



2026 Parish Assembly – Burcot & Clifton Hampden

Date:13/04/2026

Chair: Cllr Kate Lowe

Meet the councillors – We have an opening!



Dougie Anscombe-Stephen
Chair



Svea Cheeseman



Franck Doreau



Kate Lowe
Vice-Chair



Alex Seal



Paul Sanders



Agenda

1. Apologies
2. Minutes of the Annual Parish Assembly held on 6th October 2025
3. Presentation from Graham – HIF1 contractor
4. Presentation from the Developers of the Solar Farm (Ethical Power)
5. Reports from County and District Councillors
6. Slides from the Thames Valley Police
7. Report from the Gibbs Estate
8. Report from Culham Science Centre
9. **Public Question Time 1**
10. Report from the Chair of the CH PC
11. Finance Report
12. Report from Parish Council Recreation Ground Committee
13. Reports from the Community Speed Watch Group
14. Reports from Organisations within Clifton Hampden and Burcot
15. **Public Question Time 2**

4. Presentation from the Developers of the Solar Farm (Ethical Power)

Burcot Solar Farm – Overview



- 📍 Location: Burcot Farm (between Oxford Rd & A415)
- ⚡ 49.9 MW solar + 49.9 MW battery storage
- 📐 ~57 hectares (≈ 80 football pitches)
- 🕒 40-year lifetime (temporary)
- 🔌 Grid connection: Cowley substation
- 🏗️ Status: Approved on appeal (March 2025)

Power equivalent to ~13,000 homes



Site located east of Oxford Road (B4015), north of the A415, extending towards Thame Lane and Roundhill Wood

What Does This Mean Locally?



Benefits

- Generates renewable energy for ~13,000 homes
- Supports UK net zero targets
- Land remains in agricultural use (sheep grazing)
- Significant biodiversity net gain (~+86%)
- No public rights of way affected

Considerations

- Temporary loss of arable farming
- Visual impact on rural landscape
- Construction traffic and disruption
- Battery storage – safety perceptions

Approved nationally, but local impact still matters

Next Steps & Parish Role



Current Stage

Detailed design & discharge of planning conditions

Construction

Timing to be confirmed

Engagement

Developer open to coordination with the parish

Parish Focus Areas

- Traffic management during construction
- Coordination with other major projects (e.g. HIF-1)
- Ongoing communication with residents
- Ensuring local concerns are addressed
- Financial benefits for parishioners and Council

Opportunity to shape how the project is delivered locally

From your PC: Ensuring a Fair Deal for the Village



Community Benefit Fund

What it is:

- Annual funding from the developer to support local projects
- Used for village improvements, environment, facilities

Proposal	£ / MW / year	Total per year
Developer proposal	£250	~£12,500
Parish position	£1,000 (index-linked)	~£49,900

What we are asking for

- £1,000 per MW per year (aligned with national benchmarks)
- Index-linked (to protect value over time)
- Paid for full lifetime of the project
- Legally secured (binding regardless of ownership changes)



Community Investment Opportunity

Original proposal (2023):

- Residents can invest (£5–£100k)
- Estimated return: 5–7%
- Target raise: £5m

What we are seeking clarity on

- Will this still be offered?
- Will terms be maintained or improved?
- Will local residents be prioritised?
- When will it launch?

Why this matters

- Project will operate for ~40 years
- Significant impact on the local area
- Comparable projects deliver substantially more
- This is about a fair, proportionate return to the community

5. Reports from County and District Councillors

6. Slides from the Thames Valley Police



Didcot & Wallingford

Neighbourhood Policing Team





This time last year there were 150 crimes reported in Didcot & Wallingford Neighbourhood team's area. 8 of them being in Burcot and Clifton Hampden.

- 2x Vehicle Crime
- 1x Burglary
- 2x Theft
- 1x Drugs
- 1x Weapons
- 1x Other

Further information can be found on the TVP website under Wallingford NHPT.





Anti-social behaviour (ASB)

- H Café continues to be a cause for concern for residents. Last year we used drones to help identify offenders and had some good positive results. The Roads Policing Unit are always in the area. They plan to do a similar operation to last year, this year.
- ASB comes in many forms; personal, community and environmental. Reporting anti-social behaviour helps police build a clear picture of what's happening, identify hotspots, and intervene early before issues escalate. Every report—big or small—supports neighbourhood policing and helps keep the community safe and comfortable for everyone.



Have Your Say

Thames Valley Police hold regular Have Your Say sessions.

You can attend and speak with members of your local policing team, raise any concerns and share what matters most to you and this community.

Whether it's a quick chat or a longer conversation, TVP are there to listen.

