

BURCOT & CLIFTON HAMPDEN NEIGHBOURHOOD DEVELOPMENT ORDER

SUBMISSION VERSION



Prepared by Burcot and Clifton Hampden Parish Council

February 2023

1. Introduction

1.1 The Clifton Hampden and Burcot Neighbourhood Development Order

1.1.1 The **Neighbourhood Development Order (NDO)** is an initiative introduced by the Localism Act 2011 to enable communities to propose small scale, site specific and community led developments. Instead of the proposal going through a standard planning process, the order is ultimately put before the community who give permission for the development by means of a majority of those that vote at referendum.

1.1.2 The NDO gives the community three main advantages over a standard planning application:

- Profit generated from the development stays in the community. The mechanisms for ensuring that the profit from this NDO remains within the community are set out in Section 3 – Benefits.
- The final decision to 'make' the order lies with the community, which means the community decides whether a development should be permitted, not the Local Authority
- Community led development in the Green Belt via an NDO is not inappropriate provided it preserves its openness and does not conflict with the purposes of including land within it.

1.2 Context of Submission

1.2.1 The Parish of Burcot and Clifton Hampden is a small community of about 660 residents, 220 houses, with facilities and amenities that are remarkable for parish of its size: a primary school, shop and post office, GP's surgery and pharmacy, a village hall, River Thames wharf, recreation ground with a cricket pitch, pavilion, and scout hut, church, cemetery, and three pubs. In 2013, the Parish Council of Burcot and Clifton Hampden decided to write a Village Plan. A survey was conducted in 2014, and the Village Plan was published in 2015. Through the Village Plan, residents expressed a desire for the village to grow, provide opportunities for residents to downsize without having to move away, sustain its amenities, and carry out a range of improvements to the built infrastructure of the village and for other community led activities.

1.2.2 The Neighbourhood Plan Area was designated by SODC in 2014. The Neighbourhood Plan Area map is at Appendix 1.

1.2.3 By the end of 2016, many of the desired benefits had already been realised, e.g. faster broadband, a new children's playground, community activities, traffic calming in Burcot. However, many of the desired improvements require planning permission, e.g. a new surgery building, new housing, new burial ground, additional parking.

1.2.4 In 2017 the Parish Council launched the Neighbourhood Plan, which will be used to inform and determine planning applications in the area in the period to 2035. The vision for the parish is set out in the Neighbourhood Plan:

“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.”

1.2.5 It was the original intention that the Neighbourhood Plan would also set the policy framework to deliver the improvements to the built infrastructure set out in the Village Plan. However it became clear that, given the status of the parish as ‘washed over Green Belt’, there was no provision under National Planning Policy for a Neighbourhood Plan to include specific policies, such as housing targets or site allocations, that would deliver the required improvements to the built infrastructure. In 2019 the Parish Council, in consultation with the Local Planning Authority, South Oxfordshire District Council, decided on a twin track approach. The Neighbourhood Plan would set out general planning policies, whilst development of a new surgery, homes, additional parking and other infrastructure improvements would be brought forward through an NDO by the Parish Council as the Qualifying Body.

1.2.6 Two sites with the potential for development of the scale envisaged were identified in early 2019. In May 2019 the trustees of the various trusts referred collectively to in this document as ‘The Gibbs Estate’, which owns the two identified sites, agreed to offer the land for sale for development. In 2020, the trustees of the Gibbs Estate announced their intention to close the various trusts and to distribute their assets. As part of the NDO settlement, the distribution will include the transfer of land and other amenity assets to the community.

1.3 Team, Management and Funding

1.3.1 The Parish Council appointed an NDO Steering Group to oversee, on their behalf, the preparation of an NDO so that it can progress to Independent Examination and a community referendum and ultimately, if the referendum result is in favour, be adopted by South Oxfordshire District Council.

1.3.2 The Steering Group comprises members from the community, the partners of the Clifton Hampden GP surgery, the Gibbs Estate (the landowner), and the appointed development partner, Thomas Homes. Woodfield Brady Architects have been appointed as the architect for the scheme.

1.3.3 Funding for the development of the NDO has come primarily from grants from central government, and the district council. The development partner has also contributed to the development of the NDO, at their own risk.

1.3.4 In parallel with the preparation of the NDO, the Parish Council agreed to the setting up of a community land trust. The Burcot and Clifton Hampden Community Land Trust was registered in November 2018, and will receive and manage certain assets that pass into community ownership as part of the financial settlement with the landowner and developer.

