

## I N D E X

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## INTRODUCTION

The Steering Committee has pleasure in presenting the Beedon Parish Plan to all residents. We hope that it reflects the ideas and aspirations of the whole community and gives us a five-year action plan for the parish. The consultation has been thorough including meetings, a questionnaire survey and ongoing dialogue with West Berkshire Council officers and other agencies. The result has been that the Plan was formally endorsed by West Berkshire Council on 1<sup>st</sup> March 2011.

The initial public consultation (Open Day at Beedon Village Hall) identified a number of key areas of concern and the purpose of this plan is an attempt to progress these concerns towards resolution, to increase communication across the parish and ensure that all sections of the community are involved in the decision-making process which affects our future and that of our children.

We are privileged to live in an Area of Outstanding Natural Beauty. Let us work together to protect our environment, preserve our historic buildings, provide a safe place for our children and achieve the targets identified and set out in the Plan. This will all take time, but if we work together we can achieve great things now and in the future.

Thank you all for your input.

Date: March 2011

## EARLY SUCCESSES

1. NOTICE BOARDS – In conjunction with the Parish Council (PC) we have successfully negotiated funding to replace existing and erect additional notice boards around the Parish. This was identified in the results as one of the means of communicating information to parishioners. A grant of £3124 has been received from the Berkshire Rural Access to Services programme for the purchase of the boards and the PC has now erected these boards at Stanmore, Westons, Beedon Hill, World's End and Beedon Common.
2. PROPOSED PLAYING FIELD – following discussion with West Berkshire Council(WBC), a plan for the new Playing field has been put forward to the Parish Council, which was agreed in principle at the PC meeting on Wednesday 1<sup>st</sup> September 2010. Discussions with Eling Estate and West Berkshire Council relating to the change of use and other issues are ongoing. A small grant has been received from Eling Trust to assist with the purchase of play equipment.
3. FOOTPATH 11 – In order to provide access for those with disabilities and with the assistance of our local farmer, Roger Gent, a new pedestrian gate has been supplied by WBC to replace the old and broken stile to Footpath 11. The gate was erected by the Ramblers Association on November 26<sup>th</sup> 2010

## BACKGROUND TO THE PARISH PLAN

A Government initiative designed to give local communities more control over the decision-making process within their neighbourhood, and the knowledge that a number of local parishes had already produced a Parish Plan, prompted a group of residents to put forward a suggestion to the Parish Council (PC). This was that Beedon Parish should form a Steering Committee to evaluate the feelings of the local community with regard to the production of a Plan for the future of Beedon Parish.

The initial consultation meeting, supported by the Community Council for Berkshire (CCB), was held in Beedon village hall in November 2007. This highlighted a number of issues of concern for our parishioners. From the feedback we received from this consultation, a questionnaire was formulated by the Steering Committee (made up of three Parish Councillors and representatives from various organizations and sectors of the community). Consultations were also carried out with the help of the CCB, Downland Youth Network, Beedon C of E Primary School, representatives from St Nicholas' Church and other local organizations.

The resulting Questionnaire (printed free by Greenham Common Trust (GCT) was distributed by hand in March 2009 by our team of volunteers, to every household in the parish. Additionally, in order to get the maximum coverage and to ensure that everyone in the community was able to express a view, a personal questionnaire was delivered to everyone over the age of 11, with a separate questionnaire for 11-18 year-olds.

The Questionnaires were collected 2 – 4 weeks after delivery, (if not already submitted on line), and the responses were analysed. These were divided into sections as identified from the original consultation meeting, with space for additional comments at the end of the questionnaire. This latter section proved highly successful as it enabled parishioners (particularly those who were unable to attend the original Open Day) to comment on other matters of concern and express their views/recommendations not covered by the actual questions.

345 questionnaires were returned out of a possible 400, representing a return of approximately 85%, an excellent result.

During the period of assessment of the results, discussions were held with the PC and West Berkshire Council's (WBC) various Department Heads to see what was feasible, achievable (short and long-term), practical and affordable. The following pages reflect the outcome of all these discussions and the actions we have agreed to implement.

Having previously been issued to members of the Parish Council, the results of the analysis were presented at an Open Meeting in the Village Hall on 8<sup>th</sup> January 2011. This enabled everyone to express their views on the results, to discuss the issues identified and fine-tune the Draft before submission to WBC for adoption.