Next session is 12:30PM - 2:30PM, Mon 20 April 2026, Seacourt Retail Park Botley

See Thames Valley Police website for more details.



Sign up for TV Alerts

- Receive information on what is happening on your street, upcoming events such as Have Your Says, advice, warnings and notifications specific to where you live. Written by the team that covers your area.



7. Report from the Gibbs Estate

Gibbs Estate – Current Position



Charles Campion
Director, Rural
at Savills



Overall Strategy

- Gradual disposal of estate properties
- Continued intention to bring forward **village development**



Development Direction (early stage)

- Housing (similar area to previous NDO)
- New **doctors surgery**
- New **allotments & cemetery**
- Improved **village parking**



Important Change vs NDO

- No longer a “not-for-profit” model
- **No community cash grants expected**

The Estate is progressing towards a new development proposal, broadly similar in scope to the previous NDO, but now commercially driven.

Gibbs Estate – Key Updates



Property & Land

- Sale agreed: 52 Oxford Road
- Jamac & Finches now vacant
- Pumping station → likely transfer to Thames Water
- Barley Mow car park → potential sale
- Watery Lane → under review

Village Assets

- New tenant in the shop
- Village Hall parking to be improved long-term

Development Outlook

- Still **early stage / not yet formalised**
- Parish input will be important on:
 - Layout & scale
 - Traffic & parking
 - Integration with village life

There is clear movement on property disposals and infrastructure, alongside early progress on development planning.

8. Report from Culham Science Center

**CULHAM
CAMPUS**

CULHAM CAMPUS UPDATE

Burcot & Clifton Hampden
Parish Assembly
13 April 2026



SUPPORTING SCIENCE & THE LOCAL ECONOMY

Home to 4,000 staff across science, engineering and technology organisations

UK Government's first named AI Growth Zone

Anchored by **UK Atomic Energy Authority** and a growing fusion and innovation cluster

Focus areas include:

- Fusion energy research
- Advanced materials, robotics and engineering
- AI, clean energy and net zero technologies
- Transition over time towards a more commercially funded and industry-led campus with introduction of an investment partner in 2026.
- Long-standing presence in the community (60+ years)



DEVELOPMENT & COMMUNITY IMPACT



Current & Future Developments

- Continued growth of fusion-related companies and research facilities
- Plans for major new infrastructure (e.g. large-scale energy/fusion-related facilities)
- Ongoing campus expansion and increased on-site activity - Investment partner being appointed later in 2026.

Potential Local Impacts

- Higher number of employees and visitors to the site
- Ongoing discussions around transport and access improvements
- Including potential additional site entry point
- Links to wider infrastructure planning (e.g. HIF1)

COMMUNITY BENEFITS & ENGAGEMENT

Supporting the Local Community

The Gatehouse Visitor Centre – meeting and event space available for local hire

Public engagement through:

- Open days and community events (please see our website for dates and details)
- Schools and education outreach
- Visitor centre providing insight into fusion energy and campus activity

Wider Benefits

- Local employment and skills opportunities
- Contribution to regional economy and innovation ecosystem
- Positioning the area as a global leader in fusion energy research

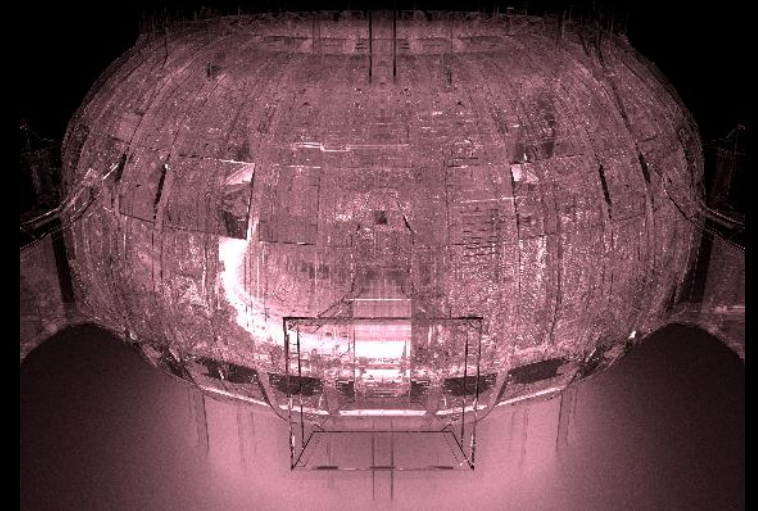




FUSION



AI



INNOVATION

Culham Campus remains committed to working closely with the Parish Council and local residents as the site evolves