1.4 Organisation of Document

1.4.1 This document is prepared to support consultation and provide a summary of the proposed development. Issued initially in draft form it will be updated to a final version incorporating consultation responses and updated design proposals. This document provides a record of the consultation process and responses to consultation to provide a document which will form the basis of the final NDO.

1.4.2 This document is structured to provide the following information:

- Description of the proposed development that will form the NDO – ‘The Order’
- Community Benefits delivered by the NDO
- Statement of Community Involvement
- Surgery Need
- Housing Need
- Site Selection Process
- Very Special Circumstances
- Planning Statement (Basic Conditions)
- Map of the designated Neighbourhood Plan Area (Appendix 1)
- Location Map showing assets and locations mentioned in the NDO (Appendix 2)
- List of Supporting Documents

2. Description of the Order

2.1 The NDO is for a development of a new GP surgery building, 17 new houses, an extension to the village hall, additional parking and a new burial ground, located on two sites near the centre of the village of Clifton Hampden. 4 of the new houses will be designated Affordable Housing.



Plan A: Overall Site Plan

2.2` The northern site, known as the Allotment Site, will include the new surgery building, 14 smaller houses made up of 4 x 1 bedroom apartments, 8 x 2 bedroom cottages or bungalows, and 2 x 3 bedroom cottages, an extended village hall, and new parking facilities. New allotments will be provided in the field immediately to the north of the site.



Plan B: The Allotments Site Proposals

2.3 The southern site, known as the Paddock Site, will include three larger houses (2 x 4 bedroom and one 5 bed), the new burial ground, and a new orchard.



Plan C: The Paddock Site Proposals

3. Community Benefit

The NDO will deliver public benefit to the community, falling onto three categories.

3.1 Benefit directly generated through the NDO scheme

- 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. The freehold for the building and car park will pass into community ownership.
- 17 new homes to meet local demand, including 4 Affordable Homes.
- An extension to and refurbishment of the Village Hall
- A 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
- Improved village parking
- Capital Projects Grants
 - Clifton Hampden Primary School (£150,000), for infrastructure improvements
 - Improvement grants for amenities on the Recreation Ground (£50,000)

3.2 Benefit generated via enabling agreements with the landowner:

- Secured rights for residents and visitors to use the Barley Mow car park.
- Land for a new footpath and cycle path between Clifton Hampden and Long Wittenham

3.3 Other Benefits

It is the Parish Council's intention to use its proportion of CIL funds generated by the development for safety improvements on the bridge improving access to the Barley Mow and the car park. The decision on this matter will take place outside of the NDO process.

4. Statement of Community Involvement

This section provides an overview of the consultation process carried out to develop these proposals in distinct stages from 2012 to date. A detailed description of the process and its stages, including who was consulted, how the consultation was carried out, what the consultation told us, and what was done about it can be found in the supporting documentation:- Consultation Statement. The consultation process consisted of 5 stages, a summary of which is set out here.

4.1 Early work (2012-2019)

4.1.1 In October 2012, about 130 residents attended a Community Led Planning workshop in the village hall. The outcome was a list of the main issues that residents wanted to address, and agreement to develop a community led plan. In 2014 a detailed survey was carried out. The survey told us that residents felt we must: safeguard the amenities, i.e. the surgery, school, shop/post office, village hall; increase housing stock; have better cycle paths and footpaths; have better parking arrangements; improve community safety; enhance our environment. As a consequence, the Parish Council decided to develop a Neighbourhood Plan.

4.1.2 In November 2018, a further consultation was carried out in order to bring some precision to the understanding of residents' needs to be brought forward through an NDO. The consultation confirmed that there was still overwhelming support for the preservation of amenities, and addressing housing needs. There was strong support for a new surgery, 90%+ for the principle of more housing. Preferences were widely expressed for smaller properties, affordable for young people and/ or for downsizing from larger properties. And that they should be for local residents and keyworkers.

4.1.3 At this stage, residents and community groups were also consulted on the options for a community centre. These were whether to combine village hall, scouts and sports club into a new community centre, or retain and improve existing facilities. Residents' views were inconclusive, but the community groups running these facilities preferred to retain and improve existing facilities. At the drop in event, residents supported the creation of a Community Land Trust.

4.1.4 Having established that development would require Community Right to Build Order/Neighbourhood Development Order, the Parish Council, with involvement of the Local planning Authority, conducted a site selection process, the outcome of which was that, given the Parish's status as washed over green Belt, only two sites had the potential for development of the scale envisaged. As a result, the Parish Council initiated the process of bringing forward an NDO, the responsibility for its execution being placed with a Neighbourhood Development Order Steering Group.

