

**Meeting of NDO Steering Committee
28th May 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. GB reminded the SG of his registered interest in site G, which could be impacted by the design on the Paddock site, an agenda item. CN, as vice chair will be invited to lead that part of the discussion.
- 2) Minutes of meeting 16-30 April. Agreed.
- 3) Parish Council matters (CN). Nothing significant to report. (NSTR)
- 4) Surgery Matters (SW). Business Case has been drafted.
- 5) Revised Proposals (CB/KB). CB and KB presented revised designs for the two sites, as directed at the last meeting. The SG (with CN in the chair) agreed that the new designs reflected the marked shift required. A number of further, relatively minor amendments were agreed, the thrust of which was to ensure that that new design for the Allotments site does not become too cramped or overly dominated by parking. **Action CB/KB**
The SG also noted CN's point that the revised designs had yet to be subjected to financial appraisal, and may yet change further following future consultations. In any event, the proposed financial settlement would have to be revisited using the latest version of the scheme and current market data, prior to the NDO being submitted. The SG noted that any reduction in benefits could in principle be shared between the parish, landowner and developer.
- 6) Pre-app advice. The SG agreed that GB, supported by CB, should seek a pre-application meeting with SODC as soon as possible. The SG noted that both schemes for the Paddock site are reduced (ie no surgery, fewer houses) from that for which pre-app advice was received in 2019, but that the proposed scheme for the Allotments site were greater (surgery, more houses). Noting that the number of Affordable Housing units also formed part of the pre-app discussions, the SG wanted to be confident that there were no show stoppers from the perspective of SODC, before the 2nd parish consultation. **Action CB/GB** (Afternote: CB and GB met on 11 June and agreed the way forward).
- 7) Community Engagement. The SG agreed that it may be helpful to have an independent expert view to call on when considering how to use undeveloped land to improve biodiversity within the Parish, and that the Earth Trust in Little Wittenham may be in a position to advise, and even attend the workshop on the environment and biodiversity. GB agreed to approach them. **Action GB**
- 8) Published Papers. SG members agreed to update the published papers on the website:
 - a. Project Overview – GB **Action GB**

- b. Housing Numbers and Types – GB **Action GB**
- c. New Surgery – SW **Action SW**
- d. Future Ownership of Estate Land (new paper) – CB **Action CB**

Afternote. *May we set a deadline of COP 18th June for these drafts, so we can agree at the next SG and publish.*

- 9) AOB. PH agreed to talk to Gerry Moscrop, secretary of the BACH CLT, and then approach the Oxfordshire Community Land Trust ([Home – Oxfordshire Community Land Trust \(oclt.org.uk\)](http://Home-Oxfordshire-Community-Land-Trust.org.uk)) with a view to understanding more about their model of ownership, which may provide an alternative to SOHA owned housing, and closer to the NP's original vision which was for a number of housing units, owned by our own CLT, rented at below market rental value for key workers.
- Afternote: CB has brought to the SG's attention the new 'Homes First' policy which may offer a 3rd option. [First Homes - GOV.UK \(www.gov.uk\)](http://www.gov.uk)
- In essence, the policy allows a 3rd category of Affordable Housing (i.e. in addition to Social Rented Housing and Shared Ownership), which is market housing sold at 30% below market value in perpetuity. **Action PH**
- 10) DONM: 23rd June 10.00-11.30, by Zoom (in light of announcement that easing of lockdown is to be delayed).

Register of Members' as at 28 May 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