Public Question Time No1

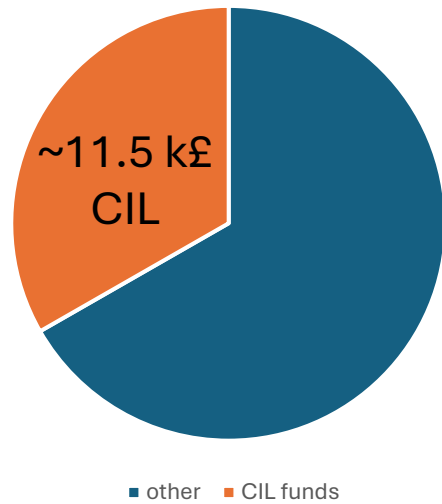


10. Report from the Chair of the CH Parish Council

11. Finance Report

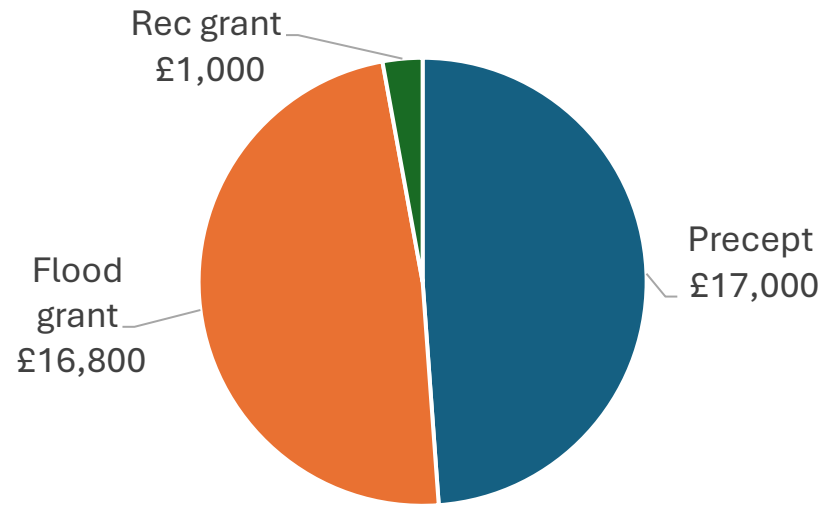
Current Financial Standing, income and expenditures FY 2025/2026

Total balance 34,195£



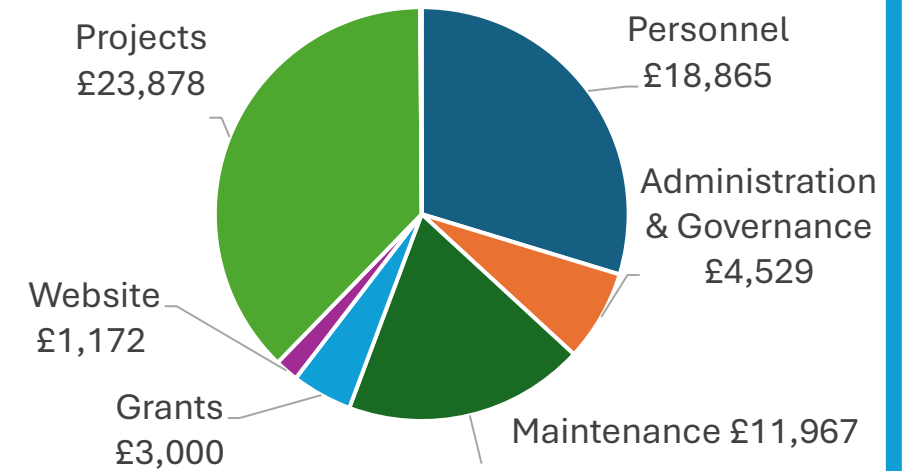
Balance on March 31, 2026 current balance is 12k£ higher, as we received the precept in April.

Total Income: 34,800£



Precept 2026/2027 will be 24,000£, 38% higher than the last FY. We have several open grant applications.