4.2 Initial (Informal) Parish Consultation – November 2020 to March 2021

4.2.1 Between November 2020 and March 2021, an informal parish consultation was carried out on draft design proposals for the NDO. The draft proposals for development via the NDO presented for consultation included: 25 houses on two sites, a new surgery, additional parking, an extension to the village hall, a new burial ground, repositioned allotments, footpaths. Other community benefits that would flow from the NDO were presented in parallel.

4.2.2 Support for the proposals was strong: 59% supported the proposals, 33% were against, 8% were neutral. Support for retaining a GP surgery within the parish on a new site was overwhelming. Those who agreed that a new surgery was needed outnumbered those who didn't agree by a ratio of more than 7:1. Support for new housing was also strong, with those agreeing that new housing is required outnumbered those who disagree by a ratio of more than 4:1.

4.2.3 Most respondents' comments were about housing, the main themes being:

- **Housing Numbers and Types.** More 1, 2 & 3 bedroom houses, and for accommodation on a single floor such as apartments or bungalows.
- **The Allotments Site.** Concerns about proximity to existing properties, risk of being overlooked, loss of views, loss of rural feel, risk of flooding, traffic and access.
- **The Paddock Site.** Many supportive of the layout, look and feel of the scheme. Some concerns such as proximity; risk of being overlooked; loss of views; flooding; access off the A415.
- **Style.** There were mixed views on the style of the surgery and housing. Some felt the designs shown were too modern, others not modern enough.

In response a revised scheme was prepared, reducing the number (to 20) and size (mostly 1-3 bed) of new housing, and a complete redesign of the Allotments site.

4.3 Pre-Application Advice – September 2021

A request for pre-application advice on the revised scheme was made at this time. SODC's advice was that the impact on the Green Belt should be further mitigated by reducing the amount of space under development, and the impact on Conservation Area reduced by aligning the set back of the houses on the Paddock site with the existing housing to the east and west. In response to this advice, the scheme was further adjusted, the number of houses reduced to 17, and further adjustments made to site layout.

4.4 Regulation 21 Consultation (Pre-Submission)

A detailed account of the Pre-Submission consultation and actions taken as a result is contained within the Consultation Statement. An overview is provided here within the main body of the NDO. The pre-submission consultation (Regulation 21) was carried out between 17 August 2022 and 29 September 2022. Comments were received from 6 statutory consultees and 36 members of the public.

4.4.1 Statutory Consultees. Responses were received from South Oxfordshire District Council, Oxfordshire County Council, Historic England, National Highways, Thames Water, Buckinghamshire Oxfordshire and Berkshire West Integrated Care Board. The significant material challenge raised was by SODC on Viability. SODC contended that the scheme could support a policy complaint solution of 6 Affordable Homes with the requisite ownership mix, whilst the Parish Council's view remains that a fully compliant scheme is not commercially viable if the scheme is to deliver the expected community benefit. The Parish Council's position is that Local Plan include policy provision for variations on grounds of viability, and thus the scheme meets the basic conditions, as set out in the basic conditions statement.

4.4.2 Comments from Members of the Public. Comments on the scheme from members of the public fell into 26 themes. Six themes attracted comments from a significant (i.e. from 10 or more) respondents. Comments and the Parish Council's response to comments are extensive and are addressed in the Consultation Statement and supporting Appendices. The main concerns were:

- a. Traffic and parking.
- b. Impact on Green Belt
- c. The New Surgery
- d. Impact on the Conservation Area
- e. Housing Need
- f. Community Led Development

In response, the Parish Council's position is as follows. The Regulation 21 Consultation process is an opportunity for members of the public to comment on the proposals. It is not a plebiscite. This is in contrast to the Initial Parish Consultation in which residents were specifically invited to say whether they felt they were in support, against, or neutral toward the development proposals, and the Referendum. Whilst there were 29 objections, this represented a reduction in the numbers of respondents against the scheme in the Initial Parish Consultation (down from 41 to 29), and significantly lower than the number of respondents who supported it (72). Whilst objectors felt strongly about the issues raised, the Parish Council do not agree that comments amount to a suggestion that the NDO is not compliant with the Basic Conditions, including appropriate consultation. The Parish Council's view therefore is that it would be neither appropriate nor community led to withdraw the NDO purely on the basis of the opinions of a relatively small if vocal section of the community, and that, subject to the NDO meeting the Basic Conditions, the community should be given the opportunity to decide the NDO at Referendum.

