

## Meeting of NDO Steering Committee on Friday 25th September 2020

By Zoom

Present

Giles Baxter (GB)  
Simon Russell (SR)  
Christopher Purvis (CP)  
Rob Hollin (RH)  
Chris Neil (CN)  
Penny Hill (PH)  
Chris Brotherton (CB)

Apologies

Charles Campion (CC)  
Irene Steinbrecher (IS)  
Estelle James (EJ)

- 1) Minutes of meeting 25 September. Agreed.
- 2) General Update:
  - a. GB updated the meeting on the NP, namely that the latest draft was out for comment. CP raised 2 points:
    - i. He reinforced the points made in his comments about protected views. GB invited all to consider whether the list was right, and in any event the community may come back with other views during the consultation.
    - ii. That the section on local infrastructure improvements, s7.4, should be expanded to give more detail.GB would revise and recirculate prior to the informal village consultation  
**Action GB.**
  - b. Draft Plans. The committee signalled their approval of the latest drawings, and made the following observations:
    - i. RH would obtain the school's opinion on the proposed drop off arrangements, specifically the one way circuit though the rising bollard. **Afternote.** RH has reported the school support the proposal.
    - ii. RH thought the design style on the paddock site had reverted to 'executive homes'. CB assured him that the style had not been changed. And reminded everyone that the style shown in the plans are just indicative at this stage.
    - iii. The brochure and video will need to be updated to the latest drawings.
    - iv. It was noted that the surgery has changed shape to an 'L', creating a courtyard feel for the main carpark. The committee like the change.
    - v. CB emphasised that the current footpath between the back of the watery lane houses and the new 'street' is to be retained as a feature.

- c. Counsel's Opinion on VSCs. GB explained the draft had been commented on by GB, CB and Mike Robinson (ex Strutt & Parker who briefed counsel). Afternote. A second draft has been received, which addresses comments and strengthens the VSCs.
  - d. Locality Webinar. GB informed the committee that he had been invited to present at a Locality webinar on 2<sup>nd</sup> Nov, on the subject of NDOs. **Action GB**
  - e. Oxfordshire NP Association. GB informed the committee that the Clifton Hampden and Burcot have become members (£25 annual subscription).
- 3) Settlement Meeting. CN to convene for 2 October. It was confirmed that the meeting would be held 'open book'. The results would be presented to the community as 'this is what we asked for and this is what we are getting' and that the community members should be sufficiently confident that the benefits to the village will sell themselves. The details of the financial settlement between landowner and developer, effectively the purchase price of the land and the developers terms with their bank, should remain private. **Action: CN, CP/CC, CN, SR, EJ/IS,**
- 4) CLT perspective. SR would represent the CLT at the settlement meeting. **Action SR**
- 5) S106 Agreement. CB outlined the process.
- a. S106 is part of the planning process
  - b. Sets out the 'deliverables'
  - c. There will need to be other framework legal agreements covering other agreements/benefits, e.g. between:
    - i. TH and Gibbs Estate
    - ii. TH and PC, CLT, Village Hall trust, Village Trust (who own the rec and from whom the scouts and sports club sub let).
- CB emphasises the sequence is to agree a settlement first, then the framework agreements can follow.
- 6) Consultation:
- a. Video. The committee liked the first draft. CB asked for detailed comments asap. **Action all.**
  - b. Flyer. CB asked for detailed comments asap. **Action all.**
  - c. It was agreed that both would be updated once the settlement had been agreed. **Action CB**
  - d. CB to approach SODC Community Engagement team for comments on the proposed approach to consultation, especially in the light of COVID-19 constraints. (Afternote. CG has written to SODC, who have responded positively and with further helpful suggestions). **Action CB**
- 7) Appointment of Mike Robinson as project manager. CB explained that MR has been made redundant by Strutt & Parker, but that he would like to retain his services as an independent. The committee agreed.
- 8) AOB:
- a. Committee membership.
    - i. PH has kindly agreed to formally join the NDO SG (as well as the design huddle)
    - ii. GM has left the committee to focus on the CLT where he is the mainstay, and which may soon see a surge in activity as a result of the settlement. (Afternote: the CLT Managing Trustees held a management meeting on 9 Oct).

- b. Footpath/Cyclepath to Long Wittenham. CP explained that in parallel with the work to progress the NDO, the Gibbs Estate were working in support of the proposal to create a cyclepath/footpath to LW, which would pass over (current) Estate land, and that from their perspective the permissive cycle path and sale of the Barley Mow Carpark to Greene King (with PC as signatory to the agreement giving right of use by the village and visitors in perpetuity) were all part of 'the package of benefits' to the village.
- 9) DONM: Friday 16<sup>th</sup> October at 13.00 by Zoom. This primary objective of this meeting is to review the consultation materials and make a go/no go decision.