

The Mouthpiece

Culham's Newsletter

November 2022



Dates for your Diary

Fri 4 Nov	8pm	Ladies of Culham Indian Head Massage Workshop	St Paul's Church
Sun 6 Nov	11am	Family Holy Communion	St. Paul's Church
Tues 8 Nov	7.30pm	Parish Council Meeting	St Paul's Church
Sun 13 Nov	11am	Holy Communion	St. Paul's Church
Sun 20 Nov	11am	Messy Church	St. Paul's Church
Sun 27 Nov	6.00pm	Advent Carol Service	Dorchester Abbey
Fri 9 Dec	7.30pm	A Christmas Carol	St Paul's Church

Talking point by Revd Teresa Stewart-Sykes and the Dorchester Team Clergy

In Britain, we like to talk about the weather, we are famous for it, but this summer's intense heatwaves, the recent catastrophic floods in Pakistan, and the devastation caused by Hurricane Ian are perhaps conversations we wish we didn't need to have! With the soaring temperatures in the UK this summer causing the deaths of approximately 1,000 people; with one third of Pakistan covered in flood water; and with over 100 people dead because of Hurricane Ian, these are not weather events to take lightly. Lives and livelihoods have been turned upside down by these extreme weather events.



So, what should a Christian say in a conversation about the weather?

Before I answer that question, I would add as a sort of parenthesis a comment about what it means to 'Love your neighbour'. This 'golden rule' of the major religions has a Kantian undertow; treating people as ends in themselves and not the means to an end requires us to be generous and selfless in all our relationships. But where do you draw the line? Does my neighbour live in the next street, the next village, the next county, across the channel or across the world? The radical answer is that my neighbour is any person, wherever they live across the globe, who needs my emotional or physical support.

In the context of the climate crisis, loving my neighbour means any action I take should benefit rather than harm those people living in vulnerable regions of the world. For example, thinking about my fossil fuel consumption and reducing my carbon footprint is loving my neighbour affected by rising sea levels and extreme weather events. Choosing to eat less red meat and fewer dairy products is loving my neighbour whose natural landscape has been destroyed to provide grazing for beef or dairy cattle. Finding a pre-loved winter jumper in a charity shop rather than buying from a high street retailer is loving my neighbour trapped in a poverty wage job at a clothing factory. Simple choices and small actions that have a huge impact on my neighbours across the globe.

So, what about the weather, what should a Christian say about the weather? Christians are a people of justice and a people of hope. If our conversations about the weather and about climate change are begun with words of climate justice and end with words of hope for the future of our planet, we are on the right track.

Team Services

Sun 27th November 6.00pm Advent Carol Service at Dorchester Abbey

Team Events

Events in the Abbey

Wed 2nd Nov 7pm All Souls – An Autumn Concert - autumn is the time of harvest and wine making. Nature shuts down, golden leaves are falling, nights get darker, winter is coming. It is a time of closure, hibernation and preparing for winter. There is so much music about this time. Join us for a spooky autumn concert with music by Strauss, Mahler, Faure, Turina, Guridi, Garcia Abril, Britten, Barber, Händel and Purcell with Susanne Mecklenburg – voice – and William Hancox – piano. Tickets from <https://www.ticketsource.co.uk/mecklenburg/all-souls-an-autumn-concert/2022-11-02/19:00/t-eajkrag>

Sat 12th Nov 7.30pm Benson Choral Society Our Winter Concert will be an all-Mozart event featuring the Requiem and the Solemn Vespers (which includes the exquisite Laudate Dominum). To conduct the West

Forest Sinfonia orchestra and a wonderful quartet of soloists will be the renowned conductor, Nicholas Cleobury. Tickets £18 reserved £15 unreserved from <https://www.bensonchoralsociety.org.uk/>

Sat 26th Nov 7pm Mendelssohn Violin Concerto Virtuoso violinist Jan Schmolck performs Mendelssohn's iconic violin concerto. This thrillingly and emotional piece is accompanied Mendelssohn's symphonic poem, the Hebrides Overture (Fingal's Cave), and his Symphony No. 5 'Italian'. Tickets £5 to £30, from www.osj.org.uk