## PARISH PROFILE

Beedon Parish sits at the western end of the Royal County of Berkshire and lies within the North Wessex Downs Area of Outstanding Natural Beauty (AONB). The civil parish of Beedon comprises 1991 acres (806 hectares) and is seven miles north of Newbury just to the west of the A34 trunk road. Adjoining parishes are Chieveley, Peasemore and East Ilsley. The parish is quite fragmented and extends from Stanmore and Ashridge, north of the original centre (St Nicholas' Church) to World's End and Beedon Common to the south.

The 2001 census counted 393 inhabitants, now there are over 400 people. Households numbered 164 in 2001 but new groups of houses and the conversion of agricultural buildings to dwellings has increased this number. Most properties are owner-occupied but there are 47 Housing Association houses (a relatively high number for this area) and a few privately rented. None of the houses are second homes. 58% of the properties contain only two people, with the balance containing up to 5 family members.

The Church at the centre of the parish is adjacent to Beedon Manor. Services take place in this 12<sup>th</sup> century church on most Sundays in the month. Details can be found in the parish magazine, on the Notice Boards or on the Website. St Nicholas' Church of England Primary School is situated at Westons. The school caters for children up to the age of 11 and currently has 51 on the Register. 47% of pupils come from the Parish of Beedon with the remainder from surrounding villages. Villagers are invited to join the children for a community lunch once a month and the school is also used by the wider community for regular meetings, or when the village hall is not available.

The Village Hall is at Beedon Hill. The Hall is an important meeting place and is regularly used throughout the week by groups from Beedon and surrounding parishes. Activities are promoted on the Parish Notice Boards and on the Website.

The parish is surrounded by farmland which is split into two farms – Beedon Common Farm and South Stanmore Farm, with corners of two neighbouring estates. The farms are mostly arable, growing wheat, barley, oilseed rape, beans, linseed and miscanthus (for green energy) with some mixed farming, including chickens for egg production, an outdoor pig unit and beef and lamb production. There are a small number of industrial units at South Stanmore farm and Beedon Manor, a Business Park on the south side of the Old Oxford Road and a garage just over the parish boundary. Although several businesses are run from home, most employment, as with most surrounding villages, involves travelling to Newbury or further afield.

There are two Public Houses on the Old Oxford Road but there is no longer a village shop. Since its closure, residents need to travel to surrounding villages or Newbury for shopping. The doctor's surgery is based in Chieveley. With limited public transport available, the Downlands Volunteer Group runs a weekly "Handybus" to the surgery and to Newbury on market days for senior citizens.

There is a wide range of age-groups among our residents, from young children to pensioners. This presents a challenge when trying to cater for everyone's needs, from pre-school to after school, day-time and evening activities, and weekend/other leisure time.

Village Hall activities include weekly Cheerleading, Bowls, Keep fit, Mothers and Toddlers Group, Youth Club and Craft classes, in addition to the occasional Whist Drive, Quiz Night and Bingo sessions. It is also available for private hire.

A Model Aeroplane Club operates at Stanmore. Occasional concerts are held in the Church, (organized by Friends of St Nicholas' Church) and the Women's Guild meets regularly at the school.

The parish now has a website which can be accessed via [www.beedonparishcouncil.org.uk](http://www.beedonparishcouncil.org.uk)

Our vision is to develop a close-knit community which feels that everyone has a part to play and whose opinions are sought before decisions are made.



## HISTORY OF BEEDON

The first official record of the Parish of Beedon is in the Domesday Book and, in 1086 it was known as BEDENE. It is described as a small village or hamlet, and both Beedon House and Beedon Hill are mentioned. The main landholder at that time was Walter de la Riviere from Abingdon Abbey. This Benedictine Abbey had 47 Berkshire holdings, the same number as the King.

The buildings in the village, (except the church which was built in 1220 on the site of an earlier building dating from 1146) range in date from the sixteenth to the twenty first century, and include a number of listed buildings.

Until the Reformation, Beedon Church belonged to the Roman Catholic Church and all the services were in Latin. This Grade 1 listed church has endured with very little alteration over the years.

The only scheduled ancient monument is the Stanmore Bronze Age barrow. Other archaeological remains include the Romano-British and Iron Age site currently being excavated at Stanmore. There is evidence of mediaeval occupation at Stanmore and Beedon Manor.