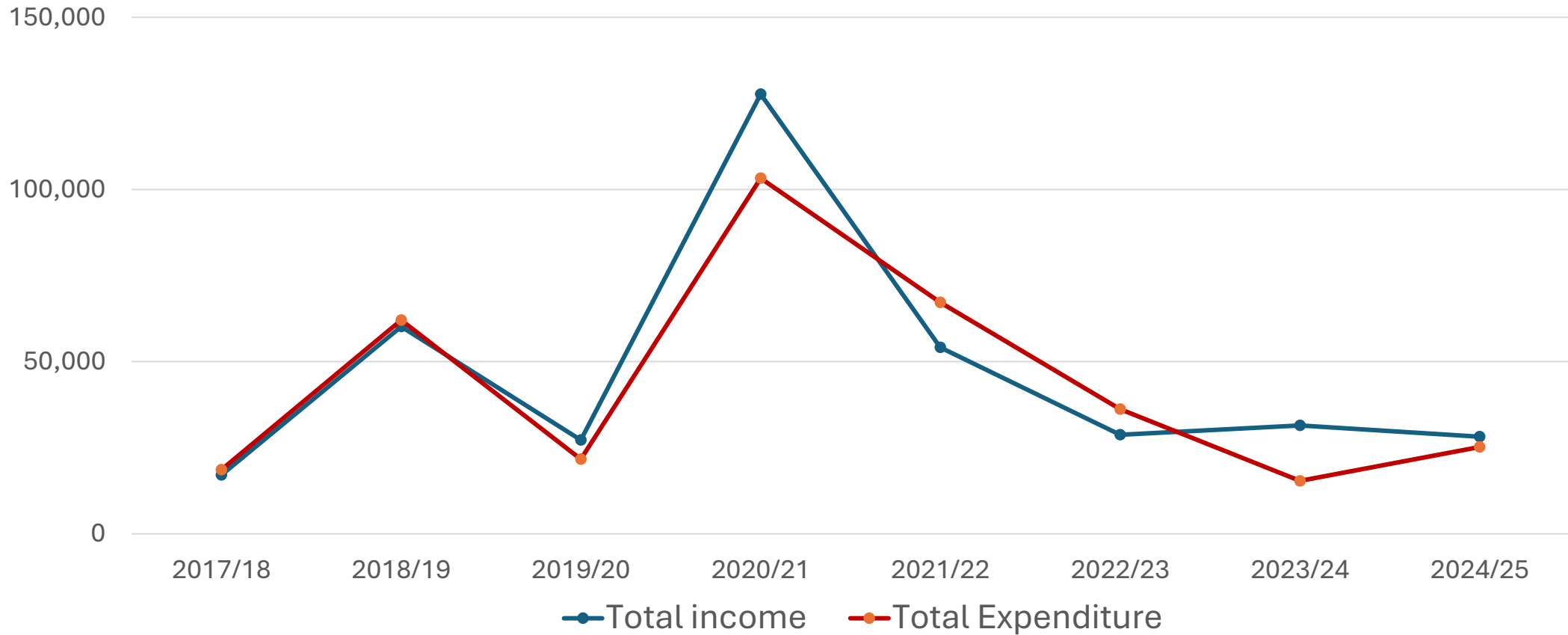
Total expenditure: 63,490£



Extraordinarily high costs for personnel, maintenance, and administration & governance. Project costs were mainly covered by grants.

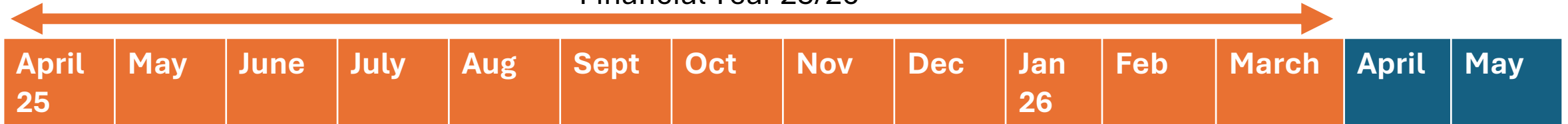
Overall historic Income and Expenditure

CHPC Income and Expenditure



Why were the personnel and administration & governance costs so high in FY 25/26?

Financial Year 25/26



- Clerk Charlotte Ray resigns
 - Locum Clerk Gill Peacock assigned
 - Councillors resign, PC dissolved
 - ←→ Temporary Order in place with councillors from SODC to keep PC going
 - New Councillors elected
 - Clerk Charlotte Ray rejoins the PC, still supported by Gill Peacock
 - Clerk Charlotte Ray goes on mat leave
 - Clerk Ray to return

Why were the costs so high? (£18,865)

- We paid two clerks from Sept through March
 - Extraordinary amount of work: Previous PC was non-compliant. There was a very poor handover. Needed: New website, new email system, new bank account, sorting out all the policies and making sure the PC was legally compliant.
- Charlotte Ray will return in May and Gill Peacock will leave us. We expect the 2026/2027 personnel costs to be significantly lower, around £7,000.

Why were the maintenance costs so high in FY 25/26?



