

Clifton Hampden and Burcot Neighbourhood Development Order

Parish Meeting

7 March 2024



Context

The Neighbourhood Development Order

Benefits

Surgery

Housing

Parking

The Community Land Trust

Financial Viability

The Alternative?

Next Steps

Giles Baxter Declaration of Interests

- Trustee Community Land Trust. No personal pecuniary benefit arising from this interest
- Ownership of the paddock land known as Site G which shares a short boundary with the Paddock site, and is adjacent to the A415 footpath/cyclepath. There is no identified pecuniary or other personal benefit to ownership by delivery of the NDO project

Neighbourhood Plan (NP) Neighbourhood Development Order (NDO)



A Neighbourhood Plan is a planning policy document, alongside National Planning Policy owned by central government, and the Local Plan owned by SODC. Planning policy provides the framework against which planning decisions are made.

The Neighbourhood Development Order is a planning application submitted by the Parish Council

This twin track approach is necessary because of our location within the Green Belt.

Provided the NDO and NP are compliant with National and Local Planning Policy (“The Basic Conditions”), both are decided at Referendum, by simple majority.

Main Events



- 2012 – Launch Meeting in the Village Hall
- 2014 – Village Plan Survey; Neighbourhood Area Designated
- 2015 - Village Plan Published
- 2017 – Neighbourhood Plan launched
- 2018 – Neighbourhood Plan relaunched; Decision to prepare an NDO
- 2018 – Community Consultation Drop-In Events; 2nd (short) Survey
- 2019 – NDO ‘specification’; Sites Selected; 1st pre-application advice
- 2020 – Initial Proposals published; Initial Parish Consultation (Nov 20 – Mar 21)
- 2021 – Scheme redesigned and published; 2nd pre-application advice
- 2022 – Adjusted proposals; 1st round statutory consultation (Reg 21, parish led)
- 2023 – NDO submitted to SODC; 2nd round statutory consultation (Reg 23, SODC led)
- 2023 to date: Public Examination

Community Consultation Results

(As at January 2019)



Our vision is for a single, thriving, sustainable parish formed of two distinct villages, each with its own particular identity and character, with shared facilities and amenities.

Housing Purpose: Community Benefit

- Support sustainability through growth
- Retirement Homes to Downsize
- Low Cost Starter Homes
- Opportunities for families to move here
- Rented accommodation for key workers

Housing Need:

- 25-30 houses, mostly 2-3 bedrooms
- Two or more smaller sites
- Mix of ownership type

Car Parking

Amenities: retain and improve existing facilities

- Village Hall
- Sports Pavilion
- Scout Hut

Surgery

- New Site

School

- 2nd Assembly Room

Cemetery Space

- 1/10 Acre

Site Selection

- Site Selection Process January to March 2019
- Workshop January 2019 attended by SODC planning officers
- **SODC advice: Only 2 potential sites due to Green Belt considerations**
- NP Steering Group decision March 2019: illustrative sites



allotments



Abingdon Road

- Pre-application advice September 2019; requires Very Special Circumstances
- Evidence Papers: AECOM Housing Needs Analysis Reports

The NDO – Allotments Site



The Allotments Site: New Surgery Building; 14 New Homes; 1,2,& 3 bedroom; Village Hall Extension; Additional Parking/Village Square; Re-sited Allotments; Public Spaces

The NDO – Paddock Site



The Paddock Site: 3 New Homes; 2x4 & 1x5 bedroom; Burial Ground; Car Parking; Public Open Space, Orchard

