

**Meeting of Steering Committee
on Friday 6th December 2019**

Present

Giles Baxter (GB)
Irene Steinbrecher (IS)
Charles Campion (CC)
Christopher Purvis (CP)

In attendance

Chris Brotherton (CB) of Thomas Homes

Apologies

Estelle James (EJ)
Simon Russell (SR)
Gerry Moscrop (GM)
Chris Neil (CN)

- 1) GB introduced the purpose of the meeting, namely to hear CB's comments on the projects from a developer's perspective, and to review 'working sketches'. GB explained that, after comments received on the last meeting, a 'design brief' had been prepared and sent to CB from which to work. Attached. CP reminded the committee that the requirement included cemetery space, omitted from the design brief. [Afternote: in correspondence between the PCC and the NP committee, it was suggested that the area required to meet burial needs for the next 50 years is about 0.1 acre]
- 2) CB outlines his main observations:
 - Highways objections are a major obstacle. Two recent refusals in Sutton Courtney on the basis of 'not one more vehicle on the network' have been upheld on appeal. However he suggested that the refusals were related primarily to the bridge capacity of the Culham and CH bridges, not the A415. [Afternote: CN has highlighted recent granting of planning permission for developments in Burcot (1 house) and the Culham Science Centre (100's of vehicle movements supporting this view)]
 - SODC and OCC are locked in politics over the Infrastructure Fund. It will resolve itself eventually one way or the other. The committee decided it must proceed on the assumption that eventually the highways issue will be solved.
 - Even a new surgery would generate new car movements due to the conversion of the existing building back to domestic use –
 - VSCs for the surgery should address: why a new building (access, compliance) here in CH (catchment, patients not having to travel). IS confident that a case could be made.
 - CB raised the issue of the planning policy route, and suggested a Rural Exception Site also be considered alongside an NDO/CRTBO, as this allowed mixed Affordable and market housing, as this gave the

community some nomination rights. (The committee agreed to use the term Affordable to describe social rented and shared ownership schemes, and affordable to mean lower cost). The committee also raised the possibility of keeping open the normal planning application citing VSCs route, but that the process of developing the application must be transparent, including potentially some form of 'informal' referendum.

- 3) There was a discussion about whether the surgery partners preference was to rent the new surgery or buy it. IS explained that their strong preference would be to purchase the new building. The partners will engage the CCG on possible rental income.
- 4) CB presented a series design sketches (attached) outlining what development on each site could look like. CB explained he was using these to prompt discussion rather than seek 'preferences'. Common to all sketches was the siting of the surgery on the allotments site rather than the paddock, which the committee agreed seemed a better option.

The committee agreed that there were two fundamental issues to resolve before an application could go forward:

- 1 site or 2;
- scale of development above, or below, the threshold for Affordable homes

The committee also agreed that once we had a feel for what each of the four combinations might look like, and scored against the beneficial interests criteria set out in the design document, it may be appropriate to hold a consultation exercise to gather community input on the options. The committee agreed that CB would now develop working drawings for each of the 4 combinations, for review by the committee at the next meeting (10 Jan 20).

Once the committee were broadly content with the options, CB would approach SODC for their opinion.

- 5) The next meeting, at which CB would present working sketches for the four options, would be held on Friday 10th January at 1pm at Lower Town Farmhouse.

GB

6 January 2020

Attachments

Design brief

Working Sketches