Sun 27th Nov 10am to 5pm Advent Market followed by Team Advent Service

We are packing the Abbey with stalls of Christmas food and gifts and live music for your entertainment. Come along and buy your presents (or a treat for yourself), drink mulled wine and eat Bratwurst and stay for our Dorchester Team advent service at 6pm

Sat 3rd Dec 7.30pm The Mirth & Melody of Angels Music for Christmas and the festive season from medieval and renaissance Europe Played and sung by The York Waits with singer Deborah Catterall. The York Waits return to Dorchester Abbey with a concert that explores the rich tapestry of seasonal music from the fourteenth to the seventeenth century. Angels abound, from the 1350's Angelus ad Virginem – or Gabriel from Heven-King, to Orlando Gibbons' Thus Angels Sung from the late Elizabethan era. Familiar German chorales are followed by French Noels and Mediterranean songs from the folk tradition, all accompanied by the full array of period instruments – shawms, sackbuts, curtals, crumhorns, bagpipes, recorders, flutes, fiddles, rebec, guitar, hurdy gurdy and portative organ.

The Waits perform regularly throughout the country, appearing frequently at festivals and celebratory events at home and abroad, on radio, and producing many recordings. They still play for civic occasions in York in the manner of their well documented historic predecessors, leading processions and greeting important visitors to the city. Tickets £10 to £15 from <http://www.theyorkwaits.org.uk/performances.html>



Village News

Village website: www.culhamvillage.org.uk

Proposed Development at the Waggon & Horses

At this month's Parish Council meeting held on Tuesday 11th October there was a short presentation on a new planning Application for the Waggon and Horses.

The proposals are to keep the existing building, except for the newer extension, and adding a new building at the back with overnight rooms, almost like a stable block. Plus, a garden and land for a Community Orchard.

The Parish Council is in favour and believe a positive response from residents could help support the exceptional circumstances needed to have this built in the greenbelt.

Any response needs to be submitted by Wednesday 26th October 2022.

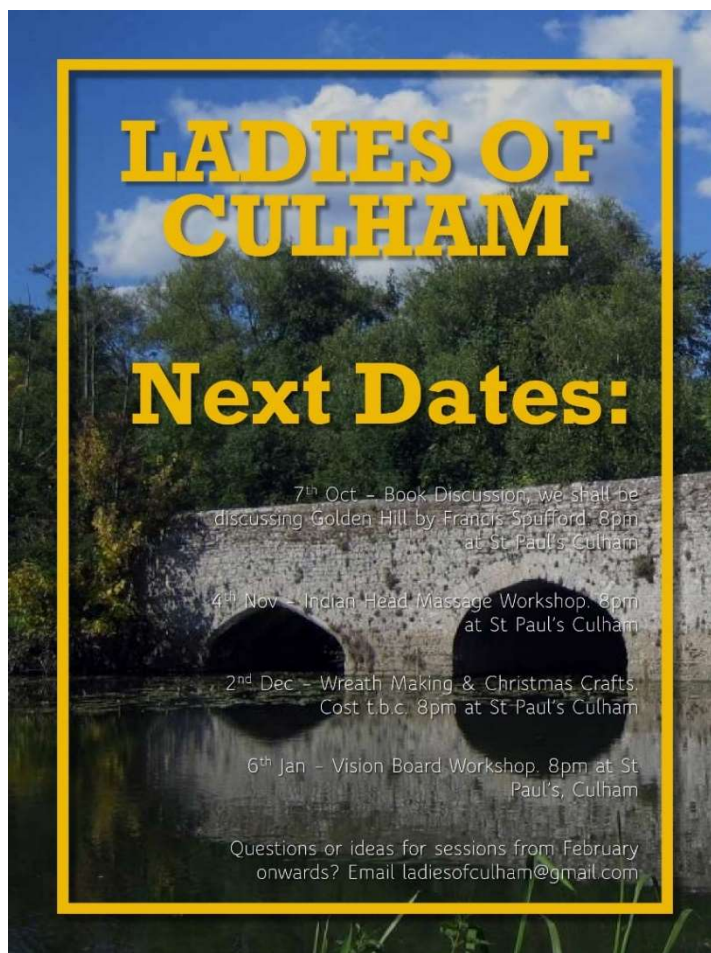
The planning application can be found on the South Oxfordshire District Council (SODC) web site and is located at:

<https://data.southoxon.gov.uk/ccm/support/Main.jsp?MODULE=ApplicationDetails&REF=P22/S3308/FUL>

You will find inserted/attached to this issue of The Mouthpiece further details of the proposed development from the designers, DPDS.