Until 1947, the whole village belonged to Lord Wantage's estate. Previously it belonged to the Reade family of Upton under Wychwood. Lockinge was one of the most famous estates in the country when it belonged to the late Lord Wantage, who was Lord and Master over 22,000 acres and ran his numerous farms on the Berkshire Downs on model lines. The tradition of the benevolent landlord was kept up by his successor, Mr A Thomas Lloyd, Lord Lieutenant of Berkshire, who died in 1944.

In July 1947, 3813 acres were sold, for the most part in the parish of Beedon. In fact, most of the village was offered for sale, including the school, general stores, a brick works, several farms and nearly 40 cottages.

Most of the cottages, occupied by the same families for generations and, in some cases, let for as little as 1/6d a week, were bought by the tenants themselves. Although they were in good condition they realized no more than £250 to £750 each.

The Brick Kiln was built in the early 19<sup>th</sup> century at the top of Beedon Hill. Clay for the handmade bricks came from the pond nearby, now filled in. The kiln ceased operation before the beginning of the Second World War. There is still evidence of the bricks on the site which now has a triangulation point.

As with many buildings in the parish, the Village Hall on Beedon Hill was built by Lord Wantage. It was erected in 1924 with bricks from the kiln, and designed to be converted into two cottages if it was no longer needed as a hall.

Blacksmith's Cottage on Beedon Hill is a timber framed cottage built in 1757. At some point in the 19<sup>th</sup> Century, it was divided into two houses. Water for the cottages was obtained from the well across the road, next to the allotments. The blacksmith's workshop was on the triangular green opposite the cottage and probably continued in business until the early 1920s. When the Lockinge Estate was broken up in 1947 the Blacksmith's cottage was sold for £250.

In the early 1900s, water was still drawn from some of the wells in the parish – only a small part of the village had piped water. The parish well, known as “Weston’s Well”, a fine looking iron superstructure (still standing) is situated on the Stanmore Road near College Farm. The well is now covered over for safety reasons. Piped water was eventually installed through the village in the 1950s.

The first Post Office in the village was opened in 1861 and operated by the Goodman family at Beedon Hill House. It was later moved to 38 Beedon Hill, then 39, until its eventual closure in the late 1970s.

On ground bought for £35, a Wesleyan Chapel was built in 1850 at World’s End. Following amalgamation with the Methodists, services were held there until 1978 when it was closed due to its poor structural condition. It was subsequently demolished and, in 1981, many items of furniture from the chapel were sold, mostly to local people, and these can still be seen in village homes today. A house now stands near the site.

Purton Stores was built in 1598 as a farmhouse. It is an oak framed house with wattle and daub infill. In the mid 1800s, the house was divided into three cottages, the lower floor of one being converted to a grocer’s shop. A bakehouse was added a few years later. From 1944, the shop was run by the Pocock family until its closure in 2003, having been converted back to one dwelling in the 1960s.

In 1847, The Dame School was set up at Walnut Tree Cottage, probably in the living room. Almost all the children of the village went to the school, which was free of charge, but parents who could afford to do so, made a contribution.

A replacement school was built in 1875. It had two classrooms (heated by a coal fire and stove respectively), a cloakroom, scullery and outside toilets. This school was eventually demolished and two houses were built on the site.

The present school, Beedon Church of England Controlled Primary School, was built in 1964. Since then, the school has expanded and is currently undergoing further major development. As part of the initial consultation, pupils from the school produced a model of the village, which was displayed at the Open Day.

The main road through the village was formerly a turnpike road, prior to becoming the A34 trunk road. It is now a slip road to the A34, the Beedon By-pass having been built in 1979. It can be very busy and is still used as a through road.

## ISSUES RAISED BY THE QUESTIONNAIRE

Our evaluation of the returned questionnaires produced a number of issues which were important to a significant number of people in our parish. The following highlights the areas of concern and an action plan has been drawn up to deal with the issues raised. This can be found (at the end/inserted on back page/middle pages) of our plan.

During our evaluation of the responses, we have not only taken into account the "ticked boxes" but also the additional comments made at the back of the questionnaire.