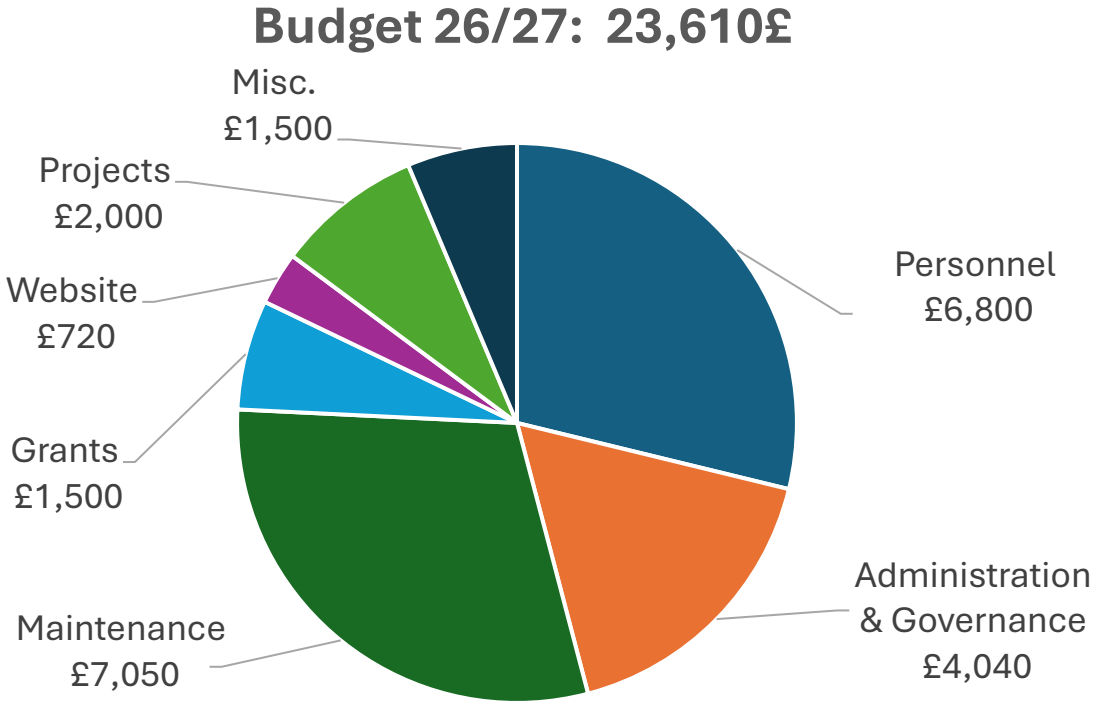
Increased Village Handyman pay to ensure fair compensation and compliance with minimum wage requirements



One-off investment (>£5k) to address long-overdue maintenance, including tree safety, river clearance, and hedge restoration at the recreation ground

We expect 2026/2027 to return to much lower operational costs and they should be covered by the precept

Precept increase to 24,000£ annually



Council Tax for 'D' band property in Clifton Hampden

	2025/2026	2026/2027	
Parish	58 £	81 £	39%
South Oxfordshire District Council	151 £	156 £	3%
Oxfordshire County Council	1,911£	2,007 £	5%
Thames Valley Police	283£	298 £	5%
Total	2,404£	2,542 £	6%

The precept was much below national average, which was 91.22£ in 25/26.

For a D-band property, your monthly council tax for the Parish have increased from 4.83£ to 6.75£. **The Precept is our major source of income and should cover the operational budget.**