At the end of the DPDS information there is a response questionnaire which you asked to complete and return.

You can also respond directly to SODC.



Charlotte Storrs Stoneware



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Culham Parish Council (CPC) notes – Oct 2022.

Held at the church.

Public Participation

Les Durrant from DPDS was on hand to discuss the development of the Waggon & Horses.

The existing building can be considered as a heritage asset. As such only the oldest, worst bits of the building are being replaced. The hotel aspect has been made to look like a stable block in keeping with the area. There are very special circumstances for building in green belt land and these have been considered in the proposal. They include the use of the proposal as a community service area and that it includes a community orchard. All these aspects were put forward in the application. He urged villagers to write in in support of the latest application.

CPC is also happy with the proposal and will support the application.

Other items

The Village orchard – potential lease was presented by the Morrell's' representative. There was discussion about the location of the orchard and the consensus was that it should be on the site of the Waggon and Horses – see above.

There is an existing local group which is concerned with lobbying Thames Water about the discharge of sewage into the Thames. It was not considered necessary for CPC to separately comment on this.

After discussion it was agreed that the setting up of a dog walking area on the playing field was a long-term aspiration for the area, rather than an urgent requirement.

Discussion about the permissive path around the land between the weirs and Abingdon Road showed that several witness statements about the past use of the path by residents have been made available to put forward as evidence in making the path permanent.

Three quotes are available for the **supply of a defibrillator in the village**. This would likely be a fully automatic one placed on the outside wall of the school – It requires a lockable, coded box – Best price was £1,595 and a possible SODC grant will be investigated.

An update on the **playground project** showed that allocated grants from SODC of £26,242 plus a grant from landfill FCC community foundation of £44,584 are available. The decision was made to approach Sutcliffe as the preferred supplier.

Tree planting for Culham update – The community would do the planting and OCC officers will be contacted re permission for installation along the High Street.

Joint Parish Council and HIF road discussion- The OCC planning meeting will be on 28 November. There is a joint ORAA/FOE meeting in Didcot on 05 November to raise awareness of the scheme and its potential effects locally. There will possibly be a village meeting prior to next month's CPC meeting.

Next meeting

Tuesday 8th November 2022 at 19:30 – to be held in St Paul's Church.

As ever all villagers are welcome to attend - please come along even if you have no specific items to present/discuss.

The CPC website address: <https://www.culham-pc.gov.uk/>

District Councillor Report Oct-Nov 2022 Cllr Sam Casey-Rerhaye

Cost of Living Crisis

Following the council's declaration of a Cost of Living Emergency in July, 'clinics' took place in Didcot over the August bank holiday weekend and in Abingdon on 19 September. A County-wide Cost of Living Summit is happening on Thursday 6 October where representatives from all local authorities in Oxfordshire will share knowledge and best practice in how to support residents in need.

As ever, please direct residents to the Community Hub where officers can guide those in need to the support available: 01235 422 600 or communitysupport@southandvale.gov.uk

Homelessness

As outlined last month, we are receiving growing numbers of reports of people rough sleeping in the district. We can expect these numbers to increase further. Our Housing Team are expert at supporting people who are homeless or at risk of homelessness. Please contact housing@southandvale.gov.uk or call 01235 422 452 if you would like to discuss a housing issue or if you have concerns about someone who is homeless or is about to be.

SODC follows the Housing First approach: <https://hfe.homeless.org.uk/about-housing-first>

Business Rates – Treasury Outturn at Scrutiny

Following work by councillors, SODC commissioned external advisers to undertake a review of business rates premises in the district to identify any premises that should be paying business rates but were not on the rating list.