The NDO – Benefits



- **Surgery:** A new, modern surgery fit for the 21st century, to replace the existing facility located in a pair of cottages which were converted in 1978.
- **New Homes:** 17 new homes to meet local demand, including 4 Affordable Homes.
- **Village Hall:** An extension to and refurbishment of the Village Hall
- **New Burial Ground**
- **New allotments**
- **Improved public access** to community land, creation of new footpaths and a new orchard
- **The building housing** the village shop and post office building will pass into community ownership
- **The undeveloped land** on both sites will pass into community ownership, together with **a £10,000 grant** towards its maintenance.
- **Parking:** additional village parking; retention of existing parking rights at the Barley Mow
- **Land for a new footpath and cycle path** between Clifton Hampden and Long Wittenham
- **Capital Projects Grants**
 - Clifton Hampden Primary School (£150,000), for infrastructure improvements
 - Improvement grants for amenities on the Recreation Ground (£50,000)

Financial Value of Benefit: c£1.3m including Parish Share of Community Infrastructure Levy

The Surgery - Current



Overwhelming majority of residents wish to retain a surgery in the parish Urgent Need for a New Surgery Building

- 17th Century converted cottages not fit for purpose, e.g. disabled access
- No security of tenure
- Lack of space to provide operational services
- Unable to offer additional services as part of expanding Primary Care Network offer to patients
- Current sole-trader ownership model is unsustainable: need to attract new owners when current owner retires

Without a new building, there is a significant risk that the current practice may be forced to close, despite the very considerable efforts of the current staff and NHS funding body to sustain it.

The Examiner has asked for clarification of the proposed ownership arrangements

The Surgery - Future



Cost to Build: c£1.2M on land gifted by Gibbs Estate Ownership Arrangements

- Freehold retained by developer; 30% of profit to community if sold.
- Rented at current NHS rates - c£20K per annum, maximum the NHS will pay.
- Commercial rental value – c£73K per annum.
- Value of the building based on 18 year rental period is £333K. I.e. a loss of £867K
- Developer is subsidising the NHS provision of our community health to extent of £50K per annum.
- **Single most important factor in securing the GP practice within the parish.**
- NHS getting a superb offer at a time of financial crisis. Why would they ever give it up?

Housing

Residents Wishes (2014 – 2021)

- Village 84 % residents expressed need for new housing; mostly 1-4 beds, some 5 beds
- Evolved during consultation to mostly 1-3 beds.
- Market housing and some affordable housing
- About 25 - 30 units in all
- Small developments; multiple sites

Independent Study of Parish Need (2022)

- Ageing demographics
- Affordability - typical incomes
- Market housing and affordable housing
- About 25 units in all

Terrace:

4 x 1 Bed
2 x 2 Bed



Barn Style:

2 x 2 Bed



Barn Style:

2 x 4 Bed

Semi:

4 x 2 Bed



Bungalow:

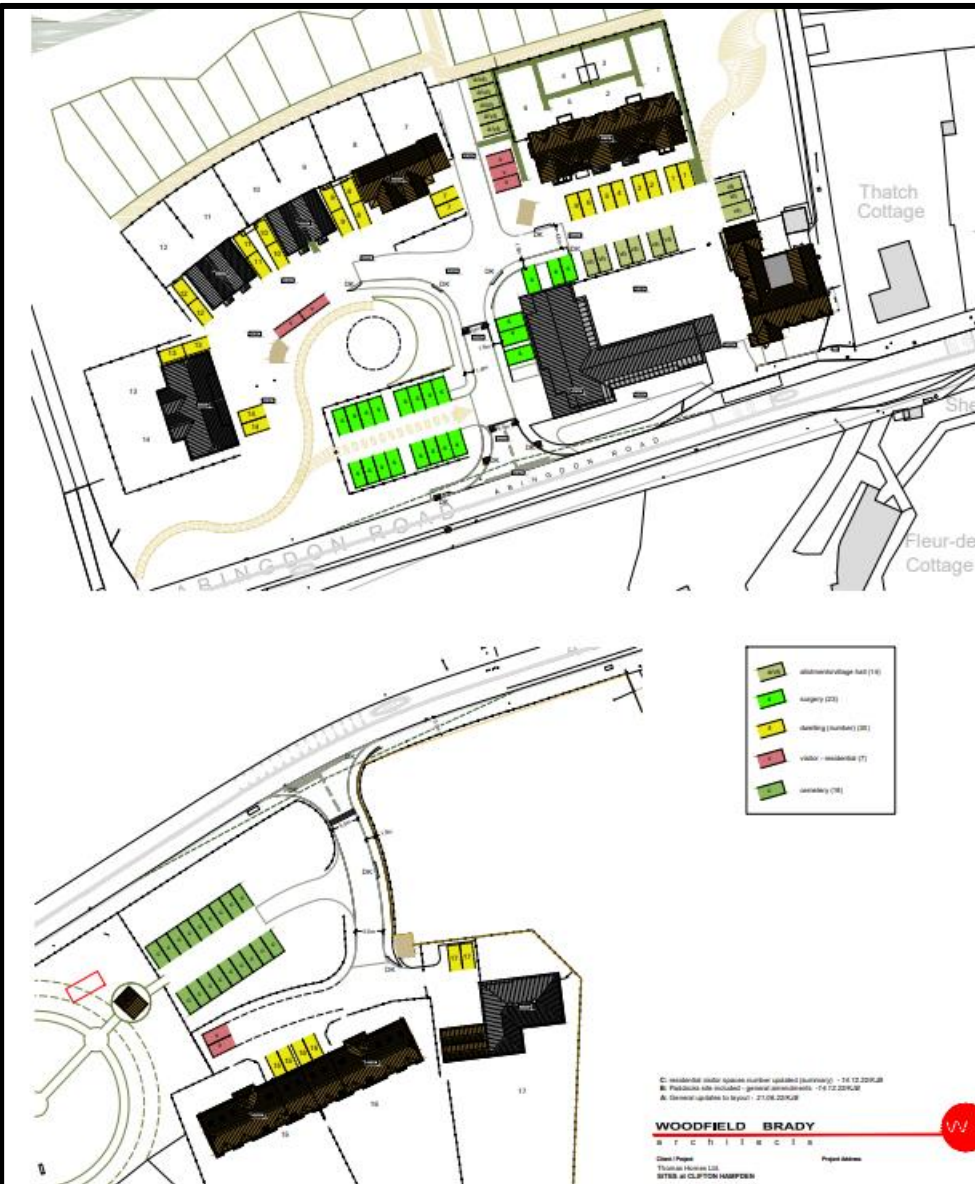
2 x 3 Bed



Detached:

