

Clifton Hampden and Burcot Neighbourhood Development Order



Introduction

Village Meeting
7th March 2024

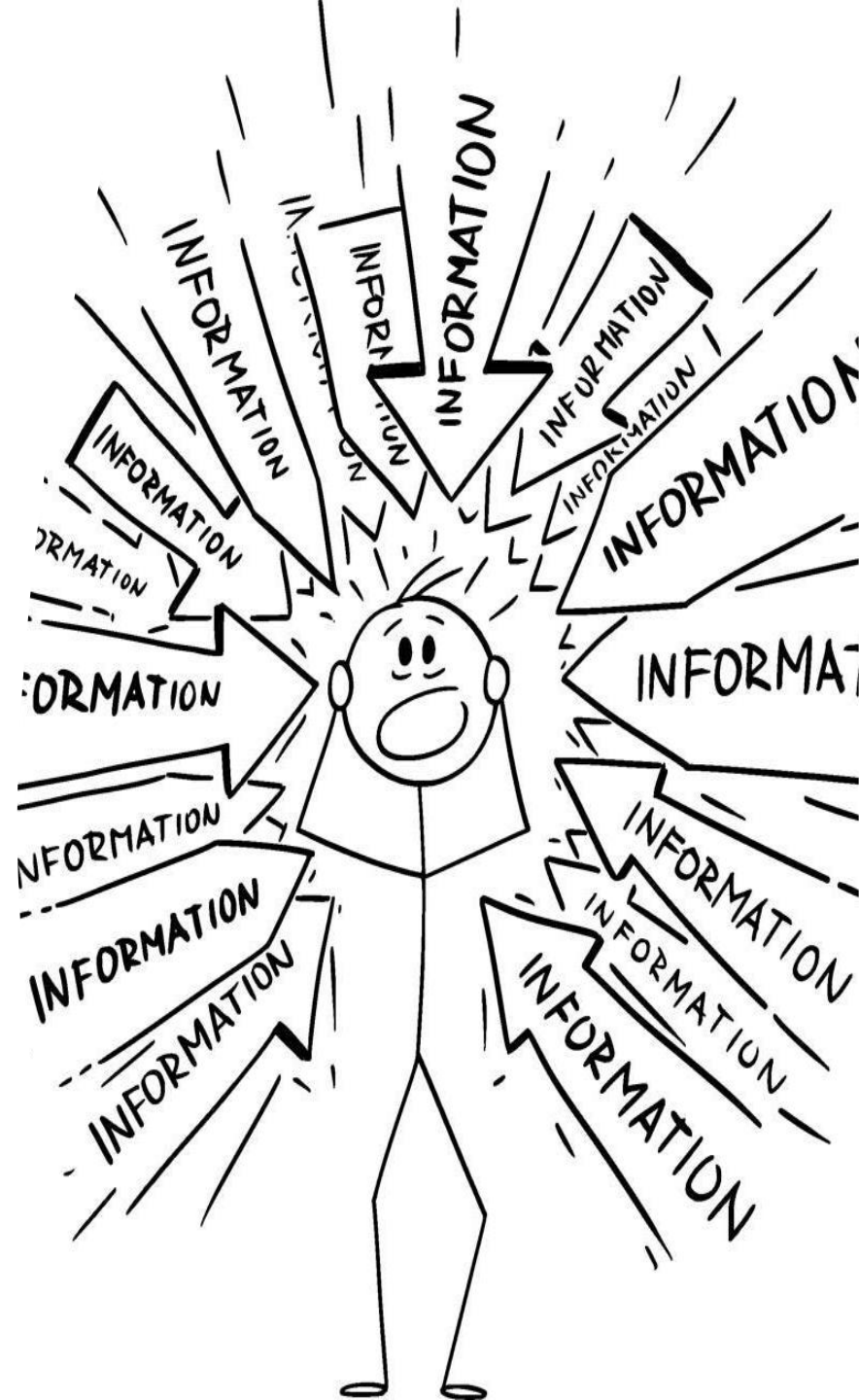


Agenda

- Welcome and Introductions – PC Chair
- House Rules – PC Chair
- Timelines and NP vs NDO - SODC
- Presentation of NDO Submission - Giles.
- NDO Process and PC Progress to Date – PC
- Q&A and Comments – chaired by Robin Bennett
- Next Steps
- Close of Meeting by 9.30pm