4.5 Regulation 23 Consultation (Submission Version) (Placeholder)

Representations made at this stage will be considered by an independent examiner, who may recommend changes to the order where this is necessary to address any concerns raised. This paragraph is included as a placeholder to describe and changes made through this stage of the process.

5. The Surgery

5.1 Support for retaining a GP surgery within the parish on a new site is overwhelming. In the initial parish consultation, those who agreed that a new surgery was needed outnumbered those who didn't agree by a ratio of more than 7:1.

5.2 Clifton Hampden Surgery looks after 3300 patients from a cluster of villages. There has been surgery in Clifton Hampden for over 100 years. The current surgery was developed from 2 semi-detached cottages in 1978. The surgery building has been increasingly problematic for delivering modern medical care. Externally, the levels make it very difficult to provide suitable access for frail and disabled patients, increasing the workload for home visits. Internally, the layout does not suit modern healthcare needs, with small rooms, and narrow doors creating mobility and confidentiality issues. The dispensary is small and cramped, and presents safety implications for the storage and movement of drugs. Oak beams and range stoves in the consulting rooms are difficult to sterilize, requiring equipment to be kept in

plastic boxes to aid infection control. Overheating is a particular problem in summer. The energy rating for the current building is E.

5.3 Alternative locations have been considered by the Practice and the Abingdon and District Primary Care Network. In his letter of 7th September 2021 Dr Sanjay Trivedi, Clinical Director of Abingdon and District Primary Care Network says, 'it is crucial that we have space at Clifton Hampden – central to the PCN patch-to enable us to house the network roles'.

5.4 A new surgery will allow the Practice to deliver modern day primary care, and address the complexity of integrated care for the benefit of patients and PCN staff. Clifton Hampden expects to secure additional support for pharmacists, social prescribers and physiotherapists.

5.5 The new surgery building will be built at cost, on landed gifted by the landowner, in recognition of the pivotal role of the surgery as a community amenity and the NDO as a community led initiative. Once constructed, the surgery building will either be purchased (at cost) by the practice, or as increasingly common, leased (having been sold at cost) from a 3rd party which may be the development partner or other investor. The freehold of the surgery building and surgery carpark will pass into community ownership, via the Community Land Trust. The S106 agreement will include conditions for the future sale of the building giving the community first option to purchase and a say in its future use, should it cease to be needed for the purpose for which it was built. It is the also intention of the Parish Council to register the new building as an Asset of Community Value.

5.6 Supporting documents include further background information on the Surgery, and letters of support from the Abingdon and District Primary Care Network and Oxfordshire NHS Clinical Commissioning Group.

6. Housing Need

6.1 The 2014 Survey and Initial Parish Consultation revealed that residents strongly expressed need for new housing within the parish for the purposes of: providing opportunities for older residents to downsize without having to move away thereby creating the opportunity for churn; for first time buyers within the parish to move onto the property ladder; and for new families to come into the village. Support for new housing has been consistently strong across both consultations, with circa 86% of respondents supporting provision.

6.2 In the most recent consultation, residents expressed views that the priority for new housing was for 1, 2 & 3 bedroom houses, to include accommodation on a single floor such as apartments or bungalows, in order to satisfy the purposes of new housing set out above.

6.3 In 2022, AECOM prepared a Housing Needs Analysis to evidence the housing need. The HNA Summary Report is included with the supporting documents. The HNA concluded that there are two primary drivers for new housing within the parish.

6.4 Firstly, there is a wide gap between the existing housing stock in the parish and the mix of homes expected to be needed as the population continues to evolve. Large and detached housing dominate the housing options at present. However, the population is ageing and younger residents are not being retained or replenished. Consequently, there is a need (primarily but not exclusively) for smaller and more affordable market homes to accommodate both younger households and those wishing to downsize who currently lack suitable options. More generally, the limited range of housing options and the trend toward an unbalanced population age profile, along with data on under-occupancy of large homes, suggests that there are insufficient opportunities for households to move around within the existing range of homes.

6.5 Secondly, there is a serious and worsening affordability challenge, with high housing costs rising out of step with local incomes. There is a large group of households with incomes sufficient for renting but not for purchasing their own homes. Their needs could be met if new housing in future is smaller or less costly for other reasons (such as being delivered as flats or having less land), and if there is a possibility of subsidised tenure products coming forward that aim to widen access to ownership, such as shared ownership and First Homes. Supplementing this challenge is a clear lack of social housing compared to the district average, meaning those on the lowest incomes have few options if they wish to remain in the community. There is clear justification for future development to be aimed at lowering barriers to entry, through lower cost market housing or additional provision of subsidised Affordable Housing.