1 x 5 Bed

Parking

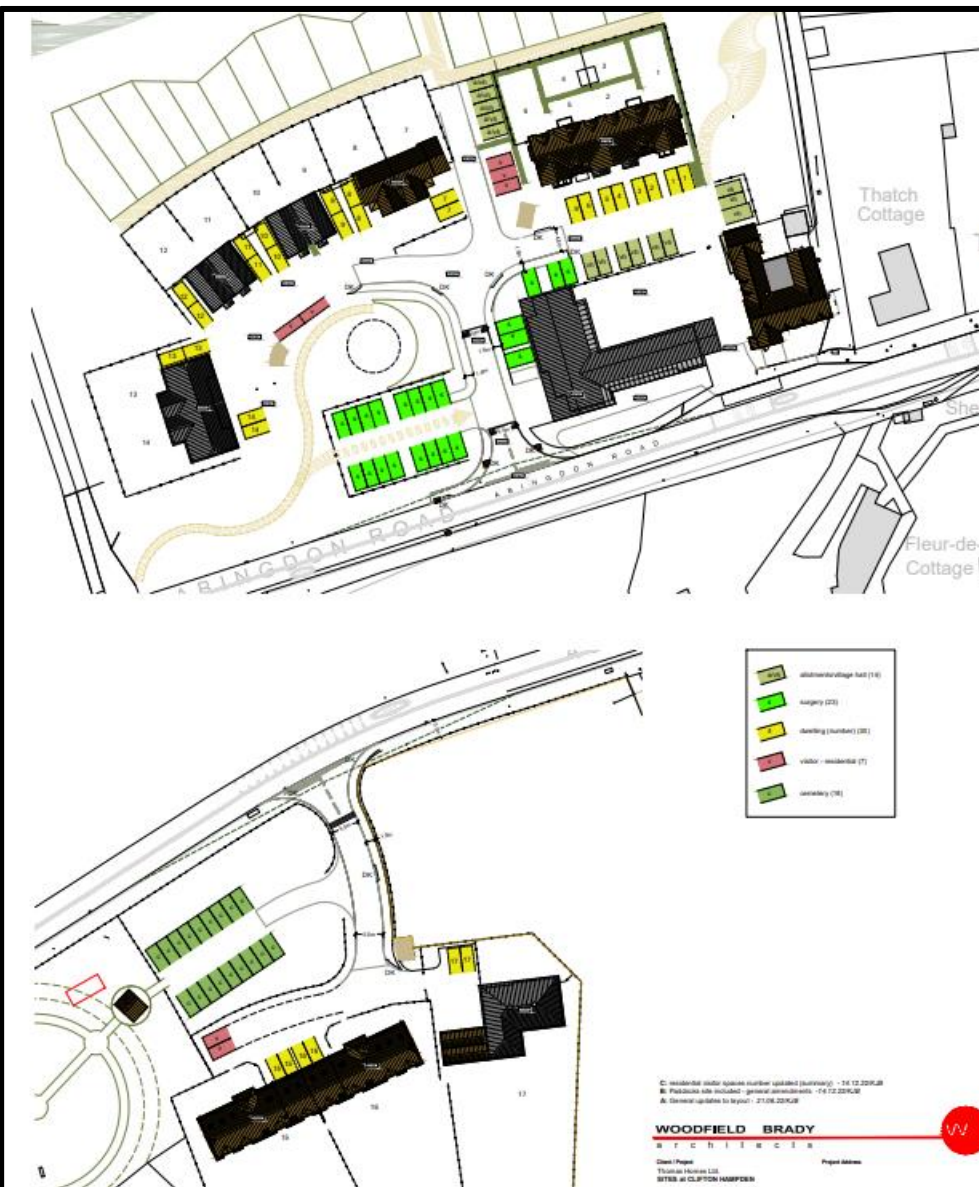


Location	Current (Actual)	NDO (Planned)
Surgery 'Dedicated'	20	6
Village Hall & Allotments (Actual)	14	14
Burial Ground		18
Residential Visitors		5
Parish Council 'priority surgery'		16
Totals	34	59
Difference		+25

Not quantified:

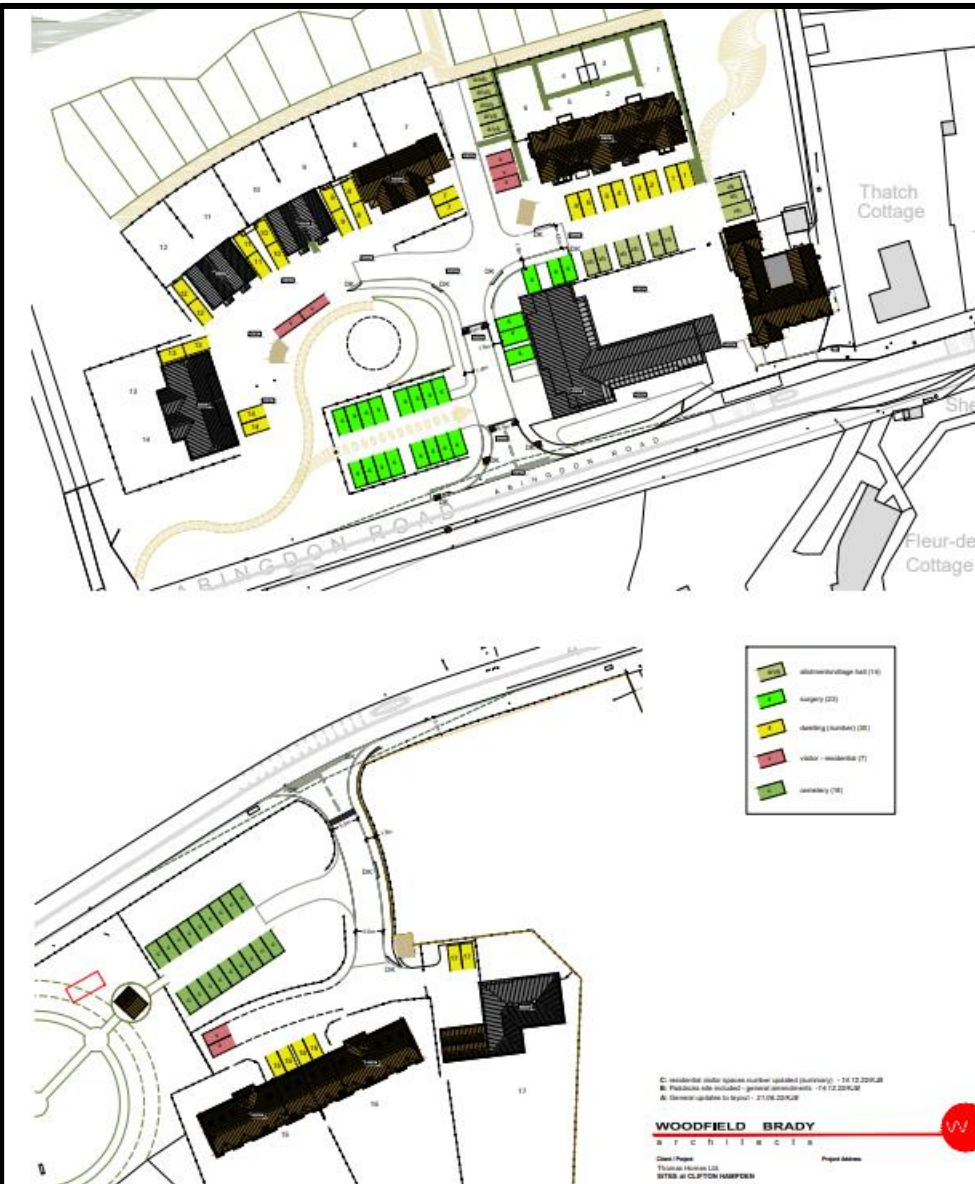
- Retention of Barley Mow Rights
- Village 'Square' Event Parking

Parking – Village Hall Evening Event



Location	Current (Actual)	NDO (Planned)
Surgery 'Dedicated'		
Village Hall & Allotments (Actual)	14	14
Burial Ground		18
Residential Visitors		
Parish Council (Surgery priority to 1830)		16
Village 'Square'		6
Totals	14	54
Difference		+40

Parking – School Drop Off



Location	Current (Actual)	NDO (Planned)
Surgery 'Dedicated'		
Village Hall & Allotments (Actual)	14	14
Burial Ground		18
Residential Visitors		
Parish Council (surgery priority from 0900)		16
Village 'Square'		
Totals	14	48
Difference		+34

The Burcot and Clifton Hampden Community Land Trust

The Burcot and Clifton Hampden Community Land Trust is a special form of registered company which exists purely for the public benefit of the community. The company is regulated by the Financial Conduct Authority and is a registered charity. It can retain ownership or other interest in property held for community benefit, such as land, amenities or affordable housing for rent, so the benefit is in perpetuity.

Surpluses can only be used for the benefit of the local community

Every eligible resident will be invited to become a member/shareholder and to have a say in the company's affairs, and residents can put themselves up for election to become Board members.