We would also like to thank the young people of the parish for their input and, although some of the points raised are included in the main text, we have highlighted their concerns specifically under section 7

### 1. Road Safety

Our question regarding road safety produced a number of items for consideration. An overwhelming number of responses (63%) felt there were serious road safety issues which needed to be addressed. These included speed limits regularly exceeded (85%), unsafe bus stops (49%) and relocation of the bus stop from the A34 (54%).

Suggestions received for improving road safety included

- . footpath to Westons between the junction of Stanmore Road and Oxford Road (77%)
- . Vehicle Activated "Slow Down" signs (71%)
- . "Concealed Junction" signs between the junction of Stanmore Road and Oxford Road (58%)
- . the installation of speed cameras (49%)
- . Pedestrian Crossings near the bus stops (46%)

### Our Vision

To provide a safer environment for both pedestrians and road users by reducing the number of speeding vehicles and providing safe crossing places in the parish.

## 2. Environment

The Environment section covered a number of issues, the most significant of these being –

- i. Recycling – There was significant support for West Berkshire Council's recycling scheme. 79% of respondents thought it was a good scheme and mostly working well. However, 70% of those respondents felt we could recycle more, particularly plastics, drinks cartons, electrical goods, clothes, furniture etc., but it was considered essential that such items were not being stockpiled or put into landfill.

- ii. Footpaths & Bridleways – The footpaths and bridleways in the parish are well used, with 45% of respondents using them once or twice a week. Over 50% of users felt they were clearly signposted and adequately maintained. 86% of use is for recreational purposes. It was, however, noted that disabled access was inadequate (27%). A considerable amount of damage is being caused by 4 x 4s and motorcycles on some routes. Concern was expressed regarding dog-fouling on the pathways.
  
- iii. Noise and Nuisance – our consultation showed that people liked living in our area because of its rural location and easy access to the motorway system. They liked the peaceful surroundings, especially those who commute during the week. However, 52% of respondents said they were disturbed by surface noise from the A34 and there was some annoyance caused by helicopters (41%)
  
- iv. Recreation Ground – the existing recreation ground is considered unsuitable in terms of safety of our children, lack of suitable equipment, uneven surface, difficulty of supervision due to its location, and unsuitable access by way of the road north and south of Beedon Hill. A recent petition from parents to the Parish Council requested better recreational facilities for children of all ages resident in Beedon and surrounding villages.

### Our Vision:

To maintain a footpath network that is accessible to all and provide recreational facilities for all age groups in our parish.  
To maintain a clean and tidy rural environment that everyone can enjoy, particularly those who wish to benefit from an Area of Outstanding Natural Beauty

### 3. Village Hall

86% of respondents agreed that the Village Hall was an asset to the community. It is used regularly by 40% of those surveyed while 58% would like to see it used more often.

A high proportion of respondents (50%) felt they were not well informed about events and more information should be provided.

The toilet and kitchen facilities (particularly for disabled users) were considered adequate by only 16% of those surveyed while a similar number felt they were inadequate.

Storage space for equipment used in the village hall was extremely limited.

### Our Vision:

To provide a well maintained facility to enable a variety of activities to take place to meet the needs of all parishioners including those with mobility problems.



#### 4. St Nicholas' Church

65% of parishioners are aware that St Nicholas' Church is 12<sup>th</sup> century and a Listed Building. 15.3% considered themselves regular visitors to the Church with 5.4% visiting weekly, the rest on an ad hoc basis. 35.2% of parishioners never visited the Church.

The installation of toilet/kitchen facilities would encourage an additional 7% to visit. 19% of those surveyed felt the facilities for people with disabilities needed to be improved.

#### Our Vision:

To make the Church more accessible to everyone by making them aware of other activities provided at St Nicholas' Church (concerts etc) and improve the facilities, particularly for those with disabilities.

#### 5. Services for people with disabilities

A number of issues were raised in connection with local facilities for those with mobility problems, particularly where access to public transport is concerned – 37% felt this was inadequate. The very limited amount of public transport in Beedon means that most people have to rely on cars or taxis to get to the shops, surgery, hospitals etc. The Downland Volunteer Group provides a service once a week (Thursdays) for pensioners. 32% of respondents were aware of this service.

Only 11% of respondents felt there was a need for more social housing in Beedon for disabled people, with 15% being of the opinion that there was an adequate amount of social housing for the size of the area.