This exercise identified an **additional £2.6m of business rates, all from larger businesses, including backdated amounts**. The council's share of this is estimated to be in excess of £500,000 of which just under £200,000 will be ongoing increase, contributing to the council's revenue budget.

The advisers will be brought in periodically to review business rates premises and ensure businesses required to pay business rates are on the register.

Speeding on the A4074 and A4130

At the last meeting of the Police and Crime Panel on 23 September, where I am South Oxfordshire's representative on the panel, I asked Police and Crime Commissioner Matthew Barber why no action had been taken to address the persistent problem of speeding and noisy motorbikes on the A4074 between H café in Berinsfield and Crowmarsh roundabout and Crowmarsh roundabout and Henley as well as on the A415. I have also, along with a group of councillors representing the parishes affected, written public letters to the PCC and the Police Commissioner to demand action on illegal speed and motorbike noise.

Social Housing in Wheatley

At its last meeting, cabinet considered an application for grant Funding by SOHA for the construction of new affordable homes in Wheatley, continuing the council's commitment to using developer funds to support the building of new zero-carbon social and affordable housing in the district. This follows SODC's contribution of £500,000 towards three new houses for social rent being developed by Henley Housing Trust, a scheme to deliver social housing in Thame and the council's own development of social housing on Didcot Broadway. I will provide more detail when I can.

Grants

The Capital Grants scheme closes on October 21 while the second round of the Councillor Community Grants scheme opens in November. I have received a number of requests for advice on grants. If you would like to speak directly to an officer, please let me know so that I can put you in direct touch. The Grants team are excellent and very supportive and informative.

<https://www.southoxon.gov.uk/south-oxfordshire-district-council/community-support/grants/>

Tree Planting Season

As the tree planting season approaches and following the wishes of the King, the Queen's Green Canopy initiative will be extended to the end of March 2023 to give people the opportunity to plant trees in honour of Her late Majesty. We are creating a record of all the trees planted across the districts for the Queen's Green Canopy. Please send images of the trees you've planted to communications@southandvale.gov.uk

Greener Henley is planting trees and hedgerows again this year and is looking for landowners and parish councils who are willing to participate. Please contact Patrick Fleming for more information:

flemings5@googlemail.com They can provide trees and the people power to get large tracts of native hedgerow planted, all for free!

Full Council, 13 October:

The agenda is available online but a key item is the outline of a motion listed below on so called investment zones: <http://democratic.southoxon.gov.uk/ieListDocuments.aspx?CId=122&MIId=3055&Ver=4>

Investment Zones

The government has proposed that so-called "investment zones" will see the lifting of "burdensome requirements" such as local consultation and environmental regulations including in designated areas like AONBs, SSSIs and National Parks. Development in these zones will be additional to that already agreed in local plans.

A motion is coming to council, proposed by Cllr Robin Bennett, stating that South Oxfordshire is already a key contributor to the wider UK economy and that democratic local plans with proper environmental and landscape protections are the best way to continue this contribution, not through "investment zones" and the sweeping aside of environmental and planning protections and consultations.

Move to Abbey House, Abingdon

From 3rd October, Abbey House in Abingdon is the new workplace for the majority of SODC staff though most will continue hybrid working. Full Council meetings will be held at Didcot Civic Hall while all other meetings will take place at the Microsoft Teams Meeting Room in Abbey House unless otherwise advised. This will finally mark the end of councillors and guests staring into their computer screens whilst sitting side

by side in meetings! Residents and parish councils will be able to continue to participate in Planning Committee and other meetings remotely, ensuring we have the best of both worlds.

