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Sent: 28 September 2021 17:07

To: 'Rios, Ricardo' <Ricardo.Rios@southandvale.gov.uk>

Cc: Chris Neill <chris@chris-neill.co.uk>

Subject: Clifton Hampden Neighbourhood Development Order – Request for Pre-Application Advice

Dear Ricardo,

Clifton Hampden Neighbourhood Development Order – Request for Pre-Application Advice

Further to earlier conversations, I am writing on behalf of Clifton Hampden Parish Council in relation to proposals to develop two sites in the village, namely the Allotments Site and Paddocks Site.

The intention is for these proposals to be submitted to the District Council as part of a Neighbourhood Development Order. In advance of this, the Parish Council and their development partner, Thomas Homes, would welcome a meeting with you and your relevant development management colleagues to discuss the proposals as they are currently drafted.

The latest drawings and documents are a result of many months of work including extensive consultation with the local community. They have been prepared on our behalf by professional advisors, and funded from a Central Government Grant.

The files can be downloaded from the WeTransfer link [Redacted]

Please advise if you are unable to access these, and I will send through in a series of emails, due to file size (total 99MB).

Drawings

- Paddock Site - General Layout Plan prepared by Woodfield Brady Architects
- Allotments Site - General Layout Plan prepared by Woodfield Brady Architects
- Sketch Perspectives prepared by Woodfield Brady Architects
- Paddocks Site Preliminary Landscape Proposals prepared by Adams Habermehl
- Allotment Site Preliminary Landscape Proposals prepared by Adams Habermehl
- Surgery Floor Plan prepared by Woodfield Brady Architects

Documents

- Overview Paper of the Project and Community Engagement Timelines prepared by Burcot & Clifton Hampden Parish Council.
- Summary of Proposals and Character Areas visual record prepared by Woodfield Brady Architects (Design Access Statement)
- Site selection clarification note prepared by O'Neill Homer
- Opinion on Very Special Circumstances prepared by James Corbet Burcher of No5 Chambers
- Letter of support for Surgery from Clinical Director of the Abingdon and District Primary Care Network (To follow)
- Preliminary Landscape & Visual Appraisal prepared by Adams Habermehl
- Heritage Impact Assessment and appendices prepared by Asset Heritage
- Archaeological Desk-Based Assessment prepared by Oxford Archaeology
- Transport Statement prepared by Glanville
- Concept Surface Water Drainage Strategy and accompanying plans prepared by Stantec
- Draft Ecological Appraisal prepared by BSG Ecology
- Tree Survey Data and Tree Constraints Plans prepared by Venners Arboriculture
- Ground Investigation Report prepared by GIS (Southern)

As well as obtaining the District Council's view on the above, it would also be helpful to discuss the requirements and next stages of the NDO process.

The Parish Council are keen to present the NDO for a statutory Regulation 21 (Pre-submission) as soon as possible and so an early meeting with you and your colleagues would be much appreciated (ideally in person but via Zoom/Teams if face to face meetings are still not possible).

My understanding is that, as this project is community led, SODC have kindly agreed to waive the fee for pre-application advice, for which many thanks.

May I also take this opportunity to inform you that in the interests of complete transparency for our residents, the Parish Council have decided to waive confidentiality for this pre-application advice, and therefore the documents enclosed will be published on the Parish Council website in the very near future.

I look forward to hearing from you.

As ever

Giles

Giles Baxter OBE

Chair

Burcot and Clifton Hampden Neighbourhood Development Order Steering Group

(A sub-committee of the Parish Council)

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