6.6 Following a recommendation from SODC, AECOM have undertaken a supplementary study to quantify housing need. The study, included with the supporting documentation, uses four different methodologies to arrive at the aggregated conclusion there is a quantifiable shortfall against need in the stock of housing in the Parish of 25 houses. The NDO will deliver 17 new houses, i.e. 68% of need. There remains an unmet need of 8 new houses.

7. Site Selection

7.1 In discussions with the Local Planning Authority in 2018, it emerged that the only mechanism to bring forward development of the scale envisaged would be through a Community Right to Build Order (CRtBO), enacted through a Neighbourhood Development Order. In bringing forward an NDO the parish council is not obliged to conduct site assessments of all reasonable alternative sites; nor is there any requirement to assess sites put forward that are not reasonable. Nonetheless at a site-assessment workshop on 16 January 2019, members of the Neighbourhood Plan Steering Group and SODC planning department met to identify and assess potential site options. In the knowledge that there were a wide range of views on where houses should be built, it was the objective of the steering group members to maximise the number of potential sites to give the community choice and to provide negotiating leverage with landowners.

7.2 At the workshop 9 possible sites were identified, selected for their proximity to existing settlements. Guided by SODC officers, the workshop concluded that only two of these (the sites now known as the Allotments and the Paddocks sites) might have the potential for development without coming into conflict with the purposes

of the Green Belt, most specifically maintaining openness. In electing the 9 sites for assessment, the workshop participants were unable to identify any other sites within the Neighbourhood Plan Area that might pass this test. On 13 March 2019, the Steering Group accepted the findings of the options assessment, and endorsed a strategy of development on these two sites through a Neighbourhood Development Order. The steering group applied to SODC for pre-application advice for the two sites. The purpose of the pre-application was to test the potential of the two sites for development.

7.3 The pre-application advice SODC expressed the view that the two selected sites would come into conflict with the purposes of the Green Belt, and therefore that “you will need to demonstrate very special circumstances as part of the CRBO process. I do believe however that you can make a case for very special circumstances”.

7.4 In 2022, the Parish Council commissioned AECOM to conduct an independent assessment of the potential of sites to be developed. The assessment ‘AECOM Green Belt Assessment’ is included in the supporting documents. In their assessment, AECOM considered 9 potential sites. These were the same sites that were considered in the 2019 workshop. AECOM were unable to identify any other sites within the parish with the potential for development without coming into conflict with the purposes of the Green Belt.

7.5 AECOM concluded that development on all sites would come into conflict with the purposes of the Green Belt, specifically maintaining openness. In their summary, AECOM report that ‘*development of any of the potential sites would lead to a loss of Green Belt land. The assessment of each site against the Green Belt purposes and the ‘visual’ and ‘spatial’ qualities of openness demonstrates that each site currently does not fulfil the purposes equally*’.

7.6 Whilst development on any of the sites would lead to a reduction in the spatial quality of openness, the report distinguishes between sites on grounds of visual quality. Centrality of this issue to the case for Very Special Circumstances, and the sensitivity of this issue to a vocal group of objectors. In an extract from their summary, AECOM state:

Development of any of the potential development sites C to H would lead to encroachment into the countryside and intrusion into the openness of the wider Green whereas development of Sites A, A+ or B would be less intrusive and could be visually contained reducing potential encroachment into the countryside. Site A+, however, has a semi-rural character and is visible from a listed building. Any development of this site would need to be carefully related to the existing built-up area to safeguard the countryside and the setting of the listed building.

Sites A and B are both within the conservation area but are visually contained by the existing settlement and mature vegetation. Both experience urbanising influences from adjacent land uses and have a closer relationship to the neighbouring settlement, than the wider agricultural landscape. They have existing clearly defined boundaries and are in contrast to the more open boundaries of the other potential development sites. Sensitive design could strengthen these boundaries, reinforcing

the settlement extents and help safeguard the special character of the conservation area.

Away from the settlements, the open nature of the undulating agricultural character of the landscape in the north of the Neighbourhood Area or the flat, agricultural floodplain in the south of the Area minimise opportunities to identify further development sites that would not have a major impact on the purposes and openness of the Green Belt.

Consequently, only the nine sites assessed are considered to have some potential for development with sites A [Allotments] and B [Paddock] being considered to be the least successful at fulfilling the purposes of the Green Belt.