What we are here for

- **Facts!** Provide clarification on questions and Progress.
- **Myth busting** rumours and misrepresentations!
- **Recognise that all points of view are valid.**



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Difference between NP and NDO

(presented by SODC)

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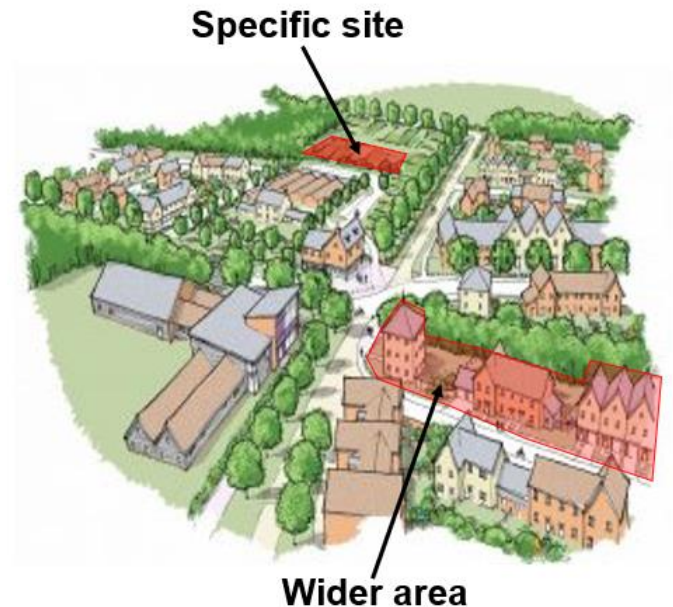


Neighbourhood Development Orders

Neighbourhood development orders allow local communities to grant planning permission for specific types of development in a particular area. They can:

- Relate to a specific site or a wider area
- Be used to grant outline or full planning permission
- Support neighbourhood planning site allocations
- Support regeneration
- Help reinstate original features, install well designed shop frontages or reverse damaging alterations in historic areas.

Community right to build orders are a type of neighbourhood development order. Proceeds of development brought forward by this process can only be used for the benefit of the wider community.



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Where we are in the process

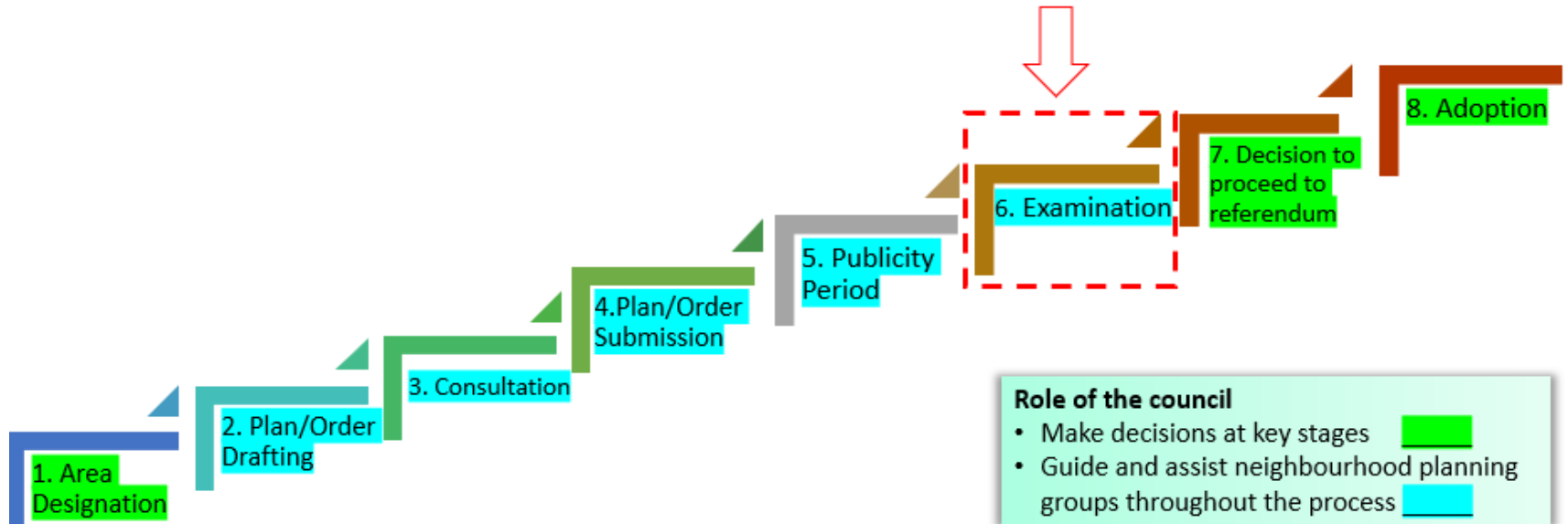
(presented by SODC)