Membership costs £1, which is the limit of liability should the company go bust. Details of how to become a member will be published shortly through the usual channels (ourvillageplan email and the Bridge magazine).

The CLT is now registered with the Financial Conduct Authority

The CLT is a charity recognised by the FCA as a Community Benefit Society

The CLT has a bank account

The CLT has model rules of procedure (including procedures for appointing the Board)

The CLT has a Board of Trustees:

- Giles Baxter (chair); Gerry Moscrop (secretary); Simon Russell (Member)

The CLT will become 'active' on transfer of Assets and Liabilities

At that point, the CLT will invite applications for membership from you, the community that it has been set up to benefit.

The Community Land Trust



Assets

- Village Shop and Post Office Building
 - New roof, windows, electric boiler, meets minimum EPC standards (2025 Regs)
- Allotments (re-sited)
- Undeveloped Land
 - Field to the north of the allotments site
 - Public spaces within the allotments site
 - Public space to the east of the paddock site – 'the 'orchard''
- £10,000 Initial grant

Liabilities

- Repair and Maintenance of Village Shop and Post Office Building
- Maintenance of the Allotments
- Maintenance of Public Spaces
- Insurance
- Professional Services (as required)

Sinking Fund

- **Shop Income covers liabilities with estimated annual surplus, including provisions for contingencies, of c£2,300**
- **Estimated to grow from £10,000 to c£33,000 without distributions**

<https://www.southoxon.gov.uk/wp-content/uploads/sites/2/2023/02/Burcot-and-Clifton-Hampden-CLT-Trust-Deed.pdf>

CLT Outline Business Plan and Cash Flow Forecast to be published on NP website shortly

Financial 'Viability'



	Revenue/Development Value	Outlay
Housing (including contingency)	£8,585,000	£3,672,024
Surgery	£333,333	£1,190,050
Land (not including gift of land for surgery)		£900,000
Shop/Post Office Building		£400,000
Village Hall		£75,000
Allotments and Burial Ground		£100,000
Public Spaces		£125,000
Car Parking		£150,000
Community Infrastructure Levy (25% to Parish Council if NP adopted)		£392,405
S106/S278 Contributions		£60,000
School Grant		£150,000
Recreation Ground Amenities		£50,000
CLT Grant		£10,000
Fees and Finance		£1,513,840
Building Regulations (Energy Efficiency)		£81,600
Totals	£8,919,333	£8,869,920
Developer Profit		£48,413

The Alternative?



From the letter published by Chris Neill, chair Parish Council on submission of the NDO

The Gibbs Estate is being wound up.

- 10 Acres of Gibbs Land sold/community loses opportunity to control future land use
- Shop/Post Office Building will be sold
- Risk that the Surgery is forced to close
- Loss of rights for visitors to park in the Barley Mow Car Park
- No cycle and footpath to Long Wittenham (across Estate Land)
- Residents looking to downsize will have to move elsewhere
- Residents currently renting and looking to buy smaller, cheaper homes will have to look elsewhere
- No Affordable Housing
- No grants for school or recreation ground
- No additional parking
- No opportunity for burial in the parish when the current cemetery closes
- A risk, however small, that SODC will impose targets in a future Local Plan, removing some or all of the parish from the Green Belt

Next Steps



1. Parish Council Response to Examiners Clarification Note – Information ‘in progress’:
 - Archaeology Report
 - Surgery Ownership
 - Parish Council response to objectors representations
 - Parish Council Concerns
 - Surgery building – secure community benefit in perpetuity
 - Housing
 - Parking
 - CLT Viability
2. Public Hearing
3. Limited Consultation if Required
4. Examiners Report and Recommendations
5. Referendum
6. Adoption