7.7 On this basis, the Parish Council conclude that these two sites are least harmful to the openness of the Green Belt, and therefore have the best prospect of meeting the test of Very Special Circumstances.

8. Very Special Circumstances

8.1 The proposed development meets the test of Very Special Circumstances under NPPF 143-144 for the purposes of paragraphs 8(2)(a), (d) and € of Schedule 4B of the Town and Country Planning Act 1990.

8.2 The Neighbourhood Development Steering Group have sought Counsel's Opinion on this matter through their development partner, Thomas Homes. A copy of Counsel's Opinion can be found in the supporting documents. Counsel's Opinion finds that the Very Special Circumstances test is met for at least five reasons:

- 1 The proposal will provide new housing within the Parish to meet its housing needs, given the extent of the Green Belt Coverage.
- 2 The proposal will deliver a much-needed new doctor's surgery, which will result in significant improvements in healthcare provision locally.
- 3 There are no alternative sites available to deliver these benefits.
- 4 The scheme is community led and will deliver significant social and economic benefits, in line with the Localism Act 2011 and national planning policy.
- 5 The proposal has very strong community support, as demonstrated by the consultation work undertaken to date.

9. Planning Statement (Basic Conditions)

9.1 The Planning Statement (Basic Conditions) is contained in the supporting documents and has been prepared for Burcot and Clifton Hampden Parish Council through its Neighbourhood Development Order Steering Group to support the submission of a Neighbourhood Development Order to South Oxfordshire District Council, the Local Authority, under Regulation 22 of the Neighbourhood Planning (General) Regulations 2012.

9.2 This statement addresses the 'Basic Conditions' required by the Regulation and explains how the Order meets the requirements of paragraph 8 of Schedule 4B to the 1990 Town & Country Planning Act. The Regulations state that a Neighbourhood Development Order will be considered to have met the basic conditions if;

- Having regards to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the Neighbourhood Development Order.
- The making of the Neighbourhood Development Order contributes to the achievement of sustainable development.
- The making of the Neighbourhood Development Order is in general conformity with the strategic policies contained in the Local Plan for the area of the authority.
- The making of the Neighbourhood Development Order does not damage a Listed Building or setting or any features of architectural or historic interest it possesses if the Order is intended to grant permission for development that affects the building or its setting.
- The making of the Neighbourhood Development Order does not damage the character or appearance of a conservation area if the Order is intended to grant planning permission for development in relation to buildings or other land in the area.
- The making of the Neighbourhood Development Order does not breach and is otherwise compatible with, EU obligations.

9.3 The Parish Council consider that the NDO meets the Basis Conditions, as set out in the full Basic Conditions Statement included with the supporting documentation.

10. Financial Viability

10.1 The Burcot and Clifton Hampden Neighbourhood Development Order is an ambitious plan to deliver considerable and long lasting community benefits to the village. The landowners have offered to provide the land at a significant discount to development land values and at a level significantly below benchmark land values commonly used for viability assessments. A full financial viability assessment of the proposals has been carried out by Bailey Venning Associates and is contained in the supporting documents.