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Neighbourhood planning process and the role of the council

Burcot and Clifton Hampden Neighbourhood Plan and Order



Listening Learning Leading

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Responding to the Examiners Clarification note

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Examiner Query - Surgery

Part 2.4 of the Second Schedule anticipates a situation where either the surgery is not constructed (by agreement) or that (in the absence of CHS's engagement) the owners of the land construct the surgery. Three questions arise from this part of the Agreement as follows:

- what is the current position of the Surgery in terms of the wider package;*
- is it anticipated that the Surgery will become directly engaged as a party of the Order?*
- if the surgery is not constructed or occupied, would the very special circumstances assessment continue to apply?*

PC line of enquiry to address this...

- 1) We need to ensure we get a new surgery building to justify the Very Special Circumstances
- 2) The building should be safeguarded as a community asset in perpetuity

Surgery

- Plans in the NDO
 - New Building constructed and offered to Practice at Cost, or on a Lease by Developer or Investor
 - Freehold to be held by the Community Land Trust (CLT) – to ensure benefit long term
 - ICB/CCG offered rent of £25k for 18 years
 - Viability Assessment indicated rent of £73k pa
 - Opinion that arrangements could be wired down after referendum

Surgery

- Dialogue with Dr Rubin
 - Not in position to buy but happy to lease at ICB subsidy amount
 - Can finance move to new building
- Dialogue with Thomas Homes
 - Chris B offered to retain the building for 18 years and rent at whatever the ICB would pay, £25350 + collar and cap.
 - But would then retain the Freehold of the Building
 - Agreed 6 month tenant termination possibility after 3-5 years
 - If sold with Surgery in place, Lease Agreement would be passed to new owner
 - 30% profit to Community if building ever sold for a profit
 - S106 agreement will ensure that no building work will commence until Agreement to Lease is signed

Surgery

- What happens if Surgery vacates the Building
 - Important to Safeguard the Building
 - 6 month grace period from point of notice to find alternative medical practice
 - If not possible, revert to market value for either a Sale or Rent
 - Any change of use should be considered a Community Benefit
 - Community consultation but Thomas Homes would not be bound by it
 - S106 clause to say Building will be used as a Community Benefit in perpetuity
 - All the above is in a letter from Thomas homes and will be reflected in the s106 Agreement
- Discussions between the Partnership and Thomas Homes
 - Practice Manager involved for the last 4 months and very helpful
 - Reached agreements in principle
 - Indication that the Partnership might try to buy the Building over 18 years
 - Legalities will be addressed after Planning Permission is obtained

Surgery

- Dialogue with Integrated Care Board for Oxfordshire (ICB)
 - Took until November 2023, involved Director and Practice Manager
 - ICB confirmed the rent of £25,350 for 18 years
 - Funding priority is with larger Medical Centres of 12000+ patients
 - Clifton Hampden categorised as a rural Practice
- Dialogue with local Primary Care Network (PCN)
 - CH is one of 4 practices incl Berinsfield and 2 in Abingdon
 - Can work with each other and support as necessary
 - Recognises the strategic position of CH between the others
 - Ideal for ancillary services such as Mental Health, Physio etc
 - A PCN Surgery would consider taking over, at the time, if ever there was a need

Examiner query - objections

I would find it helpful if the Parish Council commented on the various objections made to the Order (27/34/43/44-48/50/51/53/54/58/60/62/63/67-69/70-76/78/79/85/86/94).