12. Report from Parish Council Recreation Ground Committee

Meet the recreation ground committee



**Cllr Svea
Cheeseman - Chair**



Cllr Franck Doreau



Emily Richardson



Sophie Knott



Cllr Alex Seal



Nuala James

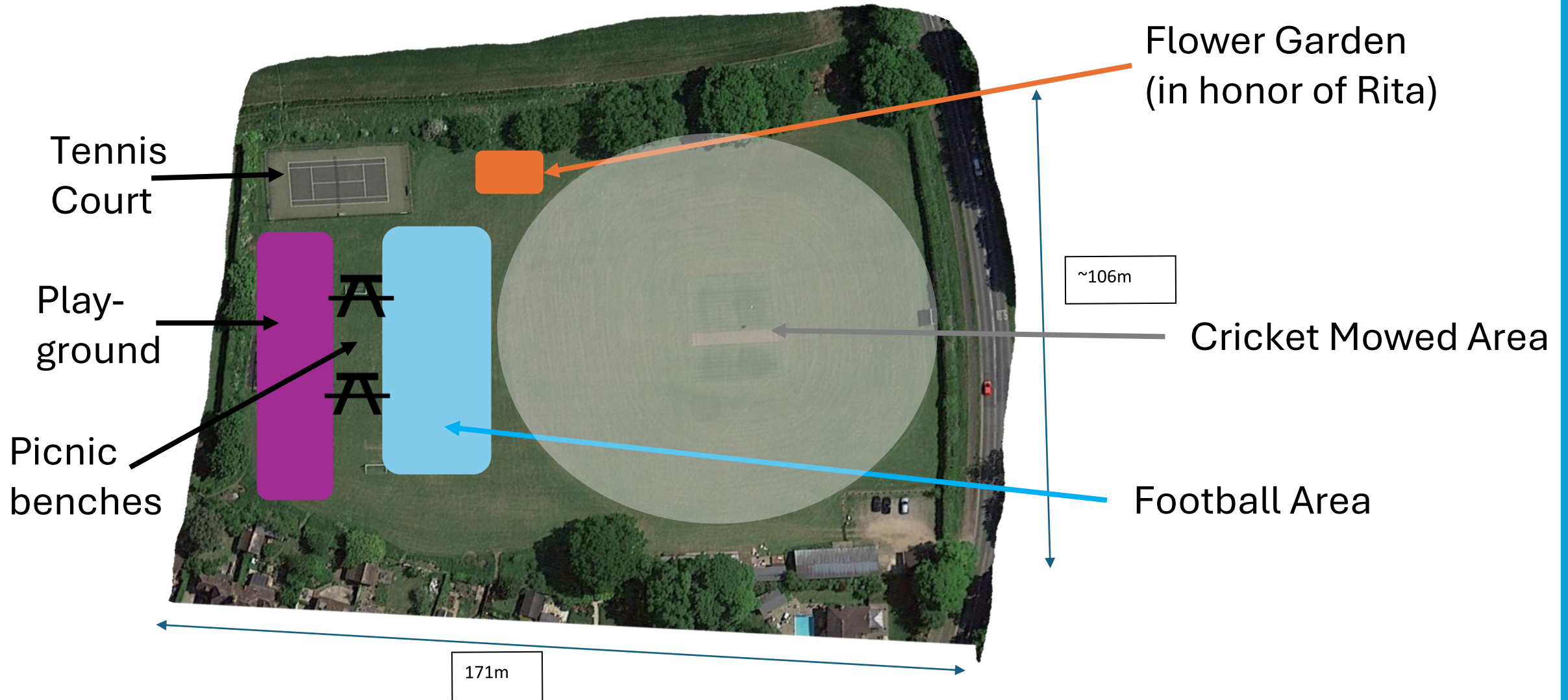


Fiona Wood



Jo McManus

The Layout Vision



Rita's Flower Garden - Proposed planting for Spring 2026

- Black Eyed Susan (Rudbeckia) from neighbourhood gardens
- Salvia
- Lavender
- Oxeye daisy
- Ground cover geranium (meadow cranesbill)
- Other ideas: Calendular, Hollyhocks, Evening Primrose, Bearded Iris, Poppies, Cornflowers, Guernsey lily, spring bulbs, Aquilegia, Primroses, Celadine, Sedum, Hellebores



A new footpath shall give better access to the playground



- Currently, there is only one official access point to the rec, located on the south end facing Abingdon Rd
- Potential to build a new path to connect the rec with Oxford road
- Path would go through the current garden of Oxford Road 52 (Rita Kelly's house)
- The house is owned by the Gibbs Estate and managed by Savills, the Estate supports the idea in principle



The Playground in Clifton Hampden – Status Update



July 2025



March 2026





Rope Swing
A large group swing that encourages teamwork, balance, and social interaction

Combination of risky and low level play

25m Trim Trail
Trim Trail
The trim trail provides varied movement through balancing, stepping, swinging, stretching, and jumping elements

Toddler Area

3 x Swings
offer basket, flat and cradle seat options

Toddler Unit
A multi-level play structure with a slide that promotes climbing, coordination, and imaginative play through integrated sensory panels

Double trampolines!

A mound with integrated balance and crawl elements

Supporting Movements
The trampolines, hybrid seesaw, wooden orb and roundabout offer varied vestibular and cooperative motion

The Recreation ground committee – financial report



Investments:

- ~ 6,000 £ on maintenance (incl. wharf)
- ~ 860 £ for swing removal

Grants received:

- 1,000 £ OCC Councillor priority fund → Swing removal
- 288 £ SODC Councillor Community Grant Scheme → New timber for bench
- 1,000 £ SODC everyone active grant scheme → New football goals + Flowers

Grants applied for:

- 91,786 £ SODC Community Infrastructure Levy (CIL) Grant Fund → New Playground
- 20,000 £ Parish Council contribution to the playground including all CIL funds

13. Report from the Community Speed Watch Group

Community Speedwatch – Status Update



Why are we setting up a Community Speedwatch?

