

**Meeting of NDO Steering Committee  
Over two sessions 16 and 30 April 2021**

By Zoom

Present

Giles Baxter (GB) - chair

Chris Neill (CN) – vice chair

Simon Russell (SR)

Christopher Purvis (CP)

Rob Hollin (RH)

Penny Hill (PH)

Chris Brotherton (CB)

Charles Champion (CC)

Sara Ward (SW) representing the GP Partners

- 1) Registration of Interests. Attached. No change.
- 2) Minutes of meeting 19 February. Agreed.
- 3) Parish Council matters (CN). Nothing significant to report. (NSTR)
- 4) Consultation Report (GB)
  - a. Agreed it should be split into a short letter covering the key points only, to be posted out, and the full report to be published on the website. The report should include statistics, the main themes that emerged, and how the results are being used to shape a revised proposal.
  - b. The SG agreed the record of the meetings with residents of the HS and WL on 25<sup>th</sup> March to be published.
  - c. There was a discussion about whether there could be an independent review of the responses and report. This was discounted for two reasons. 1) the privacy statement gave an undertaking that data would not be shared with 3<sup>rd</sup> parties and 2) any reviewer would have to be appointed by the steering group, and would not therefore be seen as independent. The SG noted that the statutory consultation, inspectors examination, and the referendum, are all independent of the Parish Council and NDO SG. It was agreed that the most appropriate method for the second non statutory consultation would depend on its purpose and scope.
- 5) Surgery Report (SW). SW reported on recent meetings with CB, the Practice Manager and GPs. Headline information has been shared and support from the PCN is confirmed. The need for the practice to relocate to new premises has been clearly demonstrated by:
  - a. Limitations of current accommodation – not fit for purpose by current standards
  - b. No security of tenure of current premises
  - c. Need for additional capacity to deliver new services, as part of the overall expansion of services to be provided across the PCN
  - d. Community need to remain within the parish.

The SG noted that the SODC LP included a new primary care facility as part of the Culham development, and that this could become a 5<sup>th</sup> practice to join the existing PCN. After discussing the context and options fully, the SG noted the importance of proceeding as soon as practical. The meeting was confident a strong business case aligned with the OCCG prioritisation matrix can be drafted. SW will share this and any other documents at the next meeting.

- 6) Water Management. CB stated that the report had yet to be received. He had been informed verbally that there was a potential issue with a high water table on the Allotments site that may restrict feasible locations for the new cemetery.
- 7) Community Engagement.
  - a. The SG agreed that, now the results of the consultation were in, members of the steering group should become actively engaged and be willing to have discussions with anyone who wanted to have one. A talking brief was agreed.
  - b. The SG agreed the need for the following public meetings, to be held in person not virtually, as soon as C-19 restrictions allow:
    - i. Q&A sessions open to all residents. GB, SR and CB agreed to represent the SG at these.
    - ii. Two design workshops on revised layouts (one for the Paddock site, one for the Allotments site) with those residents most directly impacted.
    - iii. Two meetings, open to all, to discuss and to explore concerns and discuss ideas about:
      1. Environmental issues.
      2. Parking and access
- 8) Revised Proposals. The SG discussed changes to the design brief for CB/KB, in light of the results of the consultation. The SG asked CB/KB to bring forward to the next meeting a revised scheme with the following features:
  - a. Retain the two sites
  - b. A reduction in the overall number of houses to 20.
  - c. A significant shift downwards in terms of size towards smaller 1,2 & 3 bedroom units. It was agreed that the SG should give KB numbers by type for the purpose of working up the new design. These were: 1 x 5, 3 x 4, 6 x 3, 6 x 2, 4 x 1. To include single floor accommodation in apartments and/or bungalows.
  - d. The Allotments site to be completely redesigned, concentrated if practical at the southern end, to reflect the reduced amount of land needed, and to reduce the impact on WL properties which the SG felt, in light of comments received, to be unacceptable.
  - e. The Paddock site to be reconfigured, removing Plot 5, and increasing separation with existing HS properties where practical.
- 9) Pre-application. The SG agreed that a request for pre-application advice from SODC should be made as soon as practical, to include dialogue on the percentage of Affordable Housing.
- 10) AOB. None.
- 11) DONM: 28th May at 10.00.

Register of Members' as at 30 April 2021

Pecuniary Interests

Name	Interest	When registered
Christopher Purvis	Representing the beneficiaries of the DCL Gibbs Settlement	November 2019
Charles Campion	Director of Savills, agents to the DCL Gibbs Settlement	November 2019
Christopher Brotherton	Director of Thomas Homes, the development partner	November 2019
Dr Irene Steinbrecher Dr Estelle James	GP Surgery Partners	November 2019
Sara Ward	Director of Critical Edge Associates Limited, representing the GP Surgery Partners	February 2021
Chris Neill	Owner of the Clifton Hampden Village Store and Post Office (business, not building), who will benefit from shop and post office revenue resulting from the scheme	February 2021

Register of Members' Other Interests

Name	Interest	When registered
Giles Baxter	An agreed interest to purchase the paddock land known as Site G from the Gibbs Estate which shares a short boundary with the Paddock site. There is no identified pecuniary or other benefit to the sale by the delivery of the NDO project	December 2020
Chris Neill	Tenant of the post office and shop building, whose ownership will change under the current proposals. There is no identified pecuniary or other benefit from the transfer of ownership.	February 2021