Please can the Parish Council provide a single response to the overlapping points in the various objections.

It would also be helpful if the Parish Council commented on the representations from the County Council (Representation 88) and from the CPRE (Representation 91).

Key topics of concern

Governance and process

Site selection

Housing mix

Building on Green Belt

Surety/Safeguarding Surgery Build

Benefits

CLT liability and burden

Parking

Change Possibilities

- Hooks based on Objections and Examiner Opinion
- Capacity for Changes is restricted
 - Alternative site(s) would require withdrawal and start again
 - Serious re-working would require going through some consultations again
 - Funding restrictions, Locality may have reached limit
 - Little capacity to do the work
 - Developer and Landowner need to be on board
 - Will only consider if Examiner determines it's needed

Housing mix

The HNA notes that Burcot and Clifton Hampden's dwelling mix is relatively imbalanced, with larger and less dense properties dominating the existing stock.

*In particular, **the proportion of detached homes and homes with 4 or more bedrooms are both more than double the national average (2011 Census data).***

There are potential gaps in the markets for flats, terraces and homes with 2 bedrooms, although there are also lower proportions of 1 and 3 bedroom homes than wider averages.

The parish also has a slightly lower proportion of bungalows than the wider district and country (2021 Valuation Office Agency data for a slightly wider area).

Housing mix

- Of 17 Housing Units: 3 are 4+ bedroom and are only required for viability
- 4 are Affordable (Social) Housing units, where the NDO is non-compliant with AH policy which demands 40%, 6.8 rounded down to 6
- Therefore, 8 to 10 housing units will match the Parish Housing need
- Options Considered:
 - Build only 8 to 10 houses on the allotment site, without the need for Social Housing or large housing and preserving the Paddock site
 - Otherwise, preference for smaller houses on the Paddock, if Examiner determines that the 3 large houses do not satisfy the VSCs
 - And fewer on the Allotment site, creating more space for parking
 - Will require re-working and a new Viability Assessment
- Clear scheme required to allow residents to secure housing units early

Viability Assessment

- Latest assessment shows approx. £50k profit
 - Based on commitment to £25k rent, cost is £900k
- How to increase profit for the Developer
 - Reduce price for the land?
 - Build a smaller surgery?
- Or, based on discussion with the Partner
 - Try to get the rent subsidy increased?
 - Agree a sale to the Partnership?
- Developer confirmed happy to proceed as is
- Will only reconsider if prompted by the Examiner

PC Comments on Benefits

- Village Shop/PO/Residence
 - Valuation based on current sale value
 - Whereas Surgery Building valued on current rent
- Village Hall Committee does not request extension as proposed
- Barley Mow Car Park is not a Village Car Park
- Cycle Path land a separate agreement
- Bequest not an NDO issue
- School £150,000
 - Seed money for an Extension
 - Casual approx. estimate of £400,000 cost
 - Funds with PC rather than OCC
 - Possibly available for other community use after 2-3 years

Summary

- Total of 79 respondents – Examiner required us to comment on 31, over 200 pages.
- A narrative on the 31 responses will be submitted to Examiner by mid-March.

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Question and answers

Chaired by Robin Bennett

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Progress to date

Date		Status
Feb 2024	BREAAAM assessment	BREAAAM Assessment
Feb 2024	a full biodiversity metric	Biodiversity metric
Feb 2023	vehicle tracking for parcel A	Transport statement
Feb 2023	a noise assessment	Acoustic assessment
May 2024	waste management arrangements	Included in Part 1 Examiners response document
Feb 2023	SuDS Maintenance (the request was for updated runoff calculations)	Submission Flood risk and runoff strategy
Feb 2024		Post submission Strategic Water Management Strategy SuDs Management report Feb 2024
March 2024	Viability assessment	Viability assessment Version 3 March 2024
	Archaeological study	In progress

Summary

- Few documents outstanding:
 - Archaeological assessment (TBC).
 - Comment on objections made (by end-March).
- [Examiner's clarification note](#)