Contact me here:

Sam.casey-rerhaye@southoxon.gov.uk

01235 635566

County Councillor's Report October 2022 – Cllr Robin Bennett

Robin.bennett@Oxfordshire.gov.uk

Warm places, welfare schemes and Council Tax support this winter

The winter ahead looks incredibly difficult for people of all ages, backgrounds and incomes.. In local government, we have much more limited powers than national government, but we try to use all of the influence at our disposal. The council have agreed a list of proposals to help local people – particularly the vulnerable – face the combination of inflation and the rising cost of energy over coming months:

- The permanent provision of an emergency welfare scheme administered through the county council's customer services team, to enable provision of food support to children in early years settings and the targeting of grants for those missing out on national energy support schemes.
- Libraries can be **welcoming and warm places** for people to help with isolation, loneliness and mental wellbeing as well as warmth. A grants scheme for community venues to contribute to their energy costs is also proposed. This will support existing activities (stay and play schemes, lunch clubs etc) as well as new initiatives.
- A new grant scheme to support voluntary and community sector organisations will launch in October with an initial £100,000 of Oxfordshire Community Foundation (OCF) funding and £100,000 from OCC. The grants will fund a range of organisations supporting community food services, money and debt advice, networks for older people and vulnerable adults and those working with families in need.
- The county council will support the district councils in the Council Tax reduction scheme that aims to reduce the amount people with low incomes have to pay, as well as Council Tax hardship funds for those facing difficult circumstances.
- Expanding the Better Homes Better Health programme allowing the scheme to reach fuel poor households with advice on reducing energy costs. There is also a £210,000 grant to Citizens Advice in place to maintain debt and benefits advice capacity.
- A total of £322,000 of COVID funding has been assigned to the Care Workers Charity to provide crises grants for the most in need workers and access to the "Blue Light Card" staff benefit and discount scheme for all those working in the sector.

Speeding and noise disturbance on the A4074 and A4130

I have written alongside local councillor colleagues to both the Police and Crime Commissioner and the Chief Constable, to express our frustration at the failure of Thames Valley Police to enforce speed limits on the A4074 and the A4130 in South Oxfordshire, or to respond to the concerns and evidence several parishes have presented to them. We don't think it's acceptable that Thames Valley Police appears to be ignoring its responsibility for enforcing safe speed limits in our area, with a minority of drivers routinely breaking the speed limit on our local roads.

School transport

I'm in regular (almost daily) contact with the Schools Transport team, as some residents face continuing issues on this front. The Berinsfield-Abingdon AB04 service is now being re-tendered, as we seek a more reliable service provision. A temporary solution in place for the next few weeks with a separate minibus for Europa School pupils. It's been frustrating, but I know the team are really committed to making this work.

Broad Street public space improvements

A new project for Oxford's Broad Street aims to create a more welcoming public space. The project, expected to be ready later in October, will include sitting areas with planters for visitors to meet with friends to socialise or just take a break from working, sightseeing or shopping. Local businesses and residents have been involved to ensure that the street furniture is made responsibly and locally, including robust wooden benches and seats made using reclaimed wood produced by [RAW workshop](#), an award-winning social enterprise based in Blackbird Leys.

'Decide and Provide' transport planning policy adopted.

The council's cabinet recently approved new requirements for transport planning for new developments based on the principle of 'decide and provide', rather than the previous method of 'predict and provide'. This is intended to help the county move towards its goal of a net zero transport system by 2040. The 'decide and provide' approach decides on a preferred transport vision and then provides the means to work towards it, instead of relying on past trends in car use and dependency.

Deregulated 'Investment Zones': No thanks

The County Council's Leader, Liz Leffman, issued a statement on why we decided not to bid for so-called investment zones. "We consider that the de-regularisation of planning controls and reductions in environmental protection, which appear to be a condition of any investment zone, are incompatible with our net zero carbon aspirations and our commitment to protect and enhance biodiversity and environmental quality, as stated in our vision."

Other News



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All proceeds go to Oxfordshire Wildlife Rescue



Mouthpiece

Please note that any opinions expressed in this newsletter are those of the contributors and not necessarily those of the editors. We accept contributions and advertisements in good faith and cannot be responsible for errors therein.