27% of respondents felt there should be additional activities for those with disabilities. These could be provided in the village hall providing the toilet and kitchen facilities were brought up to the required standard for disabled users.

31% would like to see additional medical support made available. (Although we get an excellent service from our local surgery and the Rapid Response Unit/Air ambulance, some local accessible facilities would be welcome.)

### Our Vision:

To provide the opportunity for those with disabilities to partake in recreational activities with the local community. To improve accessibility to public transport. To provide additional medical support, training, and information where needed

## 6. Public Transport

Most people in the parish (93%) never, or very occasionally use public transport, due to the infrequency of the service. There were a few people (4%) who use public transport every day.

Parishioners who rely on public transport need it for shopping (25%), doctor and hospital visits (18%), pleasure and recreation (18%), getting to work (9%) and other reasons (30%).

61% of those surveyed felt that bus shelters should be installed.

31% of parishioners questioned, felt that public and voluntary transport in Beedon was adequate for their needs, whilst 58% had no opinion on it. If the bus services were more frequent 40% of respondents would use it more often but 26% would not.

37% of people in the parish felt that those with mobility problems had inadequate access to public transport.

### Our Vision:

To provide a public transport service which would encourage parishioners to use it. To make public transport more accessible for those with mobility problems

## 7. Youth

The young people (aged 11 – 18) who took part in our questionnaire felt strongly that their views were not considered by those representing the parish. They indicated that they would be willing to take part in discussions with various groups.

For the most part, they enjoyed living in the parish because of its rural location which offered access to open space, wildlife and peace and quiet. They also liked the fact that the parish was small and that people were friendly and knew each other – this gave them a sense of security.

Most of the issues raised have been dealt with elsewhere but it is worth reiterating some of the suggestions/comments made:

- . provide a proper recreation area for sports activities as there was nowhere safe to take part in ball games.
- . poor public transport made it difficult to access other places
- . more pavements required, as it was dangerous to walk on some of our roads
- . speed bumps/cameras should be installed to stop people driving through the parish at speed
- . more activities are required for young people – football, dirt track for bikes, sports training sessions, martial arts, dance and drama

### Our Vision

To provide a safe recreation area for young people, and to investigate the possibility of providing additional activities for all ages.

PARISH ACTION PLAN TEMPLATE							Name of Parish	Beedon	
Objective/Project	Actions needed to achieve objective	Priority H/M/L	Start Date	Planned Finish Date	Project Manager/Lead Partner	Other Partners	Justification/comments (refer to community support from consultation)	Completed (Give Date)	Sustainable Communities Strategy Theme

<b>Stronger</b> (e.g.building a stronger sense of belonging, encouraging community participation, reducing inequality, improving diversity and inclusivity for all sectors of the community. Improving access to services)									
<p><b>Our Vision.</b> To provide a well maintained facility in the Village Hall to enable a variety of activities to take place to meet the needs of all parishioners including those with mobility problems.</p>	Upgrade the toilet facilities and provide easier access for people with mobility problems, both male and female	H	March 2011		Parish Council Village Hall committee	Community Buildings Advice Service	Only 16% felt the facilities were adequate		Stronger, Prosperous and Safer
	Improve kitchen facilities/serving area and provide access for those with mobility problems	H	March 2011		Parish Council Village Hall committee	Community Buildings Advice Service			Stronger, Prosperous and Safer

	Investigate options for increased leisure activities	M	2011/12		Village Hall committee	WBC Arts and Leisure Team and Adult and Community Learning Team and BACYP	58% would like the hall to be used more often		Stronger Healthier
	Provide information on the parish notice boards and website regarding village hall activities	H	March 2011		Village Hall committee Parish Council	Parish Council	50% not informed of activities		Stronger
<b>Our Vision.</b> To make the Church more accessible to more parishioners by making them aware of more activities provided by St. Nicholas Church (concerts etc) and encourage those with disabilities to attend more functions by improving the access and toilet facilities.	Investigate provision of toilet facilities/disabled access.	M	2011/12		Parochial Church Council		19% felt that facilities (including toilet and access) were inadequate for those with disabilities		Stronger
	Arrange "history" days to inform parishioners of the significance of our church in village history	L	2012		Village Plan Team	Ann Bell, WBC, Archaeological team	Only 15% were regular visitors and this would encourage more interest		Stronger

