

Meeting of NDO Steering Committee on Friday 12th June 2020

Conducted by Zoom

Present

Giles Baxter (GB)
Charles Campion (CC)
Simon Russell (SR)
Gerry Moscrop (GM)
Christopher Purvis (CP)
Rob Hollin (RH)
Chris Neil (CN)

Apologies

Irene Steinbrecher (IS)
Estelle James (EJ)

In attendance

Chris Brotherton (CB) of Thomas Homes
Kevin Brady (KB) of Brady Woodfield Associates (Architects)
Penny Hill (PN)

- 1) Welcomes. GB welcomed KB and PN to the meeting. KB will be presenting the first draft of the NDO scheme. PN has accepted the invitation to join Design Huddle and so as been asked to this meeting to hear KB's presentation.
- 2) Update. GB provided a quick update.
 - a. Neighbourhood Plan is progressing, with active engagement now from a Burcot resident to shape Infill design policy, and Suzi Coyne on environmental policy.
 - b. Very encouraging meeting with SODC, who clearly want this to happen. Useful pointers about the need for legally defensible 'principles of development', TORs for both steering groups, and a legal agreement between the main parties. All are in hand.
 - i. Principles of development: **action CB** to seek counsel's opinion. CB hoping to engage Christopher Young QC. There will be an initial 'briefing' call. The steering group to be represented by **CB and GB**.
 - ii. TORs for both steering groups: **action GB**
 - iii. Legal agreement between the parties. It was agreed to appoint one solicitor to draw up, and then for each party to obtain their own legal advice on the draft, rather than draft by committee. **Action CB and CC** to recommend a solicitor who would draw this up.
- 3) Design. KB presented on his initial design, attached, and took initial feedback:
 - a. Very positive, especially the use of the 'development outline' map view to illustrate current built form and how the proposals respect it.

- b. More parking needed, as evidenced by the huge surge in visitors to CH coming to swim, canoe etc taking up all available parking space whether legal or not, grass verges, etc.
 - c. Risk of the 5 houses on the paddock site looking like 5 'executive homes' of the type that feature everywhere. To be addressed in design and detailed layout around retained paddocks and trees
 - d. Future iterations to include Village Hall expansion, cemetery space
 - e. Consider the 'Alms House' concept: ground floor retirement flats for older people, 1st floor for younger.
 - f. Views: onto and from Courtiers; from the higher houses on Oxford Road
- 4) Design Huddle.
- a. KB/CB agreed to provide some date options in the next few weeks, and a recommendation as to whether to meet F2F or remote. **Action CB/KB.**
 - b. If F2F, we would use the Village Hall with suitable social distancing measures. GB will book. **Action GB.**
 - c. Membership: GB, CN, CP, SR, RH, PH. Others can join at a later date if they wish.
- 5) Legal. See items 2b.i, ii, iii.
- 6) Finance. CP and CN agreed to start the process of building a financial model. **Action CP and CN**
- 7) AOB – marketing/right to buy. Noting that two expressions of interest in new homes have already been expressed, it was agreed that a policy was needed, potentially quite urgently, on how the new homes would be marketed, to whom, who has a 'right to buy', priority for purchase if demand exceeds supply etc etc, and in a way that supports the purpose and objectives of the Neighbourhood Plan. The meeting also acknowledged that the development partner is carrying much of the financial risk, and that homes could not be left unsold in anticipation of future demand from current members of the community. The meeting acknowledged that what can be driven by best intentions can become a political minefield. It was agreed that the principles for marketing and purchase must be totally transparent. CB agreed to put together some principles for consideration. **Action CB.**
- 8) AOB – CB activity over the next month:
- a. Design Huddle
 - b. Initial call with Counsel
 - c. Tree Survey (**CB to let CC know when**)
 - d. Ecology Survey (**CB to let CC know when**)
 - e. Ground Investigation would take place after harvest.
- 9) DONM: Friday 10th July at 13.00