Please send contributions for the **December/January 2022 issue** of The Mouthpiece by **November 15th** to: generalmouthpiece@gmail.com

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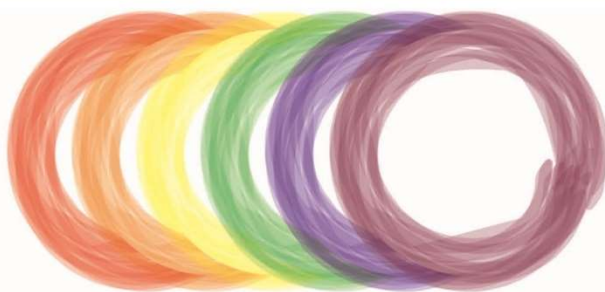
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ST PAUL'S & CULHAM VILLAGE RE-ORDERING COMMTEE			
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LADIES OF CULHAM (LOC)			
Laura Cooper	ladiesofculham@gmail.com	Also Jenny Williams, Jo Oughtred, Amy Sutcliffe	
POLICE			
Neighbourhood Policing Team		Non-emergency Phone Number	101
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Proposed Development at the Waggon & Horses Public House, Culham



The Waggon & Horses Public House has been closed since 2015 due to no longer being a viable business – it is a much missed community facility for the people of Culham.

The owners of the Public House, Morrells Farming Ltd., have instructed DPDS Consulting Group to prepare a full planning application for the re-opening of the pub including refurbishment of the original building and replacement of the existing later extensions. The proposals also include a new Community Orchard to the south of the site.

The planning application has been submitted to South Oxfordshire District Council (SODC) and can be viewed on the Council's website under application reference **P22/S3308/FUL**.

In order to ensure the financial sustainability of the public house business, it has also been necessary to include additional elements of development. This includes a single storey dining room extension, new rebuilt toilet facilities and a detached single storey 20-bedroom hotel built around a landscaped courtyard. The submitted Financial Viability Appraisal provides the justification for the scale of additional development.



- | | |
|--|--|
| A Existing Waggon and Horses PH Refurbished | F Proposed Outdoor Garden and Seating |
| B New WC facilities | G Secured Garden / Play Area |
| C Dining Area for the Public House | H Car Parking including EVC points |
| D Paved Landscaped Courtyard | I Secure Space for Cycles |
| E Proposed Hotel Accommodation | J Community Orchard |

Due to the location of the site in the Oxford Green Belt, SODC are unable to approve the application unless **'very special circumstances'** can be demonstrated which outweigh any potential harm to the Green Belt.



Elevation View from Tollgate Road

Within the application submission, DPDS have highlighted the many benefits which will result from the proposed scheme. These can be summarised as follows:

- Re-opening of pub and garden;
- Retention of original building;
- Creation of a Community Orchard;
- Access and parking improvements;
- Landscaping and biodiversity enhancements;
- Drainage improvements;
- Attracting visitors and local spending;
- Creation of jobs.



Elevation View from Abingdon Road

The application submission puts forward the case that these benefits cumulatively amount to **'very special circumstances'** which are sufficient to justify a grant of planning permission.

In order to strengthen the case for the proposed development, we are seeking the views of local residents, and, as applicable, business with regards to the proposals and would be grateful if you could complete and return the short questionnaire below via post (using the pre-paid envelope) or email to mwetherell@dpds.co.uk.

Thank you for your participation.



Comments in response to the planning application for the re-opening of the Waggon & Horses Public House, Culham

Name.....

Organisation (if applicable).....

Address.....

.....

Tel:-.....

E-mail:-.....

Please return this form to DPDS Consulting Group using the pre-paid envelope supplied or by email to mwetherell@dpds.co.uk. You may also submit views directly to SODC Planning Department quoting the planning application reference **P22/S3308/FUL**.

Your personal details will only be used for the purposes of this survey and to inform the response to the planning application. They will not be used for any other purposes including marketing.

Please circle your opinion:-

- Do you accept the principle of additional development being required to financially enable the re-opening of the public house?
Yes / No
- Do you support the proposed dining room extension and 20-bedroom hotel as financially enabling development?
Yes / No
- Do you support the proposed Community Orchard?
Yes / No
- Do you consider the proposed scheme to be compatible with the character and appearance of the surrounding area?
Yes / No
- Do you consider the benefits of the scheme to amount to **'very special circumstances'** to justify development in the Green Belt?
Yes / No