PARISH ACTION PLAN TEMPLATE							Name of Parish	Beedon	
Objective/Project	Actions needed to achieve objective	Priority H/M/L	Start Date	Planned Finish Date	Project Manager/Lead Partner	Other Partners	Justification/comments (refer to community support from consultation)	Completed (Give Date)	Sustainable Communities Strategy Theme
<b>Safer Communities</b> (e.g. Reducing anti-social behaviour; reducing speed on roads; emergency planning)									
<b>Our Vision:</b> To provide a safer environment for both pedestrians and road users by reducing the number of speeding vehicles and providing safe crossing places in the parish	Contact WBC Highways regarding safety aspects of access from slip road to A34 north.	H	March 2011		Parish Council	WBC Highways	63% felt there were serious road safety issues. Youth consultation also showed concerns. 85% felt speed limits were regularly exceeded		Safer
	Discuss with WBC/local bus company ways in which the bus stops can be made safer for school children and parishioners	H	March 2011		Parish Council	WBC Highways			Safer
	Contact WBC re: possibility of providing appropriate pedestrian crossings, footpaths in the parish	H	March 2011		Parish Council	WBC and EBC/Bus Company	46% felt that there were difficulties by bus stops. 77% felt that the footpath by Westons and between junction of Stanmore Road and Oxford Road was difficult.		Safer

	Discuss with WBC possibility of extra VAS at World's End and possibility of installing speed camera(s)	M	March 2011		Parish Council	Thames Valley Police	49% in favour of speed cameras		Safer
<p><b>Our Vision:</b> To maintain the footpath network so that it is accessible to all and provides recreational facilities for all age groups in our parish. To maintain a clean and tidy rural environment that everyone can enjoy for those who wish to benefit from an Area of Outstanding Natural Beauty. To reduce noise levels from A34</p>	Provide a series of leaflets identifying local walk routes, including sites of historic interest, archaeology and wildlife, bridle paths and cycle routes	H	March 2011		Parish Council Parish Plan Environment Group	WBC Countryside Team/AONB/ Beedon church/DfT	86% of use is for recreational purposes		Healthier and stronger
	Department for Transport (DfT) to consider quiet road surface for A34 bypassing Beedon	H	2011/2012				52% of respondents were disturbed by surface noise from A34		



	Discuss with West Berkshire Council (Countryside Department) the provision of "kissing gates" rather than stiles to increase access across the parish.	M	2011/12		Parish Council Parish Plan Environment Group	WBC Countryside Team and rights of way officer	27% felt that access for the disabled to the countryside was inadequate		Stronger and Healthier.
<b>Our Vision:</b> To provide the opportunity for those with disabilities to partake in recreational activities	Investigate the availability of a booklet showing services for the disabled in our parish and publicise.	M	2011/12		Parish plan Information Team	WBC Community Care Team			
	Investigate the possibility of providing additional accessible disabled parking for village hall and church.	M	2011/12		Village Hall Committee Parochial Church Council				Safer
	Provide basic First Aid courses in Village Hall and training on other health matters	M	2011/12		Parish Plan Team	BACYP St. Johns Ambulance			

<p><b>Our Vision:</b> To provide public transport service which would encourage parishioners to use it. To make public transport more accessible for those with mobility problems</p>	<p>Contact WBC re: provision of bus shelters at bus stops.</p>	<p>H</p>	<p>2012/13</p>		<p>Parish Council</p>	<p>West Berkshire Council</p>	<p>61% say bus shelters should be installed. Youth consultation also mentioned this issue</p>		
	<p>Contact local bus company to see if more frequent service could be provided.</p>	<p>H</p>	<p>2014/15</p>		<p>Parish Council</p>	<p>West Berkshire Council</p>	<p>If services were improved 40% would Use buses more often</p>		<p>Safer</p>
<p><b>Our Vision</b> To provide a safe place for young people to play. Investigate possibilities for additional activities for young people</p>	<p>Continue negotiations with Eling Estate re contract to secure tenancy</p>	<p>H</p>	<p>2011</p>		<p>Parish Council</p>	<p>Village Hall Committee Youth Club/ BACYP/WBC Countryside team</p>	<p>Petition from parents for better recreational facilities. Youth consultation (11-18 year olds) also showed a need for improved recreational facilities. High priority at Results Day poll</p>		<p>Safer and healthier</p>