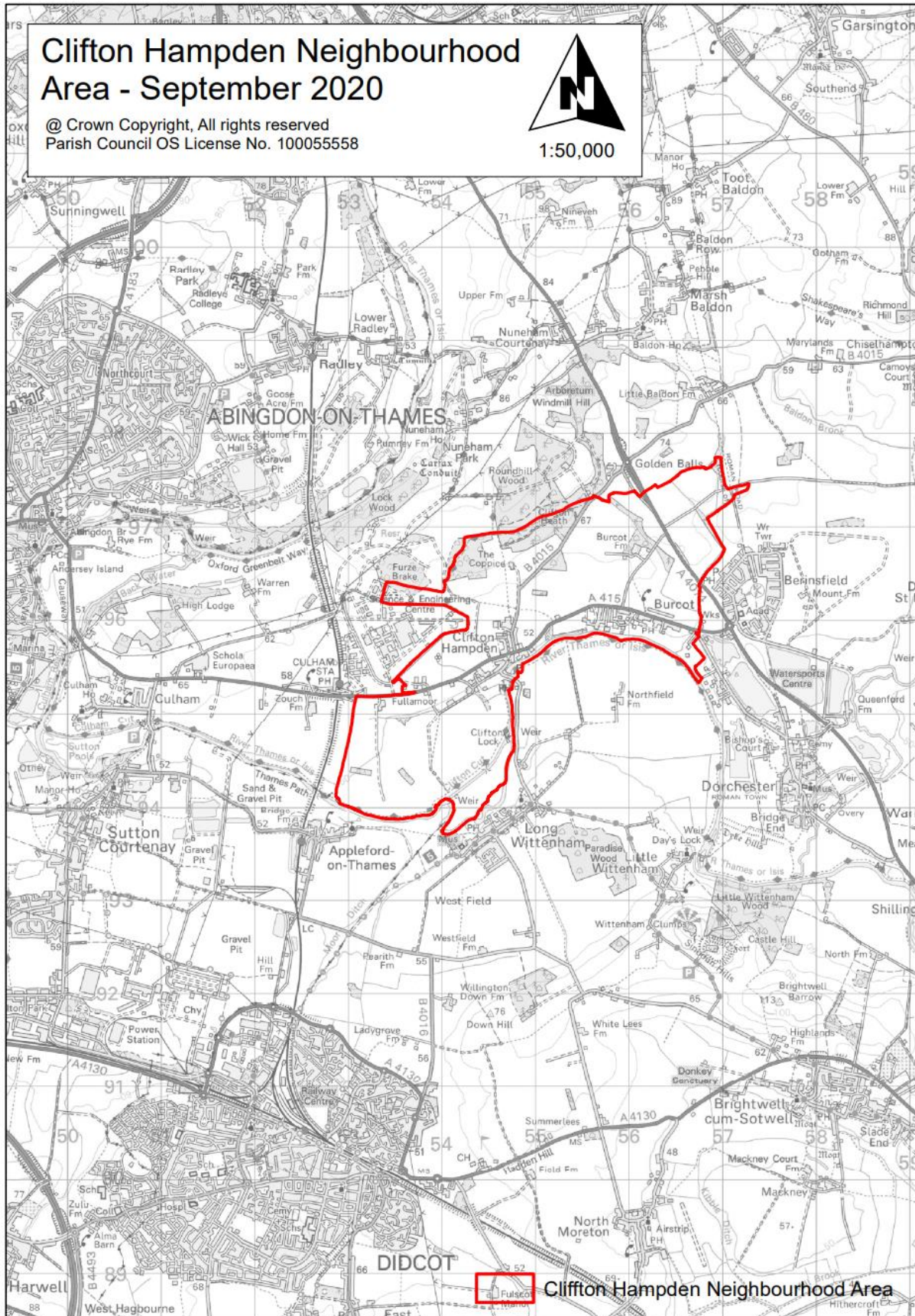
10.2 The report finds that in order to deliver the community benefits provided by the proposed Neighbourhood Development Order, the scheme is only able to provide affordable housing at a level 2.8 dwellings below a policy compliant scheme. In their response to the Regulation 21 consultation, SODC disagreed, arguing that the scheme is financially viable with full provision of affordable housing. The Parish Council's position stands and it is accepted that the issue of viability may have to be tested through public examination. The scheme is compliant in all other respects and provides CIL at the full rate. Local Authority contributions are set out in the draft S106 Agreement provided as a supporting document.

10.3 The financial viability confirms that the return to the developer is lower than the minimum level required for bank finance. The developer has confirmed that this is acceptable and is in a position to deliver the scheme.