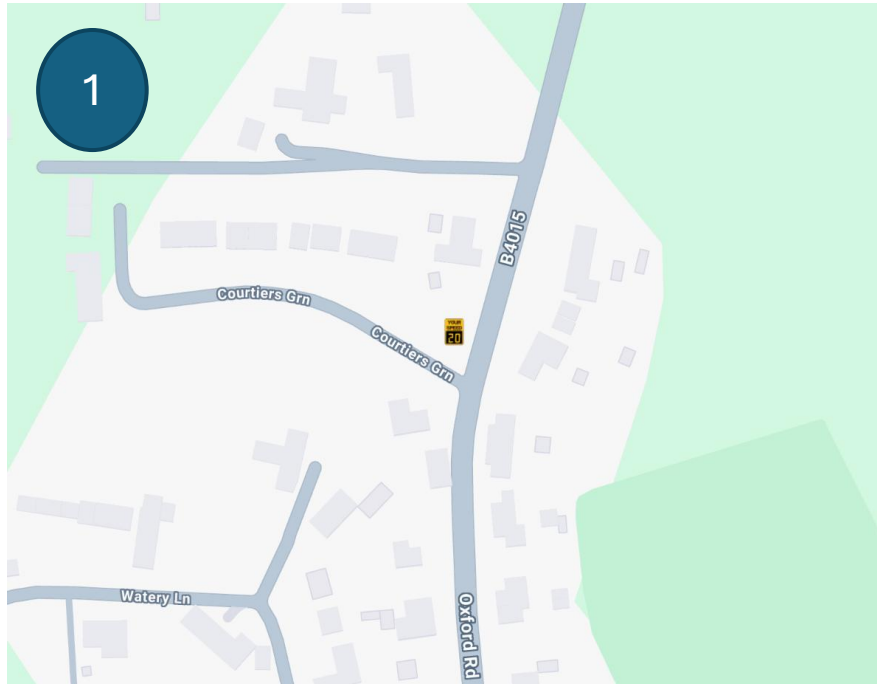
We now have 10 trained volunteers who are part of the Community Speedwatch group.

- Eleanor Bradley, Emma Thatcher, Fred Slezak-Doreau, Helene Nagle, Jason Sengel, Michael Driscoll, Paul Sanders, Robbie Warden, Stuart Prout-Richardson, Alex Seal
- As of Saturday 11th April, the group has now come into the possession of a Thames Valley Police approved Velocity Radar Gun and all other required equipment to begin monitoring speeds in the two villages.
- 3 sites have been approved for Speedwatch activities by Thames Valley Police.

Community Speedwatch – Status Update



Community Speedwatch – Status Update



- B4015 Oxford Road
- Traffic heading South through Clifton Hampden.
- 20 mph speed limit

B4015 Oxford Road-At end of small lay-by

Traffic heading South

Additional info Clifton Hampden, Abingdon, Oxfordshire

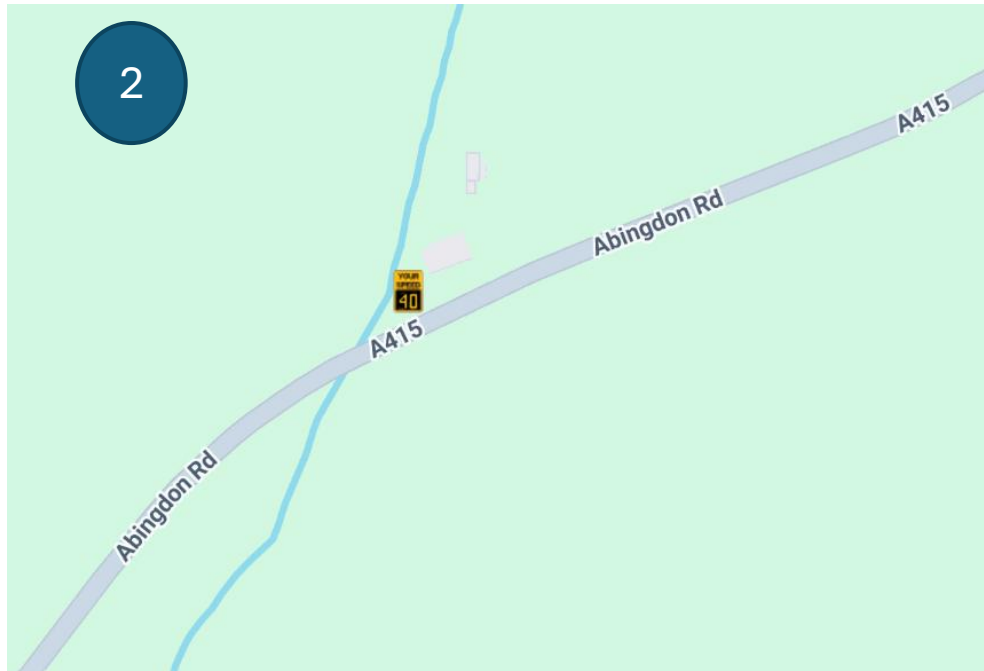
Latitude/Longitude 51.659134/-1.209876 - **Easting/Northing** 454751/195890