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Village Meeting

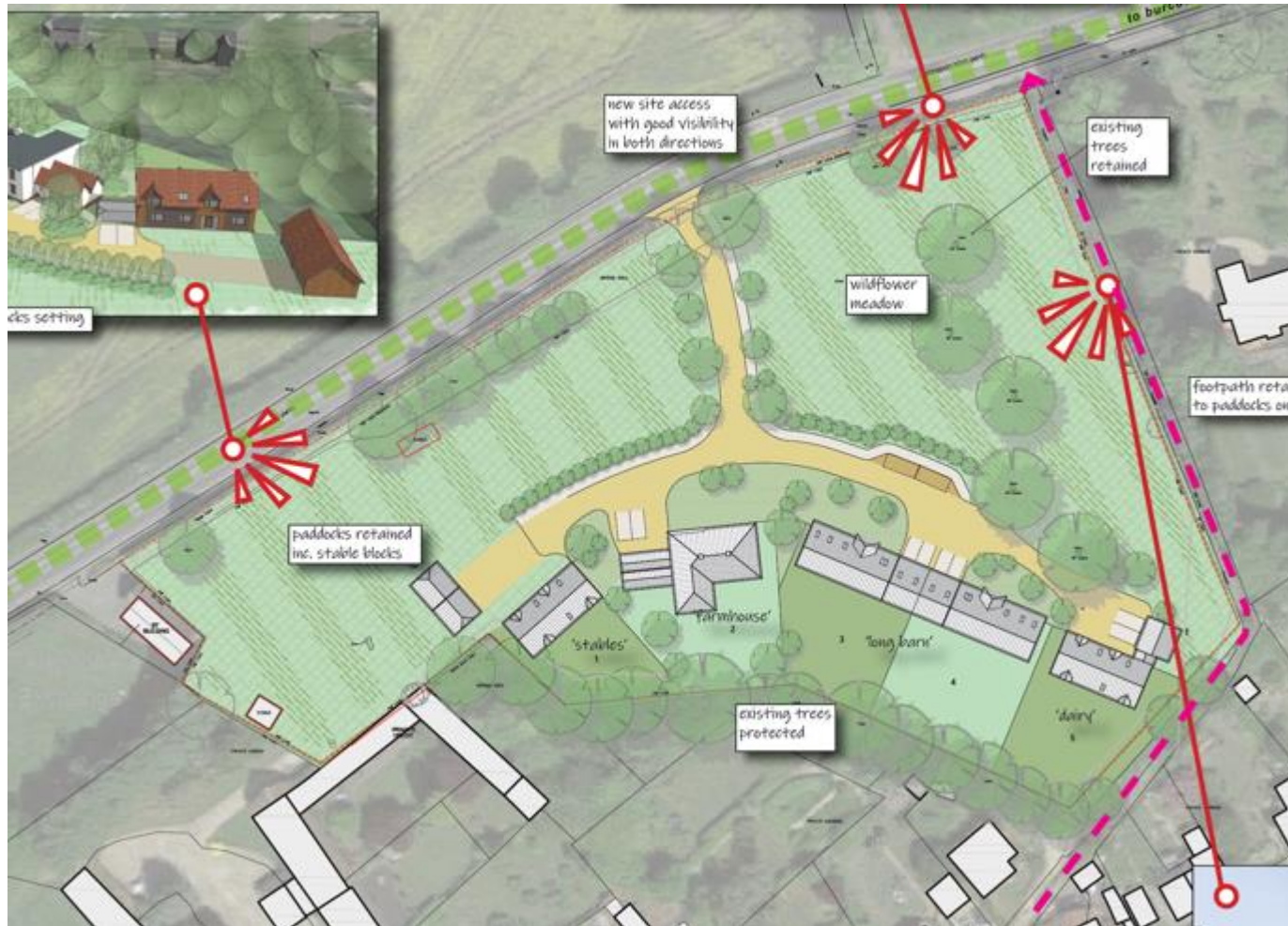
21 February 2024



Back Up Slides



Paddock Site – 2020 Proposal



Paddock Site – 2023 Submission



Allotments Site – 2020 Proposal



