



Clifton Hampden and Burcot Neighbourhood Plan

Clifton Hampden and Burcot Community Land Trust

Parish Council Annual Village Meeting

15 May 2019



Outline



Update on our Journey

Community Consultation

The Green Belt

Community Right to Build Order

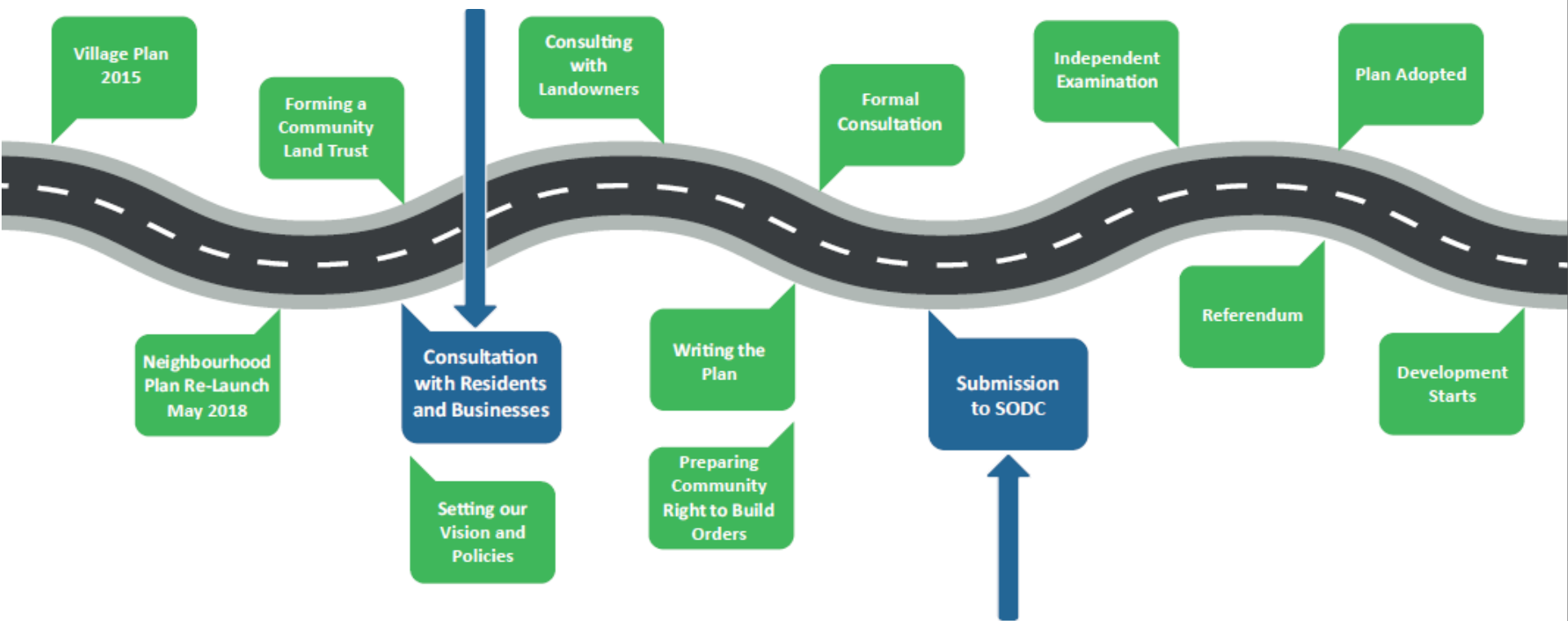
The Community Land Trust

Next Steps

The Journey – November 2018



In November 2018
we were here



Our Target was to be here
by September 2019

The Journey – May 2019



In November 2018
we were here

Today we
are here

Our Target now is to be here
by **March 2020**

Community Consultation Events



Village Plan Survey 2015

1:1 Consultation with businesses and community organisations

Neighbourhood Plan Survey 2018

Drop In Events November 2018

Community Consultation Results



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

The Green Belt



National Planning Policy Framework/SODC Green Belt Review

Development must:

- Preserve Openness
- Not conflict with purpose of the Green Belt

Community Right to Build Order

- a planning application submitted by the community
- Approved through inspection and referendum

Community Right to Build Order



Putting together a CRtBO is a joint venture between:

- The community: residents, organisations and businesses for whom it will deliver the benefit
- Landowner(s)
- The Local Planning Authority (SODC)
- Delivery partners

A CRtBO requires pragmatism – ‘focus on what can work’

Potential Site A



allotments

New Homes

Village Hall

Potential Site B



Abingdon Road

New Surgery

New Homes

We must now pay attention to:



Our primary objective which is to secure the ‘offer’ from SODC for CRtBOs on the two sites

- SODC pre-application advice on the type and scale of development that the sites can support.
- The Landowner Interest: Gibbs Estate
- The Community Benefit Interest as represented by the Parish Council
- The Surgery Interest
- A Financial Solution
- The Delivery Model. ***For example***
 - Community Land Trust – Site A the Allotments
 - Gibbs Estate with the Surgery – Site B Abingdon Road