Operatives are to position on pavement adjacent to driveway. operatives are to remain in full view at all times, safe exit path is by using adjacent driveway. operatives are not to cause issues to vehicles using driveway. Operatives are to be mindful of potential slip/trip issues due to surface changes.

Normal
In Use



Community Speedwatch – Status Update



- A415 Abingdon Road
- Traffic heading North East into Burcot
- 40 mph speed limit

A415 Abingdon Road-Outside Croft Cottages

Traffic heading North East

Additional info Burcot, Abingdon, Oxfordshire

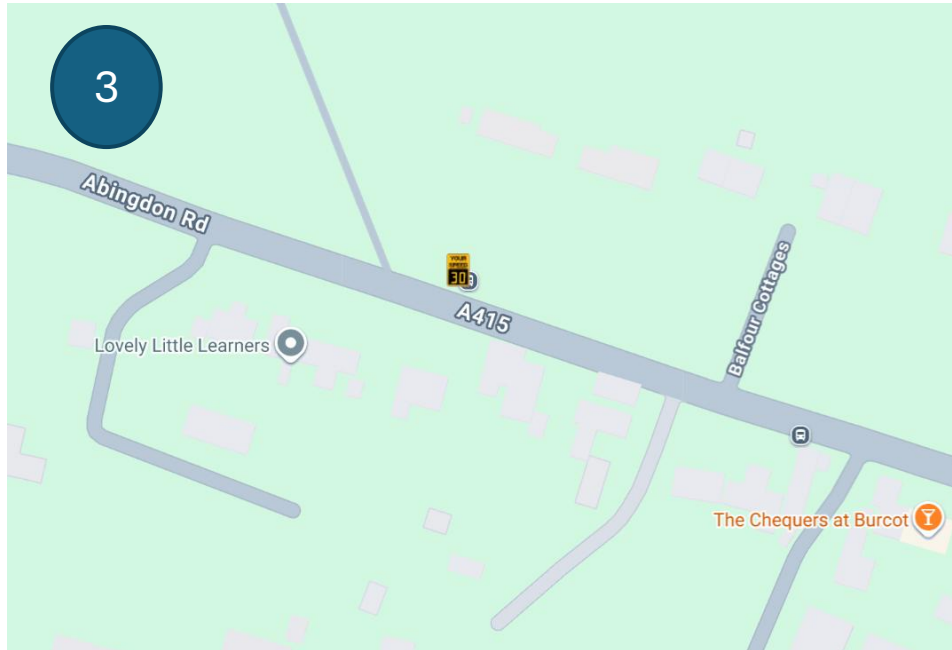
Latitude/Longitude 51.659943/-1.203010 - **Easting/Northing** 455225/195985

Operatives are to position on pavement adjacent to driveway. operatives are to remain in full view at all times, safe exit path is by using adjacent driveway. operatives are not to cause issues to vehicles using driveway. Operatives are to be mindful of potential slip/trip issues due to surface changes.

Normal
In Use



Community Speedwatch – Status Update



- A415 Abingdon Road
- Traffic heading East through Burcot.
- 30 mph speed limit

A415 Abingdon Road-At the bus stop

Traffic heading East

Additional info Burcot, Abingdon, Oxfordshire

Latitude/Longitude 51.660400/-1.188803 - **Easting/Northing** 456207/196047

Operatives are to position on pavement by the bus stop. operatives are to remain in full view at all times, safe exit path is by using grassed area to the rear. operatives are not to cause vision splay issues to vehicles using adjacent driveway. Operatives are to be mindful of potential slip/trip issues due to surface changes.

Normal
In Use



Community Speedwatch – Status Update



Next steps

Alex Seal will begin coordinating the first sessions for the volunteers group using a WhatsApp group and a calendar booking system.

- Sessions to begin w/c 20th April
- After having tested all 3 sites the group will evaluate the suitability of them and whether any amendments or additions are needed
- Results to continue to be shared to parishioners at Parish Council meetings and in updates in the Bridge. Data to inform further action regarding investment in road infrastructure and ongoing liaison with TVP over road safety.

14. Reports from Organisations within Clifton Hampden & Burcot

1. Village Hall Charity

Public Question Time No2



Thank you for coming!