hub or affordable housing
- Define tangible benefits – critical to WODC (LPA) determination
- Community support is conditional, this is not an open cheque
- Continued (binding) engagement crucial (OCC, PC and WODC), especially over ‘red lines’ (OCC public consultation event in short-term)
- What if WODC (LPA) say no? OCC intent? Risk?

Next Steps?

- 8 Mar - Informal Stocktake with OCC Officers
- 8 Mar - Slides onto PC Website
- Formal Response to OCC
- OCC Pre-App
- OCC Public Consultation Event
- Determine WODC (LPA) views
- OCC Planning Application?
- ?