The result of which is an joint agreement on the scale and type of development, site allocation, delivery model, ownership, finance

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)

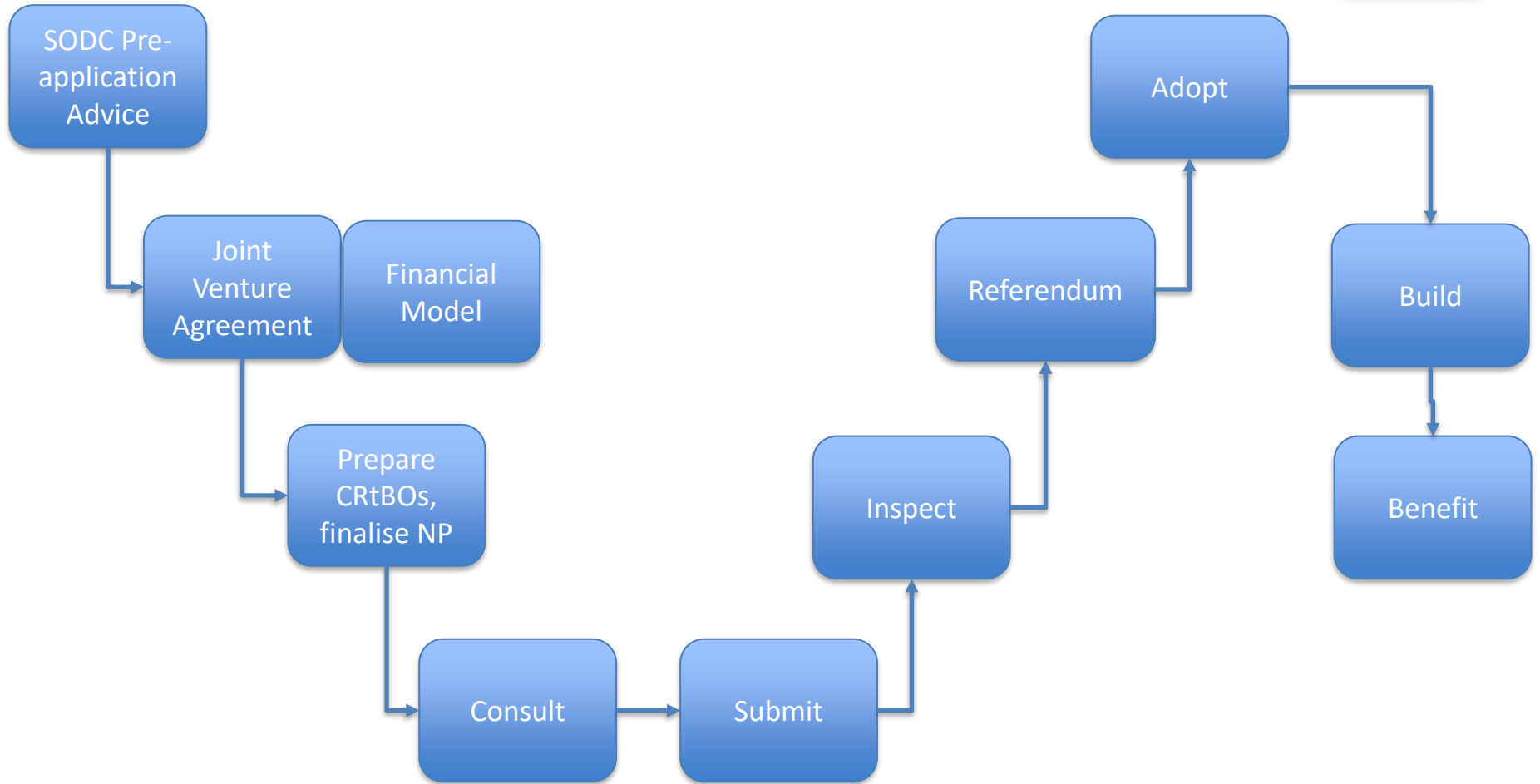
The CLT has a Board of Trustees:

- Giles Baxter (chair); Gerry Moscrop (secretary); Simon Russell (Member)
- Board members subject to confirmation at the first Board Meeting

The first Board meeting is timetabled for June (exact date tbc)

The CLT now invites applications for membership from you, the community that it has been set up to benefit.

Next Steps



Thanks to:



The Committee

- Chris Neil (Parish Council)
- Jaqi Mason (Parish Council)
- Debbie Croft (NDP)
- Gerry Moscrop (Finance)
- Simon Russell (Member)
- Laura Warden (Member)
- James Hammond (Member)

External Partners

- Ricardo Rios (SODC POC)
- Sam Casey-Rehaye (Councillor)

And past contributions from:

- Glenn Pereira
- Annette Godfrey
- Vanessa Bailey
- Sue Lawson (Retired Councillor)

We would love to hear from any member of our community who would be interested to join the Neighbourhood Plan Committee and/or the Community Land Trust Board