APPENDICES

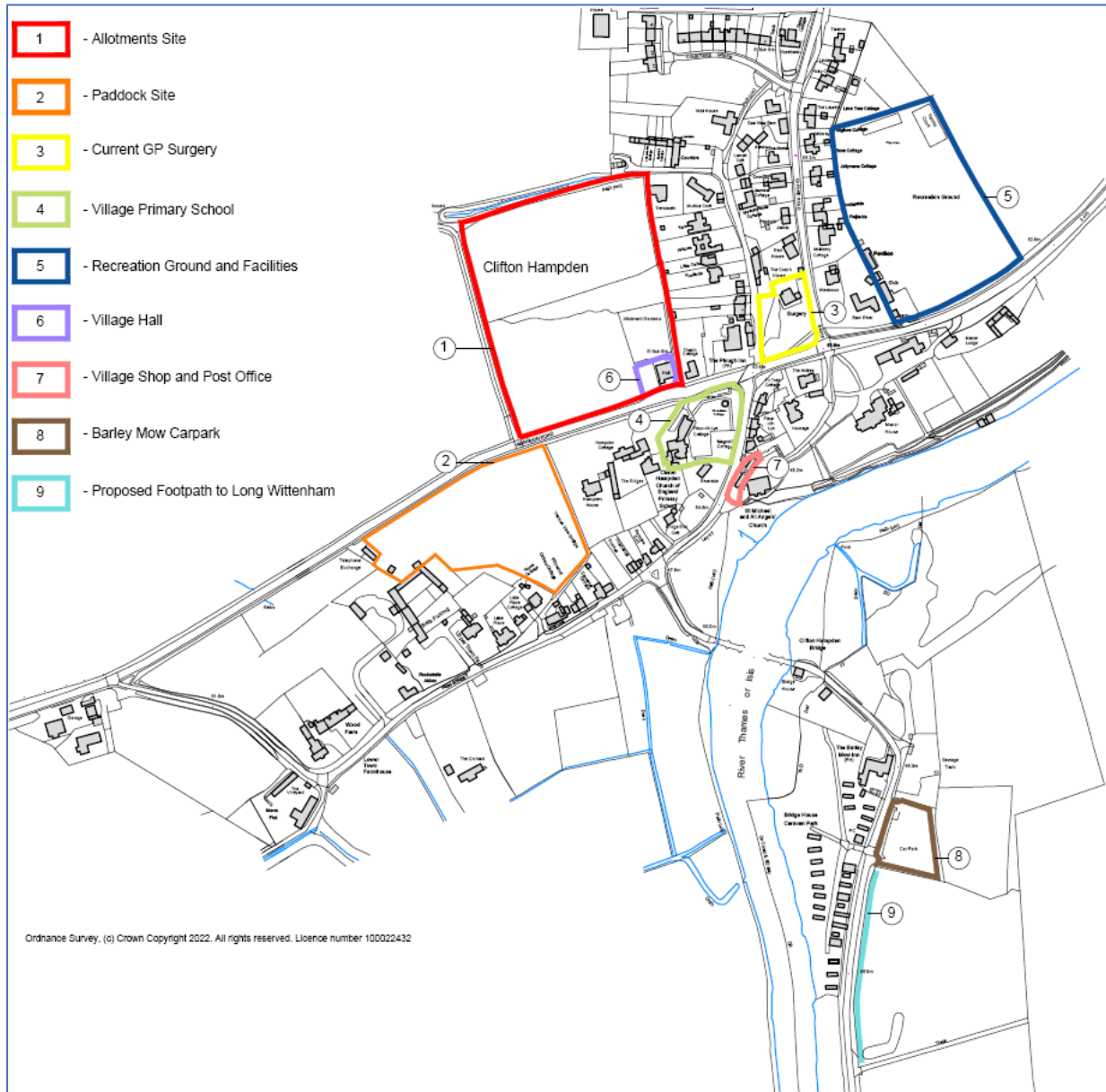
1. Designated Neighbourhood Plan Area

Burcot and Clifton Hampden Parish Council is preparing a Neighbourhood Plan for the area designated by the local planning authority, South Oxfordshire District Council, on 26 September 2014 and amended on 18 September 2020.. The area coincides with the parish boundary (see Plan A below). The plan is being prepared in accordance with the Neighbourhood Planning (General) Regulations of 2012 (as amended).



Plan A: Designated Neighbourhood Area

2. Location Map



Plan B: Locations Map

LIST OF SUPPORTING DOCUMENTS

Design and Access Statement

Design Drawings. For ease of organisation, these have been grouped. The numbers refer to the pdf files names, and the numbers in () refer to further drawings contained within the file) 19112.001, 19112.002, 19112.003D, 19112.004, 19111.007, 19112.101A (102A, 103A), 19112.104 (105A), 19112.106A (107A), 19112.108A (109A), 19112.110 (111A), 19112.112A (113A), 19112.114, 19112.201A (202), 19112.301 (302, 303), 19112.401A, 19112.Drawings Schedule

Acoustic Assessment

Air Quality Assessment

Archaeological Desk Based Assessment

Basic Condition Statement

Biodiversity Net Gain Assessment

Burcot and Clifton Hampden Community Land Trust – Articles of Incorporation

Counsel Opinion (VSCs)

Draft S106 Agreement

Consultation Statement

Ecological Assessment

Energy Statement

Environmental Impact Assessment Screening Opinion

Flood Risk and Surface Water Drainage Strategy

Green Belt Assessment of Potential Development Sites

Housing Needs Assessment (Summary Document, Supplementary Report)

Landscape and Visual Impact Assessment

Landscape Drawings

SODC Pre-application Advice

Soils Investigation

Statement of Significance and Heritage Impact Assessment

Suggested Draft Planning Conditions

Surgery Evidence (GP paper, CCG letter, Practice Letter)

Transport Statement

Tree Survey

Viability Assessment (Stage 2)